

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

October 28, 2003 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

6:00 P.M.

CHAIRMAN WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend Kelowna Zoning Bylaw No. 8000.
 - (b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing.
 - (c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after October 28, 2003 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.
 - (d) Council debate on the proposed bylaws will take place when they are considered by Council during the Regular Council meeting after the conclusion of this Hearing.
 - (e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.
2. The City Clerk will provide information as to how the meeting was publicized.

3. INDIVIDUAL BYLAW SUBMISSIONS:

3.1

BYLAW NO. 9099 (Z03-0036)

LOCATION: 3517 Lakeshore Road
LEGAL DESCRIPTION: Lot 1, District Lot 134, ODYD, Plan 7981
APPLICANT/OWNER: Royce and Leeann Dockrill
PRESENT ZONING: RU1 – Large Lot Housing zone
REQUESTED ZONING: RU6 – Two Dwelling Housing zone
PURPOSE: The applicant wishes to rezone the subject property and remove the existing house on the lot to allow for the construction of a two storey semi-detached building.

3.2

BYLAW NO. 9100 (Z03-0041)

LOCATION: 1856 Ambrosi Road
LEGAL DESCRIPTION: Lot 6, Block 1, District Lot 129, ODYD, Plan 5109
APPLICANT/OWNER: Mamre Holdings Inc./ Renee Wasylyk
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: C5 – Transition Commercial
PURPOSE: The applicant is proposing to construct a two-storey building with office space at grade and two residential units on the second storey.

3.3

BYLAW NO. 9101 (Z03-0035)

LOCATION: 200-210 Hwy 33 West
LEGAL DESCRIPTION: Lot 1, Section 26, Township 26, ODYD, Plan 511
APPLICANT: Steve Berezan (Zodiac Pub Beer and Wine Store)
OWNER: Terry Gold Realty Ltd. and Priest Enterprises Limited
PRESENT ZONING: C4 - Town Centre Commercial zone
REQUESTED ZONING: C4LP/RLS – Town Centre Commercial LP/RLS zone
PURPOSE: To rezone the subject property in order to accommodate the transfer of the existing Zodiac Pub/Beer and Wine Store. The applicant wants to use the existing building which fronts onto the Highway (Magrath's Auto Supply) as a Retail Liquor Store and construct a new building at the rear of the property to house Magrath's Auto Supply and the Pub.

3.4

BYLAW NO. 9102 (Z03-0049)

LOCATION: 1086 Raymer Ave
LEGAL DESCRIPTION: Lot 8, District Lot 135, ODYD, Plan 29776
APPLICANT/OWNER: Pierre and Amber Piche
PRESENT ZONING: RU2 – Medium Lot Housing zone
REQUESTED ZONING: RU2s – Medium Lot Housing with Secondary Suite zone
PURPOSE: The applicants wish to rezone the subject property in order to permit a secondary suite on the ground floor of an existing house that is currently undergoing a renovation and will be raised to become a two-storey house.

3.5

BYLAW NO. 9103 (Z03-0048)

<u>LOCATION:</u>	124 Lake Ave
<u>LEGAL DESCRIPTION:</u>	Lot B, District Lot 14, ODYD, Plan 6424
<u>APPLICANT:</u>	Peter Chataway
<u>OWNER:</u>	Jan Dommasch
<u>PRESENT ZONING:</u>	RU1 – Large Lot Housing zone
<u>REQUESTED ZONING:</u>	RU1s – Large Lot Housing with Secondary Suite zone
<u>PURPOSE:</u>	The applicants wish to rezone the subject property in order to permit a secondary suite in an existing building on the subject property.

4. PROCEDURE ON EACH BYLAW SUBMISSION:

- (a) Brief description of the application by City Staff (Planning).
- (b) The Chairman will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes. Where appropriate, the applicant should have sufficient visual aids, e.g. schematics, sketches, etc. to describe the project to the Council and to the public in attendance.
- (d) The Chairman will call for representation from the public in attendance.
 - (i) The microphone at the podium has been provided for any person(s) wishing to make representation to the meeting.
 - (ii) The Chair will recognize ONLY speakers at podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes. However, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Members of Council may ask questions of the applicant and/or City Staff in order to clarify details of the project, etc.
- (f) Final calls for representation (Ask three times) Unless Council directs that the public hearing on the bylaw in question be adjourned (held open), the chairman shall state to the gallery that the public hearing on that bylaw is closed.

5. TERMINATION