

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

February 24, 2004 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

7:00 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 2020* - Official Community Plan Bylaw No. 7600 and 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 February 6, 2004 (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. 9165 (OCP04-0002)

PURPOSE: To amend Policy 8.1.20 – Housing Opportunities Reserve Fund of the Official Community Plan Bylaw No. 7600 to provide consistency between Official Community Plan Policy direction and Housing Opportunities Reserve Fund Bylaw No. 8593.

3.2

BYLAW NO. 9163 (Z03-0061)

LOCATION: **1937-1939 Harvey Avenue**

LEGAL DESCRIPTION: **Lot 2, District Lot 129, ODYD, Plan 18138**

APPLICANT: Carl Scholl Design/Scandilog Homes

OWNER: Scandilog Homes Ltd

PRESENT ZONING: C10 – Service Commercial Zone

REQUESTED ZONING: C3 – Community Commercial Zone

PURPOSE: To rezone the subject property in order to permit the commercial retail use of the proposed one storey, two unit commercial building as a retail store.

3.3

BYLAW NO. 9164 (Z03-0074)

LOCATION: **2355-2395 Gordon Drive**

LEGAL DESCRIPTION: **Lot B, District Lot 136, ODYD, Plan KAP46155**

APPLICANT: Aberdeen Holdings Ltd

OWNER: Pupus Enterprises/Domenic Panucci

PRESENT ZONING: C3 – Community Commercial

REQUESTED ZONING: C3RLS – Community Commercial (Retail Liquor Sales)

PURPOSE: The applicant wishes to rezone the subject property in order to accommodate a new licensee retail liquor store in the Guisachan Village Mall.

3.4

BYLAW NO. 9170 (Z03-0060)

LOCATION: **255 Lake Avenue**

LEGAL DESCRIPTION: That Part of Lot 28, Block 5, Outlined Red on Plan B3957; District Lot 14, ODYD, Plan 348

OWNER/APPLICANT: David Sager and Sylvia Wearne

PRESENT ZONING: RU1 – Large Lot Housing zone

REQUESTED ZONING: RU1s – Large Lot Housing zone with Secondary Suite

PURPOSE: The applicant wishes to rezone the subject property in order to create an addition to the single family dwelling. The second storey of the addition will include a secondary suite.

3.5

BYLAW NO. 9166 (TA03-0013)

PURPOSE: To amend the definition of **Public Education Services** under Section 2 – Interpretation in order to allow for maintenance/storage facilities.

3.6

BYLAW NO. 9120 (TA02-0005)

PURPOSE: Miscellaneous housekeeping amendments to various sections of Zoning Bylaw No. 8000 for clarification and consistency.

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) **Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.**
- (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