

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

MARCH 23, 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 March 5, 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. 9188 (Z03-0064)

LOCATION: 5065 Frost Road
LEGAL DESCRIPTION: Lot A, District Lot 357, SDYD, Plan KAP48057
APPLICANT: Robert Bennett
OWNER: T 245 Enterprises Ltd
PRESENT ZONING: A1 – Agriculture 1 zone
REQUESTED ZONING: RU1 – Large Lot Housing zone
PURPOSE: To rezone the subject property in order to facilitate a proposed subdivision comprising of 15 single detached housing units.

3.2 (a)

BYLAW NO. 9192 (OCP04-0003)

LOCATION: 633 Lequime Road
LEGAL DESCRIPTION: Lot 2, Section 6, Township 26, ODYD, Plan 4912
APPLICANT: Water Street Architecture
OWNER: Tae Bong Yoo
OFFICIAL COMMUNITY PLAN AMENDMENT: Multiple Unit Residential Low Density to Multiple Unit Residential Medium Density
REZONING PURPOSE: The applicant wishes to change the Official Community Plan and rezone the subject property in order to construct a 3 storey, 26 unit multi-family housing development.

3.2(b)

BYLAW NO. 9193 (Z04-0001)

LOCATION: 633 Lequime Road
LEGAL DESCRIPTION: Lot 2, Section 6, Township 26, ODYD, Plan 4912
APPLICANT: Water Street Architecture
OWNER: Tae Bong Yoo
PRESENT ZONING: RU1 – Large Lot Housing zone
REQUESTED ZONING: RM4 – Transitional Low Density Housing zone
REZONING PURPOSE: The applicant wishes to change the Official Community Plan and rezone the subject property in order to construct a 3 storey, 26 unit multi-family housing development.

3.3

BYLAW NO. 9189 (Z03-0072)

LOCATION: 1145 & 1125 Rutland Road North
LEGAL DESCRIPTION: Lots A & B, Section 26, Township 26, ODYD, Plan 32402
APPLICANT: Ted J. Thomas & Associates
OWNER: Okanagan Sikh Temple & Cultural Society
PRESENT ZONING: RU1 – Large Lot Housing zone
REQUESTED ZONING: P2 – Education and Minor Institutional zone
PURPOSE: To rezone the subject property to permit the construction of a new temple facility for the Okanagan Sikh Temple and Cultural Society. The temple will be operated in conjunction with the existing facility located on the adjacent lot immediately south of the subject property.

3.4

BYLAW NO. 9191 (Z04-0003)

LOCATION: 5127 Chute Lake Road
LEGAL DESCRIPTION: Part of Lot 1, Section 24, Township 28, SDYD, Plan 5485 except Plans 18646, KAP49406, KAP50989 and KAP64523
APPLICANT: D.E. Pilling & Associates Ltd./Murray Noble
OWNER: 684761 B.C. Ltd (New Owner)
PRESENT ZONING: A1 – Agriculture 1 zone
REQUESTED ZONING: RU1h – Large Lot Housing (Hillside Area) zone
PURPOSE: To rezone the subject property in order to facilitate a 43 lot single detached housing subdivision.

3.5(a)

BYLAW NO. 9194 (OCP00-010)

LOCATION: 1374 Highway 33
LEGAL DESCRIPTION: Lot 3, Section 13, Township 26, ODYD, Plan 14039
APPLICANT: Terre Consultants Ltd
OWNER: Romesha Ventures Inc.
OFFICIAL COMMUNITY PLAN AMENDMENT: Educational/Major Institutional designation to the Single/Two Unit Residential designation
REZONING PURPOSE: The applicant wishes to amend the Official Community Plan and rezone the subject property in order to accommodate a future single family residential subdivision.

3.5(b)

BYLAW NO. 9195 (Z00-1059)

LOCATION: 1374 Highway 33

LEGAL DESCRIPTION: Lot 3, Section 13, Township 26, ODYD, Plan 14039

APPLICANT: Terre Consultants Ltd

OWNER: Romesha Ventures Inc.

PRESENT ZONING: A1 – Agriculture 1 zone

REQUESTED ZONING: RU1 – Large Lot Housing zone

REZONING PURPOSE: The applicant wishes to amend the Official Community Plan and rezone the subject property in order to accommodate a future single family residential subdivision.

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