

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

MAY 4, 2004 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

5:00 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 April 16, 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. 9206 (Z04-0005)

LOCATION: 1441 Springfield Road
LEGAL DESCRIPTION: Lot B, Section 19, Township 26 ODYD, Plan 35362
OWNER/APPLICANT: Ronald and Sharon Egert
PRESENT ZONING: RU2 – Medium Lot Housing Zone
REQUESTED ZONING: RU2s – Medium Lot Housing with Secondary Suite Zone
PURPOSE: The applicant wishes to rezone the subject property in order to allow for a secondary suite in the basement of the existing dwelling unit.

3.2

BYLAW NO. 9207 (Z04-0009)

LOCATION: 1832/1844 Ambrosi Road
LEGAL DESCRIPTION: Lot 4 & 5, Block 1, District Lot 129, ODYD, Plan 5109
OWNER/APPLICANT: Mamre Holdings Inc./ Renee Wasylyk
PRESENT ZONING: RU1 – Large Lot Housing Zone
REQUESTED ZONING: C5 – Transition Commercial Zone
PURPOSE: The applicant wishes to rezone the subject properties to construct a Two Story Mixed Use Commercial / Residential Development that will also include the property at 1856 Ambrosi Road which is being rezoned to C5 under a different application.

3.3 (a)

BYLAW NO. 9211 (OCP03-0014)

LOCATION: 1170 Band Road
LEGAL DESCRIPTION: Part of Lot 2, Section 13, Township 26 ODYD, Plan 13388
APPLICANT: New Town Planning/Keith Funk
OWNER: John and Ingrid Paavilainen
OFFICIAL COMMUNITY PLAN AMENDMENT: From Single/Two Unit Residential designation to Multiple Unit Residential (Low Density) designation.
PURPOSE: The applicant is proposing to amend the Official Community Plan to multiple unit residential and Rezone to RM3 – Low Density Multiple Housing in order to reactivate the congregate housing operation within an existing building on the subject property.

3.3(b)

BLAW NO. 9212 (Z03-0071)

LOCATION: 1170 Band Road
LEGAL DESCRIPTION: Part of Lot 2, Section 13, Township 26 ODYD, Plan 13388
APPLICANT: New Town Planning/Keith Funk
OWNER: John and Ingrid Paavilainen
PRESENT ZONING: A1 – Agriculture 1 zone
REQUESTED ZONING: RM3 – Low Density Multiple Housing zone
PURPOSE: The applicant is proposing to amend the Official Community Plan to multiple unit residential and Rezone to RM3 – Low Density Multiple Housing in order to reactivate the congregate housing operation within an existing building on the subject property.

3.4

BYLAW NO. 9213 (Z04-0017))

LOCATION: 5570 Lakeshore Road
LEGAL DESCRIPTION: Lot B, Section 15, Township 28, SDYD, Plan KAP59239,
Owner/Applicant Edgar Fenwick & Corneil Therrien
PRESENT ZONING: A1-Agriculture 1 zone
REQUESTED ZONING: A1s – Agriculture 1 with Secondary Suite zone
PURPOSE: The applicant wishes to rezone the subject property to allow for a secondary suite within an accessory building

3.5

BYLAW NO. 9208 (Z03-0066)

LOCATION: Near Swainson Rd, Swainson Rd, N of Joe Riche Rd & 2350 Joe Riche Rd.
LEGAL DESCRIPTION: Part of Lot D1, Sec 3&19, Twp 27, ODYD, Plan 1760 except plan 33849; part of Lot A, Sec 18 & 19, Twp 27, ODYD, Plan 16599; part of Lot A, section 19, Twp 27, ODYD, Plan 31717; part of Lot B, Sec 19, Twp 27, ODYD, Plan 31717 & part of Lot 8, Sec 18 & 19, Twp 27, ODYD, Plan 1991,
APPLICANT: Marlin Weninger
OWNER: Bell Mountain Estates Ltd./ Black Mountain Irrigation District
PRESENT ZONING: A1 – Agriculture 1 zone
REQUESTED ZONING: RU1h-Large Lot Housing (Hillside); RU1hs-Large Lot Housing (Hillside/Suite); RU4-Low Density Cluster Housing; RM3-Low Density Multiple Housing; P3-Parks and Open Space zones
PURPOSE: The applicant wishes to rezone the subject property in order to facilitate a residential golf resort with a 35 lot subdivision which is the second phase of the Bell Mountain Estate Area Structure Plan.

3.6

BYLAW NO. 9214 (Z03-0033)

<u>LOCATION:</u>	1374, 1494 Hwy 33E and 1177 Oswell Drive
<u>LEGAL DESCRIPTION:</u>	Part of Lot 2, Sec. 13, Twp. 26, ODYD, Plan 14039 except Plans H8433 and KAP72297; Part of Lot 3, Sec. 13, Twp. 26, ODYD, Plan 14039; and Lot 14, Sec. 13, Twp. 26, ODYD, Plan KAP72297, located on Highway 33 and Oswell Drive, Kelowna, B.C.,
<u>OWNER:</u>	John, Patricia, Walter, Henk Verwoerd; Romesha Ventures Inc.; John & Sarina Weisbeck
<u>APPLICANT:</u>	David Pauls/D.E.Pilling & Associates Ltd.
<u>PRESENT ZONING:</u>	A1 – Agriculture 1; RR3 - Rural Residential 3; RU1-Large Lot Housing zone
<u>REQUESTED ZONING:</u>	RU1h-Large Lot Housing (Hillside Area) zone
<u>PURPOSE:</u>	The applicant wishes to rezone the subject property in order to facilitate a single family residential unit development.

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**