

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

SEPTEMBER 14, 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* 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 August 26, 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 Acting City Clerk will provide information as to how the meeting was publicized.

3. INDIVIDUAL BYLAW SUBMISSIONS:

3.1

BYLAW NO. 9298 (Z04-0041)

LOCATION: 5001 Chute Lake Road
LEGAL DESCRIPTION: Lot 1, Section 24, Township 28, SDYD, Plan 33972
APPLICANT: Protech Consultants Ltd./Grant Maddock
OWNER: Allen & Debra Hignell
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RU1 – Large Lot Housing
PURPOSE: The applicant wishes to rezone the subject property in order to facilitate a proposed development of 14 single family residential lots.

3.2

BYLAW NO. 9290 (Z04-0030)

LOCATION: 543 South Crest Drive
LEGAL DESCRIPTION: Part of Lot B, Section 24, Township 28, SDYD, Plan 30848
APPLICANT: Emil Anderson Construction Co. Ltd. /Mike Jacobs
OWNER: 427743 BC Ltd.
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: P3 – Parks & Open Space, RM3 – Low Density Multiple Housing and RU2 – Medium Lot Housing
PURPOSE: The applicant wishes to rezone the subject property in order to facilitate a proposed subdivision comprising of 29 single family lots, 1 low density multiple family lot and a parks & open space.

3.3

BYLAW NO. 9297 (Z04-0032)

LOCATION: 595 Ziprick Road
LEGAL DESCRIPTION: Lot C, Section 22, Township 26, ODYD, Plan 27790
OWNER/APPLICANT: Gerry Toye
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU2 – Medium Lot Housing
PURPOSE: The applicant wishes to rezone the subject property in order to facilitate a proposed subdivision that creates two new lots from one existing lot.

3.4

BYLAW NO. 9295 (Z04-0034)

LOCATION: 5267 Chute Lake Road / 5267 Trumpeter Road
LEGAL DESCRIPTION: Lot B, Section 24, Township 28, ODYD, Plan 32557
Lot 16, Section 24, Township 28, SDYD, Plan 31830 Except Plan KAP61920
OWNER/APPLICANT: Don Wilkinson and Brenda Gorrie
PRESENT ZONING: RR2 - Rural Residential 2
REQUESTED ZONING: RR3 – Rural Residential 3
PURPOSE: The applicant wishes to rezone the subject properties in order to facilitate a proposed two lot single family residential subdivision.

3.5

BYLAW NO. 9294 (Z04-0040)

LOCATION: 464 Trumpeter Road and North of Trumpeter Road
LEGAL DESCRIPTION: Lot 5, Section 24, Township 28, SDYD, Plan 19050 Except Plan 21644
Lot 14, Section 24, Township 28, SDYD, Plan 31830
APPLICANT: Harold Kullman
OWNER: Merbil Investments Ltd.
PRESENT ZONING: RR2 – Rural Residential 2
REQUESTED ZONING: RR3 – Rural Residential 3
PURPOSE: The applicant wishes to rezone the two subject properties in order to facilitate a proposed two lot single family residential subdivision.

3.6

BYLAW NO. 9291 (Z04-0044)

LOCATION: 335 Hardie Road
LEGAL DESCRIPTION: Lot 10, Section 26, Township 26, ODYD, Plan 14462
OWNER/APPLICANT: Charlene Madden
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU1s – Large Lot Housing with secondary suite
PURPOSE: The applicant wishes to rezone the subject property in order to construct a secondary suite in an accessory building.

3.7

BYLAW NO. 9293 (Z03-0043)

LOCATION: 260 Franklyn Road
LEGAL DESCRIPTION: Lot 1, Section 27, Township 26, ODYD, Plan 12913 Except Plan 22268
OWNER/APPLICANT: City of Kelowna
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RM3 – Low Density Multiple Housing
PURPOSE: The applicant wishes to rezone the subject property in order to allow for the future development of a multi-dwelling housing project.

3.8

BYLAW NO. 9292 (TA03-0008)

PURPOSE: To add “Community Recreation Services” as a secondary use in the RM3 - Low Density Multiple Housing; RM4 – Transitional Low Density Housing; RM5 – Medium Density Multiple Housing; and RM6 – High Rise Apartment Housing zones, and to rezone the subject property to allow for the future development of a multi-dwelling housing project.

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**