

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

FEBRUARY 22, 2005 – 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 4, 2005 (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. 9353 (Z04-0080)

LOCATION: 1949-1989 Harvey Avenue
LEGAL DESCRIPTION: Lot 1, District Lot 129, ODYD, Plan KAP55442
APPLICANT: 708011 BC Ltd. Cory Jmaeff
OWNER: Jabs Development Ltd.
PRESENT ZONING: C4 – Urban Centre Commercial
REQUESTED ZONING: C4RLS – Urban Centre Commercial (Retail Liquor Sales)
PURPOSE: The applicant proposes to rezone the subject property in order to facilitate a Retail Liquor Store.

3.2

BYLAW NO. 9354 (Z04-0048)

LOCATION: 745, 765 & 793 Stremel Road
LEGAL DESCRIPTION: Lot 2, Section 34, Township 26, ODYD, District Plan 18713 except Plans 19473 and 20576; Lot A, Section 34, Township 26, ODYD, Plan 19473; Lot 14, District Lot 125, ODYD, Plan 3236 except plans B5812 and 18713
APPLICANT: Advance Precast Ltd
OWNER: 218555 BC Ltd, Cheville Investments Ltd.
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: I2 – General Industrial
PURPOSE: The applicant is proposing to rezone the subject properties in order to facilitate an Industrial Subdivision and road dedication of Mayfair Road extension.

3.3

BYLAW NO. 9310 (OCP04-0015) – Text Amendment

LOCATION: Those parcels with at least a portion of land designated as Future Urban Reserve.
APPLICANT: The City of Kelowna
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend The Kelowna 2020 - Official Community Plan – Chapter 19 – Future Land; by deleting the current definition of “Future Urban Reserve” and replacing it with an amended definition.
PURPOSE: To amend the Kelowna 2020 – Official Community Plan Bylaw No. 7600 – Restricting development in areas designated for Future Urban Reserve.

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