

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

March 8, 2005 – 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 February 18, 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 Acting City Clerk will provide information as to how the meeting was publicized.

3. INDIVIDUAL BYLAW SUBMISSIONS:

3.1(a)

BYLAW NO.9367 (OCP04-0022)

LOCATION: 908 El Paso Road
LEGAL DESCRIPTION: Lot 15, Section 25, Township 26, ODYD, Plan KAP73538, Except Plan KAP75858
OWNER: Ravinderdeep Poonian
APPLICANT: Protech Consultants Ltd.
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Kelowna 2020 Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of the subject property from the "Rural/Agricultural" to "Single/Two -Family" designation.
PURPOSE: The applicant is proposing to amend the Official Community Plan and Rezone the subject property in order to facilitate a single family subdivision and a cluster housing development.

3.1(b)

BYLAW NO. 9368 (Z04-0079)

LOCATION: 908 El Paso Road
LEGAL DESCRIPTION: Lot 15, Section 25, Township 26, ODYD, Plan KAP73538, Except Plan KAP75858
OWNER: Ravinderdeep Poonian
APPLICANT: Protech Consultants Ltd.
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RU1-Large Lot Housing; RU2-Medium Lot Housing; RU4-Low Density Cluster Housing
PURPOSE: The applicant is proposing to amend the Official Community Plan and Rezone the subject property in order to facilitate a single family subdivision and a cluster housing development.

3.2

BYLAW NO. 9459 (Z04-0072)

LOCATION: 1160 Band Road
LEGAL DESCRIPTION: Lot 3, Section 13, Township 26, ODYD, Plan 13388 except Plan H8383
APPLICANT: D.E. Pilling & Associates Ltd
OWNER: Richard & Linda Monti
PRESENT ZONING: A1 – Agriculture
REQUESTED ZONING: RU1 – Large Lot Housing
PURPOSE: The applicant is purposing to rezone the subject property in order to facilitate a 20 lot single family residential subdivision.

3.3

BYLAW NO. 9458 (Z04-0081)

LOCATION: 713 Royal Pine Drive
LEGAL DESCRIPTION: Lot B, Section 30, Township 26, ODYD, Plan KAP49027
OWNER/APPLICANT: Elizabeth Csiki, Lisa & Doug Lundquist
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU1s – Large Lot Housing with secondary suite
PURPOSE: The applicant is proposing to rezone the subject property in order to allow a secondary suite within a new single detached dwelling.

3.4(a)

BYLAW NO. 9361 (OCP04-0024)

LOCATION: 2767 Saucier Road
LEGAL DESCRIPTION: Lot 1, Section 4, Township 26, ODYD, Plan 17319
OWNER/APPLICANT: Stream Harbor Enterprises Ltd.
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend The Kelowna 2020 – Official Community Plan Bylaw No. 7600 by changing the Future Land Use Designation of the subject property from Commercial to Rural/Agricultural.

3.4(b)

BYLAW NO. 9362 (Z04-0084)

LOCATION: 2767 Saucier Road
LEGAL DESCRIPTION: Lot 1, Section 4, Township 26, ODYD, Plan 17319
OWNER/APPLICANT: Stream Harbor Enterprises Ltd.
PRESENT ZONING: C1 – Local Commercial
REQUESTED ZONING: RR3 – Rural Residential 3
PURPOSE: The applicants are proposing to rezone the subject property in order to construct an accessory building and to correct an existing legal non-conformity.

3.5

BYLAW NO. 9365 (Z04-0062)

LOCATION: 3301 Appaloosa Road
LEGAL DESCRIPTION: Part of Lot A, Section 2, Township 23, ODYD, Plan KAP76772
APPLICANT: Mill Creek Developments Ltd
OWNER: 694230 B.C. Ltd.
PRESENT ZONING: A1 – Agriculture 1 / I2 – General Industrial
REQUESTED ZONING: I2 – General Industrial
REZONING PURPOSE: The applicant is proposing to rezone part of the subject property in order to facilitate an Industrial Park use on site.

3.6

BYLAW NO. 9366 (Z05-0001)

LOCATION: 358 Cadder Avenue
LEGAL DESCRIPTION: Lot 6, District Lot 14, ODYD, Plan 3514
APPLICANT: Peter J. Chataway
OWNER: Chris Young & Nadia Spodarek
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU1s – Large Lot Housing with Secondary Suite
PURPOSE: The applicants are proposing to rezone the subject property in order to construct an accessory building with a secondary suite.

3.7

BYLAW NO. 9369 (TA05-0001)

Purpose: To amend the City of Kelowna Zoning Bylaw No. 8000 by amending the wording in the C4 – Urban Centre Commercial zone, particularly a they relate to mixed-use developments; Minor text changes to the commercial street frontage requirements for the C7 – Central Business Commercial zone; and proposed changes to the parking requirements for the residential component of mixed-use developments in the C4 zone.

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