

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

MAY 3, 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 the City of 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 April 20, 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)

(LUC05-0004) Discharge of Land Use Contract No. 77-1002

LOCATION: 394 Stellar Drive
LEGAL DESCRIPTION: Lot 163, Section 23, Township 28, SDYD, Plan 32591
OWNER / APPLICANT: Verena & Dirk Stroda
PRESENT ZONING: LUC77-1002 - Underlying zone RR 1 – Rural Residential 1
PURPOSE: To discharge the existing Land Use Contract on the subject property resulting in an underlying zone of RR1 – Rural Residential.

3.1(b)

BYLAW NO. 9406 (Z05-0013)

LOCATION: 394 Stellar Drive
LEGAL DESCRIPTION: Lot 163, Section 23, Township 28, SDYD, Plan 32591
OWNER / APPLICANT: Verena & Dirk Stroda
PRESENT ZONING: RR 1 – Rural Residential 1
REQUESTED ZONING: RU1 – Large Lot Housing
PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate the development of a two lot single family residential subdivision.

3.2

BYLAW NO. 9387 (Z04-0074)

LOCATION: 2030 Highway 33 E
LEGAL DESCRIPTION: Lot 5, Section 18, Township 27, ODYD, Plan 1991 except plans B4079 and 22266
APPLICANT: Bell Mountain Estates
OWNER: City of Kelowna
PRESENT ZONING: RR3 – Rural Residential 3
REQUESTED ZONING: RU1 – Large Lot Housing, P3 – Parks and Open Space, P4 – Utilities
PURPOSE: The applicant purposes to rezone part of the subject property in order to facilitate a single family subdivision a public park facility and a storm detention pond.

3.3

BYLAW NO. 9410 (Z04-0087)

LOCATION: 921, 923 Richter Street
LEGAL DESCRIPTION: Lots 4 & 5, Section 30, Township 26, ODYD, Plan 1304
APPLICANT: New Town Planning Services Inc.
OWNER: JJW Holdings Ltd. and Jacob & Juliet Warkentin
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: I4 – Central Industrial
PURPOSE: The applicants purpose to rezone the subject properties in order to allow for the expansion of the Kelowna Steel operation

3.4

BYLAW NO. 9404 (Z05-0007)

LOCATION: 4110 Tatlow Road
LEGAL DESCRIPTION: Lot 3, Section 3, Township 26, ODYD, Plan 5504
OWNER/ APPLICANT: Kevin & Pamela Purnell
PRESENT ZONING: A1 – Agricultural 1
REQUESTED ZONING: A1s – Agricultural 1 with Secondary Suite
PURPOSE: The applicant proposes to rezone the subject property in order to facilitate a secondary suite within an accessory building.

3.5

BYLAW NO. 9401 (Z05-0005)

LOCATION: 999 Lanfranco Road
LEGAL DESCRIPTION: Lot B, District Lot 135, ODYD, Plan 20294
OWNER/ APPLICANT: Lorie Bradshaw
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RU2 – Medium Lot Housing
PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate a two lot single family 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