

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

July 12, 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 June 24, 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. 9439 (Z05-0018)

LOCATION: 278 Old Vernon Road
LEGAL DESCRIPTION: Lot 2, Section 2, Township 23, ODYD, Plan 11263 except that part lying west of a line drawn parallel to and perpendicularly distant 102.50 feet from the west boundary of said lot.
OWNER/APPLICANT: Martin & Bonnie Dupree
PRESENT ZONING: A1 – Agriculture 1 zone
REQUESTED ZONING: A1s – Agriculture 1 with secondary suite zone
PURPOSE: The applicant proposes to rezone the subject property in order to allow the construction of a secondary suite within an accessory building.

3.2(a)

BYLAW NO. 9442 (OCP04-0021)

LOCATION: 492 Clifton Road
LEGAL DESCRIPTION: Lot 1, Section 31 and 32, Township 26, ODYD, Plan KAP76392
APPLICANT: New Town Planning Services/Keith Funk
OWNER: Marona Estates Ltd.
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Official Community Plan Future Land Use Designation from “Single/Two Unit Residential” designation to “Multiple Unit Residential – Medium Density” designation.
PURPOSE: The applicant is proposing to amend the Official Community Plan and rezone the subject property in order to facilitate a transitional low density multi-family residential development.

3.2(b)

BYLAW NO. 9443 (Z04-0078)

LOCATION: 492 Clifton Road
LEGAL DESCRIPTION: Lot 1, Section 31 and 32, Township 26, ODYD, Plan KAP76392
APPLICANT: New Town Planning Services/Keith Funk
OWNER: Marona Estates Ltd.
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RM4 – Transitional Low Density Housing
PURPOSE: The applicant is proposing to amend the Official Community Plan and rezone the subject property in order to facilitate a transitional low density multi-family residential development.

3.3

BYLAW NO. 9441 (Z04-0064)

LOCATION: 1276 Teasdale Road
LEGAL DESCRIPTION: A portion of Parcel A (Plan B5620) of Lot 2, Sections 23 and 24 Township 26, ODYD, Plan 2329, except Plan H13224
OWNER/APPLICANT: Alfred & Christine Kempf
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: A1s – Agriculture 1 with secondary suite
PURPOSE: The applicant is proposing to rezone a portion of the subject property in order to legalize one of the two existing suites in an accessory building, and the subdivision of a home site severance parcel to be completed.

3.4

BYLAW NO. 9444 (TA05 - 0004)

APPLICANT: City of Kelowna
PURPOSE: To amend Section 2.3.3 – General Definitions - to add a definition for Industrial High Technology Research and Product Design and to amend Zoning Bylaw 8000, Section 15.4.2 of the I4 – Central Industrial zone to include Industrial High Technology Research and Product Design as a Principal Use.

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**