

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**August 9, 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 July 22, 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(a)

[BYLAW NO. 9466 \(OCP03-0002\) – Vintage Landing](#)

LOCATION: 1890 McKinley Road, End of Slater Road & West of Slater Road, 4001 & 3650 Finch Road, and part of 2702 & 3650 Glenmore Road N.

LEGAL DESCRIPTION: Frac. NE ¼, Twp. 23, Sec. 29, O.D.Y.D.; SW ¼, Twp. 23, Sec. 33, O.D.Y.D, Exc. Plan 13462; NW ¼, Twp. 23, Sec. 28, O.D.Y.D; NW ¼, Twp. 23, Sec. 21, O.D.Y.D, Exc. Plans DD24364, and 18402; The W ½ of SE ¼, Twp. 23, Sec. 28, O.D.Y.D. Exc. Plan 20134; SW ¼, Twp 23, Sec. 28, O.D.Y.D; Part of Lot A, Plan 5353, Sec. 21 & 28, ODYD, except Plans B7114, 17921, 18046, 19773, 22105, 23083 and 29083; Part of the SE ¼ of Sec 33, Twp 23, ODYD, except parcel A (DD W18607) and Plans H10783 & KAP66567.

APPLICANT: Site 360 & 622664 BC Ltd.

OWNER: 622664 BC Ltd., Robert Johnson, Tanya Courtorielle, Bradley Serwa, Kevin Serwa, Peter Angle

OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Official Community Plan Future Land Use designation from the “Future Urban Reserve” designation to the “Future Urban Reserve, Rural/Agriculture, Commercial, and Private Recreation” designation.

PURPOSE: To amend the Official Community Plan to allow the land uses of comprehensive resort development, parks and open space and Intensive Water use in order to permit the Vintage Landing Comprehensive Ressorst & Wellness development.

3.1(b)

[BYLAW NO. 9467 \(TA05-0007\)](#)

LOCATION: 1890 McKinley Road, End of Slater Road & West of Slater Road, 4001 & 3650 Finch Road, and part of 2702 & 3650 Glenmore Road N.

LEGAL DESCRIPTION: Frac. NE ¼, Twp. 23, Sec. 29, O.D.Y.D.; SW ¼, Twp. 23, Sec. 33, O.D.Y.D, Exc. Plan 13462; NW ¼, Twp. 23, Sec. 28, O.D.Y.D; NW ¼, Twp. 23, Sec. 21, O.D.Y.D, Exc. Plans DD24364, and 18402; The W ½ of SE ¼, Twp. 23, Sec. 28, O.D.Y.D. Exc. Plan 20134; SW ¼, Twp 23, Sec. 28, O.D.Y.D; Part of Lot A, Plan 5353, Sec. 21 & 28, ODYD, except Plans B7114, 17921, 18046, 19773, 22105, 23083 and 29083; Part of the SE ¼ of Sec 33, Twp 23, ODYD, except parcel A (DD W18607) and Plans H10783 & KAP66567.

APPLICANT: Site 360 & 622664 BC Ltd.

OWNER: 622664 BC Ltd., Robert Johnson, Tanya Courtorielle, Bradley Serwa, Kevin Serwa, Peter Angle

TEXT AMENDMENT: To add CD 18 – Vintage Landing Comprehensive Development Zone to the City of Kelowna Zoning Bylaw 8000.

3.1(c)

**BYLAW NO. 9468 (Z03-0009)**

**LOCATION:** 1890 McKinley Road, End of Slater Road & West of Slater Road, 4001 & 3650 Finch Road, and part of 2702 & 3650 Glenmore Road N.

**LEGAL DESCRIPTION:** Frac. NE ¼, Twp. 23, Sec. 29, O.D.Y.D.; SW ¼, Twp. 23, Sec. 33, O.D.Y.D, Exc. Plan 13462; NW ¼, Twp. 23, Sec. 28, O.D.Y.D; NW ¼, Twp. 23, Sec. 21, O.D.Y.D, Exc. Plans DD24364, and 18402; The W ½ of SE ¼, Twp. 23, Sec. 28, O.D.Y.D. Exc. Plan 20134; SW ¼, Twp 23, Sec. 28, O.D.Y.D; Part of Lot A, Plan 5353, Sec. 21 & 28, ODYD, except Plans B7114, 17921, 18046, 19773, 22105, 23083 and 29083; Part of the SE ¼ of Sec 33, Twp 23, ODYD, except parcel A (DD W18607) and Plans H10783 & KAP66567.

**APPLICANT:** Site 360 & 622664 BC Ltd.

**OWNER:** 622664 BC Ltd., Robert Johnson, Tanya Courtorielle, Bradley Serwa, Kevin Serwa, Peter Angle

**PRESENT ZONING:** A1 – Agriculture 1 Zone

**REQUESTED ZONING:** CD18 – Vintage Landing Comprehensive Resort Development Zone , P3 – Parks and Open Space Zone, W2 – Intensive Water Use Zone

**PURPOSE:** To amend the Zoning Bylaw No. 8000 to allow the land uses of comprehensive resort development, parks and open space and Intensive Water use in order to permit the Vintage Landing Comprehensive Resort & Wellness development.

3.2

**BYLAW NO. 9462 (Z05-0032)**

**LOCATION:** 3753 East Kelowna Road

**LEGAL DESCRIPTION:** Lot A, Section 14, Township 26, ODYD, Plan KAP72697

**OWNER/APPLICANT** Phillip & Gerti Bachmann

**PRESENT ZONING:** A1 – Agriculture 1

**REQUESTED ZONING:** A1s – Agriculture 1 with Secondary Suite

**PURPOSE:** The applicants are proposing to rezone the subject property in order to allow for a suite in an accessory building.

3.3

**BYLAW NO. 9457 (Z05-0025)**

**LOCATION:** 3920 Bluebird Road

**LEGAL DESCRIPTION:** Lot 2, Section 1, Township 25, ODYD, Plan 3107

**APPLICANT:** Hans Neumann

**OWNER:** Tarcisio & Angelina Niccoli

**PRESENT ZONING:** RU1 – Large Lot Housing

**REQUESTED ZONING:** RU1s Large Lot Housing with Secondary Suite

**PURPOSE:** The applicants propose to rezone the subject property in order to allow for the construction of a new single family residence with a secondary suite over the attached garage.

3.4

**BYLAW NO. 9464 (Z05-0017)**

|                           |   |
|---------------------------|---|
| <u>LOCATION:</u>          | 1277 Houghton Road  |
| <u>LEGAL DESCRIPTION:</u> | Part of Lot 6, Section 27, Township 26, ODYD, Plan 4558 except plans B6628 and 12644                            |
| <u>APPLICANT:</u>         | Protech Consultants   |
| <u>OWNER:</u>             | Kee Sing Low and Mei Low  |
| <u>PRESENT ZONING:</u>    | RU1s – Large Lot Housing with Secondary Suite   |
| <u>REQUESTED ZONING:</u>  | RU6 – Two Dwelling Housing  |
| <u>PURPOSE:</u>           | The applicant is proposing to rezone part of the subject property in order to facilitate a two lot 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**