

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

April 18, 2006 – COUNCIL CHAMBER

CITY HALL – 1435 WATER STREET

6:00 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 March 31, 2006 (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 is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.
 - (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. 9579 (Z06-0008)

LOCATION: 226 Poonian Street
LEGAL DESCRIPTION: Lot 6, Section 25, Township 26, ODYD, Plan KAP75858
OWNER/APPLICANT: Jennifer Shanko
PRESENT ZONING: RU2 – Medium Lot Housing
REQUESTED ZONING: RU2s – Medium Lot Housing with Secondary Suite
PURPOSE: The applicant is proposing to rezone the subject property in order to allow a secondary suite in the basement of a newly constructed single family dwelling.

3.2(a)

BYLAW NO. 9582 (OCP06-0002)

LOCATION: 5520 Highway 97 North
LEGAL DESCRIPTION: The West ½ of Section 14, Twp. 23, ODYD except Plans H16596, KAP47192, KAP51877, KAP53641, KAP3790 and KAP57365 except Plan KAP73608
OWNER/APPLICANT: Pier Mac Petroleum Installation Ltd.
PRESENT ZONING: CD15 – Airport Business Park
OFFICIAL COMMUNITY PLAN AMENDMENT: To amend the Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of the subject property from “Commercial” designation to the proposed “Industrial” designation.
PURPOSE: The applicant is proposing to replace the existing CD15 Map1 (Zoning Map) with a new map showing a reduced amount of Commercial area. As this impacts the Future Land Use designation of this portion of the subject property within the Official Community Plan, the applicant has also proposed to amend the Official Community Plan in order to amend the boundary between the “Industrial” and “Commercial” designations.

3.2(b)

BYLAW NO. 9583 (TA06-0002)

LOCATION: 5520 Highway 97 North
LEGAL DESCRIPTION: The West ½ of Section 14, Twp. 23, ODYD except Plans H16596, KAP47192, KAP51877, KAP53641, KAP3790 and KAP57365 except Plan KAP73608
OWNER/APPLICANT: Pier Mac Petroleum Installation Ltd.
PRESENT ZONING: CD15 – Airport Business Park
TEXT AMENDMENT: To amend the City of Kelowna Zoning Bylaw No. 8000 by replacing the existing CD15 Map 1 (Zoning Map) with revised CD15 Map 1
PURPOSE: The applicant is proposing to replace the existing CD15 Map1 (Zoning Map) with a new map showing a reduced amount of Commercial area. As this impacts the Future Land Use designation of this portion of the subject property within the Official Community Plan, the applicant has also proposed to amend the Official Community Plan in order to amend the boundary between the “Industrial” and “Commercial” designations.

3.3

BYLAW NO. 9584 (Z05-0078)

LOCATION: 456 McPhee Street
LEGAL DESCRIPTION: Lot 9, Section 27, Twp. 27, ODYD, Plan 33454
OWNER: Siegfried & Gerda Walter
APPLICANT: Country Ventures Ltd.
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RM3 – Low Density Multiple Housing
PURPOSE: The applicant is proposing to rezone the subject property in order to construct a 26 unit rowhouse facility comprised of 6 buildings.

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**