

## **AGENDA**

### **PUBLIC HEARING**

**July 11, 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 June 23, 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. 9630 (OCP06-0013)**

PURPOSE: To amend the Kelowna 2020 Official Community Plan Bylaw No. 7600 in order to designate an area within downtown and an area in Rutland, as tax incentive areas to which a proposed revitalization tax exemption Bylaw No. 9561 will apply.

3.2

**BYLAW NO. 9580 (OCP06-0003)**

PURPOSE: To amend the Kelowna 2020 Official Community Plan Bylaw No. 7600 in order to comply with Provincial Legislation on Riparian areas, and replacing the Maps in the Official Community Plan because of the Kelowna Springs Golf Course boundary extension; replacing Wild Land Fire Hazard Development Permit Map 7.2 and Housekeeping Amendments to the policy direction in various chapters of the Official Community Plan.

3.3 (a)

**BYLAW NO. 9626 (OCP06-0004)**

LOCATION: 1642 Commerce Ave  
LEGAL DESCRIPTION: Lot 5, District Lot 125, ODYD, Plan KAP73825  
APPLICANT: Hans Neumann  
OWNER: 6123333 BC Ltd.  
OFFICIAL COMMUNITY PLAN AMENDMENT: To change the Future Land Use designation from the "Industrial" designation to the "Commercial" designation.  
PURPOSE: The applicant is proposing to amend the City of Kelowna Official Community Plan in order to construct a new warehouse sales building.

3.3(b)

**BYLAW NO. 9627 (Z06-0016)**

LOCATION: 1642 Commerce Ave  
LEGAL DESCRIPTION: Lot 5, District Lot 125, ODYD, Plan KAP73825  
APPLICANT: Hans Neumann  
OWNER: 6123333 BC Ltd.  
PRESENT ZONING: I1 – Business Industrial  
REQUESTED ZONING: C10 – Service Commercial  
PURPOSE: The applicant is proposing to rezone the subject property in order to construct a new warehouse sales building.

3.4

**BYLAW NO. 9628 (Z06-0018)**

LOCATION: 120 Old Vernon Road  
LEGAL DESCRIPTION: Lot 1, Section 2, Twp. 23, ODYD, Plan 7301  
APPLICANT: Ted Thomas & Assoc.  
OWNER: M 124 Enterprises Ltd.  
PRESENT ZONING: C2 – Neighbourhood Commercial  
REQUESTED ZONING: I2 – General Industrial  
PURPOSE: The applicant is proposing to rezone the subject property in order to permit the development of a Motorcycle Dealership.

3.5

**BYLAW NO. 9629 (Z05-0073)**

LOCATION: 2750, 2760, 2784, 2786, 2788, Hwy 97 N  
LEGAL DESCRIPTION: Lot 1, DL 124 & 415, ODYD, Plan 1879, Except Plan 8341 and Lot 2, DL 124, ODYD, Plan 1879 and Lot 3, DL124, ODYD, Plan 1879, Except Plan 4571 and Lot A, DL 124, ODYD, Plan 8341 and Lot A, DL 124, ODYD, Plan 4571  
APPLICANT: New Town Planning Services Inc.  
OWNER: Echo Mountain Development  
PRESENT ZONING: A1 – Agriculture 1  
REQUESTED ZONING: I1 – Business Industrial and I2 – General Industrial  
PURPOSE: The applicant is proposing to rezone the subject property in order to develop an industrial 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