

## **PUBLIC HEARING**

**August 8, 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 July 21, 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. 9639 \(Z05-0043\)](#)

LOCATION: 153 Pinto Road  
LEGAL DESCRIPTION: Lot 21, Sec 2, Twp 23, ODYD, Plan 18861  
APPLICANT: Lynn Welder Consulting  
OWNER: 0740639 BC Ltd  
PRESENT ZONING: A1 – Agriculture 1  
REQUESTED ZONING: I2 – General Industrial  
PURPOSE: The applicant is proposing to rezone the subject property in order to develop an industrial garage, bus wash and service buildings for a concrete service company.

3.2

[BYLAW NO. 9643 \(Z06-0017\)](#)

LOCATION: 610 Bell Road  
LEGAL DESCRIPTION: Lot B, Sec 23, Twp 26, ODYD, Plan 15597  
APPLICANT: Alfred Kuschat  
OWNER: Alfred Kuschat  
PRESENT ZONING: RU1 zoning – Large Lot Housing  
REQUESTED ZONING: RU1s zoning– Large Lot Housing with Secondary Suite  
PURPOSE: The applicant is proposing to rezone to construct a secondary suite using the entire basement level of the existing single detached dwelling.

3.3

[BYLAW NO. 9640\(Z05-0077\)](#)

LOCATION: 3416 Scott Road  
LEGAL DESCRIPTION: Lot 4, Sec 7, Twp 26, ODYD, Dist Plan 3886  
APPLICANT: New Town Architecture  
OWNER: MacLean Homes  
PRESENT ZONING: A1 – Agriculture 1  
REQUESTED ZONING: RM3 – Low Density Multiple Housing  
PURPOSE: The applicant is proposing to develop site with five 3 storey buildings containing a total of 26 units.

3.4(a)

**BYLAW NO. 9641 (OCP06-0011)**

LOCATION: 150,158,166,174 McCurdy Road E.  
LEGAL DESCRIPTION: Lot 2,3,4,5, Sec 26, Twp 26, ODYD, Plan KAP65904  
APPLICANT: Serko Property Services  
OWNER: Corey Knorr Construction Ltd.  
OFFICIAL COMMUNITY PLAN AMENDMENT: To change the future land use designation from the “ Single/Two Dwelling Housing” designation to the “Low Density Multiple Unit Residential” designation  
PURPOSE: The applicant is proposing to amend the City of Kelowna Official Community Plan in order to facilitate a multi unit row housing development.

3.4(b)

**BYLAW NO. 9642 (Z06-0026)**

LOCATION: 150,158,166,174 McCurdy Road E.  
LEGAL DESCRIPTION: Lot 2,3,4,5, Sec 26, Twp 26, ODYD, Plan KAP65904  
APPLICANT: Serko Property Services  
OWNER: Corey Knorr Construction Ltd.  
PRESENT ZONING: RM1 - Fourplex Housing Zone (150& 158 McCurdy Rd E)  
RU6 – Two Dwelling Housing Zone (166 & 174 McCurdy Rd E)  
REQUESTED ZONING: RM3 – Low Density Multiple Housing  
PURPOSE: The applicant is proposing to rezone the subject properties in order to facilitate a multi unit row housing development.

3.5

**BYLAW NO. 9644 (Z06-0025)**

LOCATION: 270 Merrifield Road  
LEGAL DESCRIPTION: Lot D, Sec 26, Twp 26, ODYD, Plan 18164  
APPLICANT: Bernie Kvamme  
OWNER: IBJ Holdings Ltd.  
PRESENT ZONING: RU1 – Large Lot Housing  
REQUESTED ZONING: RU6 – Two Dwelling Housing  
PURPOSE: The applicant is proposing to rezone in order to accommodate a semi-detached addition onto the existing single family dwelling.

3.6(a)

**BYLAW NO. 9646 (OCP05-0015)**

LOCATION: 1459, 1469 K.L.O. Road  
LEGAL DESCRIPTION: Lot 1, DL 131, ODYD, Plan 13798 except Plan KAP79224  
Lot 2, DL 131, ODYD, Plan 13798 except Plan KAP79225  
APPLICANT: Witmar Holdings (Walter, Tony & Albert Weisstock)  
OWNER: Witmar Developments Ltd.  
OFFICIAL COMMUNITY PLAN AMENDMENT: To change the future land use designation from the “Agriculture 1” designation to the “Medium Density Multiple Housing” designation.  
PURPOSE: The applicant is proposing to amend the City of Kelowna Official Community Plan in order to facilitate a medium density multiple unit residential project.

3.6(b)

**BYLAW NO. 9647 (Z05-0066)**

LOCATION: 1459, 1469 K.L.O. Road  
LEGAL DESCRIPTION: Lot 1, DL 131, ODYD, Plan 13798 except Plan KAP79224  
Lot 2, DL 131, ODYD, Plan 13798 except Plan KAP79225  
APPLICANT: Witmar Holdings (Walter, Tony, & Albert Weisstock)  
OWNER: Witmar Developments Ltd.  
PRESENT ZONING: A1 – Agriculture 1  
REQUESTED ZONING: RM5 – Medium Density Multiple Unit  
PURPOSE: The applicant is proposing to rezone the subject properties in order to facilitate a medium density multiple unit residential project.

3.7

**BYLAW NO.9634(LUC06-0001)**

LOCATION: 600-602 Bolotzky Court  
LEGAL DESCRIPTION: Lot 5, Sec 26, Twp 26, ODYD, Plan 25745  
OWNER: John Madsen & Joyce Madsen  
APPLICANT: John Madsen  
PRESENT ZONING: LUC76-1077  
REQUESTED ZONING: RU6 – Two Dwelling Housing  
PURPOSE: The applicant is proposing to discharge the Land Use Contract which will return the property to the underlying zone (RU6 – Two Dwelling Housing) after which the applicant proposes to stratify a side by side duplex on the subject property.

3.8

**BYLAW NO. 9645 (Z05-0083)**

LOCATION: 1342 Shaunna Road  
LEGAL DESCRIPTION: Lot C, Sec 18, Twp 27, ODYD, Plan 32142  
APPLICANT: Acorn Communities Ltd.  
OWNER: 0714422 BC Ltd.  
PRESENT ZONING: A1 – Agriculture 1  
REQUESTED ZONING: RU5 – Bareland Strata Housing  
PURPOSE: The applicant is proposing to rezone in order to facilitate a 23 lot single-family residential bareland strata 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**