

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

SEPTEMBER 19, 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 September 1, 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. 9659 (Z06-0042)

LOCATION: 4427 Gaspardone Road
LEGAL DESCRIPTION: Lot 8, Sec 24, Twp 29, ODYD, Plan KAP74510
OWNER/APPLICANT: Darren & Dana Marchant
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: A1s – Agriculture 1 with a Secondary Suite
PURPOSE: The applicant is proposing to rezone the subject property in order to construct the principle residence and have the existing building to be recognized as a Secondary Suite

3.2(a)

BYLAW NO. 9664 (OCP06-0007)

LOCATION: 1094 Lawson Avenue
LEGAL DESCRIPTION: Lot 2, DL 138, ODYD, Plan 3809
OWNER: 0701849 BC Ltd
APPLICANT: Herman Planning Group Inc
OFFICIAL COMMUNITY PLAN AMENDMENT: To change the future land use designation from the “Multiple Unit Residential – Low Density” to the “ Multiple Unit Residential – Medium Density” designation.

3.2(b)

BYLAW NO. 9665 (Z06-0028)

LOCATION: 1094 Lawson Avenue
LEGAL DESCRIPTION: Lot 2, DL 138, ODYD, Plan 3809
OWNER: 0701849 BC Ltd
APPLICANT: Herman Planning Group Inc
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: RM4 – Transitional Low Density Housing
REZONING PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate a Condominium Development.

3.3

BYLAW NO. 9667(Z06-0023)

LOCATION: 1366 Kloppenburg Road
LEGAL DESCRIPTION: Lot 8, Sec 13, Twp 26, ODYD, Plan KAP80103
OWNER/APPLICANT: Steve & Lindsay Fenwick
PRESENT ZONING: RU1h – Large Lot Housing (Hillside Area)
REQUESTED ZONING: RU1hs – Large Lot Hosing (Hillside Area) with Secondary Suite
PURPOSE: The applicant is proposing to rezone the subject property in order to allow for a secondary suite within the single family residence on the subject property

3.4(a)

BYLAW NO. 9660 (OCP06-0012)

LOCATION: 644 Lequime Road
LEGAL DESCRIPTION: Lot A, Sec 6, Twp 26, ODYD, Plan 24496
OWNER: Rancar Services Ltd
APPLICANT: Randy Villeneuve, Rancar Services Ltd
OFFICIAL COMMUNITY PLAN AMENDMENT: To change the future land use designation from the “Multiple Unit Residential – Low Density to the “Multiple Unit Residential – Medium Density” designation.

3.4(b)

BYLAW NO. 9661 (Z06-0034)

LOCATION: 644 Lequime Road
LEGAL DESCRIPTION: Lot A, Sec 6, Twp 26, ODYD, Plan 24496
OWNER: Rancar Services Ltd
APPLICANT: Randy Villeneuve, Rancar Services Ltd
PRESENT ZONING: RM3 – Low Density Multiple Housing
REQUESTED ZONING: RM4 – Transitional Low Density Housing
REZONING PURPOSE: The applicant is proposing to rezone the subject property in order to facilitate the construction of an Apartment Building.

3.5

BYLAW NO. 9666 (Z06-0049)

LOCATION: 1342 Shaunna Road
LEGAL DESCRIPTION: A Portion of Lot C, Sec 18, Twp 27, ODYD, Plan 32142
OWNER: 0714422 BC Ltd
APPLICANT: Acorn Communities Ltd
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: RU2 – Medium Lot Housing
PURPOSE: The applicant proposes to rezone a portion of the subject property in order to construct a single family dwelling.

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