

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

April 3, 2007 – 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 16, 2007 (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:

3.01

[BYLAW NO. 9752 TA06-0005](#)

LOCATION: Off Day Road

Owner/Applicant: Tower Ranch Holding (Emil Anderson Construction Inc.)
Requested Text Amendment: To amend Section 1.6 (c) of the CD6 – Comprehensive Residential Golf Resort Zone by adding the “Hillside” designation to all relevant RU Zones – RU1, RU2, RU4, RU6
Purpose: The applicant is proposing a text amendment to the Zoning Bylaw No. 8000 to allow hillside standards to be extended to Tower Ranch development and other CD6 zoned land.

3.02

[BYLAW NO. 9758 \(OCP07-0008\)](#)

LOCATION: 4885 South Ridge Drive

Legal Description: Part of Lot A, District Lot 357, SDYD, Plan KAP77848 except Plans KAP78751, KAP80522, KAP81111, and KAP81112
Owner/Applicant: Hilltop Sand & Gravel Company Ltd./(City of Kelowna)
Official Community Plan Amendment: To change the future land use designation from the Major Park/Open Space (Public or Private) designation to the Single/Two Unit Residential designation.
Purpose: The applicant is proposing to amend the City of Kelowna Official Community Plan in order to correct a mapping error.

3.03

[BYLAW NO. 9759 \(Z06-0047\)](#)

LOCATION: 4885 South Ridge Drive

Legal Description: A part of Lot A, District Lot 357, SDYD, Plan KAP77848 except Plans KAP78751, KAP80522, KAP81111, and KAP81112
Owner/Applicant: Hilltop Sand & Gravel Company Ltd./(Protech Consultants Ltd.)
Requested Zoning Change: From RU4-Low Density Cluster Housing zone, RU2-Medium Lot Housing zone, and P3-Parks and Open Space zone to RU5-Bareland Strata Housing zone, and P3-Parks and Open Space zone
Purpose: The applicant is proposing to rezone the subject property in order to develop a multiple lot Bareland strata subdivision.

3.04

[BYLAW NO. 9708 \(OCP06-0024\)](#)

LOCATION: 2455 Acland Road

Legal Description: Lot C, Section 2, Twp. 23, ODYD, Plan KAP80969
Owner/Applicant: R354 Enterprise Ltd./(Aberdeen Hall Preparatory School)
Official Community Plan Amendment and Purpose: To amend the Kelowna 2020-Official Community Plan Bylaw No. 7600 in order that the subject property may be designated a “Temporary Commercial Use Permit Area” and continue to temporarily use the subject property as a private school until June 30, 2008

3.05

BYLAW NO. 9748 (Z06-0068)

LOCATION:4284 Jaud Road

Legal Description: Lot A, Section 34, Twp. 29, ODYD, Plan 13328
Owner/Applicant: Diane Drummond
Requested Zoning Change: From A1-Agriculture 1 zone to A1s-Agriculture 1 with Secondary Suite zone
Purpose: The applicant is proposing to rezone the subject property in order to construct a second home on the property while allowing the original home to remain and permitting the original home to become an accessory building and contain a secondary suite.

3.06

BYLAW NO. 9749 (Z07-0007)

LOCATION:671 Clifton Road

Legal Description: Lot 2, Section 32, Twp. 26, ODYD, Plan 20929
Owner/Applicant: John McDonald and Jane Muskens/(Peter J. Chataway)
Requested Zoning Change: From RR3-Rural Residential 3 Zone to RR3s-Rural Residential with Secondary Suite Zone
Purpose: The applicant is proposing to construct a building addition onto the existing home in order to allow a secondary suite.

3.07(a)

BYLAW NO. 9750 (OCP06-0023)

LOCATION:515 Gerstmar Road

Legal Description: Lot 6, Section 22, Twp. 26, ODYD, Plan 3576
Owner/Applicant: Chruch of God/(Harvey Benson)
Official Community Plan Amendment: To change the future land use designation from the Education and Minor Institutional 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 multiple unit, two storey row housing development.

3.07(b)

BYLAW NO. 9751 (Z06-0066)

LOCATION:515 Gerstmar Road

Legal Description: Lot 6, Section 22, Twp. 26, ODYD, Plan 3576
Owner/Applicant: Chruch of God/(Harvey Benson)
Requested Zoning Change: From P2-Education & Minor Institutional zone to RM3-Low Density Multiple Housing zone
Purpose: The applicant is proposing to Rezone the subject property in order to facilitate a multiple unit, two storey row housing development.

3.08

BYLAW NO. 9753 (Z06-0048)

LOCATION: 529 Martin Road, 3869, 3879, 3889-3899 Truswell Road

Legal Description: Lot 1, Section 1, Twp. 25, ODYD, Plan 13261; Lot 1, Section 1, Twp. 25, ODYD, Plan 12199; Lot 2, Section 1, Twp. 25, ODYD, Plan 15587; and Strata Lots 1&2, Section 1, Twp. 25, ODYD, Strata Plan K58

Owner/Applicant: MKS Resources Inc.

Requested Zoning Change: From RU1-Large Lot Housing zone and RU6-Two Dwelling Housing zone to C9-Tourist Commercial zone

Purpose: The applicant is proposing to rezone the subject properties to facilitate the development of an apartment hotel.

3.09

BYLAW NO. 9756 (Z06-0061)

LOCATION: 860 McCurdy Road

Legal Description: Lot B, District Lot 143, ODYD, Plan KAP65168

Owner/Applicant: Anton and Maria Wolf/ (Sunstar Ventures Ltd.)

Requested Zoning Change: From C9-Tourist Commercial zone to I2-General Industrial zone

Purpose: The applicant is proposing to rezone the subject property to allow for industrial uses on the property.

3.10

BYLAW NO. 9760 (OCP07-0003)

LOCATION: Ivens & Paret Road, South of Gordon Drive extension

Legal Description: The North ½ of District Lot 579, SDYD, Except Plans 5648, 9458, 9459, KAP74689, KAP75766 & KAP77604; Part 8.1 Acres more or less of the South West ¼ Section 29 shown outlined green on Plan B4787, Twp. 29, SDYD; Lot 3, District Lot 579, SDYD, Plan KAP66779; Lot B, District Lot 579, SDYD, Plan KAP67461; The North East ¼ of Section 20, Twp. 29, SDYD; Lot B, Section 20, Twp. 29, SDYD, Plan KAP44335; The South ½ District Lot 579, SDYD, Except Plan KAP77336; Lot A, Sections 20 & 29, Twp. 29, SDYD, Plan KAP44335

Owner/Applicant: No. 21 Great Projects, Vincent & Pamela Blaskovich, Interval Investment Inc., 392187 B.C. Ltd., Oracle Investments Inc., City of Kelowna/(Stantec Consulting Ltd.)

Official Community Plan Amendment: To change the Future Land Use designations from Single/Two Unit Residential, Major Park/Open Space – Area Structure Plan area to Multiple Unit Residential – Cluster Housing, Multiple Unit Residential (Low Density); Single/Two Unit Residential; Multiple Unit Residential (Medium Density); Commercial, Major Park/Open Space; and Educational/Major Institutional designations. Changing the definition of Cluster Housing; changing Cluster Housing Policy 8.1.45 in Chapter 8 – Housing; adding a new Multiple Unit Residential – Cluster Housing designation to Chapter 19 – Future Land Uses; changing the Multiple Unit Residential (Low Density) designation in Chapter 19; adding the Southwest Okanagan Mission Neighbourhood Area Structure Plan to the list approved Area Structure Plans by Council in Chapter 19; adding a new Village Centre DP area to Map 6.2; adding the 2 Lane Major Collector Roads and 2 Lane Minor Collector Roads to Map 12.1.

Official Community Plan Purpose: To amend the Kelowna 2020 - Official Community Plan in accordance with the proposed future land use component of the Neighbourhood 3 Area Structure Plan.

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