

# CITY OF KELOWNA

## AGENDA

### PUBLIC HEARING

**July 24, 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 July 6, 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:

3.1

**BYLAW NO. 9816 (Z07-0042)**

**LOCATION: 345 Hardie Road**

**Legal Description:**

Lot 9, Section 26, Twp. 26, ODYD, Plan 14462

**Owner/Applicant:**

Roland & Audrey Wheeler / (Okanagan Sunrise Construction Ltd.)

**Requested Zoning Change:**

From RU1 – Large Lot Housing Zone to RU1s – Large Lot Housing with Secondary Suite

**Purpose:**

The applicant is proposing to rezone the subject property in order to construct a secondary suite in an accessory building.

3.2

**BYLAW NO. 9821 (Z07-0035)**

**LOCATION: 1918 Kloppenburg Court**

**Legal Description:**

Lot 19, Sec. 13, Twp. 26, ODYD, Plan KAP75167

**Owner/Applicant:**

Savita & Pardeep Sharma/(Lynn Welder Lalonde)

**Requested Zoning Change:**

From RU1H – Large Lot Housing (Hillside) to RU1Hs – Large Lot Housing (Hillside) with a Secondary Suite

**Purpose:**

The applicant is proposing to rezone the subject property in order to allow a secondary suite in the existing principal dwelling.

3.3(a)

**BYLAW NO. 9822 (OCP07-0012)**

**LOCATION: 865 Paret Road**

**Legal Description:**

Lot A, DL. 579, SDYD, Plan KAP68860 Except Plan KAP74689

**Owner/Applicant:**

No. 21 Great Projects Ltd. / (Runnalls Denby & Associates)

**Official Community Plan Amendment:**

To amend the Kelowna 2020 Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation from the “Single-Two Family Residential” designation to the “Public Services/Utilities” designation

**Purpose:**

The owner of the subject property wishes to convey the balance of the subject property to the City and has agreed to pursue zoning and OCP amendments to facilitate property ownership transfer.

3.3(b)

**BYLAW NO. 9823 (Z07-0031)**      **LOCATION: 865 Paret Road**  
**Legal Description:** Lot A, DL. 579, SDYD, Plan KAP68860 Except Plan KAP74689  
**Owner/Applicant:** No. 21 Great Projects Ltd. / (Runnalls Denby & Associates)  
**Request Zoning Change:** From RR1- Rural Residential 1, RU1 – Large Lot Housing, and A1 – Agriculture 1 zones to RU1 – Large Lot Housing, RU1h-Large lot Housing (hillside) and P4 – Utilities zones.  
**Purpose:** The owner of the subject property wishes to convey the balance of the subject property to the City and has agreed to pursue zoning and OCP amendments to facilitate property ownership transfer.

3.4

**BYLAW NO. 9825 (Z07-0032)**      **LOCATION: West of Black Mountain Drive**  
**Legal Description:** Part of Lot B, Sec. 19, Twp. 27, ODYD, Plan KAP80286  
**Owner/Applicant:** Melcor Lakeside Inc. /(Stantec Consulting Ltd.)  
**Requested Zoning Change:** From RU1hs – Large Lot Housing with Secondary Suite (Hillside Area) zone to P4 – Utilities Zone  
**Purpose:** The applicant is proposing to rezone the subject property in order to allow construction of a water booster station/reservoir that will become part of the facilities of the Black Mountain Irrigation District.

3.5

**BYLAW NO. 9827(Z07-0023)**      **LOCATION: 170 Hardie Road**  
**Legal Description:** Lot 3, Sec. 26, Twp. 26, ODYD, Plan 11868  
**Owner/Applicant:** Ed & Christina Schnellert  
**Requested Zoning Change:** From RU1 – Large Lot Housing to RU2 - Medium Lot Housing  
**Purpose:** The applicants are proposing to rezone the subject property in order to allow for a two lot subdivision.

3.6

**BYLAW NO. 9829 (Z07-0033)**      **LOCATION: 577 Rose Avenue**  
**Legal Description:** Lot 5, DL 14, ODYD, Plan 1246  
**Owner/Applicant:** Elizabeth & Roy Lycar  
**Requested Zoning Change:** P2 – Educational and Minor Institutional Zone to RU6 – Two Dwelling Housing Zone  
**Purpose:** The applicants are proposing to rezone the subject property in order to return the property to its original residential land use.

3.7

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| <b><u>BYLAW NO. 9830 (Z07-0045)</u></b> | <b><u>LOCATION: 2575 Harvard Road</u></b>   |
| <b><u>Legal Description:</u></b>        | Lot 5, DL. 360, ODYD, Plan KAP62784   |
| <b><u>Owner/Applicant:</u></b>          | Rafael Augusto Carreras and Cornelia Bujara   |
| <b><u>Requested Zoning Change:</u></b>  | A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite  |
| <b><u>Purpose:</u></b>                  | The applicant are proposing to rezone the subject property in order to allow the existing house to remain on the subject property as a secondary suite and permit construction of a new 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.
- (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) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) **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.**
- (g) 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.

Note: Any applicant or member of the public may use visual aids (eg. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer station and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

5. **TERMINATION**