

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**DECEMBER 11, 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 November 23, 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. 9842 \(OCP07-0020\)](#)

Owner/Applicant:

City of Kelowna

Purpose:

To amend the *Kelowna 2020* Official Community Plan Bylaw No. 7600 **Chapter 7 Environment** in order to further strengthen aquatic habitat policy. The proposed text amendments provide for the potential to mitigate aquatic habitat impacts from public or private development projects through financial compensation to a “Bank” for the restoration of Mission Creek. The proposed policy wording also includes new language acceptable to the Department of Fisheries and Oceans with respect to the preservation of fish habitat.

3.2

[BYLAW NO. 9890 \(Z07-0029\)](#)

LOCATION: 530 Ziprick Road

Legal Description:

Lot C Section 22 Twp 26 ODYD Plan 31688

Owner/Applicant:

Kevin & Cynthia Patterson

Requested Zoning Change:

From RU1 – Large Lot Housing zone to RU6 – Two Dwelling Housing Zone

Purpose:

The applicant is proposing to rezone the subject property in order to construct a second single family dwelling.

3.3 (a)

[BYLAW NO. 9891 \(OCP07-0021\)](#)

LOCATION: 360 Gerstmar Road

Legal Description:

Lot B, Sec 22, Twp 26, ODYD, Plan 26069

Owner/Applicant:

Bhushan Singla, Radha Reddy & Roshni Reddy/  
(Lavina Gaucher)

Official Community Plan Amendment:

To amend the OCP by changing the Future Land Use designation from the “Single/Two Residential” to the “Multiple Unit Residential – Low Density.”

Purpose:

The applicant is proposing to amend the OCP in order to construct a four-unit residential building.

3.3 (b)

[BYLAW NO. 9892 \(Z07-0069\)](#)

LOCATION: 360 Gerstmar Road

Legal Description:

Lot B, Sec 22, Twp 26, ODYD, Plan 26069

Owner/Applicant:

Bhushan Singla, Radha Reddy & Roshni Reddy/  
(Lavina Gaucher)

Requested Zoning Change:

From RU6 – Two Dwelling Housing zone to RM1 – Four Dwelling Housing zone

Purpose:

The applicant is proposing to rezone the subject property in order to construct a four-unit residential building.

3.4

**BYLAW NO. 9893 (Z07-0081)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 1250 Bothe Road**

Lot B District Lot 131 ODYD Plan 37963

Roslyn Haug

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

The applicant is proposing to rezone the subject property in order to legalize the existing non-conforming suite.

3.5

**BYLAW NO. 9894 (Z07-0040)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 2880 Gosnell Road**

Lot 8, District Lot 135, ODYD, Plan 17194

Susan Widmer

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

The applicant is proposing to rezone the subject property in order to establish a secondary suite within the principal building.

3.6

**BYLAW NO. 9895 (Z07-0010)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 2850 Gosnell Road**

Lot 3, District Lot 135, ODYD, Plan 17194

Emily Doyle

From RU1 – Large Lot Housing zone to RU2 – Medium Lot Housing zone

The applicant is proposing to rezone the subject property in order to facilitate a two-lot subdivision.

3.7

**BYLAW NO. 9897 (Z05-0036)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 4460 Gordon Drive**

Part of Lot 1, District Lot 358, ODYD, Plan KAP76990

MapleHeath Ranch Ltd./ (Terasen Gas)

From RU5 – Bareland Strata Housing zone to P4 – Utilities zone

The applicant is proposing to rezone a portion of the subject property in order to accommodate the relocation of a Terasen regulator/gate station.

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