

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

MARCH 18, 2008 – 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 February 29, 2008 (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:

WITHDRAWN 3.1

BYLAW NO. 9942 (Z07-0068) **LOCATION: 1226 Mountainview Street**
Legal Description: Lot 8, Sec 29, Twp 26, ODYD, Plan 25524
Owner/Applicant: Donald & Cindy Maxson
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.

3.2

BYLAW NO. 9924 (TA07-0008) **LOCATION: 5340 Chute Lake Road**
Legal Description: Lot A, Sec 23, Twp 28, SDYD, Plan KAP80574
Owner/Applicant: Apac Development Ltd. / (New Town Architectural Services Inc.)
Existing Zone: CD2 – Kettle Valley Comprehensive Residential Development
Purpose: The applicant is proposing to obtain a text amendment for the existing Comprehensive Development zone to amend the development regulations for the Type IX form of development in order to: i) incorporate a 0.2 FAR bonus for under building parking; and ii) alter the density from 70 units per hectare allowed to 107 units per hectare proposed.

3.3

BYLAW NO. 9943 (Z07-0100) **LOCATION: 1320 & 1340 Guisachan Road**
Legal Description: Lot 1, DL 136, ODYD, Plan 10742 and That Part of Lot 3 Shown on Plan B5120; DL 136, ODYD, Plan 2158 Except Plan KAP84631
Owner/Applicant: A.M.D.I. Investments Inc. and Isaac & Helen Unrau / (Grant Maddock)
Requested Zoning Change: From RU1 – Large Lot Housing zone to RU2 – Medium Lot Housing zone
Purpose: The applicant is proposing to rezone the subject property in order to facilitate a seven-lot subdivision.

3.4

BYLAW NO. 9946 (Z07-0108) **LOCATION: 432 Clifton Road South**
Legal Description: Lot 5, Sec 31, Twp 26, ODYD, Plan 17113
Owner/Applicant: Mark Klotz
Requested Zoning Change: From A1 – Agriculture 1 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 unit.

3.5

BYLAW NO. 9947 (Z08-0002)

LOCATION: 4755 Parkridge Drive

Legal Description:

Lot C, Sec 29, Twp 29, SDYD, Plan KAP45171

Owner/Applicant:

Ronald & Marilyn Westlake

Requested Zoning Change:

From RR3 – Rural Residential 3 zone to RR3s – Rural Residential 3 with Secondary Suite zone

Purpose:

The applicant is proposing to rezone the subject property in order to convert a legal in-law suite to a secondary suite.

3.6

BYLAW NO. 9948 (Z07-0089)

LOCATION: 1929 Fisher Road

Legal Description:

Lot 29, DL 130, ODYD, Plan 17924

Owner/Applicant:

0760969 B.C. Ltd. / (Heinz Strege)

Requested Zoning Change:

From A1 – Agriculture 1 zone to RU6 – Two Dwelling Housing zone

Purpose:

The applicant is proposing to rezone the subject property and has applied separately to subdivide the property into two new lots in order to allow for two principal dwellings on each new lot.

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