

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

JULY 8, 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 June 20, 2008 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. 10014 \(Z08-0043\)](#)

LOCATION: 2110 Burtch Road

Legal Description:

Lot 49, Sec. 19, Twp 26, ODYD, Plan 25943

Owner/Applicant:

Carey Cook & Johanne Chevalier-Cook

Requested Zoning Change:

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

Purpose:

The applicant is proposing to rezone the subject property in order to legalize an existing secondary suite within the principal building.

3.2

[BYLAW NO. 10016 \(Z08-0016\)](#)

LOCATION: 1230 Loseth Drive

Legal Description:

A part of Lot 14, Sec. 13, Twp 26, ODYD, Plan KAP82094

Owner/ (Applicant):

Mine Hill Estates Ltd., / (D. E. Pilling & Associates Ltd.)

Requested Zoning Change:

From A1 - Agriculture 1 zone to RU1h - Large Lot Housing (Hillside) zone

Purpose:

The applicant is proposing to rezone a portion of the subject property in order to align the zone boundary with the proposed subdivision boundary.

3.3

[BYLAW NO. 10017 \(Z08-0032\)](#)

LOCATION: 890 Kitch Road

Legal Description:

Lot 14, Sec. 22, Twp 26, ODYD, Plan 19576

Owner/ (Applicant):

Parminder S. Hans/ (Protech Consultants Ltd.)

Requested Zoning Change:

From RU1 - Large Lot Housing to RU6 - Two Dwelling Housing zone

Purpose:

The applicant is proposing to rezone the subject property in order to subdivide the property and construct two dwelling housing on each of the lots created.

3.4

[BYLAW NO. 10030 \(LUC08-0001\)](#)

LOCATION: 2081 Cross Road

[BYLAW NO. 10028 \(OCP08-0005\)](#)

[BYLAW NO.10029 \(Z08-0022\)](#)

Legal Description:

Lot A, Sec. 4, Twp 23, ODYD, Plan 30013

Owner/Applicant:

Anna Rehlinger, Anthony Rehlinger, Bibianna Lahay, Mary Rehlinger / (Pace Setter Developments)

Requested Zoning Change:

From I2 - General Industrial to RM3 - Low Density Multiple Housing

Official Community Plan Amendment:

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

Purpose:

The applicant is proposing to discharge the existing Land Use Contract, in conjunction with amending the OCP and rezoning the subject property, in order to facilitate the construction of a two storey Campus of Care congregate housing development.

3.5

BYLAW NO. 10031 (Z07-0082)

LOCATION: 443 Christleton Avenue

Legal Description:

Lot 9, District Lot 14, ODYD, Plan 1335

Owner/Applicant:

Bruckal Developments Corp. / (New Town Architectural Services)

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 accommodate two semi-detached housing developments on the subject property.

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