

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

AUGUST 5, 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 July 18, 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. 10039 \(Z07-0047\)](#)

Legal Description:

Owner/ (Applicant):

Requested Zoning Change:

Purpose:

LOCATION: 1385 McBride Road

Lot 3, Sec. 19, Twp. 26, ODYD, Plan 11351

Mario & Odessa Digiovanni

From RU2 - Medium Lot Housing to RU6 - Two Dwelling Housing

The applicant is proposing to rezone the subject property to allow for the construction of a second single family dwelling.

3.2

[BYLAW NO. 10040 \(Z08-0024\)](#)

Legal Description:

Owner/ (Applicant):

Requested Zoning Change:

Purpose:

LOCATION: 580 Harvey Avenue

Lot A, District Lot 139, ODYD, Plan 36595

Young & Hamel Motors Ltd. / (Cheviot Properties Ltd.)

From C4 - Urban Centre Commercial to C7 - Central Business Commercial

The applicant is proposing to rezone the subject property to allow for the development to accommodate additional office space.

3.3

[BYLAW NO. 10041 \(Z08-0031\)](#)

Legal Description:

Owner/ (Applicant):

Requested Zoning Change:

Purpose:

LOCATION: 2417/2419 Harvey Avenue

That Part of Lot 3 Shown on Plan B5888, DL 125, ODYD, Plan 3447

Fortis Properties Corp. / (Project Management Services Inc.)

From C10 - Service Commercial to C4 - Urban Centre Commercial

The applicant is proposing to rezone the subject property to allow for expansion of the existing hotel.

3.4

[BYLAW NO. 10042 \(Z08-0027\)](#)

Legal Description:

Owner/ (Applicant):

Requested Zoning Change:

Purpose:

LOCATION: 725 Quigley Road

Lot A, Sec. 22, Twp. 26, ODYD, Plan 36483

Shaun Klotz & Darcy Jordan / (Bob Guy)

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

The applicant is proposing to rezone the subject property in anticipation of subdividing the lot in order to construct two dwelling units on each lot.

3.5

[BYLAW NO. 10043 \(Z08-0058\)](#)

Legal Description:

Owner/ (Applicant):

Requested Zoning Change:

Purpose:

LOCATION: 1570 Glenmore Road

Lot 2, Sec. 16, Twp. 23, ODYD, Plan 4223

Aletta Nixon / (Neville & Aletta Nixon)

From A1 - Agriculture 1 to A1s - Agriculture 1 with secondary suite

The applicant is proposing to rezone the subject property in order to allow for a secondary suite in a new accessory building.

3.6

BYLAW NO. 10044 (Z08-0053)

LOCATION: 4505 Gaspardone Road

Legal Description:

Lot 5, Sec. 34, Twp. 29, ODYD, Plan KAP74510

Owner/ (Applicant):

Corey-Lea Neufeld / (Corey-Lea & Dean Neufeld)

Requested Zoning Change:

From A1 - Agriculture 1 to A1s - Agriculture 1 with secondary suite

Purpose:

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

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