

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

AUGUST 19, 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. 10045 \(OCP08-0006\)](#)

[BYLAW NO. 10046 \(Z08-0029\)](#)

LOCATION: North of Joe Riche Road

Legal Description:

A portion of Lot 8, Sec. 18 & 19, Twp. 27, ODYD, Plan 1991, Except Plan KAP80286

Owner/ (Applicant):

Black Mountain Irrigation District / (New Town Planning Services Inc.)

Requested Zoning Change:

From A1 – Agriculture 1 to P4 - Utilities

Official Community Plan Amendment:

To amend the OCP by changing the Future Land Use designation on a portion of the site (*southern point of lot only*) from “Rural/Agricultural” designation to “Public Services/Utilities” designation.

3.2

[BYLAW NO. 10047 \(Z08-0048\)](#)

Legal Description:

LOCATION: 4361 Gordon Drive

Owner/ (Applicant):

Leo & Shirley Duford & Penny Yaworski / (Penny Yaworski)

Requested Zoning Change:

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

Purpose:

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

3.3

[BYLAW NO. 10048 \(Z08-0028\)](#)

Legal Description:

LOCATION: 4887 Jay Ct.

Owner/Applicant:

Lot 33, District Lot 579, SDYD, Plan KAP74689

Requested Zoning Change:

Kenneth & Clara Faust

Purpose:

From RU1 - Large Lot Housing to RU1s - Large Lot Housing with a secondary suite

3.4

[BYLAW NO. 10049 \(OCP08-0017\)](#)

[BYLAW NO. 10050 \(Z07-0083\)](#)

LOCATION: 5635 Chute Lake Road

Legal Description:

A portion of the NW 1/4 of Sec. 14, Twp. 28, SDYD

Owner/Applicant:

Cedar Creek Developments Ltd.

Requested Zoning Change:

From A1 - Agriculture 1 to RU1 – Large Lot Housing, RU1h - Large Lot housing (hillside), RU4 - Low Density Cluster Housing & P3 - Parks & Open Space

Official Community Plan Amendment:

To amend the OCP by changing the Future Land Use designation from the “Major Park/Open Space” designation to “Single/Two Unit Residential” designation.

3.5

BYLAW NO. 10051 (Z07-0056)

LOCATION: 1372-1374, 1378, 1382, 1386 St. Paul Street / 526 Doyle Avenue

Legal Description:

Lot 12, D.L. 139, ODYD, Plan 432 / Lot 13, D.L. 139, ODYD, Plan 432 / Lot 14, D.L. 139, ODYD, Plan 432 / Lot 15, D.L. 139, ODYD, Plan 432 / Lot 16, D.L. 139, ODYD, Plan 432, Except the west 70 feet thereof

Owner/ (Applicant):

754028 BC Ltd. & Doyle Avenue Holding Co. Ltd./ (New Town Planning Services Inc.)

Requested Zoning Change:

From I2 - General Industrial to C7 - Central Business District Commercial

3.6

BYLAW NO. 10054 (OCP07-0035)
BYLAW NO. 10055 (Z07-0105)

LOCATION: 1170 Brant Avenue

Legal Description:

Lot 3, Section 30, Twp. 24, ODYD, Plan 10537

Owner/ (Applicant):

MH Developments Ltd./ (Architecturally Distinct Solutions Inc.)

Requested Zoning Change:

From RU1 – Large Lot Housing to RM3 – Low Density Multiple Housing

Official Community Plan Amendment:

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

Purpose:

The applicant is proposing to amend the OCP and rezone the subject property, in order to allow for the construction of a 32 unit row housing project.

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**