

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

SEPTEMBER 30, 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 September 12, 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. 10059\(OCP08-0020\)](#)

Text Amendment to amend Kelowna 2020 – Official Community Plan Bylaw No. 7600

Applicant:

City of Kelowna

Purpose:

To amend the OCP – “Section 8.3 - Development Permit Guidelines for Form and Character of Secondary Suite and Two Dwelling Housing Development – Properties Qualifying for a Waiver” to no longer require a development permit for a secondary suite within a principal dwelling.

3.2

[BYLAW NO. 10075 \(Z08-0065\)](#)

LOCATION: 1285 Tanemura Cr

Legal Description:

Lot 2, Section 13, Township 26, ODYD, Plan KAP85143

Owner / (Applicant):

Gurdev and Parmjit Sra / (Gurdev Sra)

Requested Zoning Change:

From RU1 - Large Lot Housing to RU1(s) Large Lot Housing with Secondary Suite

Purpose:

The applicant is proposing to rezone the subject property in order to allow for a secondary suite within an existing single detached dwelling on the subject property.

3.3

[BYLAW NO. 10076 \(Z08-0060\)](#)

LOCATION: 425 Hardie Road

Legal Description:

Lot B, Section 26, Township 26, ODYD, Plan 14901

Owner / (Applicant):

Ronald Egert / (Egert Development Ltd.)

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 facilitate a two lot subdivision and the development of a semi-detached housing, and a single family dwelling with a secondary suite.

3.4

[BYLAW NO. 10077 \(OCP07-0037\)](#)

LOCATION: 3550 Lochrem Road

[BYLAW NO. 10078 \(Z07-0107\)](#)

Legal Description:

A portion of Lot 2, Section 23, Township 23, ODYD, Plan 2257, Except Plan H15414

Owner/ (Applicant):

FortisBC Inc. / (New Town Planning Services Inc.)

Requested Zoning Change:

From A1 - Agriculture 1 to P4 - Utilities / Rural / Agricultural

Official Community Plan Amendment:

To amend the OCP by changing the Future Land Use designation of the site from "Rural / Agricultural" designation to "Public Services / Utilities" designation.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone a portion of the subject property in order to allow for the construction of an electrical substation.

3.5

BYLAW NO. 10079 (Z07-0063)

Legal Description:	LOCATION: 1000 Graham Road Lot 42, Section 22, Township 26, ODYD, Plan 28367
Owner/ (Applicant):	Robert Anderson / (Roblyn Developments Ltd.)
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 facilitate a two lot subdivision and the construction of two single-family homes on each of the proposed new lots.

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