

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

MARCH 24, 2009 – 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 March 6, 2009 (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:**

Item 3.1

[BYLAW NO. 10022 \(Z08-0116\)](#)

LOCATION: 1155 Toovey Road

Legal Description:

Lot 15, Section 24, Township 26, ODYD, Plan 23445

Owner/Applicant:

Alan Dyck

Requested Zoning Change:

From the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone

Purpose:

The applicant is proposing to rezone the subject property in order to create a secondary suite within an addition to the existing family dwelling.

Item 3.2

[BYLAW NO. 10023 \(Z09-0004\)](#)

LOCATION: 1386 Tanemura Crescent

Legal Description:

Lot 6, Section 13, Township 26, ODYD, Plan KAP86150

Owner/Applicant:

Cherry Lane Homes Ltd/ (Peter Teschner)

Requested Zoning Change:

From the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone

Purpose:

The applicant is proposing to rezone the subject property in order to construct a secondary suite within a principal dwelling.

Item 3.3

[BYLAW NO. 10024 \(Z08-0110\)](#)

LOCATION: 885 Wardlaw Avenue

Legal Description:

Lot A, District Lot 135, ODYD, Plan 25900

Owner/Applicant:

John and Louanne Ranney

Requested Zoning Change:

From the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone

Purpose:

The applicant is proposing to rezone the subject property in order to construct an accessory building with secondary suite in the rear yard.

Item 3.4

[BYLAW NO. 10025 \(Z08-0019\)](#)

LOCATION: 3650 & 4001 Finch Road, (West of) Glenmore Road North, 1890, 2230 (North of) McKinley Road, (West of) & 3280 Slater Road

Legal Description:

A portion of Lot B, Section 33, Township 23, ODYD, Plan KAP78845; The Fractional Northeast ¼ of Section 29, Township 23, ODYD, said to contain 91 acres more or less; The Northwest ¼ of Section 28, Township 23, ODYD; The Southwest ¼ of Section 28, Township 23, ODYD; Lot 1, Sections 21 and 28, Township 23, ODYD, Plan KAP78846; The Northwest ¼ of Section 21, Township 23, ODYD, Except Plans DD24364 and 18402; That Part of the North West ¼ of Section 21, Shown on Plan B3562, Township 23, ODYD, Except Plan 17265.

Owner/Applicant:

Kinnikinnik Developments Inc and Glenmore Ellison Improvement District / (Kinnikinnik Developments Inc)

Requested Zoning Change:

From the CD18 – Vintage Landing Comprehensive Resort Development zone, the A1 – Agriculture 1 zone, the P3 – Parks and Open Space zone, the P4 – Utilities zone and the W2 – Intensive Water Use zone to the A1 – Agriculture 1 zone, the CD18 – Vintage Landing Comprehensive Resort Development zone, the P3 – Parks and Open Space zone and the P4 – Utilities zone.

Purpose:

The applicant is proposing to rezone a portion of the subject properties in order to adjust the zoning boundaries to accommodate changes that have occurred to the overall development plan.

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