

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**APRIL 7, 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 20, 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. 10077 \(OCP07-0037\)](#)  
[BYLAW NO. 10078 \(Z07-0107\)](#)

**LOCATION:** 3550 Lochrem Road

**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

**Official Community Plan Amendment:**

To amend the OCP by changing the Future Land Use designation, on a portion of the site from "Rural / Agricultural" designation to "Public Services / Utilities" designation. (See Map "A" on reverse)

**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.

Item 3.2

[BYLAW NO. 10161 \(OCP08-0027\)](#)  
[BYLAW NO. 10162 \(Z08-0104\)](#)

**LOCATION:** 695 Webster Road

**Legal Description:**

Block 35, Section 26, Township 26, ODYD, Plan 264, Except: (1) Plans B991, B4202 and B4348 (2) Parcel A on Plan CG 157

**Owner/Applicant:**

0823250 BC Ltd / (Architecturally Distinct Solutions)

**Requested Zoning Change:**

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

**Official Community Plan Amendment:**

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

**Purpose:**

The applicant is proposing to rezone the subject property in order to construct 19 units of row housing.

Item 3.3

[BYLAW NO. 10164 \(Z09-0009\)](#)

**LOCATION:** 2488 Abbott Street

**Legal Description:**

Lot 2, District Lot 14, ODYD, Plan 2813

**Owner/Applicant:**

Detailed Developments Ltd/ (Carl Scholl)

**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 authorize construction of a secondary suite within an accessory building.

Item 3.4

[BYLAW NO. 10168 \(Z08-0118\)](#)

**LOCATION:** 684 Barnaby Road

**Legal Description:**

Lot 3, District Lot 357, ODYD, Plan KAP83090

**Owner/Applicant:**

Robert and Lula Mills

**Requested Zoning Change:**

From the RR1 – Rural Residential 1 zone to the RR3 – Rural Residential 3 zone

**Purpose:**

The applicant is proposing to rezone the subject property in order to facilitate a subdivision of the property in the future.

**4. PROCEDURE ON EACH BYLAW SUBMISSION:**

- (a) Brief description of the application by City Staff (Land Use Management Department).
- (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**