

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

SEPTEMBER 8, 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 August 21, 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. 10209 \(Z08-0014\)](#)

LOCATION: 380 Taylor Road

Legal Description:

Lot B, Section 22, Township 26, ODYD, Plan 30079

Owner/Applicant:

Elizabeth and Armogan Odiyar

Requested Zoning Change:

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

Purpose:

The applicant is proposing to rezone a portion of the subject property in order to construct a second single-detached dwelling on the subject property.

Item 3.2

[BYLAW NO. 10225 \(Z09-0030\)](#)

LOCATION: 5220 Highway 97 North

[BYLAW NO. 10224 \(TA09-0004\)](#)

Legal Description:

Lot 1, Section 11, Township 23, ODYD, Plan 34113, Except Plan KAP81399

Owner/Applicant:

Pier Mac Petroleum Installation Ltd

Requested Zoning Change:

From the P4 - Utilities zone to the CD15 - Airport Business Park zone

Purpose:

The applicant is proposing to rezone the subject property from P4 - Utilities to CD15 - Airport Business Park and accordingly a Text Amendment is required to include the subject property in the industrial boundary area of the Airport Business Park.

Item 3.3

[BYLAW NO. 10226 \(Z09-0038\)](#)

LOCATION: 1315 Water Street (Tenant address is 421 Cawston Ave)

Legal Description:

A portion of Lot A, District Lot 139, ODYD, Plan KAP67454

Owner/Applicant:

City of Kelowna/Kelowna Visual & Performing Arts Centre Society

Requested Zoning Change:

From the C7 - Central Business Commercial zone to the C7LP - Central Business Commercial with Liquor Primary zone

Purpose:

The applicant is proposing to rezone a portion of the subject property in order to allow for the proposed liquor primary license for the Rotary Centre for the Arts.

Item 3.4

[BYLAW NO. 10218 \(Z09-0031\)](#)

LOCATION: 3975 and 3985 Lakeshore Road

Legal Description:

Lots 7 and 8, Section 6, township 26, ODYD, Plan 8758

Owner/Applicant:

Louis Spartin, Tracey Spartin, Gary Taylor and Maureen Ryan (Troika Developments Inc.)

Requested Zoning Change:

C1 – Local Commercial to
C3 – Community Commercial

Deferred from
Aug 25/09
Meeting

Purpose:

The applicant is proposing to rezone the subject property in order to allow for the construction of a four storey commercial building.

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

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