

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

April 20, 2010 - 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 April 1, 2010 (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. 10309 \(Z10-0010\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 475 Taylor Road

Lot 3, Section 22, Township 26, ODYD, Plan 28652

Bryana and Bradley Greenhalgh

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

The applicant is proposing to rezone the subject property in order to construct a secondary suite within an accessory building.

Item 3.2

[BYLAW NO. 10310 \(OCP10-0002 and TUP10-0001\)](#)

Legal Description:

Owner/Applicant:

Official Community Plan Amendment:

Purpose:

Location: 3326 Lakeshore Road

Lot 27, District Lot 14, ODYD, Plan 2708

City of Kelowna

To amend the OCP to allow a temporary use permit to be applied to the subject property that is currently designated "Major Park/Open Space"

The applicant is proposing to amend the OCP and obtain a temporary use permit to allow "Non-Accessory Parking" on the subject property.

Item 3.3

[BYLAW NO. 10312 \(Z09-0060\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 4170 McClain Road

Lot 75, Sections 2 and 3, Township 26, ODYD, Plan 1247, Except Plans 10644, 18326 and 20428

FAA Enterprises Ltd and Frank Aiello/Frank Aiello

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

The applicant is proposing to rezone the subject property in order to retain a mobile home on the site.

Item 3.4

[BYLAW NO. 10313 \(LUC09-0001\) and Bylaw No. 10314 \(Z08-0113\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 7850 Highway 97 N

Lot 1, Section 34, Township 23, ODYD, Plan 28654, Except Plan 40322

Thomas and Marlene Tobin

From the A1 - Agriculture 1 zone LUC76-1055 (M29957) to the A1s - Agriculture 1 with Secondary Suite zone

The applicant is proposing to discharge the existing Land Use Contract LUC76-1055 (M29957) and rezone the subject property from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone in order to legalize an existing mobile home as a secondary suite. The Land Use Contract allowed for the subdivision that created the subject property and is therefore no longer required.

Item 3.5

[BYLAW NO. 10315 \(Z09-0082\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 4439 Wallace Hill Road

Lot B, District Lot 360, ODYD, Plan 31395

Andre and Eileen Blanleil/Maurice and Shannon Blanleil

From the RR2 - Rural Residential 2 zone to the RR2 - Rural Residential 2 with Secondary Suite zone

The applicant is proposing to rezone the subject property in order to permit a detached secondary suite.

Item 3.6

[BYLAW NO. 10317 \(Z10-0003\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 340 Moubray Road

Lot 6, Section 5, Township 23, ODYD, Plan KAP74910

Wayne and Laurie Deleurme/Wayne Deleurme

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

The applicant is proposing to rezone the subject property in order to construct a second single family dwelling and then stratify the buildings.

Item 3.7

[BYLAW NO. 10318 \(TA10-0001\)](#)

Owner/Applicant:

Purpose:

Location: 5920 Chute Lake Road

Kettle Valley Holdings Ltd/New Town Architecture Services Inc.

The applicant is proposing to amend development Type VIII of the CD2 - Kettle Valley Comprehensive Residential Development zone in order to facilitate a 21-unit townhouse development on the subject property.

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