

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

May 18, 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 30, 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. 10238 \(Z07-0070\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

Location: 455 Cavell Place

Lot 2, Section 24, Township 28, SDYD, Plan 41091, Except Plan KAP80779

Sundowner Holdings Ltd and Woodlawn Projects Inc/Protech Consultants Ltd

From the A1 - Agriculture 1 zone to the RU1h - Large Lot Housing (Hillside Area) zone

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

Item 3.2

[BYLAW NO. 10322 \(LUC09-0003\)](#)

[BYLAW NO. 10323 \(OCP09-0013\)](#)

[BYLAW NO. 10324 \(Z09-0044\)](#)

Legal Description:

Owner/Applicant:

Official Community Plan Amendment:

Requested Zoning Change:

Purpose:

Location: Dilworth Mountain Estates

The properties bounded by Dilworth Drive to the South, Silver Place to the North, Monashee Place to the East and Summit Drive to the West, commonly known as "Dilworth Mountain Estates"

Various Owners/City of Kelowna

From the "Single/Two Unit Residential" designation, the "Multiple Unit Residential - Low Density" designation, the "Commercial" designation, the "Major Park/Open Space" designation and the "Educational/Major Institutional" designation to the "Single/Two Unit Residential" designation, the "Multiple Unit Residential - Low Density" designation, the "Multiple Unit Residential - Medium Density" designation, the "Commercial" designation, the "Major Park/Open Space" designation and the "Public Service/Utilities" designation

From the City of Kelowna Zoning Bylaw No. 4500 designations A1 - Agriculture 1 zone, the RU1 - Large Lot Housing zone, and the P3 - Parks & Open Space zone (LUC74-57) to the City of Kelowna Zoning Bylaw No. 8000 designations RU1h - Large Lot Housing (Hillside Area) zone, the RM3 - Low Density Multiple Housing zone, the RM4 - Transitional Low Density Housing zone, the C5 - Transitional Commercial zone, the P3 - Parks & Open Space zone and the P4 - Utilities zone

The applicant is proposing to discharge the Land Use Contract, amend the OCP and rezone the subject properties in order to recognize final development boundaries and allow for the discharge of LUC74-57.

Item 3.3

[BYLAW NO. 10325 \(Z10-0013\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Location: 546 McWilliams Road

Lot 7, Section 26, Township 26, ODYD, Plan 29389

Terry Oxley and Maria Borsato/Terry Oxley

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 legalize an existing secondary suite within an accessory building.

Item 3.4

[BYLAW NO. 10327 \(Z10-0009\)](#)

Legal Description:

Location: 287 Kneller Road

Lot 1, Sections 26 and 27, Township 26, ODYD, Plan KAP61888

Owner/Applicant:

Jang and Raj Bhatti/Raj Bhatti

Requested Zoning Change:

From the RU2 - Medium Lot Housing zone to the RU2s - Medium Lot Housing with Secondary Suite zone

Purpose:

The applicant is proposing to rezone the subject property in order to legalize a secondary suite within a single family dwelling.

Item 3.5

[BYLAW NO. 10330 \(Z10-0018\)](#)

Legal Description:

Location: 729 Renshaw Road

Lot 5, District Lot 143, ODYD, Plan KAP76112

Owner/Applicant:

Sarabjit and Kuldip Buttar/Axel Hilmer

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 legalize a secondary suite within a single family dwelling.

Item 3.6

[BYLAW NO. 10331 \(Z10-0021\)](#)

Legal Description:

Location: 5267 Chute Lake Road

Lot 2, Section 24, Township 28, SDYD, Plan KAP79725

Owner/Applicant:

Gerard and Theresa Fougere

Requested Zoning Change:

From the RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone

Purpose:

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

Item 3.7

[BYLAW NO. 10332 \(Z10-0008\)](#)

Legal Description:

Location: 745, 765 and 793 Stremel Road

Lot 14, District Lot 125, ODYD, Plan 3236, Except Plans B5812 and 18713; Lot A, Section 34, Township 26, ODYD, Plan 19473; Lot 2, Section 34, Township 26, ODYD, Plan 18713, Except Plans 19473 and 20576

Owner/Applicant:

298874 BC Ltd, 218555 BC Ltd and Cheville Investments Ltd/Stremel Road Joint Venture

Requested Zoning Change:

From the RU1 - Large Lot Housing zone to the I2 - General Industrial zone

Purpose:

The applicant is proposing to rezone the subject property in order to permit general industrial uses on the consolidated parcel.

Item 3.8

[BYLAW NO. 10333 \(Z10-0016\)](#)

Legal Description:

Location: 453 Trumpeter Road

Lot 9, Section 24, Township 28, SDYD, Plan 31830

Owner/Applicant:

Beat and Therese Steuri

Requested Zoning Change:

From the RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone

Purpose:

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

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