

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**SEPTEMBER 7, 2010 – COUNCIL CHAMBER**

**CITY HALL – 1435 WATER STREET**

**6:00 P.M.**

CHAIRPERSON 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 20, 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) All representations to Council form part of the public record and a live audio feed is being broadcast and recorded by CastaNet.
- (e) 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.

- (f) 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.10232 \(Z10-0049\)](#)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 1422 Alta Vista Road**

Lot 15, District Lot 137, ODYD, Plan 13998

Nancy and Stephen Moretti

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 a single family dwelling

**Item 3.2**

**[BYLAW NO. 10385 \(Z10-0041\)](#)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 1321 Tanemura Crescent**

Lot 5, Section 13, Township 26, ODYD, Plan KAP85143

Harjit and Sukhwinder Randhawa

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 a single family dwelling

**Item 3.3**

**[BYLAW NO. 10386 \(Z10-0047\)](#)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 700 Barnaby Road**

Lot 1, District Lot 357, SDYD, Plan KAP69370

Gregory and Dixie Lefebvre/Architecturally Distinct Solutions Inc.

From the RR2 - Rural Residential 2 zone to the RR2s - Rural Residential 2 with Secondary Suite zone

The applicant is proposing to rezone the subject property in order to construct a secondary suite within an addition to a single family dwelling

**Item 3.4**

**[BYLAW NO. 10393 \(Z10-0062\)](#)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**LOCATION: 1494 Montenegro Drive**

Lot 11, Section 13, Township 26, ODYD, Plan KAP84278

Gursewak and Ramandeep Bains

From the RU1h - Large Lot Housing (Hillside Area) zone to the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone.

**Purpose:** The applicant is proposing to rezone the subject property in order to construct a secondary suite within a single family dwelling

**Item 3.5**

**BYLAW NO. 10394 (Z10-0045)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 1750 McKenzie Road**

Lot B, Section 36, Township 26, ODYD, Plan 25654, Except Plan KAP90335

Gurmit & Naveep Sidhu and Rajnwinder and Harparkash Rajan/Interior BC Holdings Ltd.

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 allow a basement suite within the existing dwelling

**Item 3.6**

**BYLAW NO. 10395 (Z10-0053)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Purpose:**

**LOCATION: 195 Swick Road**

Lot 3, Section 16, Township 28, SDYD, Plan 17902

Cindy Ferguson/New Town Planning Services

From the RR1 - Rural Residential 1 zone to the RR1s - Rural Residential 1 with Secondary Suite zone

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

**Item 3.7**

**BYLAW NO. 10396 (OCP10-0010)**

**BYLAW NO. 10397 (Z10-0057)**

**Legal Description:**

**Owner/Applicant:**

**Requested Zoning Change:**

**Official Community Plan Amendment:**

**Purpose:**

**LOCATION: 2061 Garner Road and 2045 Loseth Road**

Portions of Lots 2 and 3, Section 13, Township 26, ODYD, Plan KAP86315

Kirschner Mountain Estates Ltd and Donald & Amy Kirschner/Mission Group Creations Ltd.

Portions of the subject properties from the RU4 - Low Density Cluster Housing zone to the P3 - Parks & Open Space zone and from the P3 - Parks & Open Space zone to the RU4 - Low Density Cluster Housing zone

To change the Future Land Use designation for portions of the subject properties from the "Major Park & Open Space" designation to the "Single/Two Unit Residential" designation and from the "Single/Two Unit Residential designation" to the "Major Park & Open Space" designation

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone a portion of the subject property in order to create a linear park connection to an existing single family development and a more viable development area for the existing low density cluster housing parcel

**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**