

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

November 16, 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 October 29, 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. 10437 \(Z10-0080\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 1329 Nishi Court

Lot 13, Section 13, Township 26, ODYD, Plan KAP87484

Paramjit and Mandeep Bal / Axel Hillmer
Planning Consultant

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

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

Item 3.2

[BYLAW NO. 10438 \(Z10-0077\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 170 Bryden Road

Lot 8, Section 27, Township 26, ODYD, Plan 11286

Etsuko Ikari / Jim Nastos

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

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

Item 3.3

[BYLAW NO. 10435 \(OCP09-0012\)](#)

[BYLAW NO. 10434 \(TA10-0008\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Official Community Plan Amendment:

Purpose:

LOCATION: City of Kelowna

City of Kelowna

To create a I6 - Low-Impact Transitional Industrial zone.

To create a new future land use designation called Industrial - Limited.

To consider a Text Amendment to the Kelowna 2020- Official Community Plan Bylaw No. 7600 to create a new Industrial zone.

Item 3.4

[BYLAW NO. 10441 \(OCP10-0017\)](#)

[BYLAW NO. 10436 \(Z09-0035\)](#)

Legal Description:

LOCATION: 3130 Sexsmith Road

Lot 28, Section 3, Township 23, ODYD, Plan 18861

Owner/Applicant: Matthew Ewonus /Protech Consultants Ltd.
Requested Zoning Change: From A1 - Agriculture 1 to I6 - Low-Impact Transitional Industrial.
Official Community Plan Amendment: To change the Future Land Use designation from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation.
Purpose: The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property from A1 - Agricultural 1 zone to the new I6 - Low-Impact Transitional Industrial zone.

Item 3.5

[BYLAW NO. 10442 \(OCP10-0018\)](#)
[BYLAW NO. 10443 \(Z10-0092\)](#)

LOCATION: 3150 Sexsmith Road

Legal Description:

Lot 27, Section 3, Township 23, ODYD, Plan 18861

Owner/Applicant:

Kimberly and John Berg /Protech Consultants Ltd.

Requested Zoning Change:

From A1 - Agriculture 1 to I6 - Low-Impact Transitional Industrial.

Official Community Plan Amendment:

To change the Future Land Use designation from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property from A1 - Agricultural 1 zone to the new I6 - Low-Impact Transitional Industrial zone.

Item 3.6

[BYLAW NO. 10444 \(OCP10-0019\)](#)
[BYLAW NO. 10445 \(Z10-0093\)](#)

LOCATION: 3170 Sexsmith Road

Legal Description:

Lot 26, Section 3, Township 23, ODYD, Plan 18861

Owner/Applicant:

Kimberly and John Berg & Shanny and Marlin Toews /Protech Consultants Ltd.

Requested Zoning Change:

From A1 - Agriculture 1 to I6 - Low-Impact Transitional Industrial.

Official Community Plan Amendment:

To change the Future Land Use designation from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property from A1 - Agricultural 1 zone to the new I6 - Low-Impact Transitional Industrial zone.

Item 3.7

[BYLAW NO. 10446 \(OCP10-0020\)](#)
[BYLAW NO. 10447 \(Z10-0094\)](#)

LOCATION: 3190 Sexsmith Road

Legal Description:

Lot 25, Sections 2 and 3, Township 23, ODYD, Plan 18861

Owner/Applicant:

567752 BC Ltd. /Protech Consultants Ltd.

Requested Zoning Change:

From A1 - Agriculture 1 to I6 - Low-Impact Transitional Industrial.

Official Community Plan Amendment:

To change the Future Land Use designation from the "Single/Two Unit Residential" designation to the "Industrial - Limited" designation.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property from A1 - Agricultural 1 zone to the new I6 - Low-Impact Transitional Industrial zone.

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