

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

December 14, 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 November 26, 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. 10450 \(Z10-0082\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 350 Moyer Road

Lot 40, Section 35, Township 26, ODYD, Plan 425, Except Plan 43311

Steven Lwowski / Kevin Lwowski

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 locate a mobile home on the property.

Item 3.2

[BYLAW NO. 10451 \(Z10-0075\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 2960 Appaloosa Road

A portion of Lot 5, Section 3, Township 23, ODYD, Plan 18861, Except Plan EPP8916

Watermark Developments Ltd.

From the A1 - Agriculture 1 zone to the RU2s - Medium Lot Housing with Secondary Suite zone.

The applicant is proposing to rezone a portion of the subject property in order to facilitate a six lot subdivision and road re-alignment.

Item 3.3

[BYLAW NO. 10453 \(Z10-0088\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 735 Hollywood Road South

Lot 2, Section 23, Township 26, ODYD, Plan 25175

Edwina Flanagan and Gordon Kelly

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 principal dwelling.

Item 3.4

[BYLAW NO. 10455 \(Z10-0083\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

LOCATION: 1195 Rio Drive South

Lot 20, Section 6, Township 23, ODYD, Plan KAP68061

Denys and Iryna Storozhuk

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 construct a secondary suite within a single family dwelling.

Item 3.5

BYLAW NO. 10456 (OCP10-0011)

BYLAW NO. 10457 (Z10-0058)

Legal Description:

LOCATION: Various

Lots 27, 28, 29, 30, 31, 32 and 33, District Lot 1688S, SDYD, Plan KAP82069; Part of Lots 10, 11 and 14, District Lot 1688S, SDYD, Plan KAP84694; Lots 12 and 13, District Lot 1688S, SDYD, Plan KAP84694; Lot 27, District Lot 1688S, SDYD, Plan KAP84694; Part of Lot A, District Lot 1688S, SDYD, Plan KAP68646 Except Plans KAP68647, KAP70485, KAP71342, KAP72474, KAP74275, KAP74684, KAP76064, KAP79204, KAP82069, KAP82290 and KAP84694; Part of Lot 3, District Lot 124, ODYD, Plan KAP84653; Strata Lot 1, District Lot 14, ODYD, Strata Plan KAS2898; Lot 1, Section 32, Township 26, ODYD, Plan KAP56656; Part of Lot 27, Section 19, Township 27, ODYD, Plan KAP81891; Part of Lot A Section 23, Township 26, ODYD, Plan KAP90062; Lot 3, District Lot 124, ODYD, Plan KAP84653

Owner/Applicant:

Various / City of Kelowna

Official Community Plan
Amendment:

From the "Major Park/Open Space" designation, the "Single/Two Unit Residential" designation and the "Industrial" designation to the "Single/Two Unit Residential" designation, the "Major Park/Open Space" designation and the "Multiple Unit Residential (Low Density)" designation.

Requested Zoning Change:

From the P3 - Parks and Open Space zone, the RU1h - Large Lot Housing (Hillside Area) zone, the I2 - General Industrial zone, the RU6 - Two Dwelling Housing zone, the RU1hs - Large Lot Housing (Hillside Area) with Secondary Suite zone, the C4lp - Urban Centre Commercial (Liquor Primary) zone and the C2 - Neighbourhood Commercial zone to the RU1h - Large Lot Housing (Hillside Area) zone, the P3 - Parks and Open Space zone, the RM1 - Four Dwelling Housing zone and the C4 - Urban Centre Commercial zone.

Purpose:

The applicant is proposing to correct a number of mapping discrepancies that have been discovered in both Map 19.1 - Generalized Future Land Use Map of the Official Community Plan and Schedule "A" of Zoning Bylaw 8000.

Item added Item 3.6

by staff **BYLAW NO. 10454 (Z10-0081)**

Legal Description:

LOCATION: 964 Campus Court

Owner/Applicant:

Lot 37, District Lot 135, ODYD, Plan 26296

Requested Zoning Change:

Bruce Saunders

Purpose:

from the RU2 - Medium Lot Housing zone to the RU2s - Medium 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.

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