

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

February 22, 2011 – 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 February 4, 2011 (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. 10472 \(Z10-0065\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 735 Clement Avenue

Lots 16 and 17, District Lot 138 and of Section 30, Township 26, ODYD, Plan 1039

Gregory and Debra Stromquist

From the RU6 - Two Dwelling Housing zone to the RM4 - Transitional Low Density Housing zone.

The applicant is proposing to rezone the subject property in order to permit the development of a four unit row house building.

To be deferred
by Council to the
March 8, 2011
Public Hearing

Item 3.2

[BYLAW NO. 10474 \(Z10-0089\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 5560 Lakeshore Road

Lot A, Section 15, Township 28, SDYD, Plan KAP59239
Jennifer Hindle

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 construct a secondary suite within a single family dwelling.

Item 3.3

[BYLAW NO. 10476 \(Z10-0105\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 1362 Tanemura Crescent

Lot 8, Section 13, Township 26, ODYD, Plan KAP86150
0726570 BC Ltd / Paul Watson

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 the principal residence.

Item 3.4

[BYLAW NO. 10477 \(Z10-0074\)](#)

Legal Description:

Owner/Applicant:

LOCATION: 781 Wallace Road

Portions of Lot 1, Section 36, Township 26, ODYD, Plan 41383, Except Plan

Arjan Poonian / Protech Consultants Ltd.

Requested Zoning Change: From the A1 - Agriculture 1 zone to the RR1 - Rural Residential 1 zone and the RR2 - Rural Residential 2 zone

Purpose: The applicant is proposing to rezone portions of the subject property in order to facilitate a three lot subdivision.

Item 3.5

BYLAW NO. 10478 (Z09-0080)

LOCATION: 645 Dodd Road

Legal Description: Portions of Lot 1, Section 26, Township 26, ODYD, Plan KAP91112

Owner/Applicant: City of Kelowna

Requested Zoning Change: From the P1 - Major Institutional zone, the P2 - Educational & Minor Institutional and the P3 - Parks & Open Space zone to the P5 - Municipal District Park zone

Purpose: The applicant is proposing to rezone the subject property in order to accommodate on-going park development.

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**