

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

April 19, 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 April 1, 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.10507 \(OCP10-0012\),](#)
BYLAW NO. 10508 (OCP10-0012 and
BYLAW NO. 10509 (Z10-0067)

Legal Description:

LOCATION: 1515, 1525, 1535, 1547 and 1563 Highland Drive North

Lots A and B, Section 29, Township 26, ODYD, Plan 13228; Lot C, Section 29, Township 26, ODYD, Plan 13228, Except Plan KAP82455; Lots 17 and 18, Section 29, Township 26, ODYD, Plan 3329, Except Plan KAP82455
City of Kelowna

Owner/Applicant:

Requested Zoning Change:

Official Community Plan Amendment:

From the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.
To amend Chapter 8 - Housing, Section 8.1.31 and to change the Future Land Use designation from the "Single/Two Unit Residential" designation to the "Multiple Unit Residential - Low Density" designation.

Purpose:

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone portions of the subject properties in order to allow the development of the subject properties with a Low Density Multiple Unit form of housing.

Item 3.2

[BYLAW NO. 10510 \(TA11-0001\)](#)

Applicant:

City of Kelowna

Purpose:

The applicant is proposing housekeeping amendments to Zoning Bylaw No. 8000 to add a clause to Section 9.5 Secondary Suites; to revise the wording of Section 9.5.8 and add a clause to the A1 - Agriculture Zone; and to remove "Breweries and Distilleries, major" in Section 14.4.2 principal use of the C4 - Urban Centre Commercial zone and add "Breweries and Distilleries, minor" in Section 14.7.2 of the C7 - Central Business Commercial zone.

Item 3.3

[BYLAW NO. 10511 \(Z10-0102\)](#)

Legal Description:

LOCATION: 1451 Montenegro Drive

Owner/Applicant:

Lot 20, Section 13, Township 26, ODYD, Plan KAP84278
Kulwinder and Mandeep Dhani / Kulwinder Dhani

Requested Zoning Change:

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 legalize an existing secondary suite.

Item 3.4

BYLAW NO. 10512 (Z11-0011)

Legal Description:

LOCATION: 820 Quigley Road

Lot 10, Section 22, Township 26, ODYD, Plan 19576

Owner/Applicant:

George and Aneta Andres

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 construct a secondary suite within the principal dwelling.

Item 3.5

BYLAW NO. 10513 (Z10-0091)

Legal Description:

LOCATION: 196 Cariboo Road

A portion of Lot H, Section 4, Township 23, ODYD, Plan 20088

Owner/Applicant:

D & S Schulz Enterprises Ltd. / Siegfried Schulz

Requested Zoning Change:

From the RR3 - Rural Residential 3 zone to the RU6 - Two Dwelling Housing zone and the RU1 - Large Lot Housing zone.

Purpose:

The applicant is proposing to rezone a portion of the subject property in order to facilitate subdivision into two lots.

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