

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

SEPTEMBER 20, 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 2030 - Official Community Plan* Bylaw No. 10500 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 September 2, 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. 10590 \(TA11-0005\)](#)

Applicant:

Proposed Text Amendment:

Housekeeping Text Amendment to Zoning Bylaw No. 8000  
City of Kelowna

To align the definitions of Care Centre, minor, intermediate, and major with the *Community Care and Assisted Living Act* by refining the number of children permitted and remove the provision that permitted an additional kitchen; To make minor changes to the RU5-Bare Lot Strata Housing by adding a rear yard requirement for an accessory building; To remove a clause from the RR3 - Rural Residential 3 zone which had a conflicting cross-reference; To clarify the required screening for a site abutting land in the Agricultural Land Reserve; To specify where fences are permitted along the foreshore of Okanagan Lake; To amend the definition of 'density' to provide clarity for fractional rounding in zones that specify number of units per site; To amend the 'site coverage' definition for Staff and public interpretation and clarity

Purpose:

The applicant is proposing text amendments to City of Kelowna Zoning Bylaw No. 8000 in order to provide further clarity on development regulations and allowable uses.

Item 3.2

[BYLAW NO. 10591 \(TA11-0007\)](#)

Applicant:

Proposed Text Amendment:

Text Amendment

New Town Architectural Services Inc.

To amend the signage regulations of the CD2 (Kettle Valley) zone for signage to refer to C3- Community Commercial regulations of the Sign Bylaw instead of C2- Neighbourhood Commercial

Purpose:

The applicant is proposing to change the signage regulations referenced in the CD2 (Kettle Valley) zone to permit a greater number of signs for their tenants

Item 3.3

[BYLAW NO. 10592 \(Z11-0052\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 360 Mugford Road

Lot B, Section 26, Township 26, ODYD, Plan 19840

Tracey-Lynne Pedlar

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 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**