

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

NOVEMBER 15, 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 October 28, 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. 10622 \(Z11-0071\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 3990 Hart Road

Lot 1, Sections 4 and 9, Township 26, ODYD, Plan KAP73101

David Mathieson and Nancy Doehring / David Mathieson

From the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite.

The applicant is proposing to rezone the subject property in order to legalize an existing secondary suite within the principal dwelling.

Item 3.2

[BYLAW NO. 10623 \(Z11-0041\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change

Purpose:

LOCATION: 865 Paret Road

A portion of Lot A, District Lot 579, SDYD, Plan KAP68860, Except Plan KAP74689

Craig Winnick and Nigel Allan / Craig Winnick

From the RR1 - Rural Residential 1 zone, the RU1 - Large Lot Housing zone and the A1 - Agriculture 1 zone to the RU1s - Large Lot Housing with Secondary Suite zone.

The applicant is proposing to rezone a portion of the subject property in order to construct a secondary suite within the proposed principal dwelling.

Item 3.3

[BYLAW NO. 10625 \(OCP11-0015\)](#)

Legal Description:

Applicant:

Official Community Plan Amendment:

Purpose:

LOCATION: 3131 Lakeshore Road

Lot 1, District Lots 14 and 135, ODYD, Plan 34984, Except Plans 35454 and KAP67299

Trustees of the Congregation of St. Paul's United Church / Rob Couch

To delete the Temporary Use Permit Area table 4.3 in Chapter 4 - Temporary Use Permits and replace it with a new table.

The applicant is proposing to amend the City of Kelowna Official Community Plan by deleting the Temporary Use Permit Area table 4.3 in Chapter 4 - Temporary Use Permits and replacing it with a new table.

Item 3.4

[BYLAW NO. 10626 \(OCP11-0012\) and  
BYLAW NO. 10627 \(Z11-0027\)](#)

Legal Description:

Owner/Applicant:

LOCATION: 964-968 Borden Avenue

Lot 2, District Lot 138, ODYD, Plan 3182

David and Joan Richter / IHS Designs

**Official Community Plan Amendment:** To change the Future Land Use Designation from the Single/Two Unit Residential designation to the Multiple Unit Residential (Low Density) designation.

**Requested Zoning Change:** From the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone.

**Purpose:** The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone the subject property in order to legalize an existing four-plex.

**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**