

PUBLIC HEARING

MAY 29, 2012 - COUNCIL CHAMBER

CITY HALL - 1435 WATER STREET

6:00 P.M.

CHAIRMAN 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 May 11, 2012 (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) 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.
 - (e) 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. 10699 \(TA12-0002\)](#)

Proposed Text Amendment:

To amend City of Kelowna Zoning Bylaw No. 8000 by adding a Type VII(a) Cluster Estate designation to the CD2 - Kettle Valley Comprehensive Residential Development zone.

Purpose:

The applicant is proposing to amend the CD2 - Kettle Valley Comprehensive Residential Development zone in order to facilitate the removal of three (3) single family parcels and to transfer the density into an existing area intended for low-density multiple unit residential development.

Item 3.2

[BYLAW NO. 10700 \(Z12-0014\)](#)

Legal Description:

LOCATION: 384 Glenwood Avenue

Lot 4, District Lot 14, ODYD, Plan 3305

Owner/Applicant:

Lionel & Terry Nicholson and Steven & Loretta Nicholson

Requested Zoning Change:

From the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone.

Purpose:

The applicant is proposing to rezone the subject property in order to construct a duplex on the subject property.

Item 3.3

[BYLAW NO. 10701 \(Z12-0024\)](#)

Legal Description:

LOCATION: 1452 Montenegro Drive

Lot 8, Section 13, Township 26, ODYD, Plan KAP84278

Owner/Applicant:

Shamus Knox and Lisa Hawkins / Shamus Knox

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. 10703 \(OCP11-0018\) and](#) [BYLAW NO. 10704 \(Z11-0090\)](#)

Legal Description:

LOCATION: 373-375 Fizet Avenue

Lot 47, Section 26, Township 26, ODYD, Plan KAP52738

Owner/Applicant:

JB Developments Ltd Inc. No. 0634315

Official Community Plan Amendment:

To change the Future Land Use Designation from 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 (Planning).
- (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