

City of Kelowna
Public Hearing
AGENDA



Tuesday, February 26, 2013
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR 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 February 12, 2013 (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. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. The Mayor will provide comment on procedures for each bylaw submission.

4. Individual Bylaw Submissions

4.1 Bylaw No. 10796 - Text Amendment Application No. TA12-0013 - Text Amendment to Zoning Bylaw for various section updates 4 - 9

The City of Kelowna is proposing various text amendments to the City of Kelowna Zoning Bylaw No. 8000 are proposed as follows: 1. To revise the interpretation of building height and provide corresponding illustrations; 2. To amend the criteria by which dormers are considered the main roof for the purpose of protecting neighbours privacy and minimizing the impact of the dormer height; 3. To amend the permitted height for accessory structures in A1-Agriculture and RR1-Rural Residential zones; 4. To update references from the 's' or 'c' zoning designations in the landscape section of the Zoning Bylaw to reflect recent changes to secondary suites; 5. To distinguish the parking regulations for secondary suites and carriage houses.

4.2 Bylaw No. 10801 - Text Amendment Application No. TA12-0010 - 1310-1352 Water Street 10 - 31

The applicant is proposing to add 'breweries and distilleries, minor' as a permitted secondary use within the C8 - Convention Hotel Commercial Zone.

4.3 Bylaw No. 10802 - Rezoning Application No. Z12-0071 - 1789 KLO Road 32 - 38

The applicant is proposing to rezone the subject property from the C2 - Neighbourhood Commercial zone to the C2rls - Neighbourhood Commercial (Retail Liquor Sales) zone to facilitate a retail liquor store in an existing commercial unit.

5. Termination

6. Procedures On Each Bylaw Submission

(a) Brief description of the application by City Staff (Land Use Management or Policy and Planning Department).

(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.