

City of Kelowna Public Hearing AGENDA



Tuesday, February 3, 2015
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 reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(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 January 20, 2015 (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. Individual Bylaw Submissions

- 3.1 1975 Union Road, BL10996 (TA14-0015) - Amendment to C5 - Transition Commercial Zone** 4 - 18

To amend the C5 - Transition Commercial zone by replacing the previously recommended "Service Stations, Minor" use with the "Rapid Drive-Through Vehicle Services" use on one explicit legal parcel.

- 3.2 828, 834, 871 & 877 McCurdy Place, BL11039 (Z14-0045) - Harmony Holdings Limited** 19 - 25

To consider a Rezoning application to rezone the subject properties from the I1 - Business Industrial zone to the I2 - General Industrial zone.

- 3.3 Kettle Valley, Various Addresses, BL11046 (TA14-0013) - Kettle Valley Development Ltd.** 26 - 32

To seek approval for changes to the development regulations and housekeeping amendments in the CD2 Comprehensive Zone 2, Kettle Valley Comprehensive Residential Development zone.

- 3.4 650-652 Wardlaw Avenue, BL11049 (Z14-0055) - Loren & Janette Desautels** 33 - 53

To rezone the subject property in order to permit a fourplex.

- 3.5 545 Radant Road, BL11052 (Z14-0053) - Stacey Lynn Fenwick** 54 - 70

To rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone in order to develop a duplex.

- 3.6 385 Cadder Avenue, BL11053 (Z14-0056) - Andrew & Lesley Wilson** 71 - 83

To rezone the subject property from RU1-Large Lot Housing to RU1C-Large Lot Housing with Carriage House in order to develop a carriage house.

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair 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 Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the 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 by 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 held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.