

City of Kelowna Public Hearing AGENDA



Tuesday, May 26, 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 May 12, 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

3.1 700 Highway 33 East, BL11083 (TA15-0002) - Hillcrest Farm Market Inc. 4 - 23

To consider amending the A1 - Agriculture zone to permit the use of a primary food establishment (Café) at 700 Hwy 33 E in accordance with Agriculture Land Commission Resolution # 101/ 2014.

3.2 773 Glenmore Road & 720 Valley Road, BL11090 (OCP14-0008), BL11091 (TA14-0005) & BL11092 (Z14-0010) - 0904419 BC Ltd. 24 - 35

To consider an Official Community Plan Amendment to change a portion of the future land use of the subject property from Multiple Unit Residential to Commercial to facilitate future development; To consider amending the text of the CD3 - Comprehensive Development Three zone to match future development plans on site; To consider the Zoning Bylaw boundaries be re-aligned to match the property lines and actual development on the site.

3.3 2265 Wilkinson Street, BL11093 (Z15-0015) - Jacob & Julie Cruise 36 - 46

To rezone the subject property from RU2-Medium Lot Housing zone to RU2c-Medium Lot Housing with Carriage House.

3.4 1432 McInnes Avenue, BL11094 (Z15-0014) - Caroline Kaltenhauser 47 - 62

To rezone the subject parcel from RU6 - Two Dwelling Housing zone to RM1 - Four Dwelling Housing zone.

3.5 1280 Highway 33 East, BL11095 (Z15-0011) - Imre & Jennifer Csorba 63 - 75

To rezone the subject property from A1 - Agriculture 1 zone to A1c - Agriculture 1 with Carriage House zone.

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 resrepresentation (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.