

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

NOVEMBER 1, 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 14, 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. 10611 \(Z11-0064\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 1340 Chichester Court

Lot A, Section 35, Township 26, ODYD, Plan 36846

Gyula and Gyongi Schweigert / Gyula Schweigert

From the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

The applicant is proposing to rezone the subject property in order to construct a secondary suite within an accessory building.

Item 3.2

[BYLAW NO. 10612 \(Z11-0044\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change

Purpose:

LOCATION: 410 Woods Road

Lot 5, Section 22, Township 26, ODYD, Plan 27146

Reynald and Jennifer Grande

From the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

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

Item 3.3

[BYLAW NO. 10613 \(TA11-0006\)](#)

Applicant:

Proposed Text Amendment:

Purpose:

City of Kelowna

To clarify bicycle parking requirements and standards; To clarify Riparian Management Area wording; To add setback requirements from watercourses for agricultural buildings, in accordance with provincial standards; To ensure consistency of Dock and Boatlift regulations with provincial guidelines; To add a new Alternative Transportation Corridor zone.

The applicant is proposing Housekeeping Text Amendments to City of Kelowna Zoning Bylaw No. 8000.

Item 3.4

[BYLAW NO. 10614 \(Z11-0054\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 2539 Beetlestone Drive

Lot 7, District Lot 130, ODYD, Plan 23696

Jonathan Wilson

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

The applicant is proposing to rezone the subject property in order to construct a secondary suite within an accessory building.

Item 3.5

[BYLAW NO. 10615 \(Z11-0068\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 840 Raymer Avenue

Lot 4, District Lot 135, ODYD, Plan 8268

Ecer Construction Surveys (2005) Ltd.

From the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

The applicant is proposing to rezone the subject property in order to legalize a secondary suite within a single family dwelling.

Item 3.6

[BYLAW NO. 10616 \(Z11-0067\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 4634 Darin Place

Lot 19, District Lot 357, ODYD, Plan KAP57058

Miyuki and Randy Lindeboom / Randy Lindeboom

From the RU1 - Large Lot Housing zone to the RU1s - Large Lot Housing with Secondary Suite zone.

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

Item 3.7

TO BE
DEFERRED

[BYLAW NO. 10617 \(OCP11-0003\) and
BYLAW NO. 10618 \(Z11-0033\)](#)

TO NOV
29, 2011

Legal Description:

Owner/Applicant:

Official Community Plan Amendment:

Requested Zoning Change:

Purpose:

LOCATION: 1966-1968 Kane Road

Portions of Lot 44, Section 33, Township 26, ODYD, Plan KAP48643

OCORP Development Ltd. / PC Urban Properties

To change the Future Land Use Designation from the Multiple Unit Residential designation to the Commercial designation

From the A1 - Agriculture 1 zone to the C3 - Community Commercial zone, the RM3 - Low Density Multiple Housing zone and the RM5 - Medium Density Multiple Housing zone

The applicant is proposing to amend the City of Kelowna Official Community Plan and rezone portions of the subject property in order to facilitate a proposed retail shopping centre and future multi-family development.

Item 3.8

[BYLAW NO. 10606 \(OCP09-0017\) and BYLAW NO. 10607 \(Z09-0079\)](#)

LOCATION: 3471 Lakeshore Road

Legal Description:

Lot 36, District Lot 134, ODYD, Plan 3886

Owner/Applicant:

Natasa Development Corporation / City of Kelowna

Official Community Plan Amendment:

To change the Future Land Use Designation from the Mixed Use (Residential/Commercial) designation to the Single/Two Unit Residential designation.

Requested Zoning Change:

From the C9 - Tourist Commercial zone to the RU6 - Two 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 return the property to its previous zoning.

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