

**PUBLIC HEARING**

**February 21, 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 February 3, 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. 10646 \(OCP11-0007\)](#)

Legal Description:

Owner/Applicant:

Official Community Plan Amendment:

Purpose:

LOCATION: 3865-3867 Highway 97 and 2170 Rutland Road  
Lots A and B, Section 35, Township 26, ODYD,  
Plan 6372

Trailermaster Inc No. A49036 and Canalta Real Estate Services Inc. No. A57409 / DE Pilling & Associates

To add the Temporary Use Permit to table 4.3 of Chapter 4 of the Kelowna 2030 - Official Community Plan.

The applicant is seeking a Temporary Use Permit to legalize an existing use of the subject property by allowing "automotive and minor recreation vehicle sales/rental". An Official Community Plan amendment is required to add this Temporary Use Permit to the table 4.3 of Chapter 4 of the Kelowna 2030 - Official Community Plan. In compliance with the Development Applications Procedures Bylaw No. 10540, the issuance of the Temporary Use Permit will be considered by Council at the Public Meeting following the Public hearing.

#### Item 3.2

[BYLAW NO. 10650 \(Z11-0058\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change:

Purpose:

LOCATION: 3327 Lakeshore Road

Strata Lots 1-60, District Lot 14, ODYD, Strata Plan K533

Citizen Management Ltd. / CTQ Consultants Ltd.

From the C9 - Tourist Commercial zone to the C4 - Urban Centre Commercial zone.

The applicant is proposing to rezone the subject properties in order to permit the construction of a two storey mixed use development.

#### Item 3.3

[BYLAW NO. 10651 \(Z11-0087\)](#)

Legal Description:

Owner/Applicant:

Requested Zoning Change

Purpose:

LOCATION: 1401 Appleridge Road

Lot 30, Section 29, Township 29, SDYD, Plan 32500

Sheldon and Heather Upshaw / IHS Designs Ltd.

From RR3 - Rural Residential 3 zone to the RR3s - Rural Residential 3 with Secondary Suite zone.

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

#### Item 3.4

[BYLAW NO. 10652 \(OCP11-0002\) and  
BYLAW NO. 10653 \(Z11-0030\)](#)

Legal Description:

Owner/Applicant:

Official Community Plan Amendment:

Requested Zoning Change

Purpose:

LOCATION: 1013 Barnes Avenue

Lot B, District Lot 134, ODYD, Plan KAP91847

Risso Estates Ltd. / Troika Developments Ltd.

To change the Future Land Use Designation from the MRL - Multiple Unit Residential - Low Density designation to the MRM - Multiple Unit Residential - Medium Density designation  
From the A1 - Agriculture 1 zone to 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 multiple unit residential development.

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**