

PUBLIC HEARING

August 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 August 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
Withdrawn By
Staff

Item 3.1

[BYLAW NO. 10733 \(Z12-0048\)](#)

LOCATION: 2463 and 2473 Pandosy Street

Legal Description:

Lot A, District Lot 14, ODYD, Plan EPP17675 and Lot 20, District Lot 14, ODYD, Plan 1141, Except Plan KAP60686
4G Developments Ltd. Inc. No. BC0926540 /
Robert Gaspari

Owner/Applicant:

Requested Zoning Change:

From the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.

Purpose:

The applicant is proposing to rezone the subject property in order to construct a six plex on the consolidated site.

Item 3.2

[BYLAW NO. 10734 \(Z12-0032\)](#)

LOCATION: 260 Davie Road

Legal Description:

Lot 4, Section 22, Township 26, ODYD, Plan 18085

Owner/Applicant:

KNL Properties Ltd. Inc. No. 850280 / Davara Holdings Ltd.

Requested Zoning Change:

From the RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone.

Purpose:

The applicant is proposing to rezone the subject property in order to construct a 7 unit multi-family building.

Item 3.3

[BYLAW NO. 10743 \(Z12-0030\)](#)

LOCATION: Various Addresses

Legal Description:

Various Legal Descriptions

Owner/Applicant:

City of Kelowna

Requested Zoning Change:

From the A1 - Agriculture 1 zone, the RR2 - Rural Residential 2 zone, the RR3 - Rural Residential 3 zone, the RU1 - Large Lot Housing zone, the RU2 - Medium Lot Housing zone, the RU6 - Two Dwelling Housing zone and the I4 - Central Industrial zone to the P3 - Parks and Open Space zone.

Purpose:

The City of Kelowna (applicant) is proposing to rezone the subject properties to the P3 - Parks and Open Space zone in order to formalize in zoning their current parks use.

Item 3.4

[BYLAW NO. 10744 \(Z12-0042\)](#)

LOCATION: 10-180 Sheerwater Court

Legal Description:

Strata Lot 25, Section 6, Township 23, ODYD, Strata Plan KAS3129 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

Owner/Applicant:

Lane and Maegan Merrifield / MGC Construction Ltd.

Requested Zoning Change:

From the RR1 - Rural Residential 1 zone to the RR1s - Rural Residential 1 with Secondary Suite zone.

Purpose:

The applicant is proposing to rezone the subject property in order to permit a detached secondary suite in the form of a guest house.

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