

City of Kelowna
Public Hearing
AGENDA



Tuesday, April 15, 2014
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 April 4, 2014 (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

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| 3.1 | Bylaw No. 10924 (OCP13-0021) - Thomson Flats, Melcor Development Ltd. | 5 - 19 |
| | To amend the Area Structure Plan in the Official Community Plan Bylaw No. 10500. | |
| 3.2 | Bylaw No. 10933 (Z13-0038) - 721-725 Francis Avenue, Aldo & Wilma Clinaz | 20 - 38 |
| | To consider a proposal to legalize through zoning an existing fourplex that was originally approved as a duplex. | |
| 3.3 | Bylaw No. 10934 (Z13-0037) - 3657 Highway 97 North, Raul Holdings Inc. | 39 - 61 |
| | To consider a proposal to rezone the subject property from the A1 – Agriculture 1 zone to the C10 – Service Commercial zone in order to develop a service commercial building containing four (4) tenant spaces. | |
| 3.4 | Bylaw No. 10937 (Z13-0045) - 469 Glenmore Road, Terry Johnson & Jeffery Pereverzoff | 62 - 97 |
| | To consider a proposal to rezone the subject property from the A1 - Agriculture 1 zone to the C3 - Community Commercial zone in order to accommodate a car wash. | |
| 3.5 | Bylaw No. 10938 (HD14-0001) - 609 Burne Avenue, Craig Abernethy | 98 - 104 |
| | To consider removal of the Municipal Heritage Designation from the subject property as the former heritage building located on the site commonly known as the 'John F. Burne House' was completely destroyed by fire in August 2013. | |
| 3.6 | Bylaw No. 10940 (OCP14-0007) and Bylaw No. | 105 - 121 |

10941 (Z14-0002) - 1924 Henkel Road and (Part of) Henkel Road, Surinder Gosel & City of Kelowna

To amend the Official Community Plan in order to change the future land use designations of part of the subject properties from the REP – Resource Protection Area and EDINST – Educational/Major Institutional designations to the S2RES – Single/Two Unit Residential designation and to rezone part of the subject properties from the RR3 – Rural Residential 3 and P2 – Educational Minor Institutional zone to the RU2 – Medium Lot Housing zone in order to accommodate the development of a six lot single family subdivision.

3.7 Bylaw No. 10944 (TA14-0006) - Medical Marihuana Production Facilities - Industrial Zones

122 - 125

To amend Zoning Bylaw No. 8000 to allow Medical Marihuana Production Facilities as a principle use in the I1 - Business Industrial 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 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.