

# City of Kelowna

## Public Hearing

### AGENDA



Tuesday, April 9, 2019  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

#### 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 March 27, 2019 (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 Hall Rd, Fairhall Rd and Packers Rd, BL11761 (LUCT18-0011) - Various Owners**

To consider an application for the early Land Use Contract termination of LUC76-1080 and revert the subject properties identified in 'Schedule A' to their underlying zones.

#### **3.2 Bernard Ave 547-559, BL11775 (Z19-0005) - Salco Management Ltd, Inc. No. BC0744182**

To rezone the subject property to facilitate the development of a retail cannabis sales establishment.

#### **3.3 Glenmore Rd 401, BL11778 (Z19-0006) - 653332 BC Ltd, Inc. No. 653332**

To rezone the subject property to facilitate the development of a retail cannabis sales establishment.

#### **3.4 Rutland Rd S 140-160, BL11779 (Z19-0026) - Canada West Realty Ltd, Inc. No. 71313**

To rezone the subject property to facilitate the development of a retail cannabis sales establishment.

#### **3.5 Springfield Rd 2121, BL11780 (Z19-0029) - 417414 BC Limited, Inc No 417414**

To rezone the subject property to facilitate the development of a retail cannabis sales establishment.

#### **3.6 Gordon Dr 3818, BL11782 (TA19-0008) & BL11783 (Z19-0013) - Save on Shoes Ltd Inc No 397854**

To rezone the subject property to facilitate the development of a retail cannabis sales establishment and to amend the Zoning Bylaw by correcting the wording of the C2 – Neighbourhood Commercial subzones in Section 14.2, and creating a C10r1s/rcs subzone combination in both Section 01 and Section 14.10.

#### **3.7 Kyndree Ct 1222, BL11787 (Z19-0042) - Hans and Krystyna Schubel**

To consider a development application to rezone from the A1 – Agriculture 1 zone to the RR3 – Rural Residential 3 zone to facilitate a future 2 lot subdivision.

#### **3.8 Via Centrale 3200, BL11789 (OCP18-0020) & BL11791 (Z18-0113) - 0971205 B.C. Ltd.**

To amend the Official Community Plan designation from REC – Private Recreation to the MRL – Multiple Unit Residential (Low Density) and to rezone the subject property to facilitate the development of a townhouse.

#### **3.9 McCarthy Rd 9670, BL11790 (Z18-0122) - The Flowr Group (Okanagan) Inc., Inc. No. BC0974062**

To rezone the subject property from the I3 – Heavy Industrial zone to the I2 – General Industrial zone to facilitate the construction of a new industrial building.

**3.10 Harvey Ave 1455-1475, BL11792 (Z19-0010) - 449048 British Columbia Ltd, 1145399**

To rezone the subject property to facilitate the development of a retail cannabis sales establishment.

**3.11 Harvey Ave 2090, BL11793 (Z19-0008) - T 252 Enterprises Ltd Inc No BC1184462**

To rezone the subject property to facilitate the development of a retail cannabis sales establishment.

**4. Termination**

**5. Procedure on each Bylaw Submission**

- (a) Brief description of the application by City Staff (Community Planning);
- (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.