

City of Kelowna

Public Hearing

AGENDA



Tuesday, July 11, 2017
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 June 28, 2017 (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 Temporary Farm Worker Housing Bylaw Amendments OCP16-0022 (BL11373), TA16-0015 (BL11374)

4 - 66

To amend the Official Community Plan, Zoning Bylaw and Development Application Procedures Bylaw to provide updates to temporary farm worker housing policy, regulation and procedures.

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| 3.2 | 170 & 230 Nickel Road, Z17-0039 (BL11429) - 554764 BC Ltd | 67 - 85 |
| | To consider a rezoning application on the subject property from the RU1 - Large Lot Housing Zone to the RM3 – Low Density Multiple Housing Zone. | |
| 3.3 | 1287 & 1297 Findlay Road, Z16-0083 (BL11430) - 0725353 BC Ltd Inc. | 86 - 106 |
| | To rezone the subject property from RU1 - Large Lot Housing zone to the RM3 - Low Density Multiple Housing zone to facilitate the development of row housing. | |
| 3.4 | 540 Jaginder Lane, Z16-0086 (BL11431) - Michael and Edgar Hiebert | 107 - 120 |
| | To rezone the subject property from A1 - Agriculture1 zone to the RR3c - Rural Residential 3 with Carriage House zone to permit a carriage house in addition to the primary residence. | |
| 3.5 | 454 Glenwood Ave, Z17-0031 (BL11432) - Lindsay Gibson and Meghan Wise | 121 - 132 |
| | To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the future construction of a carriage house. | |
| 3.6 | 2045 Loseth Rd and 1261 Kloppenburg Rd, OCP17-0009 (BL11435) and Z17-0024 (BL11436) - Kirschner Mountain Estates Ltd | 133 - 142 |
| | To amend the Official Community Plan to change the Future Land Use designation and to rezone portions of the subject property to facilitate the creation of residential development parcels and park dedication. | |
| 3.7 | 5317 Chute Lake Road, OCP17-0001 (BL11437) and TA17-0002 (BL11438) - 1104053 BC Ltd | 143 - 160 |
| | To amend the Official Community Plan to change the future land use designation of the subject property and to amend the Kettle Valley Comprehensive Development Zone (CD2) to facilitate a two lot residential subdivision. | |

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.