

Public HearingJuly 27, 1999

A Public Hearing of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, July 27, 1999.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blanleil, M.I. Bremner, R.D. Cannan, C.B. Day, R.D. Hobson, J.D. Leask, J.D. Nelson and S.A. Shepherd.

Staff members in attendance were: City Manager, R.A. Born; City Clerk, D.L. Shipclark; Current Planning Manager, A. Bruce; and Acting-Council Recording Secretary, L.M. Taylor.

1. Mayor Gray called the Hearing to order at 7:00 p.m.
2. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

The City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on July 8, 1999, and by being placed in the Kelowna Daily Courier issues of July 19th and July 20th, and in the Kelowna Capital News issue of July 18, 1999, and by sending out or otherwise delivering 53 letters to the owners and occupiers of surrounding properties between July 7th and July 8th, 1999.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8443 (Z96-1028) – Barrie & Ingrid Clark and No. 21 Great Projects Ltd. (R.R. Runnalls & Associates) – 902 and 908 Paret Road; and 845 and 850 Steele Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 1 and 2, D.L. 579, S.D.Y.D., Plan 23033; and Lots 5 and 6, D.L. 579, S.D.Y.D., Plan 26238, located on Steele Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing, RR1 – Rural Residential 1, and the RR2 – Rural Residential 2 zones as shown on Map "A" attached to the report of the Planning & Development Services Department dated June 16, 1999 to permit a residential subdivision of approximately 20 lots.

The Current Planning Manager indicated the property on a map displayed on the overhead projector noting the applicant is proposing to subdivide the property to create 17 single family residential lots and 3 rural residential lots. The property is currently undeveloped with the exception of one dwelling on one of the lots. The application was reviewed by the Advisory Planning Commission in April 1996 and supported with no conditions. The City has agreed to limited cost sharing of the water system upgrade because the system upgrading will also benefit other existing homes in the immediate area. The subject properties are identified as potential infill development in the area sector plan and therefore a Concept Development Plan is not required prior to rezoning. The proposed subdivision layout provides for the extension of Steele Road through the subject properties which will connect to the future extension of Gordon Drive in the Southwest Mission area.

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The City Clerk advised five letters of opposition had been received:

David & Gay Dulik, 788 Barnaby Road
Peter & Jenny Kostyc, 789 Paret Road
Bert & Marie Kalt, 809 Paret Road
John & Megan Kennedy, 840 Steele Road
Wayne & Marion Walters, 834 Steele Road

Reasons for opposition included:

- Steele Road is extremely narrow, has limited visibility and is not equipped to handle increased traffic;
- No provision for sidewalks, bike lanes and playground areas for children;
- Insufficient traffic control signs at the intersection of Paret Road, Steele Road and Barnaby Road.

Mayor Gray invited the applicant or anyone in the public gallery who deemed themselves affected to come forward or any comments from Council.

Bob Runnalls, agent for the applicant, noted the number of lots in the subdivision have been identified as 20 when in reality it should be 15 as there are 4 existing parcels. He also noted the cul-de-sac shown on the subdivision sketches is only a temporary measure until the road extension is completed.

At the request of Council, the Current Planning Manager advised many of the issues such as lot access and road improvements will be addressed through the subdivision process and are not part of the rezoning application.

Members of Council expressed concern over the safety of the Barnaby/Paret/Steele Road intersection.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 7:30 p.m.

Certified Correct:

Mayor

City Clerk

LMT/am