

Public HearingAugust 24, 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, August 24, 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. Nelson and S.A. Shepherd.

Council members absent: Councillor J.D. Leask.

Staff members in attendance were: City Manager, R.A. Born; City Clerk, D.L. Shipclark; Current Planning Manager, A.V. Bruce; and Council Recording Secretary, B.L. Harder.

(* denotes partial attendance)

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 August 6, 1999, and by being placed in the Kelowna Daily Courier issues of August 16 & 17, 1999 and in the Kelowna Capital News issue of August 15, 1999, and by sending out or otherwise delivering 220 letters to the owners and occupiers of surrounding properties between August 6 & 7, 1999.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8444 (Z99-1032) – Shane Bellman and Gisele Jean – 884 Toovey Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 31, Sec. 24, Twp. 26, O.D.Y.D., Plan 23445, located on 884 Toovey Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU1 – Large Lot Housing zone.

Councillor Day declared a conflict of interest because he owns property with the notification radius for this application and left the Council Chamber at 7:02 p.m.

The Current Planning Manager indicated the property on a map displayed on the overhead projector and advised the rezoning would facilitate a two-lot subdivision. There is an existing house and swimming pool on Lot A. The applicant has been working with the City's Approving Officer to work out the technical issues relevant to the subdivision and staff have no concerns about the rezoning.

The City Clerk advised that no correspondence or petitions have been received.

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

The applicant indicated he was available to answer questions of Council.

There were no further comments.

Councillor Day returned to the Council Chamber at 7:04 p.m. and took his place at the Council Table.

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- (b) Bylaw No. 8453 (Z99-1038) – Kenneth and Myra Warren (Joray Homes – Ray Wynsouw) – 4335 Lakeshore Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 358, O.D.Y.D., Plan 32043, located on 4335 Lakeshore Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.

The Current Planning Manager indicated the property on maps displayed on the overhead projector and advised that the rezoning would allow the conversion of the existing garage into a secondary suite to provide living space for the owner's father. A new garage has been constructed in front of the house. The proposed suite meets all bylaw requirements and on-site parking requirements can be easily met. Of issue is the staff recommendation for construction of a turn-around facility in the front yard to allow vehicles to exit the property onto Lakeshore Road driving forward. Currently vehicles can exit without backing out but that will change when Lakeshore Road is upgraded.

The City Clerk advised that no correspondence or petitions have been received.

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

Ray Wynsouw, applicant, advised he was told the property owners would have to obtain a business license and pay an additional sewer levy for the additional person living in the home. He suggested that when the suite is to provide independent living for the owner's parents, the requirements should be less stringent. Mr. Wynsouw asked that construction of the turn-around not be required until Lakeshore Road is upgraded.

Councillor Bremner entered the Council Chamber at 7:18 p.m. and took her place at the Council Table.

There were no further comments.

- (c) Bylaw No. 8454 (Z99-1030) – Dean and Penny Leblanc – 543 Milton Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 40, Section 23, Township 26, ODYD, Plan KAP62497, located on 543 Milton Road, Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU2s – Medium Lot Housing with Secondary Suite zone.

Mayor Gray advised there was considerable opposition to this application by the neighbourhood and the applicant has responded by withdrawing this application.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 7:19 p.m.

Certified Correct:

Mayor

City Clerk

BLH/am