

Public HearingJune 27, 2000

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, June 27, 2000.

Council members in attendance were: Mayor Walter Gray, Councillors R.D. Cannan, B.A. Clark, C.B. Day, B.D. Given, R.D. Hobson, J.D. Nelson and S.A. Shepherd.

Council member absent: A.F. Blanleil

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

(* 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 "Kelowna Official Community Plan (1994-2013) Bylaw No. 7600" and "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 June 9, 2000, and by being placed in the Kelowna Daily Courier issues of June 19 and 20, 2000, and in the Kelowna Capital News issue of June 18, 2000, and by sending out or otherwise delivering 184 letters to the owners and occupiers of surrounding properties on June 7 and 8, 2000.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8573 (Z00-1026) – Total Mechanical Systems Inc. – McCurdy Road THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, D.L. 143, Sec. 27, Twp. 26, O.D.Y.D., Plan 23765, located on McCurdy Road, Kelowna, B.C., from the A1 – Agriculture 1 zone to the I2 – General Industrial zone in order to allow development of the site for uses permitted in the I2 – General Industrial zone.

Staff:

- The existing residential dwelling and accessory buildings would be demolished and the lot consolidated with the adjacent property to the east.
- The applicant plans to utilize the consolidated parcel for his existing business.
- Any future development will require a development permit.
- A subdivision plan consolidating the two properties must be registered at the Land Title Office prior to final adoption of the bylaw.

The City Clerk advised that no correspondence or petitions had 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.

There were no further comments.

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The following two bylaws were considered together:

- (b) Bylaw No. 8570 (Official Community Plan Text Amendment No. 00-005) – Amendment to Chapter 11 to require that any lot created, and serviced by an approved septic disposal system, must be a minimum of 1.0 hectare (2.5 acres) in area.
- (c) Bylaw No. 8571 – Zoning Bylaw Text Amendment No. TA00-002 – Amendments to Sections 6, 12 and 15 to require that any lot created, and serviced by an approved septic disposal system, must be a minimum of 1.0 hectare (2.5 acres) in area.

Staff:

- Current bylaws require a minimum lot size of 0.8 ha (2 acres) for new lots being created on septic disposal and it is left up to the developer of the property to do the analysis to determine that the land is suitable to develop without sanitary sewer.
- This year, because of concerns about some of the geotechnical reports that have been done, the Ministry of Municipal Affairs have tightened up their requirements and are now requiring that all new lots either have to be minimum 1 ha in size or they must be serviced with sanitary sewer.
- If this requirement is not followed, the City will not be eligible for the provincial grant assistance that we rely on to sewer areas.
- In-stream applications will be grandfathered for a period of 12 months from date of final adoption of the amending bylaws.

The City Clerk advised that no correspondence or petitions had 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.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 7:13 p.m.

Certified Correct:

Mayor

City Clerk

LMT/bn