

Public HearingAugust 15, 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, August 15, 2000.

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

Staff members in attendance were: City Manager, R.A. Born; Acting-Deputy City Clerk, L.M. Taylor; Director of Planning & Development Services, R.L. Mattiussi; 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 Acting-Deputy City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on July 27, 2000, and by being placed in the Kelowna Daily Courier issues of August 8 & 9, 2000, and in the Kelowna Capital News issue of August 6, 2000, and by sending out or otherwise delivering 214 letters to the owners and occupiers of surrounding properties between July 25 & 27, 2000.

3. INDIVIDUAL BYLAW SUBMISSIONS

- (a) Bylaw No. 8575 (Z99-1016) - Birgit Goedecke – 619 Buck Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, D.L. 357, S.D.Y.D., Plan 40158, located on Buck Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone in order to allow the site to be used for uses permitted in the RU1s zone.

Staff:

- The garage was converted to a secondary suite without the necessary zoning or building permit. A Development Variance Permit would also be required to deal with setback requirements for the accessory building.
- The principal dwelling is connected to sanitary sewer and through the building permit process staff would ensure that the accessory building is also connected.
- The applicant will be required to make structural changes to bring the accessory building to Building Code requirements.

The Acting-Deputy 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.

Birgit Goedecke, applicant:

- Everything that was done without permits was done by the previous owner.
- The house and cottage are both connected to sanitary sewer.

There were no further comments.

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- (b) Bylaw No. 8577 (Z00-1032) - Kelowna Prosthetics & Orthotics Ltd. and R240 Enterprises Ltd. (R240 Enterprises Ltd. - Bert Howden) – 2000 Enterprise Way - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Strata Lots 1-7, D.L. 140, O.D.Y.D., Strata Plan KAS2212, located on Enterprise Way, Kelowna, B.C., from the C10 – Service Commercial zone to the C4 – Town Centre Commercial zone in order to allow development of the site for uses permitted in the C4 zone.

Staff:

- The building is new and just recently finished. The rezoning would permit a broader range of community commercial uses to service the neighbourhood.
- The building was sited correctly when construction commenced, but setback requirements have since changed and a Development Variance Permit would be required to address siting of the building.

The Acting-Deputy 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.

Bert Howden, applicant:

- Indicated he had nothing to add at this time.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 7:11 p.m.

Certified Correct:

Mayor

BLH/bn

Acting-Deputy City Clerk