

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 25, 2002.

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

Council members absent: Councillor B.D. Given.

Staff members in attendance were: Acting City Manager/Director of Planning & Development Services, R.L. Mattiussi; Deputy City Clerk, A.M. Flack; Current Planning Manager, A.V. Bruce; and Council Recording Secretary, B.L. Harder.

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 City of Kelowna "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 Deputy City Clerk advised that notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on June 7, 2002, and by being placed in the Kelowna Daily Courier issues of June 17 & 18, 2002, and in the Kelowna Capital News issue of June 16, 2002, and by sending out or otherwise delivering 60 letters to the owners and occupiers of surrounding properties between June 7 & 9, 2002.

Mayor Gray noted that for the Regular Meeting that follows this Public Hearing, agenda items 7.1 and 7.2 would be dealt with prior to item No. 6. 1 which is the public meeting for relocation of a cabaret liquor licence.

3. INDIVIDUAL BYLAW SUBMISSIONS

3.1 Glenwest Properties Ltd.

- 3.1 Bylaw No. 8865 (Z02-1011) – Glenwest Properties Ltd. – 205 Clifton Road North - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568, located on Clifton Road North, Kelowna, B.C. from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone.

Staff:

- The applicant is proposing to develop a two-bedroom secondary suite on the second floor of a detached garage.
- Fire Department staff are confident the final design of the driveway could accommodate a fire truck.
- The applicant has already initiated a wildland fire hazard report and slopes over 30% grade would have to be protected by a covenant.

The 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.

The applicant indicated he had nothing to add at this time.

Council:

- Back yards in the area are steep. Need to ensure setbacks are adequate to prevent slippage.

There were no further comments.

3.2 City of Kelowna

3.2 Bylaw No. 8866 (Z01-1059) – City of Kelowna – 5160 Chute Lake Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 9, Section 24, Township 28, SDYD, Plan 24416, located on Chute Lake Road, Kelowna, B.C. from the P4 – Utilities Zone to the P2 – Education and Minor Institutional zone.

Staff:

- The building was originally used as the Cedar Creek fire hall. Recently, the building has been adapted to serve as a community recreation facility. The requested zoning would acknowledge the current use.
- Sidewalks and street lights would be required along Chute Lake Road but not along Chute Lake Crescent; the necessary funding is already in the budget.
- The building and septic system would be upgraded to handle the capacity of the people using the facility and additional parking would be provided on-site.
- The amateur radio station tower that has been on the site for years would remain and the radio operators would continue to use the facility.

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

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

Don Graham, Mission South Slopes Residents Association:

- Supports this rezoning.

There were no further comments.

4. TERMINATION:

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

Certified Correct:

Mayor

BLH/

Deputy City Clerk