

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, April 15, 2003.

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, E.A. Horning and S.A. Shepherd*.

Staff members in attendance were: City Manager, R.A. Born; City Clerk, D.L. Shipclark; Director of Planning & Development Services, R.L. Mattiussi; Current Planning Manager, A.V. Bruce; Subdivision Approving Officer, R.G. Shaughnessy*; 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 "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 March 28, 2003, and by being placed in the Kelowna Daily Courier issues of April 7 & 8, 2003, and in the Kelowna Capital News issue of April 6, 2003, and by sending out or otherwise delivering 392 letters to the owners and occupiers of surrounding properties between March 28 & 31, 2003.

The City Clerk also advised that the correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy 309.

3. INDIVIDUAL BYLAW SUBMISSIONS

3.1 **611 & 625 Barnaby Road and 5065 Frost Road**

- 3.1 Bylaw No. 8460 (Z98-1032) – Hilltop Sand & Gravel Co. Ltd. and Kathleen McKenzie (Mike Young/Protech Consultants Ltd.) – 611 & 625 Barnaby Road and 5065 Frost Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, D.L. 357, S.D.Y.D., Plan KAP51584; Lot 1, D.L. 357, O.D.Y.D., Plan 18352, and That Part of Lot 1 shown on Plan B7484, D.L. 357 and 358, O.D.Y.D., Plan 4207, located on Barnaby Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the P3 – Parks and Open Space, RU1 – Large Lot Housing, and RU2 – Medium Lot Housing zones.

Staff:

- The property is within the Neighbourhood Two ASP boundaries.
- Since initial consideration in 1999, there has been a change in the developer associated with the proposal and revisions have been made to the proposed subdivision layout.
- The new developer is still proposing to create 207 single family and two-family residential units, but in a subdivision configuration that is different from the original proposal and so the zoning boundaries have changed.

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- Indicated the new zoning boundaries on a map.
- The amendment is 'housekeeping' in nature because the subject bylaw received 2nd & 3rd readings under the original proposal and adoption was simply being withheld pending certain requirements being met by the applicant. The new Public Hearing is required because of the new zoning boundaries.

The City Clerk advised that the following correspondence or petitions had been received:

- late letter of opposition from David Geen, 5600 Lakeshore Road, expressing concern about dust spray from the development drifting to his orchard and increased noise in the area and concerned that his property not bear the consequences of problems.
- late letter from Henry & Lisa Slizek, Radim & Vanda Par, and Peter Libal, 5065 Frost Road stating the proposal is not in line with the original plan and the proposed RU4 will decrease their property values.

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

Lloyd Nestman, representing Hilltop Sand & Gravel:

- He is a managing partner on development of the subject property
- The new design greatly improves the neighbourhood, provides useable park space, addresses the concerns of the residents on Drummond, and has allowed for the majority of the roads to be at a 4-5% grade and the average lot to be at a 10-15% slope from front to back so that minimal retaining walls will be required between the side yards of the homes.
- The adjacent residents of Drummond Court have all provided letters of support.
- The initial plan showed a large number of lots fronting the collector street, now none have driveways off that collector.
- The site had a 120,000 m³ stockpile of sand and gravel. The previous plans did not address earthwork balances and, had the previous plan proceeded, there would have been a large surplus of material left on the site.
- Will be creating a waterfall from a spring that was found during regrading of the site and the majority of the spring water will be captured and turned into an amenity; the overflow will be piped down to Barnaby.
- All of the lots will be single family, none will be attached housing. The RU4 lot will be single family strata. The lots will be about 75 ft. wide.
- All the major developers of property in the area participated in a pre-design for improvements to the roads in the area, including Barnaby Road which will be upgraded to a 16 m wide right-of-way with sidewalks on both sides.
- Installation of a traffic light will be at the time that the road is built and that is expected to be completed within the next 2 months.
- An agrologist has been hired to monitor the work throughout construction to minimize the impact on adjacent agricultural lands.
- Expect that development of the park will commence this year and be cost-shared with the City.

Staff:

- Confirmed that the City has received copies of the letters of support from the Drummond Court residents.

Maria Van Montfoort, 653 Drummond Court:

- Pleased with the subdivision layout, the proposed homes for construction and the park site.
- Mrs. McKenzie (applicant) agreed to change the development plans in order to provide the 8 adjacent properties on Drummond Court with a road behind their lots giving those ½ acre properties subdivision potential. That subdivision potential would not have been possible had she not agreed to put in the road.

Dr. David Geen:

- Clarified, for the record, that he is not opposed to the subject application; however, he has an orchard operation and needs a way to turn around his transport trucks and requires seasonal on-street parking for 50-60 cars.
- The ability for trucks to turn has been addressed by the City by way of a 20 foot access at each end; however, he was not aware until recently that the ability to have on-street parking is contingent on use of the road reserve on his property.
- Asked that Council direct staff to work with him and the developer to work out his parking needs, taking the road reserve if necessary.
- Suggest the City reconsider putting a sidewalk on the north side of the road.
- There is no way to avoid spray drift. Will be complaining if his cherry crop is lost because of the dust.
- Concerned that his 38 acres of farmland is being encircled with roads.

The City Clerk apologized for reporting that Mr. Geen was opposed and advised that, having re-read the letter, he should have stated it was a letter of concern offering some suggestions.

Staff:

- Clarified that City Engineering staff met with Dr. Geen at the outset and he was not interested in the City using the road reserve on his property. Therefore, staff found alternatives to that and all traffic needs can now be satisfied without using the road reserve.
- Neighbourhoods 1, 2 and 3 will be linked by pedestrian walkway/bikeway connections.

Kate Eales, 628 Drummond Court:

- Has no complaints with the proposal.
- Urged the developer and the City to take into consideration, when developing the park, access for people in wheelchairs and also access for people with dogs, on and off-leash.

There were no further comments.

3.2 240 Sadler Road

- 3.2 Bylaw No. 8990 (Z03-0001) – Darrell Helfrich – 240 Sadler Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, Section 26, Township 26, ODYD, Plan 13119, located on Sadler Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.

Staff:

- The rezoning would facilitate the development of a suite in the basement of the existing house.
- Parking requirements can be met on-site.
- The application is consistent with the City of Kelowna Official Community Plan.

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 was no response and there were no further comments.

3.3 477 Osprey Avenue

- 3.3 Bylaw No. 8996 (Z03-0005) – Jean-Anne Copley and Joseph Popoff – 477 Osprey Avenue – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, D.L. 14, ODYD, Plan 4280 located on Osprey Avenue, Kelowna, B.C. from the P2 – Education and Minor Institutional zone to RU6 - Two Dwelling Housing zone.

Staff:

- Several years ago the property was rezoned from RU2 zone to P2 to accommodate a day care centre. The day care use has subsequently been discontinued and a portion of the building has been converted into a residential unit. The requested zoning would allow the two dwelling housing as it exists and rezones the property back to its original zone.
- Zoning Bylaw requirements have changed over time and the building no longer conforms to side yard setback and access requirements of today's Zoning 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.

Jean-Anne Copley, applicant:

- Indicated she had nothing to add at this time.

There were no further comments.

3.4 795 Hollywood Road

- 3.4 Bylaw No. 9000 (Z03-0006) – Bob Volk – 795 Hollywood Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, Section 26, Township 26, D.L. 143, ODYD, Plan 31306 located on Hollywood Road North, Kelowna, B.C. from the RU1 –Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.

Staff:

- The rezoning would legalize an existing secondary suite in an accessory building.
- The accessory building is located in the rear yard with access from the lane running along the north side property line.
- The suite was developed under a permit that did not include a kitchen. The applicant now requires a permit for finishing off the kitchen.
- Showed building elevations and the floor plan of the secondary suite.
- Adoption consideration of the zone amending bylaw would be withheld until the property is serviced with sanitary sewer, probably late this summer.

The City Clerk advised that the following correspondence had been received:

- late letter from Peter & Merle Rudiak, 556 Benson Court, opposed to the application because the owner proceeded with development of the secondary suite without the benefit of permits or appropriate zoning.

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

Bob Volk, applicant:

- Indicated he had nothing to add at this time.

There were no further comments.

3.5 1620/1632 Dickson Avenue

- 3.5 Bylaw No. 8999 (TA03-0003) – Al Stober Construction – 1620/1632 Dickson Avenue – To amend the provisions of the CD14 – Comprehensive High Tech Business Campus zone to permit the construction of a 6-storey building in the second phase of the development.

Staff:

- The property was zoned CD14 to facilitate development of a high-tech business park. The project was modelled after the C3 zone but with a different form of construction and building layout to create a campus style of development.
- Schedules indicated the first building would be 6 storeys and the second 4 storeys. The applicant now wants to increase the height of the second building to 6 storeys and increase the floor area.
- The one building is already constructed and occupied and much of the parking area is also constructed. Additional parking would be provided with this second phase building.

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.

Mark Stober, applicant:

- Indicated he had nothing to add at this time but was available to answer questions of Council.

There were no further comments.

3.6(a) Liquor Primary and Retail Liquor Sales Zoning Designation

- 3.6(a) Bylaw No. 8960 (TA02-0007) – City of Kelowna – To amend City of Kelowna Zoning Bylaw No. 8000 to require Licensed Liquor Primary establishments (bars, pubs, lounges and nightclubs where the serving of liquor, rather than food, is the primary business) and Licensed Retail Liquor Sales businesses (includes both the existing Provincially-run liquor stores and the proposed private liquor stores that will result from the Provincial deregulation of liquor sales) to apply for a rezoning.

Councillor Shepherd declared a conflict of interest because one of the properties included in the concurrent proposed rezoning Bylaw No. 8980 is adjacent to a property she owns and left the Council Chamber at 8:10 p.m.

Staff:

- The amendments reflect new B.C. Liquor Control Board licensing regulations that came into effect December 2, 2002. The new regulations reduced the number of liquor license classes to two categories; Liquor Primary and Food Primary. Under the new regulations all operators of Liquor Primary establishments would be able to also sell hard liquor. The Province has also removed the 2,000 sq. ft. limitation on the amount of floor space for retail liquor sales.
- In an attempt to address concerns with this, staff have suggested the creation of two sub-categories for Liquor Primary: Liquor Primary Major for establishments with licensed person capacity of 100 or more, and Liquor Primary Minor for establishments with less than 100 licensed person capacity.

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- The subject text amendment is intended to provide local government with a level of control through rezoning by creating an 'lp' and 'rls' suffix that would be applied to the parent zoning of properties in the Liquor Primary Major category. The public process for the rezoning would allow Council the opportunity to determine whether the property being rezoned is an appropriate location for the particular land use. These applications for rezoning would be processed similar to rezoning applications for secondary suites in that the application would be advertised to a Public Hearing without first being forwarded to the Advisory Planning Commission and the fee is reduced accordingly.
- The concurrent rezoning application via Bylaw 8980 would apply the appropriate 'lp' and 'rls' designation to the existing parent zone of each property within the City of Kelowna that fits into the Liquor Primary Major category so that they do not become non-conforming as a result of the subject text amendment. Some Liquor Primary Major properties may have both suffixes added to their zoning if they are liquor licensed establishments with over 100 licensed person capacity and also have a cold beer and wine store.
- There are two properties that should have been included in the subject rezoning application but were missed (one on Lawrence Avenue and one on Highway 33 West). Staff will be bringing forward rezoning applications for those 2 properties with a request to waive the Public Hearing for them and asking that Council consider them in the same light as those that are under consideration tonight.
- Also, there are two properties, Brandt's Creek Pub and Doc Willoughby's, that are not on the list for rezoning because they had already received final approval by the Province for a retail liquor store, prior to these bylaws being initiated by the City.
- Any proposed new establishments in the Liquor Primary Major category would require rezoning to the 'lp' and/or 'rls' zoning designation and in this way local government is ensured the opportunity for input into the liquor licensing process.
- As instructed by Council, letters were sent to all properties in the Liquor Primary Major category explaining this process and giving the date of tonight's public hearing.

The City Clerk advised that no correspondence or petitions had been received on either bylaw.

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

Gerald Bruggera, OK Corral Cabaret:

- Concerned that OK Corral is not included on the list of properties in the subject rezoning application.

Staff:

- OK Corral is legally non-conforming in that the cabaret use predated the City's Zoning Bylaw. For purposes of the subject text amendment and rezoning application, staff elected to only deal with properties that were existing conforming uses to the bylaw.
- Mr. Bruggera could apply for a Text Amendment to add the 'lp' 'rls' designation as an extension to the C10 zone.

Tony Pantazopoulos, 1630 and 1654 Ellis Street:

- The subject rezoning application only adds the 'lp' designation to the zoning of his property; he expected that the properties would be zoned to both the 'lp' and 'rls' designations.

Staff:

- The 'rls' designation was not included because his property did not receive final approval from the Province for liquor retail sales. Mr. Pantazopoulos would now have to apply to rezone his property to the 'rls' designation.

Jim Nixon, Hotel Eldorado:

- Has been planning an addition for a beer and wine store for months and has been talking to City staff about that all along. Now, 10 days ago, received a letter saying the City has arbitrarily changed the rules mid-stream and he will now be required to apply for a rezoning which may not get approved by Council if input from the public is negative.
- How many liquor sales outlets are needed should be left up to private business and the market to decide.
- The Provincial Government has effectively made a pub out of every restaurant in the City.

Staff:

- The approval process through the Provincial Liquor Control Branch is a 3-step process that includes pre-clearance and then final approval.
- There were only two properties that had already been finally approved by the Province before the subject bylaws were initiated by the City to address its concerns about these being approved without local government input. Hotel Eldorado is one of about 10 establishments that received pre-clearance approval from Victoria but had not yet received final approval and for that reason were left off the list of properties being rezoned under the subject application.

Gavin Perry, The Grand Hotel:

- Is in a situation similar to Hotel Eldorado in that space has been set aside in The Grand for a liquor retail outlet and now because he does not have final approval from Victoria finds he will have to apply for rezoning. Does not appreciate having to go to a Public Hearing to rezone.
- Did not receive written notification of tonight's meeting – found out through a counterpart in the industry.

Staff:

- Letters would have gone to the licensed lounge operator in the hotel and to Roses pub.

Ken Nobel, Willow Inn Hotel:

- Is in a situation similar to Hotel Eldorado and The Grand.
- The Willow Inn currently has two "A" Liquor Licenses and so technically could apply to have 2 liquor stores.
- The market would decide who survives and some would go broke but it should be left to the business community.

Nick Sintichakis, partner with Tony Pantazopolous over at Yamas:

- Asked what would happen today, if yesterday he had an approved building permit for a liquor retail sales outlet.

Staff:

- The City could put their building permit and/or business license on hold until such time as Council has finished dealing with the subject bylaws.
- Explained that the liquor license applications that were in-stream with the Province were submitted during the short period last summer when the Province lifted their moratorium on applications for a licensee retail store (cold beer & wine store).
- Waterfront Wines does not exist but is included in the subject rezoning application because it met the Province's eligibility requirements for a licensee retail store because they hold a neighbourhood pub licence.
- The proposed text amendment does not include a limitation on the size of the retail stores and so establishments licensed for retail liquor sales could expand beyond the former maximum 2,000 sq. ft. retail area without any input from the City.

There were no further comments.

3.6(b) Miscellaneous Properties – Liquor Primary and Retail Liquor Sales Zones

3.6(b) Bylaw No. 8980 (Z03-0007) – City of Kelowna – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of the following properties as indicated:

Rezone from C2 – Neighbourhood Commercial to C2rls – Neighbourhood Commercial (Retail Liquor Sales):

1. 3929 Lakeshore Road; Lot A, Sec. 6, Twp. 26, ODYD, Plan 36411
2. 2789 KLO Road; Lot A, Sec. 9 & 10, Twp. 26, ODYD, Plan 43297
3. 663 Finns Road; Lot 1, Sec. 34, Twp. 26, ODYD, Plan 42743

Rezone from C3 – Community Commercial to C3lp – Community Commercial (Liquor Primary):

1. #129-948 McCurdy Road; Lot 1, DL 143, ODYD, Plan KAP54790

Rezone from C3 – Community Commercial to C3lp/rls – Community Commercial (Liquor Primary/Retail Liquor Sales):

1. 435 Glenmore Road; Lot B, Sec. 32, Twp. 26, ODYD, Plan KAP54790

Rezone from C4 – Town Centre Commercial to C4lp – Town Centre Commercial (Liquor Primary):

1. 200 Rutland Road South; Lots 11 & 12, Sec. 23, Twp. 26, ODYD, Plan 12078
2. 3-1745 Spall Road; Lot 2, DL 140, ODYD, Plan 24969

Rezone from C4 – Town Centre Commercial to C4rls – Town Centre Commercial (Retail Liquor Sales)

1. #100-1740 Gordon Drive; Lot A, DL 138, ODYD, Plan KAP55098
2. 1937 Gordon Drive; Lot 1, DL 137, ODYD, Plan 3543
3. #41 –3155 Lakeshore Road; Lot 2, DL 14 & 135, ODYD, Plan KAP54407;
4. 1840 & 1920 Cooper Road; Lot A, DL 127 ODYD, Plan KAP48113
5. #14-590 Highway 33 West; Lot B, Sec. 26 & 27, Twp. 26, ODYD, Plan 30302

Rezone from C4 – Town Centre Commercial to C4lp/rls – Town Centre Commercial (Liquor Primary/Retail Liquor Sales)

1. 1171 Harvey Avenue; Lot B, DL 137, ODYD, Plan KAP64836
2. 3110 Lakeshore Road; Lot C, DL 14, ODYD, Plan 22527 except Plan 35659
3. 155 Rutland Road South; Lot 3, Sec. 23, Twp. 26, ODYD, Plan 2221 except Plan 35578 and 43627

Rezone from C6 – Regional Commercial to C6lp – Regional Commercial (Liquor Primary)

1. 1992 Dilworth Drive; Lot 1, DL 127 & 4646, ODYD, Plan KAP47930

Rezone from C6 – Regional Commercial to C6rls – Regional Commercial (Retail Liquor Sales):

1. #109-1835 Dilworth Drive; Lot 4, DL 127, ODYD, Plan KAP59534;

Rezone from C7 – Central Business Commercial to C7lp – Central Business Commercial (Liquor Primary):

1. 262 Bernard Avenue; Lot B, Sec. 32, Twp. 26, ODYD, Plan KAP54790
2. 220 Lawrence Avenue; Lot 9, Blk 13, D.L. 139, ODYD, Plan 462
3. 238 Leon Ave; Lot 7, Block 10, DL 139, ODYD, Plan 462
4. 275 Leon Avenue; Lot 1, DL 139, ODYD, Plan 32713
5. 235 Queensway Avenue; Lot A, DL 139, ODYD, Plan 2180
6. 1630-1654 Ellis Street; Lots 1 & 2, Blk 8, DL 139, ODYD, Plan 462
7. 540 Leon Avenue; Lot A, DL 139, ODYD, Plan 16322

Rezone from C7 – Central Business Commercial to C7rls – Central Business Commercial (Retail Liquor Sales)

1. 575 Bernard Avenue; Lot B, DL 139, ODYD, Plan 14322

Rezone from C7 – Central Business Commercial to C4lp/rls – Town Centre Commercial (Liquor Primary/Retail Liquor Sales)

1. 353 Bernard Avenue; Lot 9, Block 14, DL 139, ODYD, Plan 462 except the east 15 feet thereof
2. 348 Bernard Avenue; Lot 3, Block 17, DL 139, ODYD, Plan 462

Rezone from C8 – Convention Hotel Commercial to C8lp – Convention Hotel Commercial (Liquor Primary)

1. 1310 Water Street; Lot A, DL 139, 4041 & 4082 ODYD, Plan KAP47378 except KAP47378 and Lot B, DL 139, 3454 & 4082 ODYD, Plan KAP47378

Rezone from C9 – Tourist Commercial to C9lp – Tourist Commercial (Liquor Primary)

1. 500 Cook Road; Lot 1, Sec. 1 & 12, DL 134 & 5225 ODYD, Plan KAP67232
2. 3766 Lakeshore Road; Lot A, DL 134, Sec. 6, Twp. 26, ODYD, Plan KAP56428 Except Plan KAS1776

Rezone from C9 – Tourist Commercial to C9lp/rls – Tourist Commercial (Liquor Primary/Retail Liquor Sales)

1. 2402 Highway 97 North; Lot A, DL 125, ODYD, Plan 19786 except Plans H18058 and KAP44339
2. 2170 Harvey Avenue; Lot A, DL 127, ODYD, Plan 42733

Rezone from CD12 – Airport Comprehensive Development to CD12lp/rls – Airport Comprehensive Development (Liquor Primary/Retail Liquor Sales)

1. 5415 Airport Way; Lot 3, DL 32 & 120, Sec. 14, Twp. 23, ODYD, Plan 11796

Rezone from CD5 – Multi-Purpose Facility Comprehensive Development to CD5lp – Multi-Purpose Facility Comprehensive Development (Liquor Primary)

1. 1223 Water Street; Lot 1, DL 139, ODYD, Plan KAP60698 except Air Space Plan KAP60701

Rezone from CD8 – Heritage Industrial Comprehensive Development to CD8lp/rls – Heritage Industrial Comprehensive

1. 1340 Ellis Street; Lot 1, DL 139, ODYD, Plan 42511;

Rezone from P1 – Major Institutional to P1lp – Major Institutional (Liquor Primary)

1. 1557 Burtch Road; Lot 2, Sec. 20, Twp. 26, ODYD, Plan 32159
2. 663 Recreation Avenue and 552 Gaston Avenue; Lot 2, DL 139, ODYD, Plan 19829
3. 551 Recreation Avenue; Lot B, DL 139, ODYD, Plan 18028

Rezone from P3 – Parks and Open Space to P3lp – Parks and Open Space (Liquor Primary)

1. 2725 KLO Road; Lot A, Sec. 9 & 10, Twp. 26, ODYD, Plan KAP45934
2. 1297 Glenmore Drive; Lot A, Sec. 29, Twp. 26, ODYD, Plan 23125
Except Plan KAP60640
3. 2777 KLO Road; Lot A, Sec. 9 & 10, Twp. 26, ODYD, Plan 43297
4. 1085 Lexington Drive; Lot 1, DL 168, Sec. 6, Twp. 26, ODYD, Plan KAP49584
5. 1959 KLO Road; Lot A, DL 131, Sec. 8, Twp. 26, ODYD, Plan 35770

See discussion under 3.6(a).

4. TERMINATION:

The Hearing was declared terminated at 9:13 p.m.

Certified Correct:

Mayor

BLH/am

City Clerk