

Public HearingSeptember 5, 2006

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, September 5, 2006.

Council members in attendance: Mayor Sharon Shepherd, Councillors A.F. Blanleil, C.B. Day, B.D. Given, C.M. Gran, R.D. Hobson, N.J. Letnick and M.J. Rule.

Council members absent: Councillor B.A. Clark.

Staff members in attendance were: Acting City Manager, D.L. Shipclark; Deputy City Clerk, S.C. Fleming; Director of Planning & Development Services, M. Pynenburg; Acting Manager of Development Services, S. Gambacort; Traffic & Transportation Engineer, H. Thompson*; and Council Recording Secretary, B.L. Harder.

(* denotes partial attendance)

1. Mayor Shepherd called the Hearing to order at 6:00 p.m.
2. Mayor Shepherd advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "*Kelowna 2020 - Official Community Plan* 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 Deputy City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on August 18, 2006 and by being placed in the Kelowna Daily Courier issues of August 28 & 29, 2006, and in the Kelowna Capital News issue of August 27, 2006, and by sending out or otherwise delivering 415 letters to the owners and occupiers of surrounding properties between August 18 - 22, 2006.

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 **1542 Belgo Road**

- 3.1 Bylaw No. 9655 (Z06-0032) – Dennis & Sheryol Husch (Dennis Husch) – Belgo Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, Sections 13 and 14, Township 26, ODYD Plan 25514, located on Belgo Road, Kelowna, B.C. from the RR3 – Rural Residential 3 zone to the RR3s – Rural Residential 3 with Secondary Suite zone.

Staff:

- The property is on the east side of Belgo Road just west of Walburn Road, in a pocket of land outside the Agricultural Land Reserve boundary.
- The rezoning is requested to accommodate the construction of a suite in an accessory building. Displayed a photograph to show the proposed location for the accessory building.
- The application meets all bylaw requirements.

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

Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Applicant:

- Nothing to add at this time.

There were no further comments.

3.2(a) 712, 728 & 730 Stremel Road

3.2(a) Bylaw No. 9657 (OCP06-0017) – 0695136 BC Ltd. and 0737831 BC Ltd. (Lynn Welder Consulting) – Stremel Road – THAT Map 12.1 20 Year Major Road Network and Road Classification Plan of the *Kelowna 2020* - Official Community Plan Bylaw No. 7600 be replaced with new Map 12.1 dated July 28, 2006, as attached to the report of Planning & Development Services Department dated July 28, 2006.

Staff:

- The property is on the north side of Stremel Road west of Findlay Road.
- The three properties are being rezoned for future general industrial development.
- The proposed Official Community Plan amendment would change the future road alignment for Mayfair Road which was to go through the subject properties, to an alignment that would extend north to Stremel and west to connect with Finns Road.
- The Advisory Planning Commission recommends support as do staff.

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

Mayor Shepherd invited the applicant or anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Applicant:

- Nothing to add at this time.

Dave Wasman, 1244 Finley Road:

- Is not excited about having industrial next door to his residential property which is directly adjacent to the subject property.
- Concerned that once zoned there will be no way to control what type of project gets developed on the site. Would not want a welding shop or big garage in such close proximity to his property.
- There are a lot of businesses on Mayfair Road. Concerned about extending Mayfair north to Stremel because Stremel is not capable of handling the additional truck traffic and with the road extension the trailer park traffic will also use Stremel.

Staff:

- Outlined the City's short-term road network plans for this area.

Lynn Welder, applicant:

- Displayed the proposed subdivision plan and clarified that the intent is now to create two lots out of the three subject properties. Lot line adjustments were required for one of the lots to meet minimum lot width requirements.
- The owner has no immediate plans and may sell the lots to perspective purchasers.

There were no further comments.

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3.2(b) 712, 728 & 730 Stremel Road

3.2(b) Bylaw No. 9658 (Z06-0005) – 0695136 BC Ltd. and 0737831 BC Ltd. (Lynn Welder Consulting) – Stremel Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of; a) Lot 3, Sec. 34, Twp. 26, O.D.Y.D. Plan 4858; b) Parcel A (Plan B5622) of Lot 8, Sec. 34, Twp. 26, O.D.Y.D. Plan 3236; and c) Lot 8, Sec. 34, Twp. 26, O.D.Y.D. Plan 3236, Exc. Plan B5622, located on Stremel Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the I2 – General Industrial zone.

See discussion under 3.2(a) above.

4. TERMINATION:

The Hearing was declared terminated at 6:21 p.m.

Certified Correct:

Mayor

BLH/am

Deputy City Clerk