

Public HearingNovember 14, 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, November 14, 2006.

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

Council members absent: Councillors B.D. Given and C.M. Gran.

Staff members in attendance were: City Manager, R.L. Mattiussi; City Clerk, A.M. Flack; Director of Planning & Development Services, M. Pynenburg; Acting Manager of Development Services, S. Gambacort; and Council Recording Secretary, B.L. Harder.

1. Mayor Shepherd called the Hearing to order at 6:02 p.m.
2. Mayor Shepherd 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 City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on October 27, 2006, and by being placed in the Kelowna Daily Courier issues of November 6 & 7, 2006, and in the Kelowna Capital News issue of November 5, 2006, and by sending out or otherwise delivering 93 letters to the owners and occupiers of surrounding properties between October 27-29, 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

3.1 128 Penno Road

- 3.1 Bylaw No. 9683 (Z05-0070) – H.R. Tostenson Ltd. (Tom Smithwick/Porter Ramsay – Penno Road - THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 123, ODYD Plan 4784 Except Plans 14539 and H16596, located on Penno Road, Kelowna, B.C. from the RR3 – Rural Residential 3 zone to the I2 – General Industrial zone.

Staff:

- The subject property is smaller than the minimum lot size permitted but meets the lot width and depth requirement and the building scheme is significantly less than the maximum site coverage and floor area ratio allowed in the I2 – General Industrial zone.
- The applicant has submitted revised site plans and elevations that address some of staff's concerns regarding refuse location and finishing.
- The existing access to the highway would be removed and changed to a cul-de-sac location off Penno Road.

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

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

Tom Smithwick, applicant:

- The proposed building would be used for an equipment rental/repair facility.
- Displayed slides showing the building design and elevations.
- Landscaping will be southern style around the perimeter of the property; showed a sketch of the plan.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 6:10 p.m.

Certified Correct:

Mayor

BLH/am

City Clerk