

Public HearingNovember 28, 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 28, 2006.

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

Council members absent: Councillors B.D. Given and R.D. Hobson.

Staff members in attendance were: City Manager, R.L. Mattiussi; Deputy City Clerk, S.C. Fleming; Acting Manager of Development Services, S. Gambacort; Development Planner, N. Wight; and Council Recording Secretary, B.L. Harder.

1. Mayor Shepherd called the Hearing to order at 6:08 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 Deputy City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on November 10, 2006, and by being placed in the Kelowna Daily Courier issues of Monday November 20, 2006 and Tuesday November 21, 2006, and in the Kelowna Capital News issue of Sunday November 19, 2006, and by sending out or otherwise delivering 195 letters to the owners and occupiers of surrounding properties between November 10, 2006 and November 14, 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 **3998 Highway 97 North**

- 3.1 Bylaw No. 9684 (Z06-0039) – George William Hall and Roy Lazic (Kim McKechnie) – Highway 97 North – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, Section 2, Township 23, ODYD Plan 2880 Except Plan H16596, located on Highway 97 North, Kelowna, B.C. from the A1 – Agriculture 1 zone to the I2 – General Industrial zone.

Staff:

- The applicant wishes to develop the site with an industrial building. Showed artist's renderings of the proposed building.
- The Advisory Planning Commission recommends support as do staff.
- A variance would be required for the minimum parcel size requirement and a Development Permit would be required to address the form and character of the building.
- The applicant would be required to connect to community sewer.
- Access would be via registered access easement off Adams Road.

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.

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- Nothing to add at this time.

There were no further comments.

3.2 1572 Kloppenburg Road

- 3.2 Bylaw No. 9685 (Z06-0055) – Vernon Arumugam – Kloppenburg Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 10, Sec. 13, Twp. 26, ODYD Plan KAP75167, located on Kloppenburg Road, Kelowna, B.C. from the RU1h – Large Lot Housing (Hillside) zone to the RU1hs – Large Lot Housing (Hillside) with Secondary Suite zone.

Staff:

- The subject property is located in the Kirschner Mountain Estates area.
- The applicant is proposing to develop a secondary suite in the house that is currently under construction.
- Displayed a photo of the house showing the proposed access to the suite.
- On-site parking requirements can be met.
- Staff have no concerns.

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.

Representative for the owner:

- Nothing to add at this time.

There were no further comments.

3.3 1240 Gaggin Road

- 3.3 Bylaw No. 9686 (Z06-0053) – Karen Wells and Ruby Gale (Karen Wells) – Gaggin Road – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Sec. 22, Twp. 26, ODYD Plan 22385, located on Gaggin Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone.

Staff:

- The proposed suite would be in an accessory building that would replace the existing garage in the rear of the property.
- On-site parking requirements can be met.
- The exterior finish of the accessory building would be complementary to that of the dwelling unit.

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

- letter of support from Aron & M. Singla, 225 & 227 Woods Road.

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

Karen Wells, applicant:

- Nothing to add at this time.

There were no further comments.

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4. TERMINATION:

The Hearing was declared terminated at 6:18 p.m.

Certified Correct:

Mayor

Deputy City Clerk

BLH/am