

Public HearingJuly 24, 2007

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, July 24<sup>th</sup>, 2007.

Council members in attendance: Mayor Sharon Shepherd, Councillors Andre. Blanleil, Barrie Clark, Colin Day\*, Brian Given, Carol Gran, Robert Hobson, Norm Letnick and Michele Rule.

Staff members in attendance were: City Manager, Ron Mattiussi; Deputy City Clerk, Stephen Fleming; Director of Corporate Services/Acting Director of Planning and Development Services, David Shipclark; Current Planning Supervisor, Shelley Gambacort; and Council Recording Secretary, Sandi Horning.

(\* denotes partial attendance)

1. Mayor Shepherd called the Hearing to order at 6:03 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 July 6, 2007, and by being placed in the Kelowna Daily Courier issues of July 16, 2007 and July 17, 2007, and in the Kelowna Capital News issue of July 15, 2007, and by sending out or otherwise delivering 630 letters to the owners and occupiers of surrounding properties between July 6, 2007 and July 12, 2007.

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 Bylaw No. 9816 (Z07-0042) – Roland & Audrey Wheeler (Okanagan Sunrise Construction Ltd.) – 345 Hardie Road - THAT Rezoning Application No. Z07-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, Sec. 26, Twp. 26 ODYD, Plan 14462, located at 345 Hardie Road, Kelowna, B.C. from the RU1 – Large Lot Housing Zone to the RU1s – Large Lot Housing with Secondary Suite zone be considered by Council.

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. No one came forward.

Councillor Day entered the Council Chamber at 6:08 p.m. and joined the Public Hearing.

- 3.2 Bylaw No. 9821 (Z07-0035) – Savita and Pardeep Sharma (Lynn Welder Lalonde) – 1918 Kloppenburg Court - THAT Rezoning Application No. Z07-0035 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 19, Sec. 13, Twp 26, ODYD, Plan KAP75167, located on Kloppenburg Crt., Kelowna, B.C. from the RU1h – Large Lot Housing (Hillside)

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zone to the RU1hs – Large Lot Housing (Hillside) with Secondary Suite zone be considered by Council.

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

- Letters of Opposition:
  - Herg & Georgina Dobras, 1921 Kloppenburg Court
  - Joe & Lori Osmann, Residents of the Subdivision

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

Georgina Dobras, 1921 Kloppenburg Court

- Wanted to ensure that her correspondence was received by the Clerk's Office and forwarded to Council for consideration.

Lynn Welder Lalonde, Applicant

- Advised that on-street parking should not be an issue as there is sufficient off-street parking.
- Confirmed that thirteen (13) letters in support of this application were provided to the Planning Department at the time the application was made.
- Confirmed that the secondary suite will have one (1) bedroom.

There were no further comments.

- 3.3(a) Bylaw No. 9822 (OCP07-0012) – No. 21 Great Projects Ltd. (Runnalls Denby & Associates – 865 Paret Road - THAT OCP Bylaw Amendment No. OCP07-0012 to amend Map 19.1 of the Kelowna 2020 - Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation of Lot A, D.L. 579, SDYD, Plan KAP68860, Except Plan KAP74689, located off Paret Road, Kelowna, B.C., from the Single/Two family residential designation to the Public Services/Utilities designation, as shown on Map "A" attached to the report of Planning & Development Services Department, dated June 12, 2007, be considered by Council.

Moved by Councillor Given/Seconded by Councillor Letnick

**R730/07/07/24** THAT Council defer consideration of Bylaw No. 9822 (OCP07-0012) and Bylaw No. 9823 (Z07-0031) to the September 18, 2007 Public Hearing as requested by the Applicant.

Carried

- 3.3(b) Bylaw No. 9823 (Z07-0031) – No. 21 Great Projects Ltd. (Runnalls Denby & Associates) – 865 Paret Road - THAT Rezoning Amendment No. Z07-0031 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, D.L. 579, SDYD, Plan KAP68860, Except Plan KAP74689, located off Paret Road, Kelowna, B.C., from RR1 – Rural Residential 1 zone and RU1 – Large Lot Housing zone to RU1h – Large Lot Housing (hillside) zone and P4 – Utilities zone, be considered by Council.

See Item 3.3(a) above.

- 3.4 Bylaw No. 9825 (Z07-0032) – Melcor Lakeside Inc./(Stantec Consulting Ltd.) – West of Black Mountain Drive - THAT Rezoning Application No. Z07-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a .5 ha. portion of Lot B Section 19 Township 27 Osoyoos Division Yale District Plan KAP80286 shown on Map 'A' from the RU1hs – Large

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Lot Housing with Secondary Suite (Hillside Area) Zone to P4 – Utilities Zone be considered by Council.

Councillor Day declared a conflict of interest as he owns an adjacent property and left the Council Chamber at 6:17 p.m.

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.

Marnie Skobalski, Stantec Consulting Ltd.

- Provided drawings setting out the siting of the reservoir.
- Confirmed that the majority of the facility will be underground and that the intention is to landscape after construction with native plant species.

There were no further comments.

- 3.5 Bylaw No. 9827 (Z07-0023) – Ed & Christina Schnellert – 170 Hardie Road - THAT Rezoning Application No. Z07-0023 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 3, Section 26, Township 26, ODYD, Plan 11868 on Hardie Rd, Kelowna, B.C. from RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone be considered by Council.

Councillor Day re-entered the Council Chamber at 6:23 p.m.

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,

Ed Schnellert, Applicant

- Advised that the actual residence being constructed will be similar to the drawing provided.

There were no further comments.

- 3.6 Bylaw No. 9829 (Z07-0033) – Elizabeth & Roy Lycar – 577 Rose Avenue - THAT Rezoning Application No. Z05-0033 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of a part of the North ½ of the South East ¼ of Section 3, Twp 23, ODYD, located off Arab Rd., and a part of Lot 5, Plan 18861, Section 3, Twp 23, ODYD, located off Appaloosa Rd., Kelowna, B.C., from the A1 – Agriculture 1 zone to the RU2s – Medium Lot Housing (with Secondary Suite) zone, the P3 – Parks and Open Space zone, and the P4 – Utilities zone, as shown on Map ‘A’ attached to the report of Planning and Development Services Department, dated June 25, 2007, be considered by Council.

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. No one came forward.

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- 3.7 Bylaw No. 9830 (Z07-0045 – Rafael Augusto Carreras and Cornelia Bujara – 2575 Harvard Road - THAT Rezoning Application No. Z07-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 360, ODYD, Plan KAP62784, located at 2575 Harvard Road, Kelowna, B.C. from the A1 – Agriculture 1 Zone to the A1s – Agriculture 1 with Secondary Suite zone be considered by Council.

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. No one came forward.

4. TERMINATION:

The Hearing was declared terminated at 6:29 p.m.

Certified Correct:

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Mayor

SLH/dld

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Deputy City Clerk