

Public HearingJanuary 8, 2008

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, January 8th, 2008.

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

Council members absent: Councillors Andre Blanleil and Colin Day.

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Allison Flack; Director of Financial Services/Interim Director of Planning & Development Services, Paul Macklem; Current Planning Supervisor, Shelley Gambacort; and Council Recording Secretary, Sandi Horning.

(* denotes partial attendance)

1. Mayor Shepherd called the Hearing to order at 6:01 p.m.

Councillor Rule joined the meeting 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 "*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 City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on December 21st, 2007, and by being placed in the Kelowna Daily Courier issues of January 2nd, 2008 and January 3rd, 2008, and in the Kelowna Capital News issue of December 30th, 2007, and by sending out or otherwise delivering 168 letters to the owners and occupiers of surrounding properties between December 21st, 2007 and December 26th, 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. 9902 (Z07-0066) – Victor & Denise Clay/(Anne Squair) – 1704 Joe Riche Road – That Rezoning Application No. Z07-0066 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 168, SEC. 18, TWP 27, O.D.Y.D., Plan 24361, located on Joe Rich Road, Kelowna, B.C. from the A1 – Agriculture 1 zone to the A1(s) – Agriculture 1 with Secondary Suite zone to be considered by Council.

The 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.

Roland Blase, Harmony Homes, and Victor Clay, Applicants:

- Mr. Clay provided detailed driving directions on how to get to his property.

There were no further comments.

- 3.2 Bylaw No. 9903 (Z07-0055) – Albert Hardy, Bomar Distributors Inc. & Norcar Enterprises/(Norcar Enterprises) - THAT Rezoning Application No. Z07-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning

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classification of Lots A & B, Sec. 22, Twp. 26, O.D.Y.D., Plan KAP85161, located on Tataryn Road, Kelowna, B.C. from the existing RU1 – Large Lot Housing zone to the proposed RU6 – Two Dwelling Housing zone be considered by Council;

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

- o Letter of Opposition:
 - Joe & Delores Twordik, 1040 Elwyn Road

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

Al Hardy and Norm Booker (Norcar Enterprises), Applicants:

- Canvassed the neighbourhood when they purchased the property to advise what their intention was and did not receive any opposition.

Anton Burse-Hanning, 1035 Tataryn Road

- Concerned about what is happening on the site regarding the gas lines in the area.
- Concerned that there is not any storm sewer in the area, nor are there any sidewalks.
- Has worked in the construction industry for 65 years and feels the construction debris in the area is making it too dangerous.
- Concerned about his safety regarding his driveway as it is difficult for him to back out of his driveway at this time.
- Concerned about illegal businesses operating in the area.

Staff:

- Confirmed that the developer will be provided cash in lieu to pay for frontage upgrades of Tataryn Road.

Bob Hardy and Norm Booker, Applicants:

- Advised that all the drainage on the properties are on individual wells. The soil is very sandy and the water just disappears
- There are landscaping rocks on the other side of the street that will not interfere with vision while driving.
- A Geotech study on the property has been completed.
- The construction debris in the area has nothing to do with these properties.

There were no further comments.

4. TERMINATION:

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

Certified Correct:

Mayor

City Clerk

SLH /dld