

Public HearingApril 15, 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, April 15th 2008.

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

Council members absent: Norm Letnick

Staff members in attendance were: City Manager, Ron Mattiussi; Deputy City Clerk, Stephen Fleming; Current Planning Supervisor, Shelley Gambacort*; and Council Recording Secretary, Arlene McClelland.

(* 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 City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on March 28th, 2008, and by being placed in the Kelowna Daily Courier issues of April 7th, 2008 and April 8th, 2008, and in the Kelowna Capital News issue of April 6th, 2008, and by sending out or otherwise delivering 312 letters to the owners and occupiers of surrounding properties between March 28th, 2008 and April 2nd, 2008.

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. 9950 (Z08-0003) – Wayne & Terry Cobb – 4160 McClain Road – THAT Rezoning Application No. Z08-0003 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A Section 2 Township 26 Osoyoos Division Yale District Plan 18326, located at 4160 McClain Road, Kelowna BC 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 the following correspondence and/or petitions had been received:

- Letter of Support
Greg & Debbie Neill, #43 – 4075 McClain Rd

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

There were no further comments.

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- 3.2 Bylaw No. 9959 (Z07-0099) – Pauline Coulic & Wanda Brian/(Okanagan Valley Construction Ltd.) – 155 Holbrook Road - THAT Rezoning Application No. Z07-0099 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 11, Sec. 23, Twp. 26, ODYD, Plan 12830, located at 155 Holbrook 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 the following correspondence and/or petitions had been received:

- **Letters of Opposition**

Sandy Kraft, 440A Rutland Rd South
Ren & Bonnie Baskin, 185 Holbrook Rd

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

Wanda Brian, 155 Holbrook Road, Applicant

- My son will be living in the home. Did construct a large workshop and attached garage to accommodate parking. Would like to accommodate a suite. Was a rental property and now a principle property.
- Have spoken to some neighbours and do have support.
- There currently is no suite in the home.

Vi, Dougall Road South

- Need some clarity on secondary suite within single family; is there not a suite in there now?

Herb Humphries – 225 Adventure Road

- Don't understand the designation of the zone between RU1 and RU1s and asked for explanation.

Staff:

- Explained difference between RU1 and RU1s zoning.

There were no further comments.

- 3.3 Bylaw No. 9960 (Z08-0004) – Joshua Babet – 940 Mayfair Road - THAT Rezoning Application No. Z08-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 13, D.L. 143, ODYD, Plan 2483, located at 940 Mayfair 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 the following correspondence and/or petitions had been received:

- **NIL**

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

There were no further comments.

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- 3.4 Bylaw No. 9961 (Z08-0001) – Faye & Rose Henderson and Joy Bouchard – 4643 Raymer Road – THAT Rezoning Application No. Z08-0001 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, DL 580A, S.D.Y.D., Plan KAP46594, located on Raymer Road, Kelowna, B.C. from the RU1 – large lot housing zone to RU1(s) – large lot housing with a 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**

Larry Deng, 805 Hubbard Rd
Arthur Hughes-Games, 4634 Raymer Rd

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

Faye Henderson, 4643 Raymer Road, Applicant

- Did speak to our neighbours in January. I was surprised by the one letter from 4634 Raymer because the wife signed saying she was alright with this. The letter from 805 Hubbard Road stated at the time he didn't mind at all and said it was up to City Council. I spoke to Axel Hilmer and had him re-check all the figures and was assured there was only the variance between the two buildings.

There were no further comments.

4. TERMINATION:

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

Certified Correct:

Mayor

Deputy City Clerk

ACM/dld