



## City of Kelowna Public Hearing Minutes

Date: Tuesday, September 6, 2016  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart\*, Ryan Donn, Gail Given, Tracy Gray, Brad Sieben, Mohini Singh and Luke Stack

Council Members Absent: Councillor Charlie Hodge

Staff Present: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Community Planning Department Manager, Ryan Smith; Urban Planning Manager, Terry Barton; and Legislative Systems Coordinator, Sandi Horning

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the Hearing to order at 6:03 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" 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.

### 2. Notification of Meeting

The Deputy City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board of City Hall on August 23, 2016 and by being placed in the

Kelowna Capital News issues of Friday, August 26 and Wednesday, August 31, 2016 and by sending out or otherwise delivering 56 statutory notices to the owners and occupiers of surrounding properties between August 23, 2016 and August 26, 2016.

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 No. 309.

### 3. Individual Bylaw Submissions

#### 3.1 2486 Highway 97N, Z16-0001 - Kelowna Hwy 97/33 Holdings Ltd.

Councillor DeHart declared a conflict of interest as she works in the hotel/motel industry, and her employer is a direct competitor of the property owner, left the meeting at 6:07 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.
- Clarified the parking arrangements on site for retail use and for hotel use.
- Clarified the secondary uses for the C9 and C4 zones.
- Confirmed that there is no limit to retail store size.

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

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

Lawrence Ritchcraft, Property Owner

- Looking for some flexibility with the site and thanked Council for their consideration.

No one from the gallery came forward and there were no further comments.

Councillor DeHart rejoined the meeting at 6:13 p.m.

#### 3.2 361 Yates Road, Z16-0031 - Cheryl Homes Medical Services Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.
- Advised that access to the carriage house will be through the gate to the side and the driveway will be shared with the primary residence.

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

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

Mr. Holmes; Applicant's Representative

- Clarified access to the carriage house.
- Responded to questions from Council.

- Confirmed that there is plenty of parking on site.
- Confirmed that the Applicant will be working with City staff in order to meet the City's requirements.

No one from the gallery came forward and there were no further comments.

**3.3 4491 Stewart Road West, Z16-0034 - Delauralyn Pihl**

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

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

The Applicant was present, but did not have anything further to add to staff's comments. No one from the gallery came forward and there were no further comments.

**4. Termination**

The Hearing was declared terminated at 6:23 p.m.

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Mayor

*K. Sedham*

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Deputy City Clerk

/slh

