

CITY OF KELOWNA  
REGULAR COUNCIL AGENDA  
COUNCIL CHAMBER - CITY HALL - 1435 WATER STREET

TUESDAY, OCTOBER 14, 2003

7:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Shepherd.
3. CONFIRMATION OF MINUTES  
Regular Meeting, September 29, 2003  
Public Hearing, September 30, 2003  
Regular Meeting, September 30, 2003  
Regular Meeting, October 6, 2003
4. Councillor Shepherd requested to check the minutes of this meeting.
5. PLANNING BYLAWS CONSIDERED AT PUBLIC HEARING

**(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)**

- 5.1 Bylaw No. 9091 (Z03-0040) - Melvin & Rita Uppenborn (D.E. Pilling & Associates/Greg Reschke) – 1101 Bentien Road  
*To rezone the property from the existing A1 – Agriculture 1 and RU1 – Large Lot Housing split zoning to the RU1 – Large Lot Housing zone in order to facilitate a proposed 7 lot single family subdivision.*

**(BYLAWS PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)**

- 5.2 Bylaw No. 9086 (Z03-0046) - Timothy Pincin & Amanda Erdely (Timothy Pincin) – 142 Celano Crescent  
*To rezone the property from RU2 – Medium Lot Housing to RU2s – Medium Lot Housing with Secondary Suite to allow for the construction of a secondary suite in the basement of a new single detached dwelling.*
- 5.3 Bylaw No. 9094 (OCP03-0012) - Bell Mountain Area Structure Plan ASP02-0001 – Colin Day, Balbir Singh & Preminder Jeet Wariache, 590921 BC Ltd., Black Mountain Irrigation District (Weninger Construction and Design Ltd./Marlin Weninger) – East of Lone Pine Drive/South of Swainson Road **requires majority vote of Council (5)**  
*To incorporate the Bell Mountain ASP into the Official Community Plan for use as a guide for future development of the area.*

6. PUBLIC MEETING TO RECEIVE INPUT ON LIQUOR LICENCE APPLICATIONS

**NOTE: Council shall consider whether, based on the input received, the majority are in favour or not in favour of the licence to be granted by the Provincial Liquor Licencing Branch.**

- 6.1 Planning & Corporate Services Department, dated September 16, 2003 re: Liquor Licensing Application No. LL03-0015 – 641300 BC Ltd. (Steve Berezan/ Black Mountain Pub Ltd.) – 2040 Joe Riche Road **Mayor to invite anyone in the public gallery who deems themselves affected by the liquor licence application to come forward**  
*To consider an application by the owners/operators of the Zodiac Pub for a liquor primary licence in order to resurrect the old Black Mountain Pub name and operate a pub and restaurant on the subject property.*
- 6.2 Planning & Corporate Services Department, dated September 8, 2003 re: Liquor Licensing Application No. LL03-0016 – Evergreen Lands Ltd., 594919 BC Ltd., Peacock Insurance & Financial Group Inc., Viewcrest Estates Ltd., and Brainwave Management Inc. (Brent Peacock/640341 BC Ltd.) – 1180 Sunset Drive **Mayor to invite anyone in the public gallery who deems themselves affected by the liquor licence application to come forward**  
*To consider an application for a liquor primary licence to accommodate a wine and tapas bar associated with an adjacent retail liquor store on the ground floor of a 3-storey mixed-use building that is currently under construction.*

7. PLANNING

- WITHDRAWN 7.1 Planning & Corporate Services Department, dated September 18, 2003 re: Development Permit Application No. DP03-0094 – William Stewart (James Elder/ Whitworth Holdings) – 1250-1298 Ellis Street **Mayor to invite anyone in the public gallery who deems themselves affected by the application to come forward**  
*The applicant is disputing the decision of the Director of Planning & Corporate Services to not grant the requested Development Permit to allow for structural renovations to the façade of the former “Old Cannery” building.*

8. RESOLUTIONS

- 8.1 Draft Resolution re: Cancellation of Monday, November 10, 2003 Regular Council Meeting  
*For authorization to cancel the Regular Meeting scheduled for November 10, 2003.*

9. BYLAWS

**(BYLAWS PRESENTED FOR FIRST READING)**

*Note: Agenda Items No. 8.1 to 8.5 inclusive **may** be dealt with in one resolution. Mayor shall confirm with Council whether they wish to do so, or to remove one or more of the bylaws to be read individually.*

- 9.1 Bylaw No. 9099 (Z03-0036) – Royce & Leeann Dockrill – 3517 Lakeshore Road  
*To rezone the property from RU1-Large Lot Housing to RU6 – Two Dwelling Housing zone in order to remove the existing house and construct a 2-storey, semi-detached building on the site.*

- 9.2 Bylaw No. 9100 (Z03-0041) – Mamre Holdings Inc. (Renee Wasylyk) – 1856 Ambrosi Road  
*To rezone the property from the RU1 – Large Lot Housing Zone to the C5 – Transition Commercial Zone to facilitate development of a 2-storey building with office space at grade and two residential units on the second storey.*
- 9.3 Bylaw No. 9101 (Z03-0035) – Zodiac Pub (Steve Berezan) – 200-210 Highway 33 West  
*To rezone the property to add the Liquor Primary (lp) and Retail Liquor Sales (rls) designation to the parent zone to accommodate a private liquor store at the proposed new pub location.*
- 9.4 Bylaw No. 9102 (Z03-0049) – Pierre & Amber Piche – 1086 Raymer Avenue  
*To rezone the property to add the Secondary Suite (s) designation to the parent zone to allow a secondary suite on the ground floor of a home that is being raised to become a 2-storey house.*
- 9.5 Bylaw No. 9103 (Z03-0048) – Janet Dommasch (Peter Chataway) – 124 Lake Avenue  
*To add the ‘s’ designation to the parent zone in order to allow for the existing dwelling to be used as a secondary suite and for the construction of a new primary dwelling.*
10. REMINDERS
11. TERMINATION