

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

TUESDAY, SEPTEMBER 6, 2005

7:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER

2. Prayer will be offered by Councillor Day.

3. CONFIRMATION OF MINUTES

Regular Meeting, August 22, 2005  
Public Hearing, August 23, 2005  
Regular Meeting, August 23, 2005

4. Councillor Day requested to check the minutes of this meeting.

5. BYLAWS CONSIDERED AT PUBLIC HEARING

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

5.1 [Bylaw No. 9480 \(OCP05-0009\)](#) – R A Quality Homes Ltd. (Tony Kuhn Kuhn) – 632 Craig/Lacombe Road  
*To change the future land use designation in the OCP from Rural/Agriculture to Single/Two Unit Residential.*

5.2 [Bylaw No. 9481 \(Z05-0023\)](#) – R A Quality Homes Ltd. (Tony Kuhn Kuhn) – 632 Craig/Lacombe Road  
*To rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing to facilitate a proposed 6 lot residential subdivision.*

6. PUBLIC MEETING TO RECEIVE INPUT ON LIQUOR LICENSE APPLICATIONS

6.1 (a) Planning & Corporate Services Department, dated July 28, 2005, re: [Liquor Licensing Application No. LL05-0013 – Aberdeen Holdings Ltd. \(716309 BC Ltd.\) – 2355-2395 Gordon Drive](#) **Mayor to invite anyone in the public gallery who deems themselves affected by the liquor license application to come forward.**

*For Council support of a liquor license application for a 120-seat pub with 40 seat outdoor patio proposed for a tenant space in the Guisachan Village shopping centre.*

(b) **(BYLAW PRESENTED FOR SECOND & THIRD READINGS AND ADOPTION)**

[Bylaw No. 9476 \(Z05-0049\)](#) - Aberdeen Holdings Ltd (716309 BC Ltd) – 2355-2395 Gordon Drive  
*Rezones the property from C3rls – Community Commercial (Retail Liquor Sales) to C3rls/lp – Community Commercial (Retail Liquor Sales/Liquor Primary) to accommodate a liquor primary establishment within the Guisachan Village shopping centre.*

7. **DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS – Council consideration deferred from the August 23/05 Regular Meeting agenda to this agenda in anticipation of receiving MOT approval of the bylaws under 6.2(a).**

7.1 (a) **BYLAWS PRESENTED FOR ADOPTION**

(i) [Bylaw No. 9105 \(Z02-1052\)](#) – Okanagan Manufacturer's BC Ltd. (new owner) - (Grant Maddock/Protech Consultants) – 3732 Highway 97 North  
*To rezone the property from A1 – Agriculture 1 to I2 – General Industrial in order that the site could be sold.*

(ii) [Bylaw No. 9301 \(Z04-0045\)](#) - Okanagan Manufacturer's BC Ltd. (Grant Maddock/Protech Consultants Ltd.) – 3724 Highway 97 North  
*To rezone the property from A1 – Agriculture 1 to I2 – General Industrial to facilitate development of the site for industrial related uses.*

(b) Planning & Corporate Services Department, dated July 20, 2005 re: [Development Permit Application No. DP05-0108 and Development Variance Permit Application No. DVP05-0109 – Okanagan Manufacturer's BC Ltd. \(Protech Consultants Ltd.\) – 3724 & 3732 Highway 97 North](#) **City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance to come forward**  
*To approve the form and character of a proposed industrial development on the subject properties and to vary the Riparian Management Area setback requirement from 30 m to 5 m.*

8. **BYLAWS**

**(BYLAW PRESENTED TO RESCIND FIRST READING AND CLOSE THE FILE)**

8.1 [Bylaw No. 9477 \(Z05-0034\)](#) - Mark Brebric (Bevanda Architecture Inc.) – 454 & 464 West Avenue **(application withdrawn by the applicant)**  
*To rezone the subject property from the RU1 – Large Lot Housing and RU6 – Two Dwelling Housing zones to the RM5 – Medium Density Multiple Housing zone to accommodate a proposed 4.5 storey, 20-unit multi-family development.*

**(BYLAW PRESENTED FOR AMENDMENT AT THIRD READING)**

8.2 [Bylaw No. 9474](#) – Amendment No. 1 to Kelowna Development Cost Charge Bylaw No.9095  
*Amends the bylaw to add the 'citation' clause to name the bylaw.*

**(BYLAW PRESENTED TO RESCIND ADOPTION AND THEN PRESENTED FOR ADOPTION)**

8.3 [Bylaw No. 9346 \(HRA04-0003\)](#) - School District 23 (Protech Consultants Ltd.) – 780 Rutland Road North  
*The Local Government Act requires that Heritage Revitalization Agreements be registered on title within 30 days of adoption. This bylaw was adopted back in March but was not registered because staff were aware a change in ownership was pending. We now need a new date for adoption so that the HRA can be registered in Land Titles.*

**(BYLAWS PRESENTED FOR ADOPTION)**

- 8.4 [Bylaw No. 9427](#) – Road Closure Bylaw – Lane Between Bernard Avenue and Lawson Avenue  
*To remove the highway dedication from a portion of lane between Bernard and Lawson. Mayor to invite anyone in the public gallery who deems themselves affected by the proposed road closure to come forward*
- 8.5 [Bylaw No. 9464 \(Z05-0017\)](#) - Kee Sing & Mei Low (Protech Consultants) – 1277 Houghton Road  
*Rezones a portion of the property from RU1s – Large Lot Housing with Secondary Suite to RU6 – Two Dwelling Housing to allow for the creation of one RU1s zoned lot and one RU6 zoned lot.*
9. REMINDERS
10. TERMINATION