

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

TUESDAY, JANUARY 10, 2006

5:00 P.M.

(following the Public Hearing)

1. CALL TO ORDER
2. Prayer will be offered by Councillor Given.
3. CONFIRMATION OF MINUTES
Regular Meeting, December 12, 2005
Public Hearing, December 13, 2005
Regular Meeting, December 13, 2005
Regular Meeting, December 19, 2005
4. Councillor Given requested to check the minutes of this meeting.
5. BYLAWS CONSIDERED AT PUBLIC HEARING

(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)

- 5.1 [Bylaw No. 9429 \(OCP04-0018\)](#) - Kirschner Mountain Estates Ltd. (New Town Planning Services Inc./Keith Funk) – 2980 Gallagher Road, 2045 & 2061 Garner Road and 1625 Verdure Road **Requires majority vote of Council (5)**
To adjust the boundaries of the future land uses in the OCP to reflect the proposed zoning designations for future development of the remaining Kirschner Mountain Estates Area Structure Plan area.
- 5.2 [Bylaw No. 9430 \(Z04-0075\)](#) - Kirschner Mountain Estates Ltd. (New Town Planning Services Inc./Keith Funk) – 2980 Gallagher Road, 2045 & 2061 Garner Road and 1625 Verdure Road
To rezone the lands from A1 – Agriculture 1 to P3 – Parks & Open Space, P4 – Utilities, RU1h – Large Lot Housing (Hillside Area) and RM3h – Low Density Multiple Housing (Hillside Area) to facilitate development with a mixture of single dwelling and multi-family lots with parks & open space components and an associated utility lot.
- 5.3 [Bylaw No. 9501 \(Z05-0057\)](#) – Nagina & Kuldip Johal (United Homes) – 570 Bach Road
To rezone the property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to allow for a second house at the rear of the lot.
- 5.4 [Bylaw No. 9530 \(TA05-0009\)](#) – City of Kelowna
Miscellaneous housekeeping amendments to Zoning Bylaw 8000 to clarify side yard setback requirements in several urban residential zones, update several definitions, and change drive-through food services from a land use definition to a development regulation.
- 5.5 [Bylaw No. 9532 \(TA05-0010\)](#) – City of Kelowna
Amendments to Section 9 (Specific Use Regulations) of Zoning Bylaw 8000.

5. BYLAWS CONSIDERED AT PUBLIC HEARING – Cont'd**(BYLAWS PRESENTED FOR SECOND & THIRD READINGS)** – Cont'd

- 5.6 [Bylaw No. 9535 \(Z05-0071\)](#) – Todd & Cheryl Blasco (Todd Blasco) – 2330 Silver Place
To rezone the property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite to permit development of a suite in an accessory building that is currently under construction as a garage/workshop.
- 5.7 [Bylaw No. 9536 \(Z05-0069\)](#) – Jud & Karen Wickwire – 1281 Highway 33 East
To rezone the property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite to permit development of a suite in a proposed accessory building.

6. DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT REPORTS

- 6.1 Planning & Corporate Services Department, dated November 30, 2005 re: [Development Variance Permit Application No. DVP05-0201 – The BC Conference of the Mennonite Brethren Churches Inc. \(Garden Valley Community Church\) – 228 Valley Road](#) **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 vary the front yard setback for an existing portable annex building from 6.0 m to 4.5 m from the bulb of a cul-de-sac of Marigold Crescent that will be constructed in conjunction with a 4-lot subdivision of a portion of the site.
- 6.2 Planning & Corporate Services Department, dated November 18, 2005 re: [Development Variance Permit Application No. DVP05-0165 – R469 Enterprises Ltd., et al – 2131 Scenic Road](#) **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 vary the front yard setback from 4.5 m to 3.3. m for an existing water meter enclosure.
- 6.3 (a) **BYLAW PRESENTED FOR ADOPTION**
- [Bylaw No. 9410 \(Z04-0087\)](#) – JJW Holdings Ltd./Jacob Warkentin (New Town Planning Services Inc.) – 921, 923 Richter Street
To rezone the properties from RU6 – Two Dwelling Housing to I4 – Central Industrial to allow for the expansion of the Kelowna Steel Fabricators operation.
- (b) Planning & Corporate Services Department, dated December 2, 2005 re: [Development Permit Application No. DP05-0016 and Development Variance Permit Application No. DVP05-0017 – JJW Holdings Ltd./Jake Warkentin \(New Town Planning Services Inc.\) – 921, 923 Richter Street](#) **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 a proposed building addition to increase the interior space for the Kelowna Steel Fabricators industrial operation, and to vary the front yard setback from 6.0 m to 0.0 m to accommodate the expansion.

- 6.4 Planning & Corporate Services Department, dated November 18, 2005 re: [Development Variance Permit Application No. DVP05-0196 – Helen Graham – 1055 Westpoint Drive](#) **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 consider a staff recommendation to **not** vary the front yard setback from 4.5 m to 3.45 m and the east side yard setback from 2.0 m to 1.98 m.*
- 6.5 Planning & Corporate Services Department, dated November 28, 2005 re: [Development Permit Application No. DP04-0078 and Development Variance Permit Application No. DVP05-0164 – 622623 BC Ltd. \(HMA Architects\) – 110, 150-154 Highway 33 West](#) **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 grant a building height variance from 4 storey to 8 storeys and approve the form and character of a proposed 8-storey mixed use commercial/residential building.
7. REMINDERS
8. TERMINATION