

Public HearingAugust 9, 2011

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, August 9, 2011.

Council members in attendance: Mayor Sharon Shepherd, Councillors Andre Blanleil, Kevin Craig, Robert Hobson, Charlie Hodge, Graeme James, Michele Rule and Luke Stack.

Council members absent: Councillor Angela Reid-Nagy

Staff members in attendance were: Acting City Manager, Paul Macklem; Deputy City Clerk, Karen Needham; Director, Land Use Management, Shelley Gambacort; Manager, Parks & Public Places, Terry Barton; Manager, Environment and Land Use, Todd Cashin; and Council Recording Secretary, Arlene McClelland.

(* denotes partial attendance)

1. Mayor Shepherd called the Hearing to order at 6:41 p.m.
2. Mayor Shepherd 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.

The Deputy City Clerk advised the Notice of this *Public Hearing* was advertised by being posted on the Notice Board at City Hall on July 22, 2011 and by being placed in the Kelowna Daily Courier issues of August 2, 2011 and August 3, 2011, and in the Kelowna Capital News issue on August 2, 2011.

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 Agricultural Land Reserve Appeal Application No. A11-0008 - City of Kelowna (Mary Carr et al) - 219, 229, 253-259, 279 & 289 Valley Road - THAT Agricultural Land Reserve Appeal Application No. A11-0008 for part of Lot 12 Block 9 Section 4 Township 23 and of Section 33 Township 26 Osoyoos Division Yale District Plan 896; Lot 11 Block 9 Sections 32 and 33 Township 26 Osoyoos Division Yale District Plan 896; Lot 10 Block 9 Section 4 Township 23 and of Section 33 Township 26 Osoyoos Division Yale District Plan 896; Lot 9 Block 9 Section 33 Township 26 Osoyoos Division Yale District Plan 896; Lot A Section 33 Township 26 Osoyoos Division Yale District Plan 30721 located at 219, 229, 253 - 259, 279, 289 Valley Road, Kelowna, B.C. for a block exclusion of land from an Agricultural Land Reserve (ALR), pursuant to Section 29(1) of the *Agricultural Land Commission Act*, be supported by Municipal Council in principle;

AND THAT Agricultural Land Reserve Appeal Application No. A11-0008 be forwarded to a Public Hearing on August 9, 2011 for public input;

AND THAT Council directs staff to hold a workshop with the Agricultural Advisory Committee prior to August 9, 2011 and report back to Council at the August 9, 2011 Public Hearing with respect to the outcome of the workshop;

AND FURTHER THAT the Municipal Council directs staff to forward the application to the Agricultural Land Commission following the Public Hearing.

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Staff:

- Provided a power point presentation, re: Glenmore Recreation Park
- The presentation described potential mitigation and compensation measures.
- Advised that this file had been to the Agricultural Advisory Committee and it had received non-support. Staff held a Workshop on August 3rd with the members of the Agricultural Advisory Committee along with the City's Professional Agrologist consultant. The file will be reconsidered at the August 11th AAC meeting.

The Deputy City Clerk advised that the following correspondence and/or petitions had been received:

Letters of Opposition:

John Cameron, 420-550 Yates Road
Dan Mitdal, 255 Valley Road North

Letter of Support:

John Harling, Glenmore Valley Community Association, 106-550 Glenmeadows Road

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

John Harling, Glenmore Valley Community Association, 106-550 Glenmeadows Road

- Noted that a written document had been provided to Council.
- Expressed concern that the Association had not been consulted by staff in any manner and would like to be involved in the planning process.
- Inquired if there is a contingency plan in place if this proposal is not successful.
- In summary, support a Glenmore Recreation park and asked that the city engage the community with the process.

Richard Wensink, 1664 Blondeaux Crescent, Member of the Glenmore Valley Community Association Board

- I am the Director responsible for issues of Brandt's Creek.
- Commented that Brandt's Creek runs directly along Valley Road and would like the City to consider exceeding restoration requirements of Brandt's Creek if proposal moves ahead.

Dan Mitdal, 255 Valley Road, Member, Glenmore Valley Community Association

- Believes Site 2 Scenic Road and Valley Road is a much better site due to the road infrastructure around it. As well, Site 2 is much larger. The Site 1 Longhill Road and Valley Road location would require a complete building of a new road on ALR lands.
- It's important that the community is aware of alternative sites being considered.

Emma Rantucci, 2620 Sexsmith Road

- Lived in the area for 40 years.
- Can see the need for a recreation facility as soon as possible.
- The location chosen may be a little small but it is a good central location.
- Supports the Application.

Randy Molnar, 296 Drysdale Boulevard

- Lived in the area since May 2006.
- Concerned with the Intersection across from Valley and Longhill Roads and suggested a turn-about.
- Supports the intended site.

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- President of the Uptown Rutland Business Association and am here to support a fellow Association.
- Commented on the importance of including Neighborhood Associations when a major project is being considered.
- Agrees there is a need for more recreation parks in the city.
- Concerned with the loss of other lands as a condition to remove portions of land from the ALR. Opposed to giving up the right-of-way corridor owned by the City.
- Questioned whether land needs to be excluded or if it could be used for non-agricultural purposes.

Wess Kmet, 104-523 Rowcliff Avenue

- Suggested there also be a Community Hall in the area.
- Supports the proposal.

Tera Pemberton, #9 - 225 Glen Park Drive

- As a hockey parent wanted to show support for this application.
- Commented that another sheet of ice would be beneficial.
- The amount of facilities Kelowna has does not meet the need.
- Supportive of this application.

Staff:

- Advised that a location analysis was done on Site 2 and there were severe intrusions in the ALR. In addition to removing high capacity land from the reserve it also increased ALR and non ALR boundaries that would create more urban/rural conflicts.

Council:

- Commented that they would have liked the Agricultural Advisory Committee's recommendation from the Workshop prior to moving forward.
- Confirmed with staff that the existing sportsfield is 2.9 Hectares, the Right-of-Way is 3.8 hectares as per the map and the Glenmore Firehall is 1.1 hectares.
- Advised that the City does not control Site 2.
- Suggested staff provides more information regarding the future use of the linear corridor being used as a recreation corridor, if that portion of land were to be given up, when this item comes back to Council.

Staff:

- Advised that on August 11th the Agricultural Advisory Committee will review the application
- Advised that there is time sensitivity related to the ALC meeting schedule for early fall and deadlines for submission.

There were no further comments.

4. TERMINATION:

The Hearing was declared terminated at 8:36 p.m.

The meeting recessed at 8:36 p.m. The meeting reconvened at 8:39 p.m.

Certified Correct:

 Mayor

ACM/jrl

 Deputy City Clerk