

City of Kelowna
Regular Council Meeting
AGENDA



Monday, March 17, 2014
1:30 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

This meeting is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.
2. Confirmation of Minutes 4 - 9

Regular PM Meeting - March 10, 2014
3. Public in Attendance
 - 3.1 Deborah Ward, President, Ballet Kelowna, re: Annual Report 10 - 24

To provide Council with an Annual Report.
 - 3.2 Nancy Cameron, President & CEO, and Stan Martindale, Board of Directors Chair, Tourism Kelowna, re: Annual Report 25 - 42

To provide Council with an Annual Report.
4. Committee Reports
 - 4.1 Civic and Community Awards 2013 Finalists 43 - 44

To announce the 39th Annual Civic and Community Award finalists.
5. Development Application Reports & Related Bylaws
 - 5.1 Agricultural Land Reserve Appeal Application No. A13-0013 - 3030-3150 Balldock Road, Geraldine Weninger-Soetart 45 - 71

Mayor to invite the Applicant, or Applicant's Representative, to come forward.
To consider a staff recommendation NOT to support a request to the Agricultural Land Commission (ALC) for a "*Subdivision of agricultural land*"

reserve” under Section 21(2), to subdivide the existing 10.14 ha (25.05 ac) parcel into two parcels.

5.2 Rezoning Application No. Z14-0007 - 375 Gibson Road, Karmjit & Balvir Gill 72 - 104

The applicant is requesting permission from City Council to rezone the parcel located at 375 Gibson Road to allow for the addition of Agri-tourist Accommodation (A1t). The rezoning to A1t would facilitate the development and operation of nine (9) recreational vehicle (RV) sites which may be operated on a seasonal basis subordinate to the agricultural operation. The applicants have submitted an application for a Farm Protection Development Permit as part of the application package.

5.2.1 Bylaw No. 10930 (Z14-0007) - 375 Gibson Road, Robert Holden 105 - 108

To give Bylaw No. 10930 first reading in order to rezone the subject property from the A1 - Agriculture 1 zone to the A1t - Agriculture 1 with Agri-Tourist Accommodation Zone.

5.3 Official Community Plan Bylaw Amendment Application No. OCP14-0003 & Rezoning Application No. Z14-0004 - 145 Clifton Road North, Glenwest Properties Ltd. 109 - 124

To amend the Official Community Plan Future Land Use Designation and to rezone portions of the subject properties in order to accommodate the development of a single family subdivision.

5.3.1 Bylaw No. 10929 (OCP14-0003) - 103 Clifton Road N, 145 Clifton Road, 185 Clifton Road N, and (E of) Upper Canyon Drive, Glenwest Properties Ltd. 125 - 132

Requires a majority of all Members of Council (5).

To give Bylaw No. 10929 first reading in order to change the future land use designations of part of the subject properties in order to accommodate the development of a single-family subdivision.

5.3.2 Bylaw No. 10931 (Z14-0004) - 103 Clifton Road N, 145 Clifton Road, 185 Clifton Road N and (E of) Upper Canyon Drive, Glenwest Properties Ltd. 133 - 140

To give Bylaw No. 10931 first reading in order to rezone portions of the subject properties from the P3 - Parks and Open Space, RU1H - Large Lot Housing (Hillside Area) and RR1 - Rural Residential 1 zones to the RU1H - Large Lot Housing (Hillside Area) and P3 - Parks & Open Space zones in order to accommodate the development of a single family subdivision.

6. Non-Development Reports & Related Bylaws

6.1 Downtown Kelowna Association 2014 Budget 141 - 155

To authorize the 2014 levy on Class 5 light industry and Class 6 business/other properties located within the Downtown Business Improvement Area.

6.2 Uptown Rutland Business Association 2014 Budget 156 - 165

To authorize the 2014 levy on Class 5 light industry and Class 6 business/other properties located within the Uptown Rutland Business Improvement Area.

6.3 Road Closure - Adjacent to 1935 Glenmore Road North 166 - 168

The closed road is to be consolidated with Lot 10 Plan 1068, Lot 9 Plan 1068, Lot 8 Plan 1068, Lot 7 Plan 1068 and Lot A Plan 37262.

6.3.1 Bylaw No. 10926 - Road Closure Bylaw, Portion of Glenmore Road N 169 - 170

To give Bylaw No. 10926 first, second and third readings in order to authorize the City to permanently close and remove the highway dedication of a portion of highway on Glenmore Road N.

7. Bylaws for Adoption (Non-Development Related)

7.1 Bylaw No. 10927 - Amendment No. 32 to Sewerage System User Bylaw No. 3480 171 - 172

To adopt Bylaw No. 10927 in order to Amend No. 32 to Sewerage System User Bylaw No. 3480.

7.2 Bylaw No. 10928 - Amendment No. 3 to Water Regulation Bylaw No. 10480 173 - 181

To adopt Bylaw No. 10928 in order to amend Water Regulation Bylaw No. 10480

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, March 10, 2014
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Walter Gray and Councillors Colin Basran, Andre Blangleil, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack and Gerry Zimmermann

Staff Present City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Infrastructure Divisional Director, John Vos*; Community Planning & Real Estate Divisional Director, Doug Gilchrist*; Design & Construction Services Director, Bill Berry*; Financial Services Director, Keith Grayston*; Roads, Drainage & Solid Waste Projects Manager, Purvez Irani*; Urban Planning Manager, Ryan Smith*; Cultural Services Manager, Sandra Kochan; Long Range Policy Planning Manager, Gary Stephen*; Policy & Planning Planner, Lindsey Ganczar*; and Council Recording Secretary, Tania Tishenko

(* denotes partial attendance)

1. Call to Order

Mayor Gray called the meeting to order at 1:30 pm.

Mayor Gray advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

2. Confirmation of Minutes

Moved By Councillor Given/Seconded By Councillor Hobson

R149/14/03/10 THAT the Minutes of the Regular PM Meeting of March 3, 2014 be confirmed as circulated.

Carried

3. Public in Attendance

3.1. Renata Mills, Executive Director, Festivals Kelowna, re: Annual Report

Renata Mills, Executive Director, Festivals Kelowna:

- Provided Council with a PowerPoint Presentation.

Moved By Councillor Hobson/Seconded By Councillor Singh

R150/14/03/10 THAT Council receives, for information, the verbal presentation from Festivals Kelowna dated March 10, 2014 with respect to its Annual Report.

Carried

4. Development Application Reports & Related Bylaws

4.1. Rezoning Application No. Z13-0042, Reconsideration Request - 3112 Watt Road, Ian & Marguerite Sisett

Councillor Hobson declared a conflict of interest as he has family members living in the area and left the meeting at 1:46pm.

Staff:

- Presented a synopsis of the application.
 - Confirmed change in use from accessory building to carriage house triggers height variance as each use has different maximum heights in Zoning Bylaw 8000.
 - Mayor Gray invited Applicant to come forward.
- Ian Sissett, 3112 Watt Road, Applicant
- Addressed Council and provided background information with respect to the application and responded to questions from Council.

Moved By Councillor Zimmermann/Seconded By Councillor Blanleil

R151/14/03/10 THAT Rezoning Application No. Z13-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 9, District Lot 14, ODYD, plan 6069, located on 3112 Watt Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone be, considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Variance Permit for the subject property.

Carried

4.1.1. Bylaw No. 10918 (Z13-0042) - 3112 Watt Road, Ian & Marguerite Sissett

City Clerk:

- Advised that this application will be scheduled to the April 1st, 2014 Public Hearing.

Moved By Councillor Zimmermann/Seconded By Councillor DeHart

R152/14/03/10 THAT Bylaw No. 10918 be read a first time.

Carried

Councillor Hobson rejoined the meeting at 2:13 pm.

4.2. Area Structure Plan Application No. ASP13-0001 & Official Community Plan Bylaw Amendment Application No. OCP13-0021, Supplemental Report - Thomson Flats, Melcor Developments Ltd. et al

Staff:

- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor DeHart

R153/14/03/10 THAT Council receives for information the supplemental report from the Policy & Planning Department dated March 10, 2014 with respect to Area Structure Plan Application No. ASP13-0001 and Official Community Plan Bylaw Amendment Application No. OCP13-0021;

AND THAT Council has considered the public consultation process for the purpose of Section 879 of the Local Government Act and agrees that a public consultation process not be required as it will be a component of the Area Structure Plan (ASP) process;

AND FURTHER THAT the Official Community Plan (OCP) Amending Bylaw be forwarded to a Public Hearing for further consideration.

Carried

Councillor Hobson - Opposed.

4.2.1. Bylaw No. 10924 (OCP13-0021) - Thomson Flats, City of Kelowna

City Clerk:

- Advised that this application will be scheduled to the April 1st, 2014 Public Hearing.

Moved By Councillor Given/Seconded By Councillor Stack

R154/14/03/10 THAT Bylaw No. 10924 be read a first time;

AND THAT the Bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

Councillor Hobson - Opposed.

City Clerk:

- Advised that this application would go to April 1, 2014 Public Hearing.

4.3. Rezoning Application No. Z10-0104, Extension Request - 1205, 1215, 1223 & 1229 Richter Street, Eric & Margaret Nickel

Staff:

- Confirmed that this will be the final extension supported by staff.

Moved By Councillor Given/Seconded By Councillor Zimmermann

R155/14/03/10 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw No. 10544 (Z10-0104), Lots 10-13 District Lot 138 ODYD Plan 1039, located on Richter Street, Kelowna, BC, be extended from March 7, 2014 to March 7, 2015.

Carried

5. Non-Development Reports & Related Bylaws

5.1. Lakeshore Upgrades

Staff:

- Provided a PowerPoint presentation summarizing progress to date of the Lakeshore Road Upgrade Project from Cook Road to Lexington Drive.
- Responded to questions from Council.

Infrastructure Divisional Director:

- Explained the impact of increased and additional costs.

Moved By Councillor Hobson/Seconded By Councillor Basran

R156/14/03/10 THAT Council receives for information, the report from the Manager for Roads, Drainage & Solid Waste Projects dated March 10, 2014 regarding the Lakeshore Road Upgrades Project.

AND THAT Council approve additional budget required for the construction of the Lakeshore Road Upgrades project, from Cook Road to Lexington Drive.

AND THAT the 2014 Financial Plan be amended by \$1,120,000 along with transfers of \$330,000 from existing capital projects to support additional cost projections of \$700,000 for the construction of the trunk sewer main (funded \$475,000 from DCC Wastewater Trunk reserves and \$225,000 from the Wastewater Utility); and \$750,000 additional cost projections for additional features in the road corridor (funded \$330,000 from transfers from Curb & Gutter, Containment Devices and Parking Lot Asphalt Replacement existing capital projects and \$420,000 from General Reserves).

Carried

5.2. 2014 Water and Sewer Rates

Infrastructure Divisional Director:

- Provided an overview of the changes to the 2014 Water and Sewer rates and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Basran

R157/14/03/10 THAT Council receives, for information, the Report of the Infrastructure Division Director dated March 10, 2014 regarding the 2014 Water and Sewer Utility Rates for information;

AND THAT Council approves changes to the 2014 Water and Sewer Utility rates to reflect the move to bi-monthly billing;

AND THAT Council approves the Water Quality Enhancement Fee being reduced for the larger metered residential, commercial and industrial properties based on meter sizes;

AND THAT Bylaw No. 10927 being amendment No. 32 to the Sewerage System User Bylaw No. 3480 be forwarded to Council for reading consideration;

AND FURTHER THAT Bylaw No. 10928 being amendment No. 3 to the Water Regulation Bylaw No. 10480 be forwarded to Council for reading consideration.

Carried

5.2.1. Bylaw No. 10927 - Amendment No. 32 to Sewerage System User Bylaw No. 3480

Moved By Councillor Singh/Seconded By Councillor Hobson

R158/14/03/10 THAT Bylaw No. 10927 be read a first, second and third time.

Carried

5.2.2. Bylaw No. 10928 - Amendment No. 3 to Water Regulation Bylaw No. 10480

Moved By Councillor Blanche/Seconded By Councillor Singh

R159/14/03/10 THAT Bylaw No. 10928 be read a first, second and third time.


Carried

6. Mayor and Councillor Items - Nil

7. Termination

This meeting was declared terminated at 3:06 pm.

Mayor
/tt



City Clerk



EXCELLENCE IN MOTION

A YEAR AGO...

“It was a shocker of an announcement: late on Friday, Feb. 1, Ballet Kelowna announced it would cease operations... the company was in financial trouble...”

- Marsha Lederman, *The Globe and Mail*

**Very few organizations
can claim to have accomplished
what Ballet Kelowna has done
in the last year.**

CURRENT YEAR FINANCIAL POSITION

Revenues \$295k (net with fundraising)

Expenses \$265k

Support (% of approved budget)

- City of Kelowna \$30k – 9.8%
- Provincial/federal funders \$107k – 35%
- Balance – Private support and earned income

A NEW BUSINESS PLAN

- Recruit a new Artistic Director
- Increase support staff
- Provide high-quality programs
- Strengthen earned income
- Invest in developing new audiences
- Provide excellent member/supporter service
- Invest in smart, cost-effective marketing

EARNED INCOME – *INNOVATION*

- Supplemental master classes
- Youth Engagement Program
- Aspirant Program
- Leverage *Excellence in Motion* brand

CURRENT YEAR GOALS

- Maintain budget at current projections
- Recruit and announce new Artistic Director (start August 2014)
- Recruit new General Manager (start September 2014)
- Advance marketing of a strong 2014-2015 program
- Begin design/development of earned revenue initiatives

2015 – 2016 GOALS

- Increase revenues (all sources) by ~ 15-20%
 - Continue strengthening programs
 - Continue growth in contributions, memberships, sponsorships
 - Initial returns on earned income – e.g. Youth Engagement Program
 - Strengthen ticket sales through better marketing, etc.

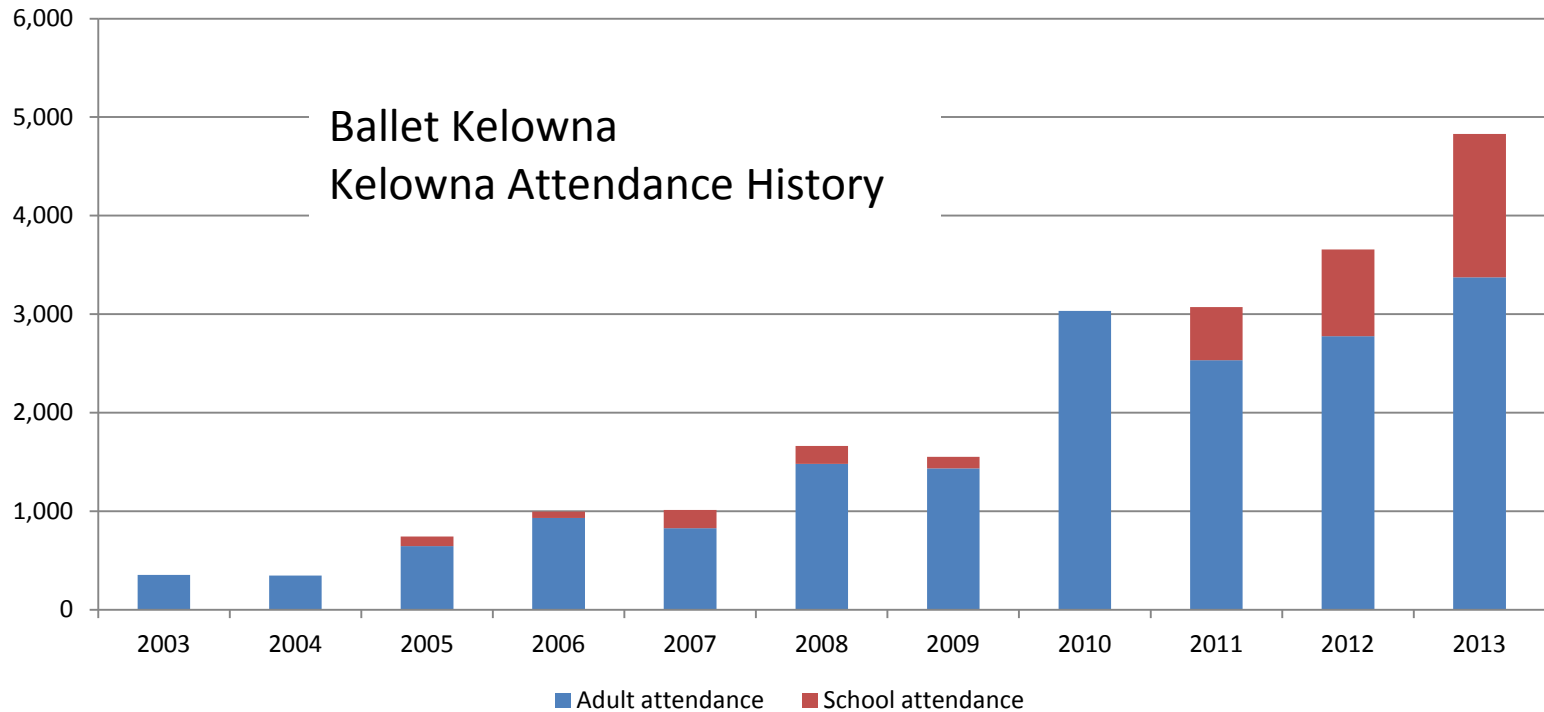
3 TO 5 YEAR GOALS

- Annual budget reaches \$325,000 - \$400,000
- Expanded dancer schedule (26-28 weeks)
- Established strong internal capacity for fundraising/member stewardship and marketing

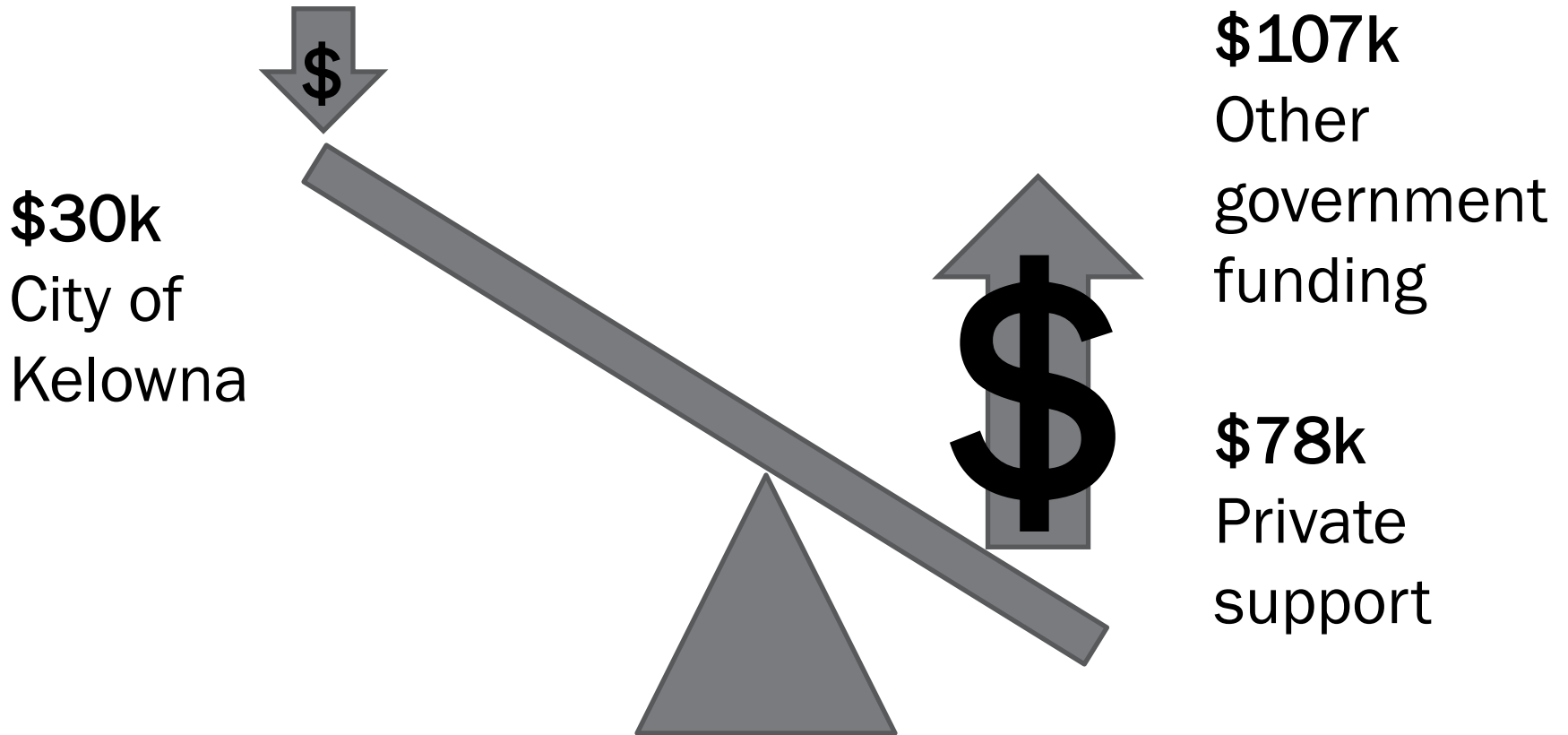
VALUE TO KELOWNA - QUALITATIVE

- Hundreds of testimonial letters and emails
- Part of the portfolio of cultural assets that makes the city special
- Ballet Kelowna actively promotes the city throughout the region and province

KELOWNA RESIDENTS ARE BEING SERVED IN INCREASING NUMBERS



BALLET KELOWNA ADDS TO THE CITY'S ECONOMY



A SILVER LINING, AFTER ALL

After a decade of creating excellent performances,
building audiences,
and increasing engagement with the community...

A SILVER LINING, AFTER ALL

**Ballet Kelowna is embarking on the future
with a strong strategic focus,
a sustainable new business plan,
and a renewed commitment to and from
our audiences and supporters.**



Thank You



City of Kelowna Annual Report

March 2014

TOURISM
KELOWNA
tourismkelowna.com

2014 Board of Directors

Executive:

Chair: Stan Martindale, Ramada Hotel & Conference Centre

Vice-Chair: Daniel Bibby, Kelowna Hotel Motel Association

Treasurer: Ian Robertson, Kelowna Springs Golf Club

Secretary: David McFadden, Okanagan Lavender & Herb Farm

Past-Chair: Brad Sieben, Hotel Eldorado

Directors:

- Katie Balkwill, Big White Ski Resort
- Andre Blanleil, Kelowna City Council
- Nathan Flavel, Kelowna Actors Studio Dinner Theatre
- Penny Gamble, District of Lake Country Council
- Thom Killingsworth, Four Points by Sheraton Kelowna Airport
- Donna Markin, Orchard Park Shopping Centre
- Rosemary Paterson, Best Western Plus Kelowna Hotel & Suites
- Rita Pluta, Abbot Villa on the Lake
- Sam Samaddar, Kelowna International Airport
- Heather Schaub, Casa Loma Resort
- Heather Schroeter, Manteo Resort Waterfront Hotel & Villas
- Tony Stewart, Quails' Gate Winery

Mission

“To create a measurably healthier tourism industry through innovative marketing and advocacy initiatives.”

- Contribute to an increase in overnight visitors.
- Kelowna’s destination branding recognized regionally, nationally and internationally.
- Kelowna’s diverse year-round tourism expanded and supported by our encouragement and advocacy.



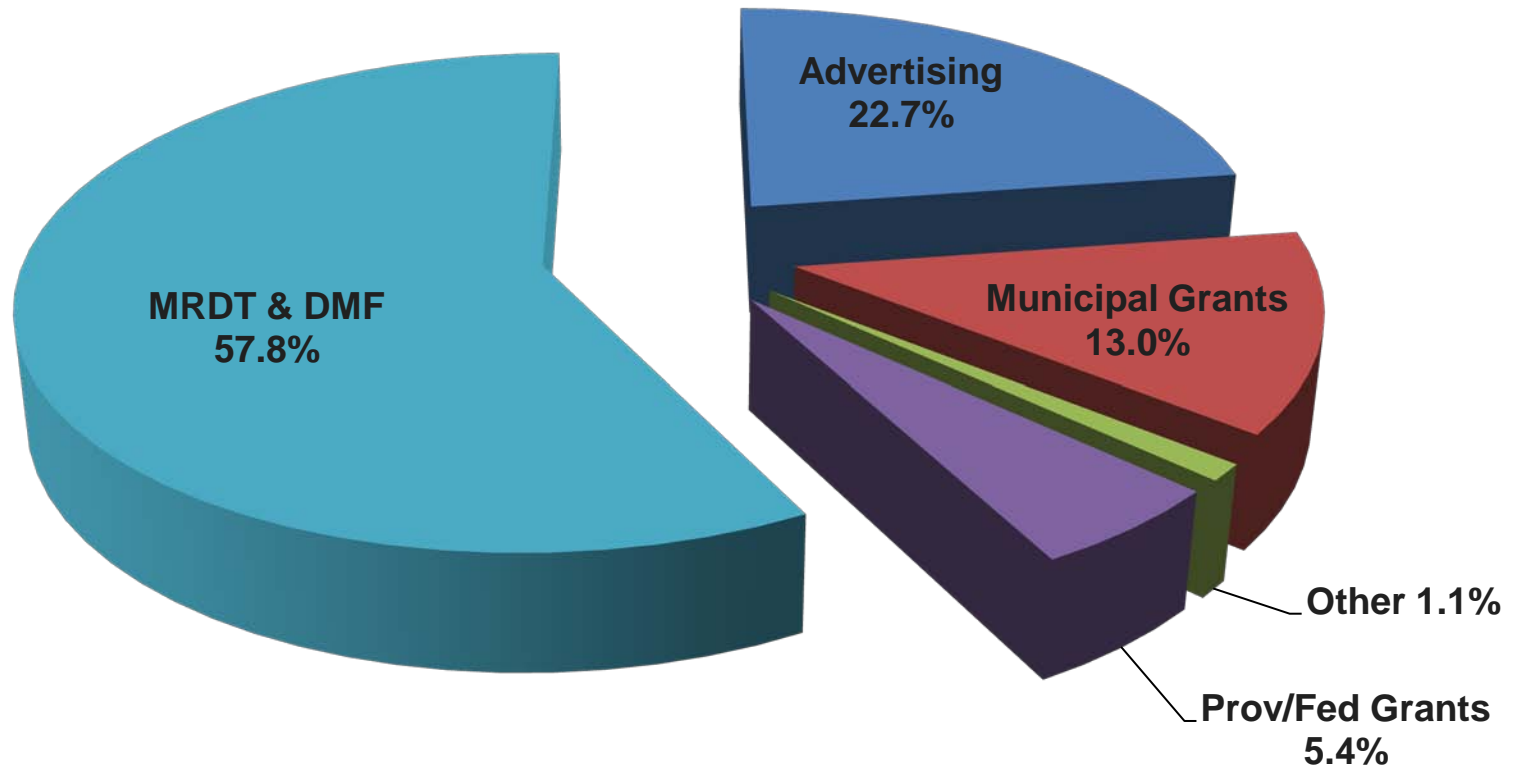
Key Results Areas

Mission will be accomplished through:

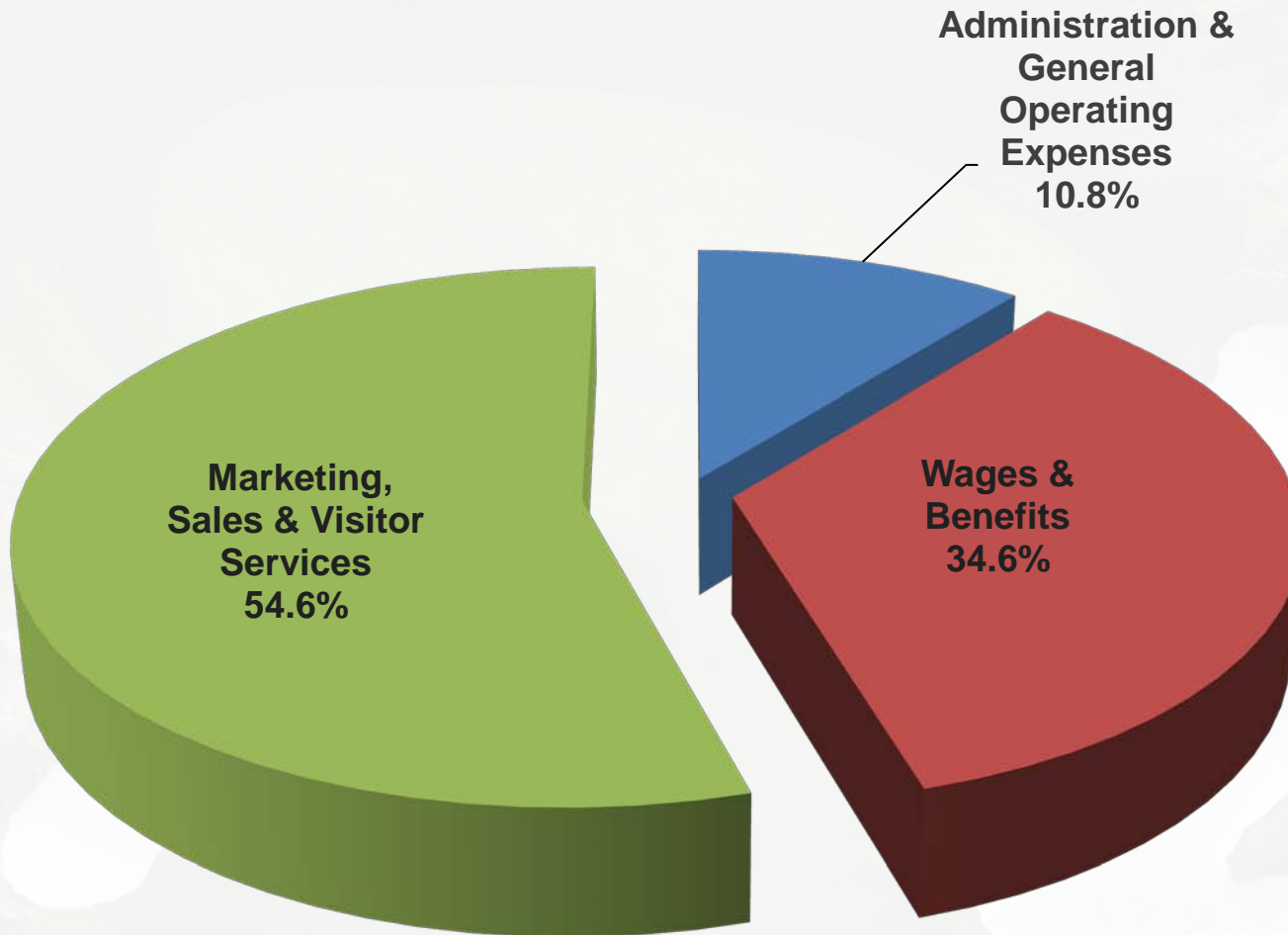
- Destination Marketing
- Visitor Services Development
- Destination Management
- Advocacy



Fiscal 2012-13 Revenue: \$2,770,635



Fiscal 2012-13 Expenses:



2013 Industry Indicators

- Hotel Tax Revenue: up 6.5%
- Occupancy: up 0.8%
- Average Daily Rate: up 3.1%
- Airport passengers: up 4.3%

2012-13 Highlights



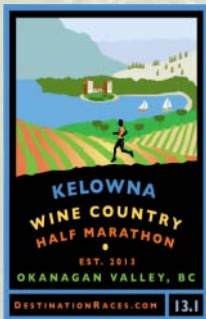
Meeting and Convention Sales

- 18 partner businesses
- 14 meeting planner sales events
- 900 sales calls
- 18,036 lead room nights
- 8.7% increase



Sports & Events Sales

- Wine Country Half Marathon:
 - ~ 550 non-residents
- 2014 Skate Canada:
 - ~ High visibility international event
 - ~ 2000 out-of-town participants
 - ~ 2,000,000 Cdn TV viewers
- Won bid for 2014 Western Cdn Bantam Hockey Championships





Golf

- 12 partner courses
- \$421,296 in advertising
- Bookings up 42.3%
- Web pageviews up 16.5%





Wine

- 22 partner wineries & distilleries
- 220,000 guides
- \$100,000 supporting advertising
- 4,026,694 impressions
- Website pageviews up 65.6%



Farm to Table

- \$100,000 Grant
- \$84,370 PR value
- 36,560 video views
- Web unique visits = 20,000



Farm to Table

more delicious info tourismkelowna.com



KELOWNA
Farm to Table





United Air LAX

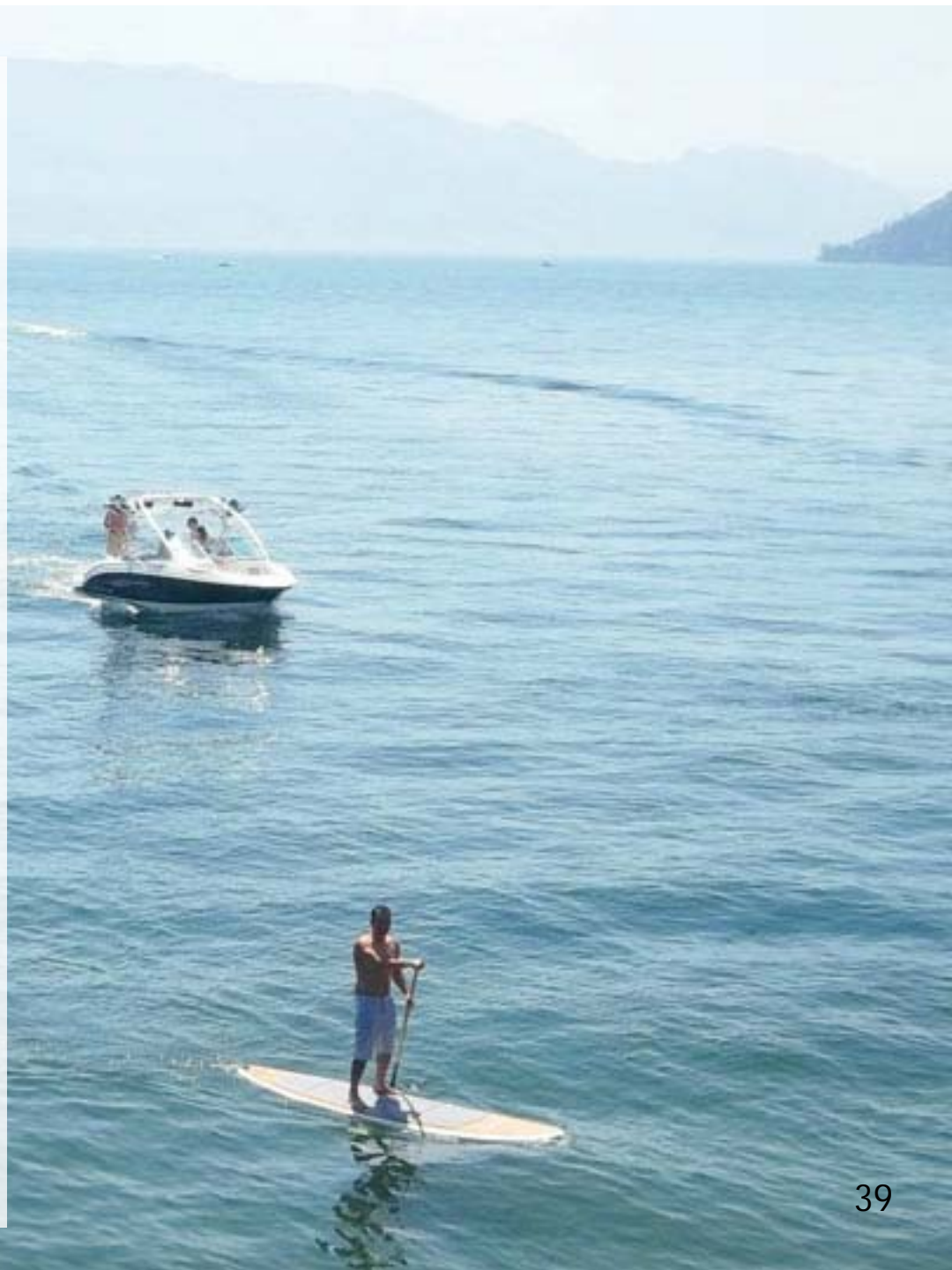
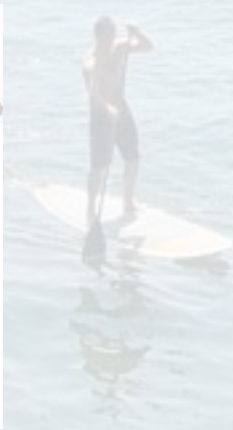
- 3,334 new Facebook fans
- 2,736 contest entrants
- 12,257,450 impressions

A Facebook advertisement banner with a blue background. The text reads "GET REUNITED WITH FRIENDS & WIN A GREAT CANADIAN". To the right, there is a map of Canada with a red dashed line connecting Vancouver, Kelowna, Seattle, and Calgary. A person is shown riding a horse. In the top right corner, it says "LIKE US NOW to create an epic getaway for you and three friends!" with an upward arrow icon.

A Facebook ad preview for "GREAT CANADIAN ADVENTURE". The ad is titled "BUILD YOUR TRIP" and features a "YOUR TRIP" section with a checklist and an "ACCOMMODATION" section with two options. Below the ad, there is a "Go horseback riding!" promotion with a photo of people on horses and the text "WIN a trip for you and 3 friends to Kelowna and ride through the beautiful outdoors!". The ad is displayed on a mobile device interface with "Ad Preview" and "Edit" buttons. Logos for Kelowna and United are visible at the bottom.

Summer

- Vancouver based, family targeted radio & social media advertising and contesting
- 1,700,000 radio impressions
- 6,700,000 social media impressions
- \$363,000 earned media



Earned Media

- Earned media
- 141 articles in print, radio, TV, blogs
- 56 million in circulation
- \$15 million value

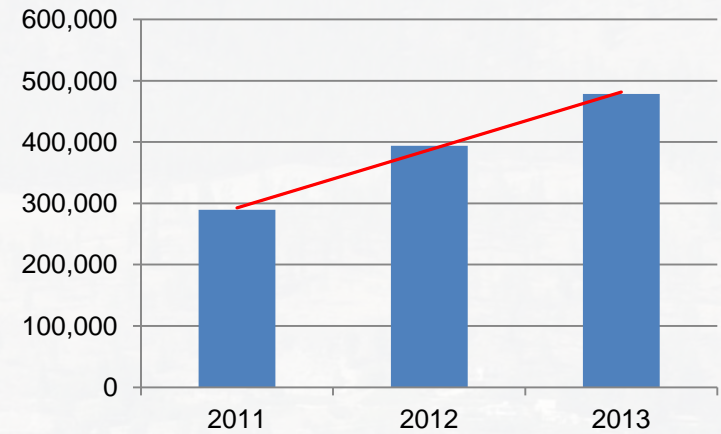
West for Canadian Women
Chatelaine



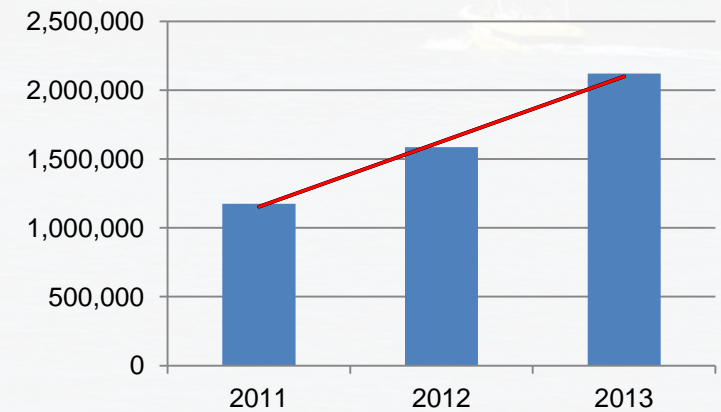


Generating Demand

Total website visits



Total website pageviews





City of Kelowna Annual Report

March 2014

TOURISM
KELOWNA
tourismkelowna.com

Report to Council



Date: March 12, 2014
Rim No. 0610-53
To: City Manager
From: Louise Roberts, Manager, Community & Neighborhood Services
Subject: Civic and Community Awards 2013 Finalists
Report Prepared by: Amber Gilbert, Recreation Technician

Recommendation:

THAT Council receives, for information, the Report from the Manager, Community and Neighborhood Services, dated March 12, 2014, outlining the 39th Annual Civic and Community Awards finalists.

Purpose:

To announce the 39th Annual Civic and Community Award finalists.

Background:

There are 17 categories that honour outstanding volunteers, artists, environmentalists, athletes and businesses that made contributions to the City of Kelowna in 2013. Three finalists were selected in each category, with the recipient being announced during the awards ceremony.

2013 Categories
Bob Giordano Memorial Award - Coach or Sport Administrator of the Year
Bryan Couling Memorial - Athletic Team of the Year
Male and Female Athlete of the Year
Augie Ciancone Memorial Male & Female Highschool Athlete of the Year
Young Male & Female Volunteer of the Year
Teen Honour in the Arts

Honour in the Arts
Champion for Environment Individual Champion Business Champion
The Central Okanagan Foundation - Volunteer Organization of the Year
The Sarah Donaldda Treadgold Memorial - Woman of the Year The Fred Macklin Memorial - Man of the Year
Corporate Community of the Year Small/Medium Business Large Business

The annual awards night will be held on Thursday May 1, 2014, at the Kelowna Community Theatre. Tickets go on sale March 17, 2014, and are available by phoning 250-469-8811. The cost is \$25 per ticket.

The award recipients are further recognized by having their names placed on individual name plates at Jim Stuart Park for one year. After the annual awards event has concluded the previous year's name plates will be replaced with the names of the current award recipients, and the name plates removed will be given to the past recipient as a keep-sake.

Internal Circulation:

Divisional Director, Active Living & Culture
Communications & Information Services Department

Communications Comments:

Communications to distribute news releases and media packages.

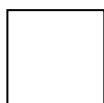
Considerations not applicable to this report:

- Legal/Statutory Authority
- Legal/Statutory Procedural Requirements
- Existing Policy
- Financial/Budgetary Considerations
- Personnel Implications
- External Agency/Public Comments
- Alternate Recommendation

Submitted by: Louise Roberts, Manager, Community & Neighbourhood Services



Approved for inclusion:



(J. Gabriel, Active Director, Active Living & Cultural)

cc: Divisional Director, Communications & Information Services

REPORT TO COUNCIL



Date: 3/17/2014
RIM No. 1210-21
To: City Manager
From: Subdivision, Agriculture & Environment Services (MS)
Application: A13-0013 **Owner:** Geraldine Weninger-Soetart
Address: 3030-3150 Balldock Road **Applicant:** Grant Maddock (Protech)
Subject: Subdivision to create 2 lots within the Agricultural Land Reserve
Existing OCP Designation: Resource Protection Area (REP)
Existing Zone: A1 - Agriculture 1

1.0 Recommendation

THAT Agricultural Land Reserve Appeal Application No. A13-0013 for *Lot A Section 34 TWP 29 ODYD Plan KAP66973*, located at 3030-3150 Balldock Road, for a two lot subdivision, pursuant to Section 21 (2) of the *Agricultural Land Commission Act*, NOT be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To consider a staff recommendation NOT to support a request to the Agricultural Land Commission (ALC) for a "*Subdivision of agricultural land reserve*" under Section 21(2), to subdivide the existing 10.14 ha (25.05 ac) parcel into two parcels.

Subdivision, Agriculture & Environment Services

The applicant is proposing to subdivide the existing 10.14 ha (25.05 ac) parcel into two parcels. The property currently has two single family residences with separate addresses. The western residence is the principle residence, and the other is used as a rental residence. The proposed subdivision is for one 7.12 ha parcel with the principle residence and one 3.02 ha parcel with the second house.

Both City of Kelowna policy and the *Agriculture Land Reserve Act* generally do not support further parcelization in the Agricultural Land Reserve (ALR) (See Section 5.0, below).

The subject property is considered to be fairly large in relation to surrounding properties and larger parcels are preferable for a number of reasons including:

- being easier to farm;
- being subject to less neighbourhood conflict due to the reduced interface; and
- providing the greatest flexibility and options for future owners/operators to undertake agriculture.

In addition, a recent study of ALR lands completed by the Ministry of Agriculture in the North Okanagan researched the agricultural use of a property with respect to parcel size. The results indicate that the smaller the parcel is, the less likely it is to be farmed. Similarly, larger parcels are more likely to be farmed^[1]. These results echo the results of a Ministry of Agriculture Draft Discussion Paper- Residential Uses in the ALR, where:

'In many areas of the province, the ALR is highly parcelized. As explained previously, small agricultural lots can be useful. However, BC currently has an oversupply. Agricultural land use inventories undertaken by the Ministry of Agriculture have shown that the smaller the lot, the less likely it will be farmed. Most of the lots that are not farmed are used for residences. Furthermore, it is the Agricultural Land Commission's experience that the subdivision of farmland will likely increase the residential use of farmland.'^[2]

For example, in 2011 in North Saanich, parcels greater than 16 ha had a 86% rate of being actively farmed, while parcels less than 4 ha only had a 49% rate of being farmed^[3].

The justification for the subdivision within the ALR is said to be for the purpose of estate planning purposes. While staff is sympathetic with the need to conduct estate planning, neither Agricultural Land Commission nor City of Kelowna policy contains provisions that support this justification.

In terms of City Policy, both the City of Kelowna Official Community Plan and Agriculture Plan express concern that the subdivision of agricultural parcels reduces the viability of agricultural practice. City of Kelowna policy is strongly in favour of the preservation of agricultural land and against the subdivision of agricultural land into smaller parcels. Exceptions include cases where positive benefits to agriculture can be demonstrated.

The future land use designation according to the 2030 Official Community Plan Is Resource Protection Area (REP). Given that no benefit to agriculture has been demonstrated by the applicants, from a policy perspective, City staff are unable to support this application.

^[1] Van Daltsen, Bert., 2014. Personal Communication, Meeting with City of Kelowna and Ministry of Agriculture staff, Feb. 25, 2014.

^[2] Ministry of Agriculture, 2011. Bylaw Standard for Residential Uses in the Agriculture Land Reserve - A Discussion Paper, http://www.agf.gov.bc.ca/resmgmt/sf/residential_uses_in_ALR_consultation/Residential_Uses_Standard_Discussion_Paper_-_For_Consultation_Jan_2011.pdf

^[3] Ministry of Agriculture, 2011. Bylaw Standard for Residential Uses in the Agriculture Land Reserve - A Discussion Paper, http://www.agf.gov.bc.ca/resmgmt/sf/residential_uses_in_ALR_consultation/Residential_Uses_Standard_Discussion_Paper_-_For_Consultation_Jan_2011.pdf

3.0 Proposal

3.1 Background

The applicant is requesting permission to subdivide the existing 10.14 ha (25.05 ac) parcel located at 3030-3150 Balldock road into two parcels. The existing parcel currently has two single family residences with separate addresses. The western residence is the principle residence, and the second house is a rental. If supported, the proposed subdivision would include one 7.12 ha parcel with the principle residence and one 3.02 ha parcel with the second house.

3.2 Site Context

The subject property is located in the southeast portion of the City, approximately 220 metres from the South Slopes Boundary of the City boundary. Elevations on the property range from 545 metres above sea level (masl) along Balldock Road to 523 masl at the bottom of the panhandle at Jaud Road. A knoll at the south portion of the property rises to an elevation of 559 masl.

Priest Creek and another of its tributaries runs through ravines, in generally a southeast to northwest direction through the property. In between the ravines are plateaus with gradients that range from 1.5% to 12%. Priest Creek Linear Park is across Balldock Road and runs up and along Priest Creek to the City of Kelowna Boundary. (See Subject Property Map below). This property also has a number of easements to allow for maintenance along Priest Creek.

The main residence was finished in 2006 and the mobile home dwelling was completed in 2004. The applicant has indicated that the second dwelling is being used as a rental property. Both the City of Kelowna and the ALC do not allow rental properties on agricultural lands unless it has been demonstrated that there is a demonstrated need for farm help.

Parcel Summary:

Parcel Size: 10.14 ha (25.05 ac)
Elevation: 559 masl (at knoll) - 523 masl at panhandle along Jaud Road

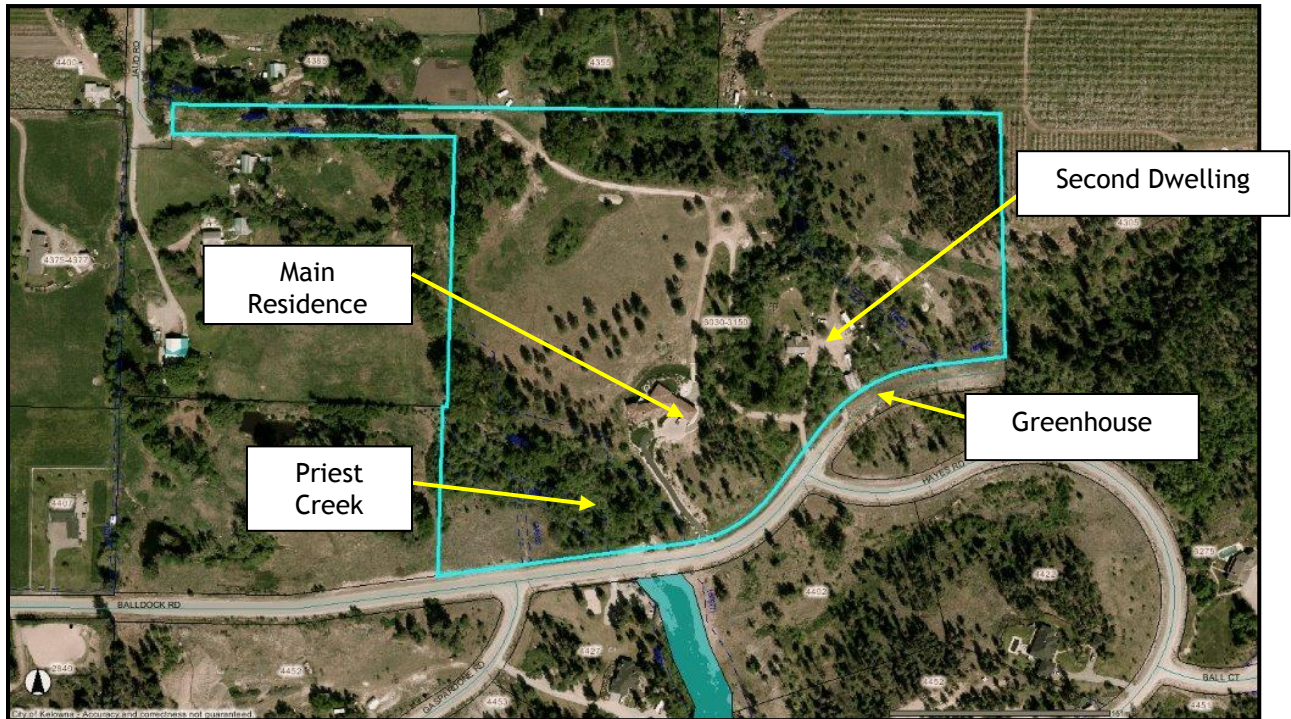
3.3 Zoning of Adjacent Property

The zoning of adjacency properties is outlined in the table below.

Table: Zoning of Adjacent Property

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	A1 - Agriculture 1	Agricultural / Orchard/ Rural Residential / Mobile Home Park
East	A1 - Agriculture 1	Orchard/ Pine Fir Forest
South	A1 - Agriculture 1 and A1c - Agriculture 1 w/ Carriage House	Agricultural / Rural Residential / Priest Creek Linear Park
West	A1 - Agriculture 1	Agricultural / Rural Residential

Map 1: Subject Property Map (3030 - 3150 Balldock Road)



Map 2 - Neighbourhood Context



3.4 Subdivision and Development Criteria

Subdivision and development criteria for the Agricultural A1 zone include the following:

CRITERIA	A1 (Agricultural) ZONE REQUIREMENTS
Subdivision Regulations	
Minimum Lot Area	4.0 hectare (2.0 hectare within the ALR)
Minimum Lot Width	40.0 m
Minimum Front Yard	6.0 m
Minimum Side Yard	3.0 m except it is 4.0 m from a flanking street
Minimum Rear Yard	10.0 m except it is 3.0 m for accessory buildings
Maximum Site Coverage	10% for residential development (inclusive of agri-tourist accommodation) and 35% for agricultural structures

3.5 Agricultural Capability / Soil Types

According to the Canada Land Inventory (CLI), the subject property contains primarily Class 3 and Class 4 Agriculture Capability, with a small portion of Class 4 that occurs on the top northwest corner. Class 3 soils are considered to have moderately severe limitations that restrict the range of crops or require moderate conservation practices. Moderate limitations for the site may include excess water in low lying areas, or low fertility generally.

With improvements, the agricultural capability of the property could be improved to Class 2, 3 and 4. (See attachment).

It is important to note that the factors upon which the CLI classification is based is that the soils will be managed under a largely mechanized system. In addition, the classification does not take into consideration capability for certain crops, including tree fruits, fruits and ornamental plants.

According to the Soils Classification of BC, the soils on the property are predominately Harrland, Gammil and Peachland, which are all Eluviated Eutric Brunisols. These are fluvio-glacial deposits which tend to be moderately to coarse textured and well drained. They are suitable for tree fruits, vineyards, pasture or hay. In low lying areas, Gartrell soils dominate, with medium to coarse textured soils that are poorly drained.

3.6 Agricultural Use

The BC Assessment role indicates that the use of the farm is for poultry production.

4.0 Current Development Policies

Current City of Kelowna and provincial policies and regulations relevant to this application are included below.

4.1 City of Kelowna Agriculture Plan

Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of

- protecting farmland through retention of larger parcels;
- protection of the land base from impacts of urban encroachment;
- reducing land speculation and the cost of entering the farm business; and
- encouraging increased farm capitalization.

Parcel Size (Agricultural Land) - Discourage the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated.

4.2 Kelowna 2020 - Official Community Plan

OCP Section 7 - Environment¹

Retention of Natural Areas (Section 7.10.12) Encourage all development and infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation.

Objective 5.33 Protect and enhance local agriculture.

Policy. 1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy. 7 Subdivision. Maximize potential for the use of farmland by not allowing the subdivision of agricultural land into smaller parcels (with the exception of Homesite Severances approved by the ALC) except where significant positive benefits to agriculture can be demonstrated.

4.3 City of Kelowna Strategic Plan

Objective: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

5.0 Technical Comments

The referral comments from agencies and City of Kelowna staff are noted in the section below.

5.1 Ministry of Agriculture

This application appears to be subdivision within the ALR of which the Ministry of Agriculture does not generally support. As with all subdivision applications within the ALR, the Ministry defers to the ALC in its decision making processes. Should subdivision be granted the Ministry of Agriculture wishes to be included in referrals regarding zoning, buffering and the application of covenants.

¹ City of Kelowna Official Community Plan - Environment; p. 7-13.

5.2 Interior Health

The proposed parcels in this submission are 5 acres (~ 2 hectares) or larger. Therefore, there is no requirement for the Medical Health Officer to comment as per section 6.06 of the Subdivision Regulations (BC Reg. 262/70). As such, Interior Health will not be providing recommendations for the purposes of the subdivision review.

Connection to a community water supply system (two or more connections) is not proposed in this submission. Should the applicant alter this proposal to include servicing with either a new water supply system or an extension of an existing system, the referral should be returned to our office for comment.

5.3 Building & Permitting

The City of Kelowna Building & Permitting Department notes the following for the property:

- Orthographic photos indicate structures that appear to be unpermitted, been relocated without permits and structures demoed without permit within the past 6 years.
- Permits for all structures and compliance with the bylaws should occur prior to subdivision approval.

5.4 Development Engineering Branch

Development Engineering has included a general list of subdivision requirements (see attached). Specific comments will be provided at the time of subdivision application submission if and when the Agricultural Land Commission agrees to this proposal.

5.5 Policy & Planning

The intent of OCP Objective 5.33; Policy .8 (Subdivision), is to maximize potential of farmlands and does not support the subdivision of agricultural land into smaller parcels unless there is a benefit to agriculture in doing so. Therefore, the intent of this application is not consistent with the OCP.

6.0 Application Chronology

Date of Application Received: October 23, 2013

Agricultural Advisory Committee: February 27, 2014

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting on February 27th, 2014 and the following recommendations were passed:

MOVED BY Pete Spencer/SECONDED BY Yvonne Herbison

THAT the Agricultural Advisory Committee recommends that Council **NOT** support Agricultural Land Reserve Appeal Application No. A13-0013 for the property located at 3030 - 3150 Balldock Road, Kelowna, BC for an application to the Agricultural Land Commission under Section 21(2) of the Agricultural Land Commission Act for a "subdivision of agricultural land reserve" to allow a subdivision of the existing 10.14 ha parcel into two (2) parcels, being a 7.12 ha parcel with the principle residence and a 3.02 ha parcel with the another residence.

DEFEATED

Bob Hrasko, Yvonne Herbison, John Janmatt & Ed Schiller - Opposed.

ANECDOTAL COMMENT:

The Agricultural Advisory Committee defeated the motion of non-support. While the Committee did not feel the subdivision would provide a net benefit to agriculture, they felt there was no detriment to agriculture by supporting the application. The Committee notes that this property is another example of a piece of property that should be reconsidered when the ALR mapping work is completed.

Report prepared by:

Melanie Steppuhn, Land Use Planner

Approved for Inclusion: Todd Cashin, Manager, Subdivision, Agriculture & Environment Services

Approved for Inclusion: Shelley Gambacort, Director, Subdivision, Agriculture & Environment Services

Attachments:

- Subject Property Map
- ALR Map
- Soil Classification Map
- Subject Property Soil Classification Description
- BCLI Land Capability Map
- Subject Property BCLI Land Capability Description
- Proposed Subdivision Plan
- Application by Landowner's Agent
- Proposal Letter from Applicant
- Development Engineering Branch Memo

Soil Classification

The soil classification for the subject property is broken into two sections with soil types as defined below.

Portion of Site / %	Soil Type	Description
North Portion 80%	GM - Gammil	<u>Land:</u> gently to extremely sloping <u>Texture:</u> deep, coarse textured fluvioglacial deposits <u>Drainage:</u> gravelly sandy loam, sandy loam or loamy sand, rapidly pervious <u>Classification:</u> Eluviated Eutric Brunisol (typical of tree fruits, vineyards, pasture or hay)
North Portion 20%	GR - Gartrell	<u>Land:</u> Depressions or seepage areas <u>Texture:</u> medium textured to coarse textured fluvioglacial deposits <u>Drainage:</u> poorly drained when in lower areas with moderately pervious <u>Classification:</u> Regio Humic Gleysol
Central Portion 80%	HD - Harrland	<u>Land:</u> gently to strongly sloping <u>Texture:</u> sandy loam or loamy sand with gravelly sandy subsoils <u>Drainage:</u> well drained and have a moderate to low water holding capacity <u>Classification:</u> Eluviated Eutric Brunisol
Central Portion 20%	PE - Paradise	<u>Land:</u> nearly level to strongly sloping <u>Texture:</u> fluvial or eolian veneer with sandy loam or loamy sand, subsoils are very gravelly sand or very gravelly loamy sand <u>Drainage:</u> rapidly pervious <u>Classification:</u> Eluviated Eutric Brunisol <u>Agricultural Suitability:</u> Tree fruits, vineyards or intensive vegetable production

Southeastern Portion 60%	PA - Peachland	<u>Land: gentle to very steep slopes</u> <u>Texture: coarse textured, hummocky and pitted fluvioglacial deposits (kame) generally underlain by moderately coarse to medium textured till</u> <u>Drainage: well to rapidly drained and rapidly pervious, and have low water holding capacity</u> <u>Classification: Eluviated Eutric Brunisol</u>
Southeastern Portion 40%	HD - Harrland	<u>Land: gently to strongly sloping</u> <u>Texture: sandy loam or loamy sand with gravelly sandy subsoils</u> <u>Drainage: well drained and have a moderate to low water holding capacity</u> <u>Classification: Eluviated Eutric Brunisol</u>
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BCLI Land Capability

Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, With Improvements
North	80% Class 5 / 20% Class 6	80% Class 3 / 20% Class 4
Central	80% Class 4 / 20% Class 5	60% Class 2 / 20% Class 2A
East	60% Class 6 / 40% Class 5	60% Class 4 / 40% Class 3AP
Southeast	100% Class 5	60% Class 3 / 40% Class 3TA

Legend:

Class 2. land has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. This land may continue to be limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas.

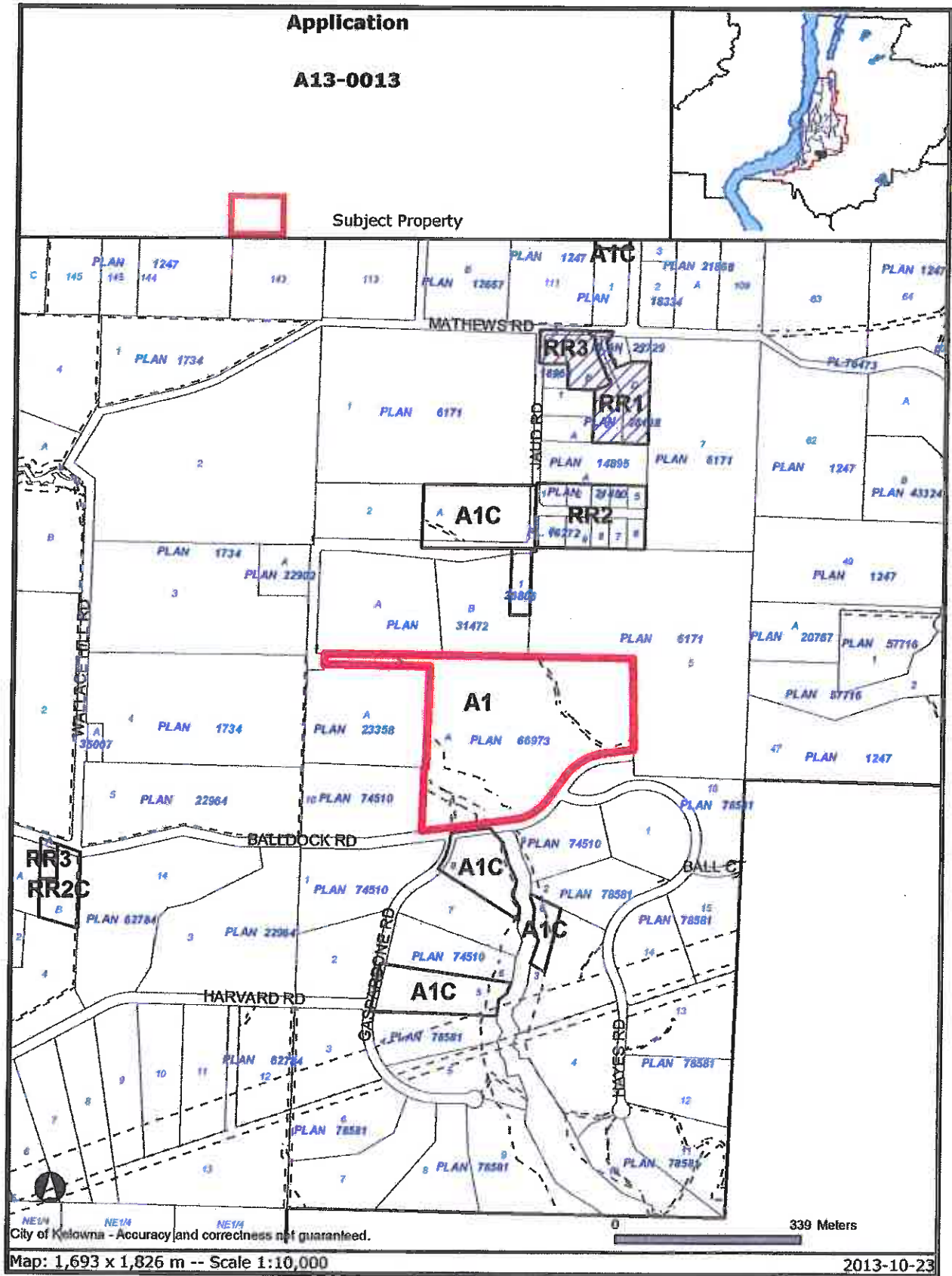
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Class 4. Class 4 land has limitations that require special management practices or severely restrict the range of crops, or both. This land may be limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas.

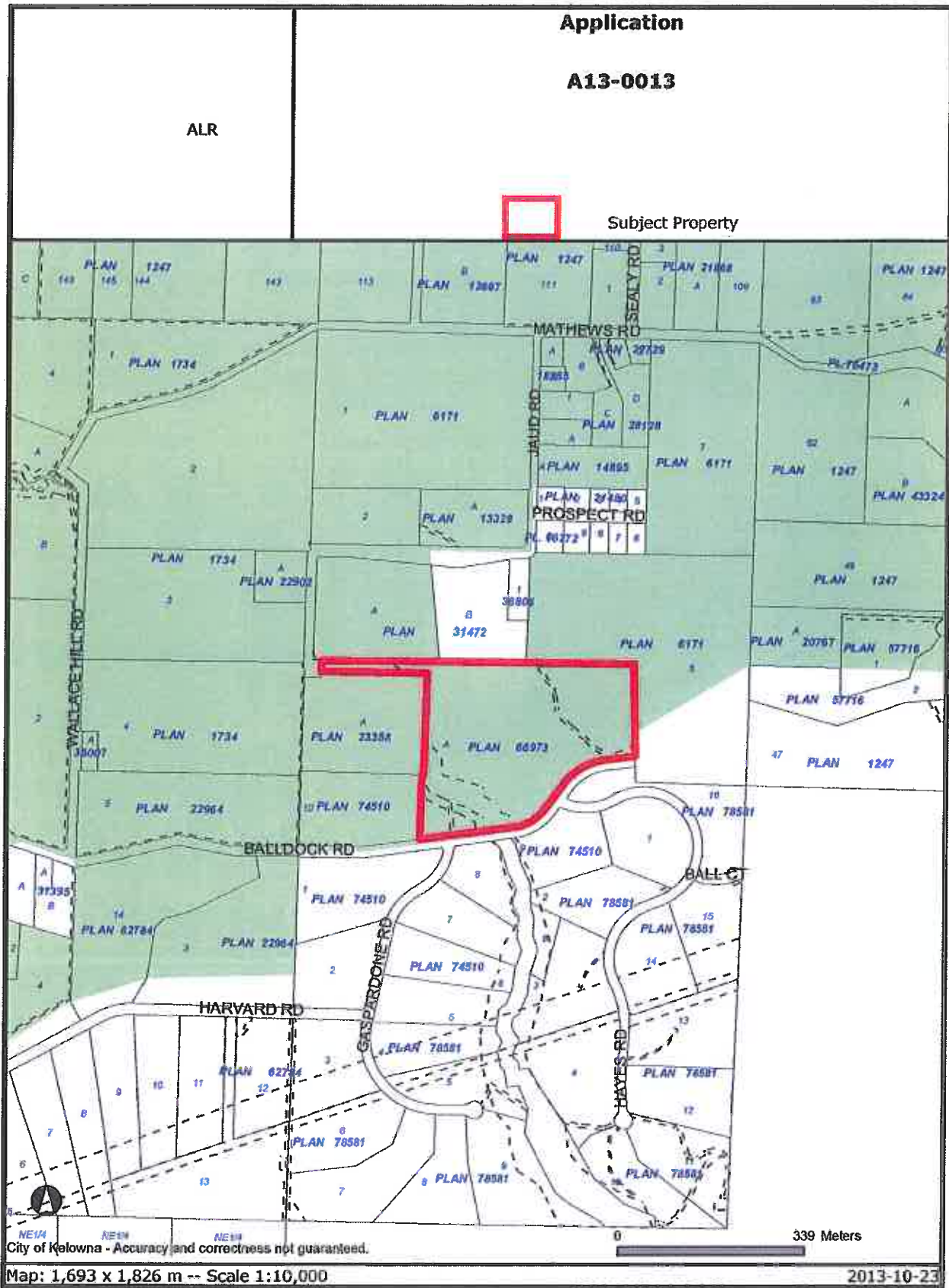
Class 5. Class 5 land has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. This land may be limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas.

Class 6. Class 6 is non-arable but is capable of producing native and/or uncultivated perennial forage crops. This land may be limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas. The land may also be adversely affected by soluble salts (soil salinity) which reduce crop growth or restrict the range of crops.

Document Description

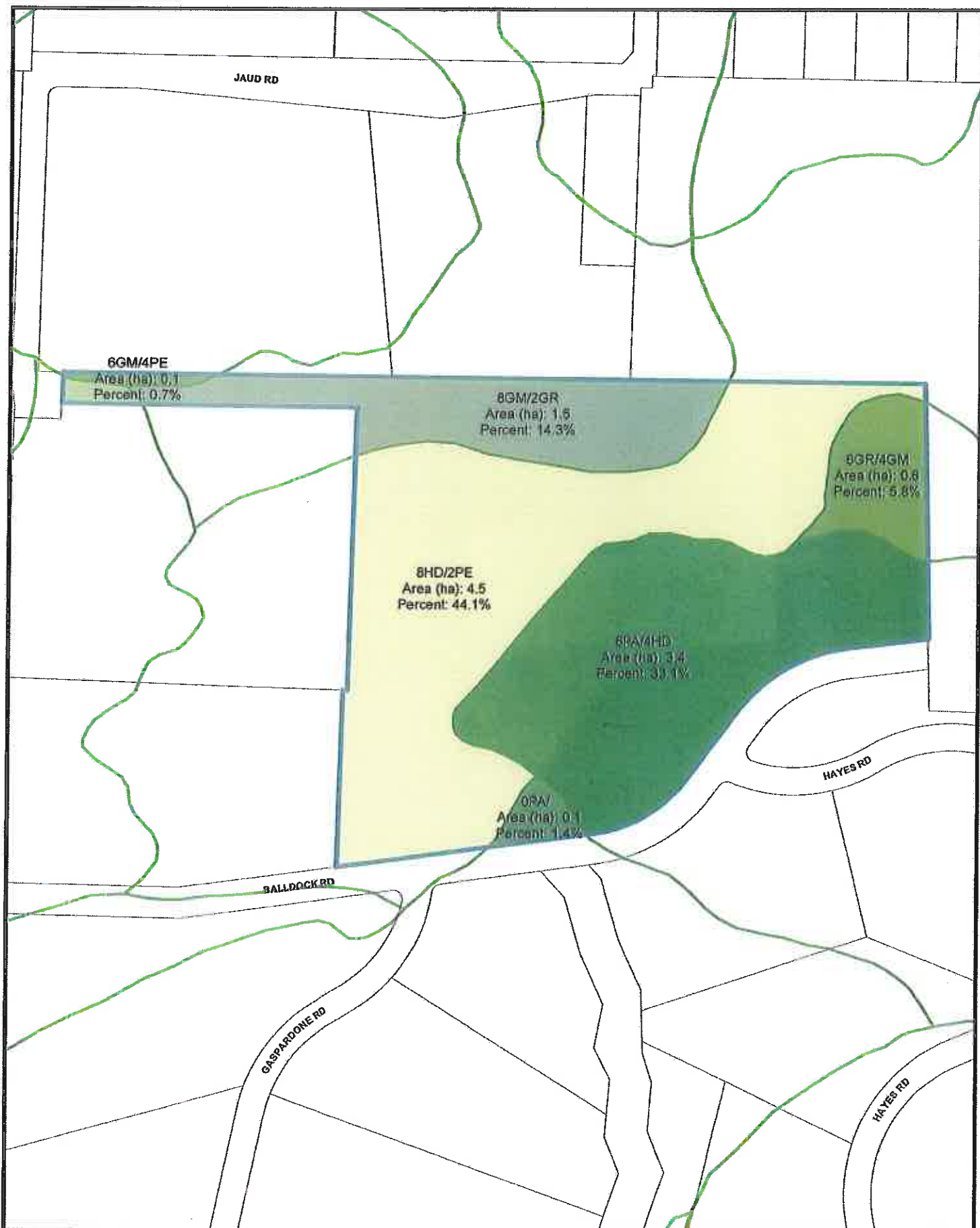


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



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Land Capability = Brown/ Soil Class = Green



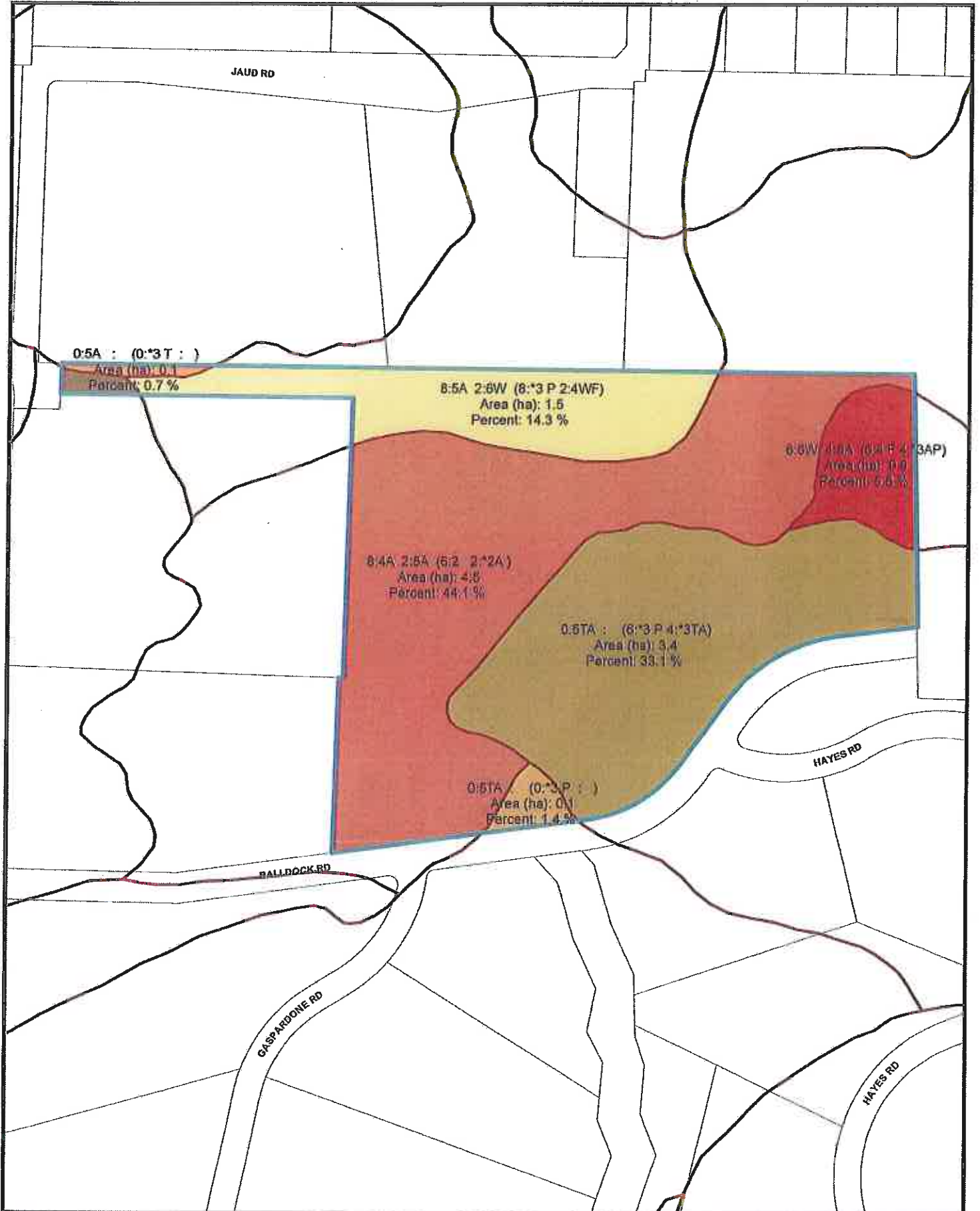
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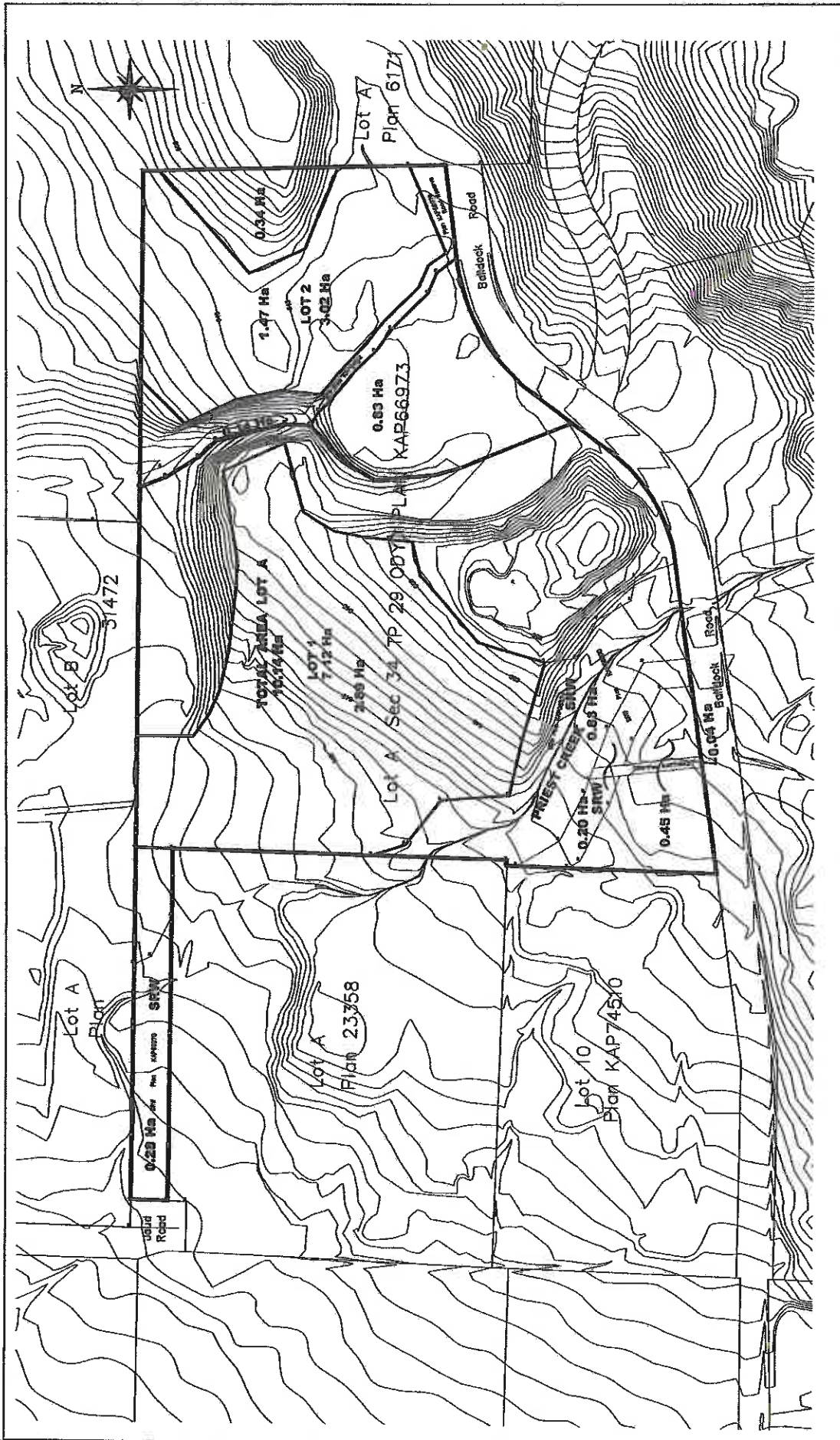
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<table border="1"> <tr> <td>No.</td> <td>Date</td> <td>By</td> <td>Revision</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		No.	Date	By	Revision																	<p>PROTECH CONSULTING 2012 800 - 1401 St. Paul Street, Marietta, GA Phone 800-377-7377 Fax 770-426-1847</p>		<p>Drawn: DEW Checked: [blank] Approved: [blank] Date: FEB/13 Scale: 1:2000</p>		<p>PROPOSED SUBDIVISION OF LOT A PLAN KAP66973</p>		<p>Drawing No. 11081-00 Sheet 0</p>	
No.	Date	By	Revision																										



		PROPOSED SUBDIVISION OF		Booking No. 11081-01 0	
		LOT A PLAN KAP66973			
		Drawn	DEV		
		Design			
		Approved			
		Date	FEB/13		
		Scale	1:5000		
		PROTECH CONSULTING 2012			
		200 - 14th St, Four Street, Toronto, Ont. M5R 2B7			
No.	Date	By	Author		



Development Services
1435 Water Street
Kelowna, BC V1Y 1J4
250 469-8622
kelowna.ca

A13-0013
Subdivision Application

<input checked="" type="checkbox"/>	Subdivision—PLR(Preliminary Layout Review) &/or PLR Extension	<p style="text-align: center;"><i>Office Use Only:</i></p> <p>Date Received:</p> <p>File Number:</p> <p>File Manager:</p> <p>Damien Burggraeve 250-469-8473</p>
<input type="checkbox"/>	Subdivision—Technical	
<input type="checkbox"/>	Subdivision—Approval (# of lots _____)	
<input type="checkbox"/>	Subdivision—Form P Approval	
<input type="checkbox"/>	Subdivision—Phased Strata (# of lots _____)	
<input type="checkbox"/>	Soil Applications	
<input type="checkbox"/>	Strata Applications	
<input type="checkbox"/>	Road Re-naming Applications	

Applicant (Development Application Primary Contact):

Full Legal Name: PROTECH CONSULTING 2012 - GRANT MADDOCK
Mailing Address: 200-1401 ST. PAUL ST. KELOWNA, BC Postal Code: V1Y2E4
Telephone: 250-860-1771 Cell: _____
Email: gmaddock@protech-consulting.com Fax: 250-860-1994

Registered Owner(s) of the Property:

Full Legal Name: GERALDINE WIENIGER-SOETAERT
Mailing Address: 3190 SEXSMITH ROAD - KELOWNA, B Postal Code: V1X7S6
Telephone: 250-870-7300 Cell: _____
Email: _____ Fax: _____

If the applicant is other than the registered owner(s), a Letter of Authorization is required.

Property Description:

Legal Description: LOT A, SEC 34, TWP 29, ODYS, PLAN KAP 66973.
Civic Address: 3030 BULLDOCK ROAD

APPLICANT CONFIRMATION

I agree that the Development Services Division will not be held liable for any processing delays caused by the submission of incomplete or incorrect information contained in this application package.

Applicant Signature: _____

Date: _____

[Handwritten Signature] Oct 21 2013 *[Signature]*
Feb 20 2013

Current Use of Lands

Westerly 7.1 ha	Existing Owners residence
Easterly 3.1ha	Existing rental home, including a number of sheds

Adjacent Lots

North	Small holdings in natural state with 10 mobile home pads
North & East	Orchard
South	Large Lot Subdivision
West	Two small holdings in natural state

Proposal

The property is currently owned by Mrs. Gerri Weinger –Soetaert

The property is divided into 3 separate geographic areas by Priest Creek and another major drainage swail to the east, as shown by the Topo's and Statutory R's/W.

The westerly 1.0ha in its natural state and slopes from the south east to the north west following the Priest Creek water course. Priest Creek is known to flood and in May 2011 this area was flooded causing considerable erosion. A Statutory R/W covers about 70% of the this area.

The central area is the largest parcel with Priest Creek on the west side and a major drainage swail on the east side. The residence is located on a knoll in the south east quadrant of the central area. The land fans out sloping from the south east knoll towards the north west at around 17% for 100m then flattens to around 7% to the panhandle that fronts on Jaud Road.

Both Priest Creek and the drainage ravine to the west are about 8m below the 2.89ha of arable land as shown on the site plan.

The easterly parcel, being about 3.0ha, contains a residence and a number of out buildings that comprise an area of about .9ha. Along the easterly property line is a large knoll of about .3ha that rises about 10m above the main plateau area, being about 1.5ha. The ravine makes up the balance.

The western and central area comprises about 3.34ha of arable land, whereas the eastern area is fractured and is only about 1.5ha, plus the knoll.

For estate planning purposes, the owner would like to subdivide her home residence from the second dwelling as per the attached proposed plan of subdivision.

CITY OF KELOWNA

MEMORANDUM

Date: November 8, 2013
File No.: A13-0013
To: Land Use Management (BD)
From: Development Engineering Manager (SM)
Subject: 3030 -3150 Balldock Road Lot A Plan 66973

The Development Engineering comments regarding this application to subdivide in the Agricultural Land Reserve to create two lots are as follows:

Development Engineering has the following comments at this point in time with regard to this application, a comprehensive report will be provided at the time of subdivision application submission if and when the Agricultural Land Commission agrees to this proposal.

Potential requirement associated with subdivision of the property are provided for information only and are subject to the policies in effect at the time when a formal application is made by the owners.

1. Miscellaneous.
 - a) Right of way requirements and creek rights of access to be reviewed .
 - b) A geotechnical report will be required for the proposed subdivision.

2. Domestic water and fire protection.
 - a) The subject property is within the service area of the South East Kelowna Irrigation District (SEKID). The developer is required to make satisfactory arrangements with the SEKID for these items.

 - b) On-site servicing including the use of existing or proposed wells will be reviewed by the Interior Health Authority and Building & Permitting.

3. Sanitary Sewer.

- a) This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system.
- b) On-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of a development application.

Steve Muenz, P.Eng.
Development Engineering Manager

JF

REPORT TO COUNCIL



Date: 3/10/2014
RIM No. 1250-30
To: City Manager
From: Subdivision, Agriculture & Environment Services (MS)

Application: Z14-0007 **Owner:** Karmjit S. Gill
Balvir K. Gill
Address: 375 Gibson Road **Applicant:** Robert Holden
Subject: Rezoning Application

Existing OCP Designation: Resource Protection Area
Existing Zone: A1 - Agriculture
Proposed Zone: A1t - Agriculture 1 with Agri-tourist Accommodation

1.0 Recommendation

THAT Rezoning Application No. Z14-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of *Lot 4 Section 25 TWP 26 ODYD Plan 1760 Except Plan KAP60715* located on 375 Gibson Road, Kelowna, BC from the A1 - Agriculture zone to the A1t - Agriculture 1 with Agri-tourist Accommodation zone, be considered by Council;

AND THAT Zone Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

The applicant is requesting permission from City Council to rezone the parcel located at 375 Gibson Road to allow for the addition of Agri-tourist Accommodation (A1t). The rezoning to A1t would facilitate the development and operation of nine (9) recreational vehicle (RV) sites which may be operated on a seasonal basis subordinate to the agricultural operation. The applicants have submitted an application for a Farm Protection Development Permit as part of the application package.

3.0 Subdivision, Agriculture & Environment Services

Agri-tourist accommodation is a "permitted use" in the Agricultural Land Reserve (ALR) according to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (see Section 5.5 below). While the use is permitted by the Agricultural Land Commission (ALC),

the activity is not designated as a “farm use” and therefore may be regulated or prohibited by a local government bylaw.

In 2010, the City of Kelowna adopted the addition of the A1t zone into the Zoning Bylaw No. 8000, in order to regulate and better address community concerns, including property line buffering, site coverage, number of units and homeplating principles for agri-tourist accommodation.

This proposal complies with the A1t zoning requirements of Section 11 of the Zoning Bylaw No. 8000. The proposal is ancillary to a bona fide agricultural operation, designed to supplement rather than replace farming income. Further, the proposal complies with other policies such as siting, proposed buffers, minimizing the impact on productive agricultural land, and homeplating.

The applicant has worked with staff in order to make the proposal comply with the requirements of the A1t zone, as well as homeplating principles outlined in our Farm Protection Development Permit Guidelines. The proposed vegetation buffer and fencing is in accordance with the Ministry of Agriculture Guide to Edge Planning¹. The proposal complies with the following A1 - Agri-tourist Accommodation requirements:

- The agri-tourist accommodation is accessory and subordinate to a bona fide farming operation;
- Site coverage of the agri-tourist accommodation does not exceed 5%;
- 9 Agri-tourist accommodation units (RV sites) for a property of 9.76 ha;
- Agri-tourist accommodation units are no closer than 10 m from the nearest property line;
- Permeable surface for the RV sites;
- Vegetation and fencing along the neighbour’s property line;
- Vegetated buffer between the RV site and the orchard; and
- Homeplating principles, leaving as much of the agricultural productive area intact as possible.

According to the City of Kelowna Zoning Bylaw No. 8000, **Agri-tourist Accommodation**² means:

“the seasonal availability of short term accommodation for tourists on a farm, orchard, or vineyard in association with an agri-tourism activity which is subordinate and secondary to the principal agricultural use. Typical uses include but are not limited to seasonal farm cabins, and campsites/recreational vehicle sites. Seasonal, in this instance, means the accommodation must be available for use only between April 1 and October 31 of each year”.

The owner is concurrently planning on building a residence for himself and his family, and a fruit stand on the property. A primary residence is an allowed use in accordance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation³ Part 2 (2). Retail sales,

¹ Ministry of Agriculture and Lands, 2009. Guide to Edge Planning: http://www.agf.gov.bc.ca/resmgmt/sf/publications/823100-2_Guide_to_Edge_Planning.pdf (Accessed March 5, 2012)

² City of Kelowna Zoning Bylaw 8000 - Section 2; p. 2-2.

³ ALC, 2004. ALC Use, Subdivision and Procedure Regulation, http://www.alc.gov.bc.ca/legislation/Reg/ALR_Use-Subd-Proc_Reg.htm#sec2 (Accessed March 5, 2013).

if at least 50% of the produce comes from the farm, are considered a farm use, and can be regulated, but not prohibited by local government. Therefore, the construction of the fruit stand and the residence will be subject to a building permit, but are exclusive of the rezoning application consideration and process.

In order to accommodate the fruit stand and parking facilities, a variance to the front yard setback for the zone will be required. Staff do support the required variance as it assists with the objective of leaving intact as much agricultural lands as possible (e.g. homeplating).

4.0 Proposal

4.1 Background

The applicant is proposing to establish an agri-tourist accommodation to supplement his farm income. The proposal includes establishing 9 recreational vehicle (RV) units on the subject property (see Map 1). The farm is currently fully planted in apples, with the exception of the southwest corner of the property, which until recently had an aging residence and some sheds and debris (see Map 2). The applicant has worked over several years to replant the orchard, including undertaking significant earthworks to regrade slopes so that it is easier to plant, pick, and maintain the trees. The applicant has demolished the aging residence and removed the old sheds and debris from the southwest corner of the property. It is in this corner where the fruit stand and RV sites are proposed.

The applicant currently farms 57.7 ha (142.5 ac) in the Kelowna area: 34.5 ha (87.5 ac) are owned while the remaining properties are leased. The farms are currently planted with:

- Apples 43.9 ha (108.5 ac);
- Cherry 10.1 ha (25 ac);
- Grapes 2.0 ha (5 ac); and
- Pears 1.6 (4 ac).

4.2 Project Description

The applicant is proposing to establish an agri-tourism operation to supplement his farm income. The RV campsite is part of an overall integrated plan for the orchard. The vision is to also build a fruit stand, to sell produce only from this farm and other local orchards that are owned and / or leased. The agri-tourism RV sites are proposed adjacent to the fruit stand, and the applicant envisions that the fruit stand and RV uses would complement each other. The fruit stand building would also function as an education centre, as an amenity space for RV visitors and as a hall to provide tours and information sessions about farming. The applicant plans to instruct and inform visitors, as well as school groups, customers of the fruit stand and the general public about farming in the Okanagan. Topics to be included are noted below:

- The history of each fruit produced;
- The process and tools involved in producing the fruit;
- The types of fruit available of each variety;
- The ideal use of each fruit, and how to tell freshness of the product; and
- A graphic display of the varieties and types of fruit.

The subject property is fully planted with 9 ha (22 ac) ha of apples. The owner has undertaken significant investment in the orchard in the last several years, by grading some of the steep slopes to make it easier to farm. At purchase, there was a main residence, a mobile home, a small greenhouse and a number of sheds at the southeast corner of the

property (See Figure 3, below). The applicant has removed the existing structures and debris under a demolition permit. The proposal includes siting the fruit stand and RV site in this same corner, which has been significantly disturbed. The proposal also includes building a main residence just to the north of the RV site, for the applicant and his family, along Gibson Road. There is a small, 60 m² dwelling at the northwest corner of the property that is used for farm help. Fencing and landscaping has been proposed along the neighbour's property line immediately to the east, and trees and shrubs are proposed to provide a vegetated buffer between the RV campsite and the orchard.

4.3 Site Context

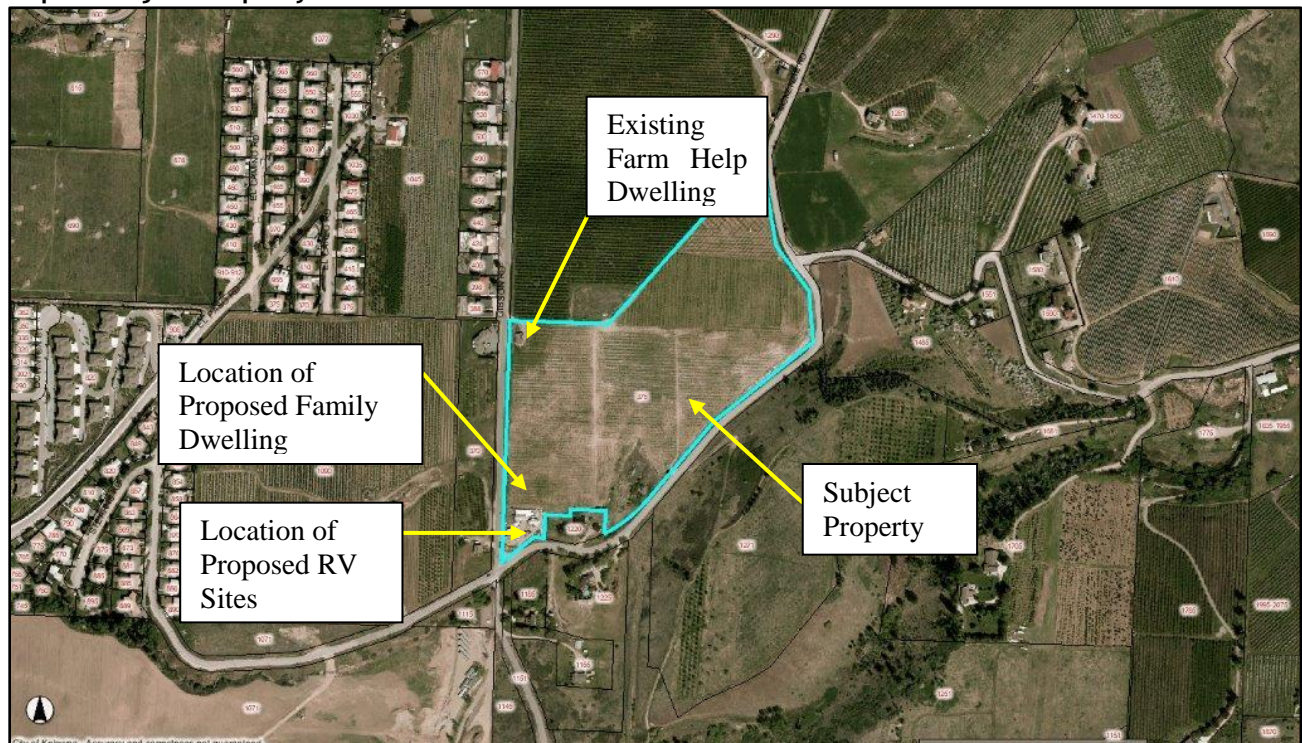
The subject property is located at 375 Gibson Road along the upper Rutland Bench in the eastern part of the City. Twelve rural residential lots are near the subject property to the northwest (see Map 1) while several rural residential lots are directly to the south. The property underwent a homesite severance subdivision in 1997.

The subject property is in the ALR: land use to the north, east, south and southeast is agricultural and is surrounded completely by properties in the ALR (see Map 2). The subject property is also within the Black Mountain Irrigation District (BMID) water supply area.

4.4 Parcel Summary

Parcel Size: 9.75 ha (24.1 ac)
Elevation: 506 masl to 530 masl

Map 1: Subject Property



Map 2: Southwest corner (All structures in this 2009 image have since been removed)



Map 3 - ALR in the area



Photo 1: Location of proposed fruit stand - corner of Gibson and McKenzie.



Photo 2: Location of proposed RV park - looking towards east neighbour.



4.5 Zoning of Adjacent Property

The zoning of adjacent properties is outlined below.

Table 1: Zoning of Adjacent Property

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>	<i>ALR</i>
North	A1 - Agriculture 1	Agricultural	Yes
Northwest	A1 - Agriculture 1	Rural Residential	Yes
East	A1 - Agriculture 1	Agricultural / Rural Residential	Yes
Southwest	A1 - Agriculture 1	Agricultural	Yes
South	A1 - Agriculture 1	Agricultural / Rural Residential	Yes
West	A1 - Agriculture 1	Agricultural	Yes

4.6 Subdivision and Development Criteria

Subdivision and development criteria for the Agricultural A1t zone include the requirements as noted in the table below.

Table 2: Subdivision and Development Criteria

CRITERIA	A1 (Agricultural) ZONE REQUIREMENTS
Subdivision Regulations	
Minimum Lot Area	4.0 hectare (2.0 hectare within the ALR)
Minimum Lot Width	40.0 m
Minimum Front Yard	6.0 m
Minimum Setback from Fruit Stands	15.0 m from any lot line (Note: this will require a front yard variance for the Fruit Stand to accommodate homeplating principles)
Minimum Rear Yard	10.0 m except it is 3.0 m for accessory buildings
Maximum Site Coverage	10% for residential development (inclusive of agri-tourist accommodation) and 35% for agricultural structures.
Other Regulations	Agri-tourist accommodation shall not be located on lots smaller than 4.0 ha in size. Agri-tourist accommodation units shall be permitted to the Table in Section 11.1.8 of the Zoning Bylaw No. 8000, where parcels from 9.0 to 9.99 permit a maximum of 9 units.

4.7 Agricultural / Soils Capability

According to the Canada Land Inventory (CLI), the subject property contains primarily Class 5 and Class 6 Agriculture Capability, with a small portion of Class 6 that occurs on the top north and northwest corner. With improvements, the agricultural capability of the property could be improved to predominately Class 1 and 2, with some Class 3 in the southwest corner (see attachment).

It is important to note that the factors upon which the CLI classification is based is that the soils will be managed under a largely mechanized system. In addition, the classification does not take into consideration capability for certain crops, including tree fruits, fruits, vineyards and ornamental plants⁴.

The soils are predominately Kelowna soil type with some Rutland soil type occurring, according to the BCLI Soil Classification System. These are predominately orthic dark brown soils. These soils are typically suited to tree fruits and vineyards.

5.0 Current Development Policies

5.1 2030 Official Community Plan: Greening Our Future

Objective 5.33 Protect and enhance local agriculture⁵.

Policy. 1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture,

Policy .6 Agri-tourist Accommodation. Agri-tourist accommodation will only be approved and operated in a manner that supports agricultural production and which limits the impact on agricultural land, City services and the surrounding community.

Objective 5.34 Preserve productive agricultural land⁶.

Policy .3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

Farm Protection DP Guidelines⁷

The objectives of the Farm Protection DP Guidelines are to:

- protect farm land and farm operations;
- minimize the impact of urban encroachment and land use conflicts on agricultural land; and
- minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

Guidelines

1.2 On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only;

1.3 On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a

⁴ Agriculture and Agri-Food Canada, 2014. Overview of Classification Methodology for Determining Land Capability for Agriculture. (Accessed Feb. 18, 2014) <http://sis.agr.gc.ca/cansis/nsdb/cli/classdesc.html>

⁵ City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.35.

⁶ City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.36.

⁷ City of Kelowna 2030 Official Community Plan (2011) - Farm Protection Development Permit Chapter; p. 15.2 - 15.4.

permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites)

1.3.1 Consistent with guidelines provided by Ministry of Agriculture “Guide to Edge Planning” and the ALC report “Landscape Buffer Specifications” or its replacement;

1.3.2 Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation;

1.3.3 Preserve all healthy existing mature trees located within the buffer area;

1.3.4 Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer;

1.3.5 Install and maintain a continuous fence along the edge of agricultural land. A permeable fence which allows for the movement of wildlife (i.e. split rail) in combination with dense and continuous evergreen hedge is preferred. Impermeable fencing will not be permitted.

5.2 Zoning Bylaw 8000

Section 2.3 - General Definitions⁸

Agritourist Accommodation means the seasonal availability of short term accommodation for tourists on a farm, orchard, or vineyard in association with an agri-tourism activity which is subordinate and secondary to the principal agricultural use. Typical uses include but are not limited seasonal farm cabins, and campsites/recreational vehicle sites. Seasonal, in this instance, means the accommodation must be available for use only between April 1 and October 31 of each year.

Section 11.1 - Agriculture 1⁹

- a) Purpose - Agri-tourist accommodation shall be accessory and subordinate to a legitimate agriculture operation. The intent is to augment or subsidize and not to replace or complete with farm income.
- c) Site coverage for agri-tourist accommodation shall not exceed 5% inclusive of buildings, landscaping, access, and servicing/sanitary facilities.

5.3 City of Kelowna Strategic Plan

Objective¹⁰: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective¹¹: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

5.4 City of Kelowna Agriculture Plan

Agri-tourist Accommodation¹². Pursue an amendment to the Zoning Bylaw to include agri-tourist accommodation uses in conjunction with bona fide agricultural operation, consistent with conditions under the Land Commission Policy #375/97.

⁸ City of Kelowna Zoning Bylaw 8000 - Section 2; p. 2-2.

⁹ City of Kelowna Zoning Bylaw 8000 - Section 11; p. A1-1 to A1-4.

¹⁰ City of Kelowna Strategic Plan (2004); p. 7.

¹¹ City of Kelowna Strategic Plan (2004); p. 29.

¹² City of Kelowna Agriculture Plan; p. 85.

5.5 Agricultural Land Commission Agricultural Land Reserve Use, Subdivision and Procedure Regulation¹³

Part 1 - Definitions and Interpretation

1(1) "agri-tourism" means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*.

Part 2 - Permitted uses for land in an agricultural land reserve

3(1) The following land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable first nation government:

(a) accommodation for agri-tourism on a farm if

- (i) all or part of the parcel on which the accommodation is located is classified as a farm under the *Assessment Act*,
- (ii) the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms including bed and breakfast bedrooms under paragraph (d), and
- (iii) the total developed area for buildings, landscaping and access for the accommodation is less than 5% of the parcel

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering undertook a site visit to assess and measure sight distances and turning radius' for the entry / exit to the RV campsite from McKenzie Road. The entry / exit location and corresponding sight distances and turning radius' as proposed are considered to be satisfactory.

6.2 Building & Permitting

This property appears to have 2 dwellings, yet only one address exists in Property Inquiry (PI). Prior to addressing dwelling that has access to McKenzie Rd, it would need to be determined if the dwelling is legal.

Staff notes that the second dwelling (80 sq. m) at the northwest corner of the property has been placed on the property in 2005 as a picker's cabin (farm help use), under Building Placement Permit BP #29198.

6.3 Policy and Planning

The proposed rezoning from A1 to A1t for agri-tourist accommodation and fruit stand, OCP Policy 5.33.5 (Agri-tourism, Wineries, Cideries, Retail Sales) supports agri-tourism uses that aid established farm operations. The intent of the zoning application for both the 9 RV rental spaces and the fruit stand is consistent with this OCP Policy.

¹³ Agricultural Land Reserve Use, Subdivision and Procedure Regulation; Retrieved from: http://www.alc.gov.bc.ca/legislation/Reg/ALR_Use-Subd-Proc_Reg.htm#sec3

In regards for the application FH14-001 for farm help housing in the current dwelling at the northwest corner of the property, OCP Policy 5.34.2 (Farm Help Housing) allows for accommodation for farm help on the same agricultural parcel where agriculture is the principal use on the parcel and a need is demonstrated for the overall operation of the farm. It should be noted, that temporary farm worker housing is the preferred solution.

While the proposed fruit stand complies with City and ALC regulations it is not clear how the proposed community centre space would fit as a permitted use. There is some concern that once constructed the community centre space could be repurposed for other uses not permitted, thereby generating an enforcement issue.

6.4 Shaw Cable

Owner / developer to supply and install an underground conduit system per Shaw Cable drawings and specifications.

7.0 Application Chronology

Date of Application Received: February 19, 2014

Agricultural Advisory Committee February 27, 2014

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting on February 27, 2014 and the following recommendation was passed unanimously:

THAT the Agricultural Advisory Committee recommends that Council supports Rezoning Application No. Z14-0007 for the property located at 375 Gibson Road, Kelowna, BC to rezone the subject property from the A1 - Agriculture 1 zone to the A1t - Agriculture 1 with Agri-tourist Accommodation zone in order to facilitate the development and operation of nine (9) recreational vehicle (RV) sites which may operate on a seasonal basis subordinate to the agricultural operation.

Report prepared by:

Melanie Steppuhn, Land Use Planner

Reviewed by:

Todd Cashin, Manager, Subdivision, Agriculture & Environment Services

Approved for Inclusion:

Shelley Gambacort, Director, Subdivision, Agriculture & Environment Services

Attachments:

Soil Classification Map
 Soil Classification Description and Legend
 BCLI Land Capability Map
 BCLI Land Capability Description and Legend
 Proposed Subdivision Plans (10 pages)
 Application by Landowner's Agent (including Letter of Intent)

Soil Classification

The soil classification for the subject property is broken into two sections with soil types as defined below.

Portion of Site / %	Soil Type	Description
Central North Portion 100%	KE - Kelowna	<p><u>Land:</u> gently to moderately sloping sandy to loamy eolian veneer (10-30 cm) overlying glacial till</p> <p><u>Texture:</u> surface textures are loam or sandy loam over subsoils of sandy to gravelly loam</p> <p><u>Drainage:</u> well drained, moderately pervious and a moderate water holding capacity</p> <p><u>Classification:</u> Orthic Dark Brown</p>
Central Portion 100%	R - Rutland	<p><u>Land:</u> generally level to gently sloping</p> <p><u>Texture:</u> moderately textured veneer over very coarse glaciofluvial deposits. Surface soil textures are sandy loam or loamy sand, with subsoil textures are gravelly sand or gravelly loamy sand. Stones and cobbles are common.</p> <p><u>Drainage:</u> rapidly drained and rapidly pervious, slow surface runoff and low water holding capacity</p> <p><u>Classification:</u> Orthic Dark Brown</p>
Southeast Portion 100%	GR - Gartrell	<p><u>Land:</u> Depressions or seepage areas</p> <p><u>Texture:</u> medium textured to coarse textured fluvioglacial deposits</p> <p><u>Drainage:</u> poorly drained when in lower areas with moderately pervious</p> <p><u>Classification:</u> Regio Humic Gleysol</p>

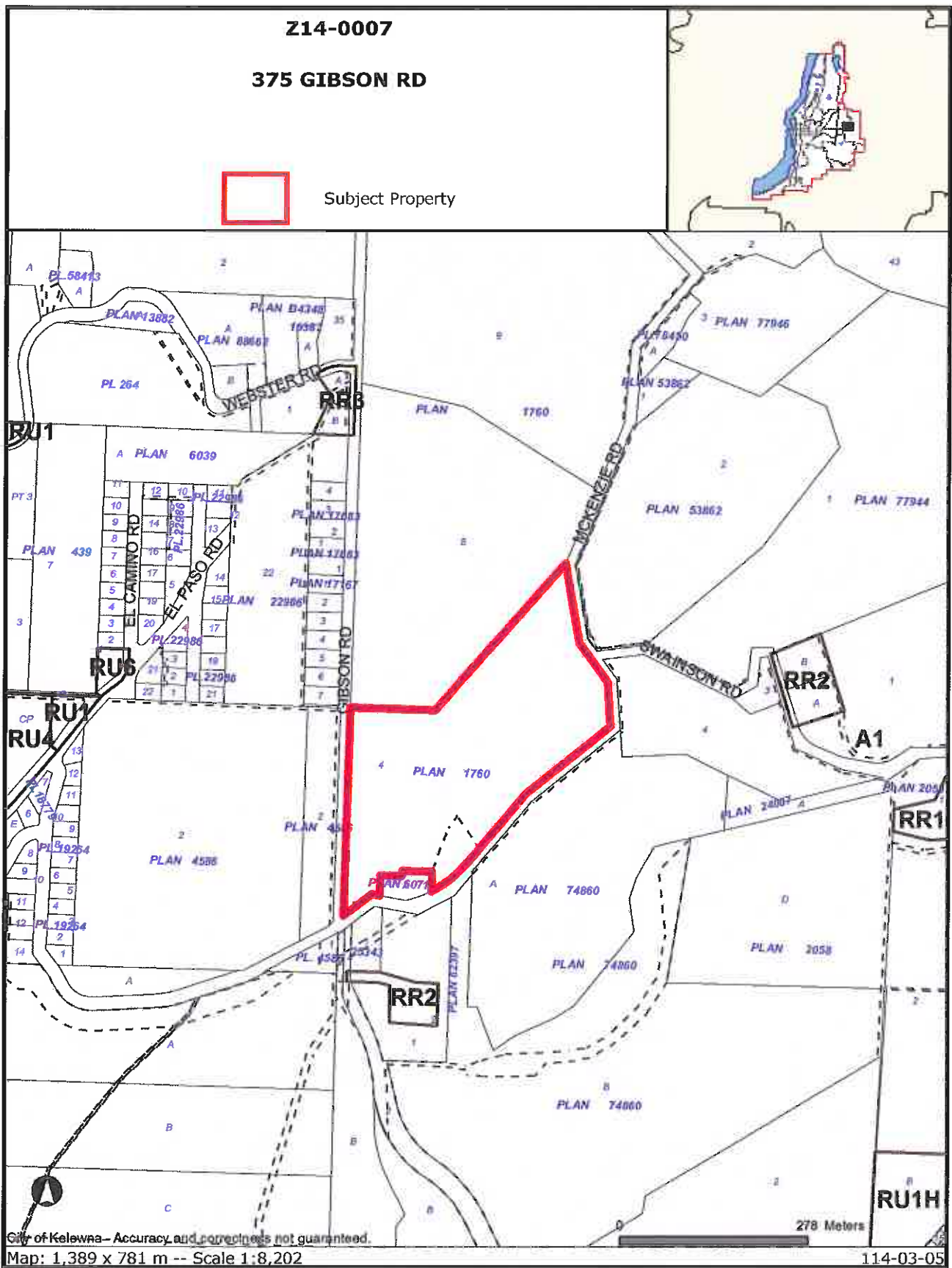
BCLI Land Capability

Legend

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of filed crops.
2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land in this Class has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated filed crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.
6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 land s can be improved by draining, diking and/or irrigation.
7	Land in this Class has no capability for arable agriculture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but does not provide natural sustained grazing for domestic livestock due to unsuited natural vegetation. Also included are rock land, other non-soil areas, and small water bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking, irrigation, and/or levelling.

BCLI Land Capability

Portion of Site	Land Capability Unimproved	Rating,	Land Capability With Improvements	Rating,	With
North and Central	100% Class 5		70% Class 1 / 30% Class *1		
West	70% Class 5A / 30% Class 5TA		70% Class 2T / 30% Class *3T		
Southeast	100% Class 6TA		100% Class 6		



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

BCLI Land Capability

Legend

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2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
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6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 lands can be improved by draining, diking and/or irrigation.
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BCLI Land Capability

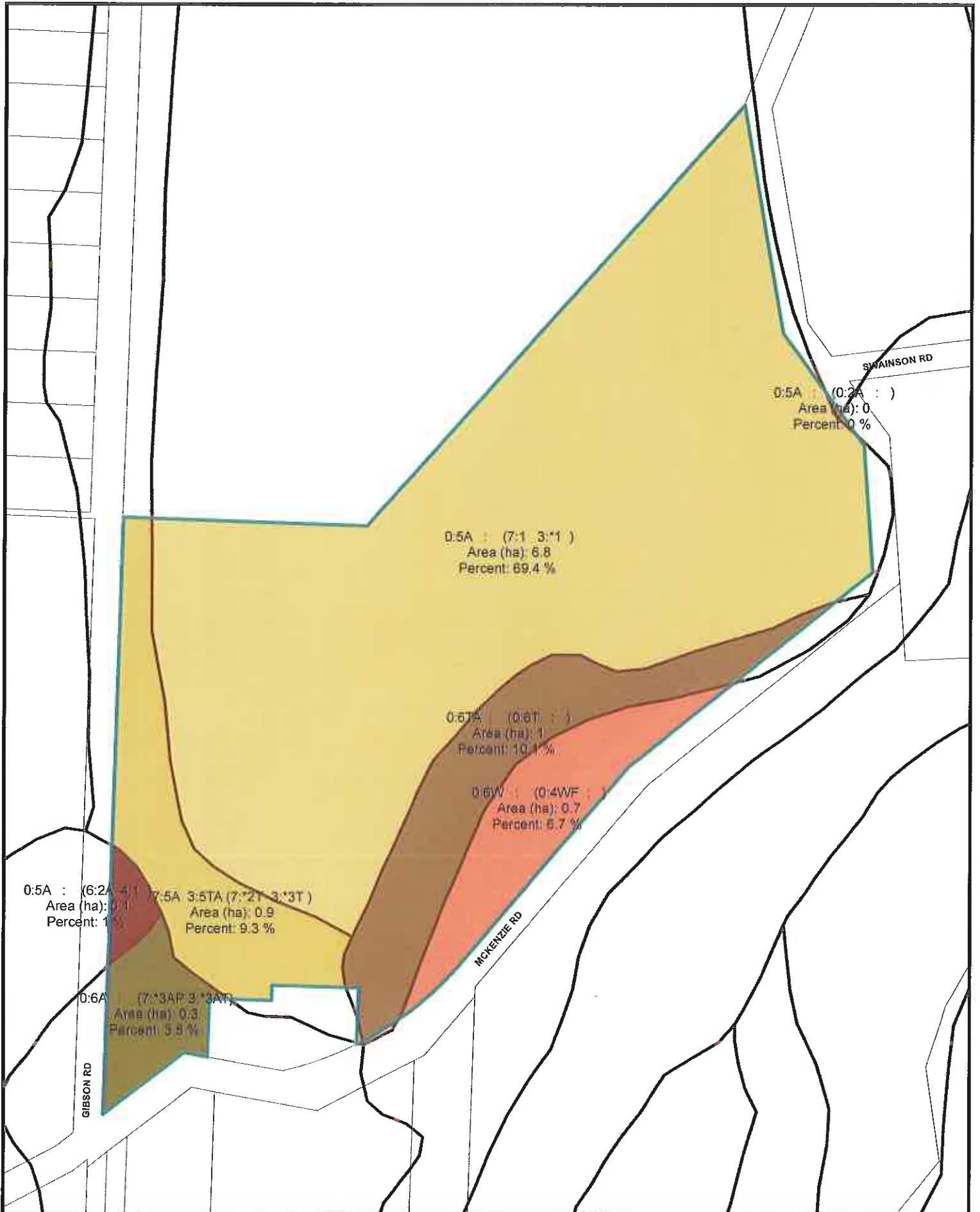
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West	70% Class 5A / 30% Class 5TA		70% Class 2T / 30% Class *3T		
Southeast	100% Class 6TA		100% Class 6		

Soil Classification

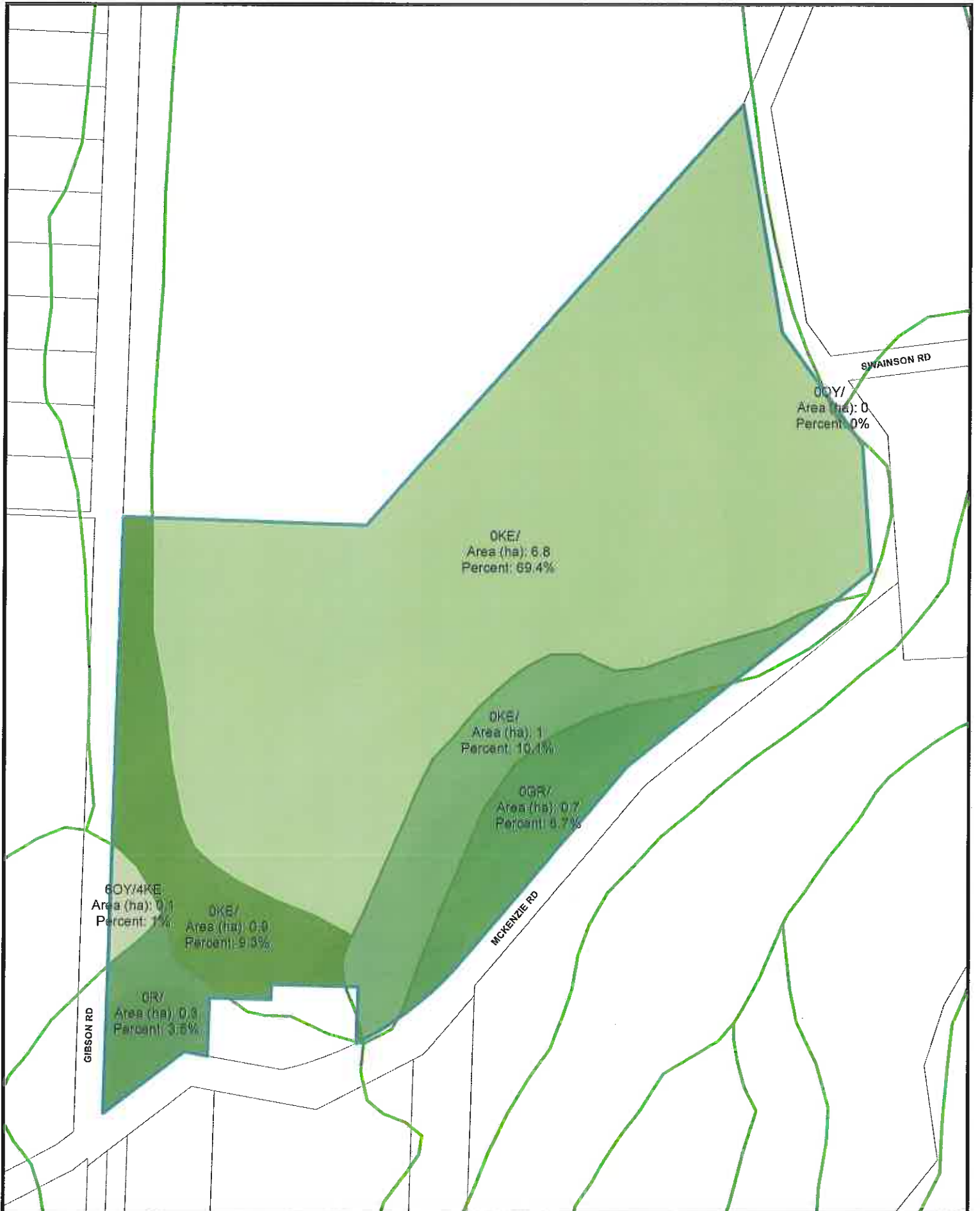
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Land Capability = Brown/ Soil Class = Green



Land Capability = Brown/ Soil Class = Green





A
SOUTH VIEW FACING MCKENZIE ROAD
ENTRANCE TO FRUIT STAND AND RV LOTS



B
SOUTH VIEW FACING CORNER OF
MCKENZIE AND GIBSON ROADS
LOCATION OF FRUIT STAND



C
SOUTH VIEW FACING MCKENZIE ROAD
LOOKING AT OPEN GREEN SPACE



D
WEST VIEW FACING CORNER
MCKENZIE AND GIBSON ROADS
LOCATION OF FRUIT STAND



E
WEST VIEW FACING GIBSON ROAD
LOOKING AT OPEN GREEN SPACE



F
NORTH FACING ORCHARD
LOOKING AT RESIDENCE IN DISTANCE



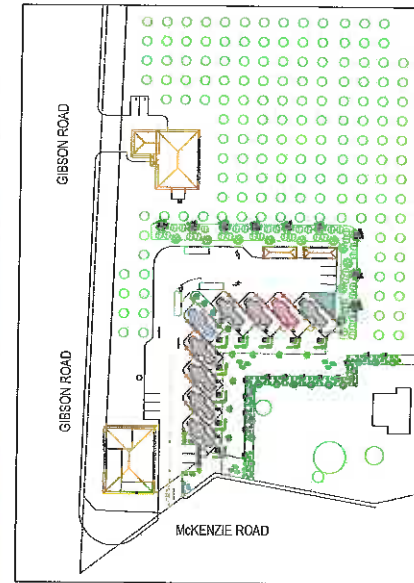
G
EAST FACING NEIGHBOURS PROPERTY
LOOKING AT RV LOT YARD



H
NORTH FACING ORCHARD
LOOKING AT RV LOT YARD



J
NORTH FACING ORCHARD
LOOKING AT RV LOT YARD



SITE PLAN



HISTORICAL ORTHO PICTURE

DATE	NO.	BY	REVISION

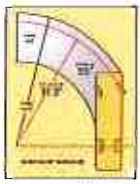
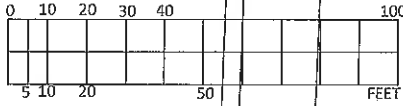
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Fax: 250.868.0922
Email: holdens@hdd.ca

PROJECT
**LOT 4, PLAN 1780
375 GIBSON ROAD
KELOWNA, B.C.**

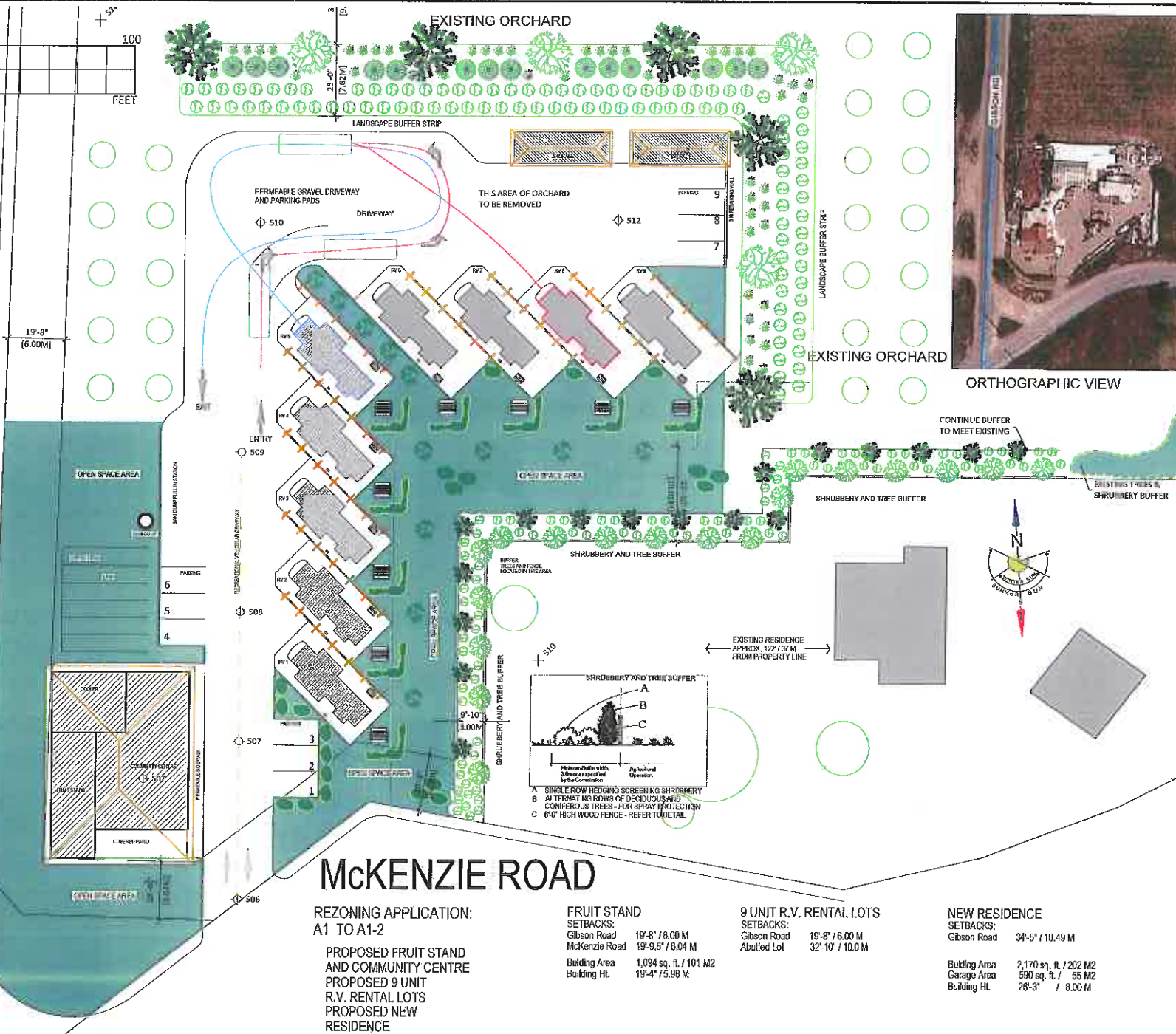
SHEET TITLE
EXISTING PHOTOGRAPHIC VIEWS

DRAWN: B.A.H.
CHECKED: **A0**
SCALE: **Rev. D**
DATE: Jun. 2/2014

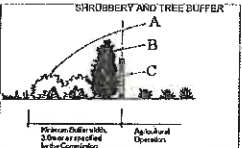


RECREATIONAL VEHICLE RADIUS

GIBSON ROAD



ORTHOGRAPHIC VIEW



- A SINGLE ROW HEDGING SCREENING SHRUBBERY
- B ALTERNATING ROWS OF DECIDUOUS AND CONIFEROUS TREES - FOR SPRAY PROTECTION
- C 6'-0" HIGH WOOD FENCE - REFER TO DETAIL

McKENZIE ROAD

REZONING APPLICATION:
A1 TO A1-2

PROPOSED FRUIT STAND
AND COMMUNITY CENTRE
PROPOSED 9 UNIT
R.V. RENTAL LOTS
PROPOSED NEW
RESIDENCE

FRUIT STAND
SETBACKS:
Gibson Road 19'-8" / 6.00 M
McKenzie Road 19'-9.5" / 6.04 M
Building Area 1,094 sq. ft. / 101 M2
Building HL 19'-4" / 5.98 M

9 UNIT R.V. RENTAL LOTS
SETBACKS:
Gibson Road 19'-8" / 6.00 M
Abutted Lot 32'-10" / 10.0 M

NEW RESIDENCE
SETBACKS:
Gibson Road 34'-5" / 10.49 M

Building Area 2,170 sq. ft. / 202 M2
Garage Area 590 sq. ft. / 55 M2
Building HL 28'-3" / 8.00 M

DATE	NO.	BY	REVISION

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H.D.D. Email: holdens@shaw.ca

PROJECT
**LOT 4, PLAN 1760
575 GIBSON ROAD
KELOWNA, B.C.**

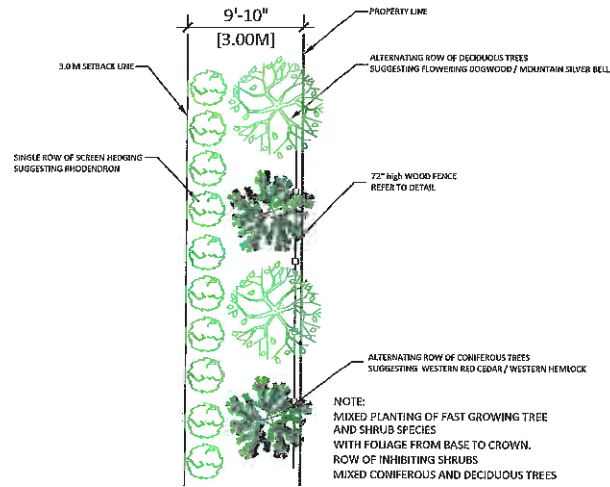
SHEET TITLE
OVERALL SITE PLAN

DRAWN GIBSON	CHECKED GIBSON	SCALE 1:1	SHEET NO. A1
DATE 22.05/2014	Rev. 0		40-2013

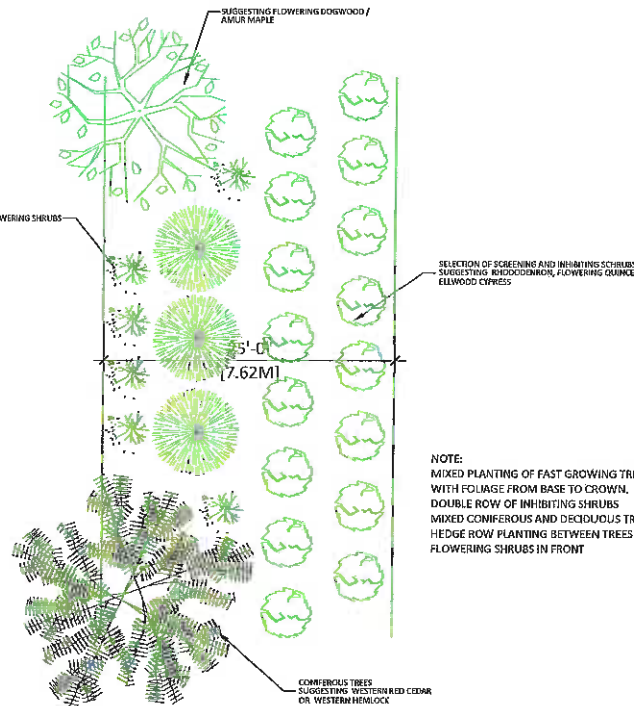
ZONE 5 PLANT SCHEDULE

Schedule C: Buffer Plant Material

C.1: Deciduous Trees (Tall)				
Botanical Name	Common Name	Hardiness	Zone	Size
Acer pseudoplatanus	Sycamore-maple	5	5	7cm cal.
Larix kaempferi	Japanese Larch	5	5	2.0m ht.
Larix occidentalis	Western Larch	5	5	2.0m ht.
Liriodendron tulipifera	Tulip Tree	5	5	"
Plantanus x acerifolia	London Plane	5	5	"
C.2: Deciduous Trees (Medium)				
Botanical Name	Common Name	Hardiness	Zone	Size
Acer campestre	Field Maple	5	5	5cm cal.
Carpinus betulus	European Hornbeam	5	5	5cm cal.
Cercis canadensis	Eastern Redbud	5	5	5cm cal.
Cornus florida	Flowering Dogwood	5	5	2.0m ht.
Acer glabrum	Amur Maple	5	5	5cm cal.
Magnolia X soulangeana	Saucer Magnolia	5b	5	2.5m ht.
Prunus serrulata	Japanese Cherry	5-6	5	6cm cal.
Prunus subhirtella	Higan Cherry	5	5	6cm cal.
Stewartia pseudocamellia	Japanese Stewartia	5	5	5cm cal.
Styrax japonica	Japanese Snowdrop	5	5	5cm cal.
C.3: Coniferous Trees (Tall, >15 m)				
Botanical Name	Common Name	Hardiness	Zone	Size
Abies amabilis	Amabilis Fir	5	5	2.5m ht.
Pinus thunbergii	Japanese Black Pine	5	5	2.5m ht.
Thuja plicata	Western Red Cedar	5	5	2.5m ht.
Tsuga heterophylla	Western Hemlock	5	5	2.5m ht.
C.4: Hedging/Screening Shrubs (Conifers and Broadleaf Evergreens)				
Botanical Name	Common Name	Hardiness	Zone	Size
Chamaecyparis lawsoniana	Elwood Cypress	5	5	#5 pot
"Hickii"	Hick's Yew	5	5	1.5m ht.
C.5: Trespass Inhibiting Shrubs				
Botanical Name	Common Name	Hardiness	Zone	Size
Chaenomeles speciosa	Flowering Quince	5b	5	#5 pot
Mahonia aquifolium	Oregon Grape	5	5	#5 pot
Pyracantha x	"O. Glow"	5	5	#5 pot
C.6a: Shrubs for Screening (Deciduous)				
Botanical Name	Common Name	Hardiness	Zone	Size
Clethra alnifolia	Summersweet	5	5	#2 pot
Cotinus coggygria	Smoke Tree	5	5	#5 pot
Kolkwitzia amabilis	Beauty Bush	5b	5	#5 pot
Viburnum x burkwoodii	Burkwood Viburnum	5	5	#5 pot
C.6b: Shrubs for Screening (Broadleaf Evergreens)				
Botanical Name	Common Name	Hardiness	Zone	Size
Rhododendron varieties w/ mature ht. >1.5m	Rhododendron	4-5	5	#7 pot



PROPERTY LINE BUFFER



R.V. BUFFER

D.1: Solid Wood Fence
All posts and rails shall be rough sawn of "No. 1 Structural" grade, pressure treated with a wood preservative non-toxic to surrounding plant material, in accordance with CSA Standard 080.2 and compatible with staining requirements below. Stain to match fence boards.

All fence boards and planks shall be rough sawn of "Quality Fencing" grade, finished with penetrating stain with preservative, conforming to CGSB Standards 1-GP145M and 204M, applied to all surfaces prior to installation and on any cuts thereafter.

Line posts shall be minimum 8.0 ft. in length and at least (standard) 4"x 4".

Corner posts shall be minimum 8.0 ft. in length and at least (standard) 6"x 6".

Fence rails (min. 3) shall be maximum 7.5 ft. in length and at least (standard) 2"x 4".

Cap rails shall be at least (standard) 2"x 6". Cant to drain.

The finished height of opaque fencing shall be at least 6.0 ft.

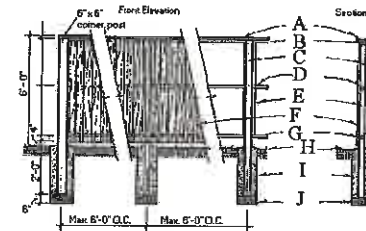
All nails used in fence construction shall meet the following specifications:

- 8.1 Minimum gauge of nails used - #9, common in post/rail connections
- 8.2 Minimum gauge of nails used - #11.5, common in rail/fence board connections
- 8.3 Galvanized - CSA G154

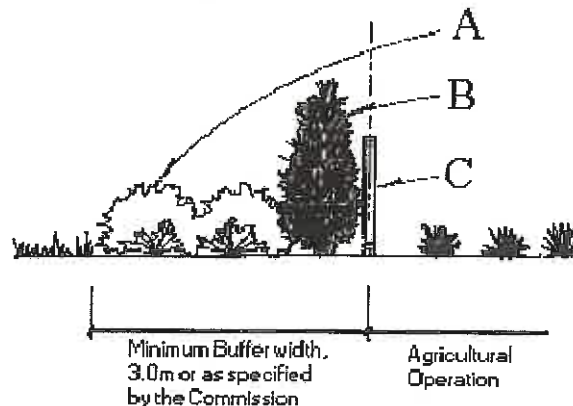
Line posts shall be placed no more than 8.0 ft. o.c. and be firmly anchored in the soil to a depth of not less than 2.0 ft.

The fence shall be constructed in accordance with these specifications and details, which forms part of these specification.

- A - 2" x 6" cap rail
- B - 2" x 4" top rail
- C - 4" x 4" post
- D - 2" x 4" middle rail
- E - 2" x 4" side support
- F - 1" x 6" fence boards
- G - 2" x 4" bottom rail
- H - finished grade
- I - compacted fill
- J - drain rock



FENCE DETAIL



DATE	NO.	REVISION

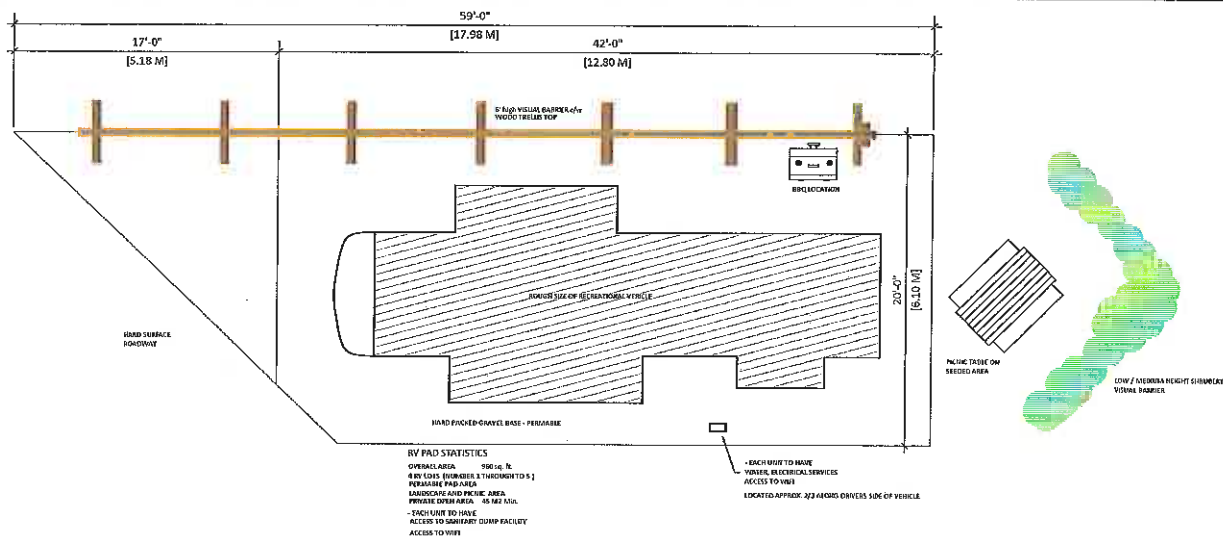
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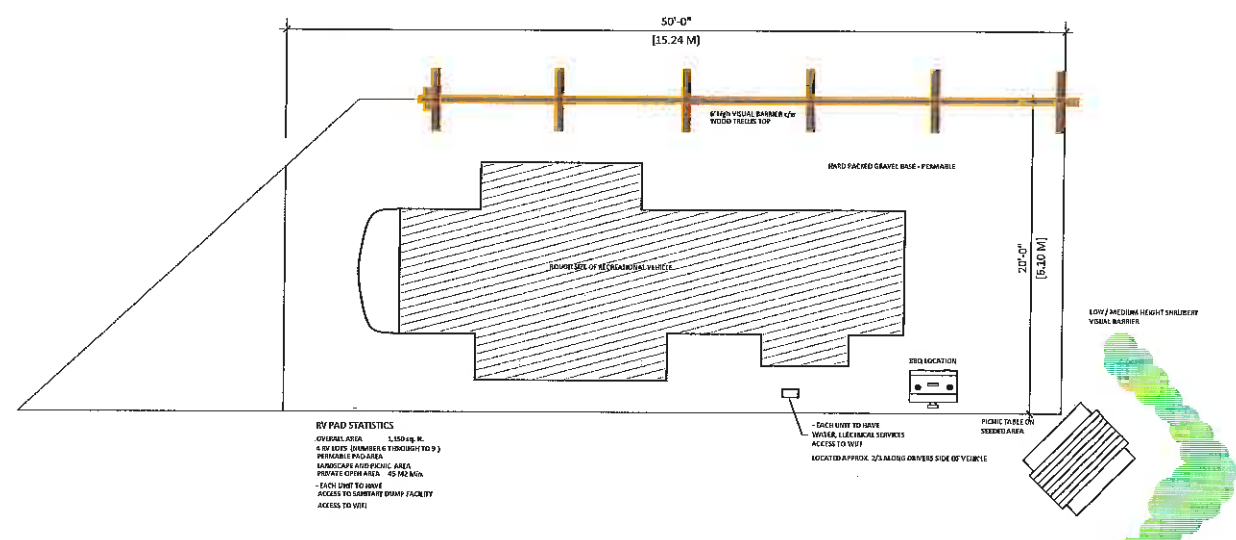
PROJECT
LOT 4, PLAN 7200
375 GIBSON ROAD
RELOWNA, B.C.

SHEET TITLE
RECREATIONAL VEHICULAR
UNIT TYPES

DESIGNED BY	SHEET NO.
RAJH	A2
CHECKED	
SCALE	
DATE	Rev. 0
Jan. 27 2014	



RECREATIONAL VEHICULAR TYPICAL LOT



RECREATIONAL VEHICULAR LARGER LOT

DATE	NO.	BY	REVISION

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PROJECT: **LOT 4, PLAN D80**
378 GIBSON ROAD
KELCHWA, B.C.

SHEET TITLE: **RECREATIONAL VEHICULAR UNIT TYPES**

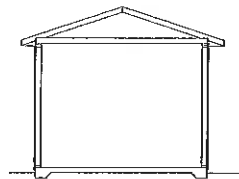
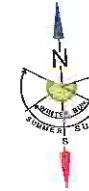
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CHECKED: **Rev. 0**

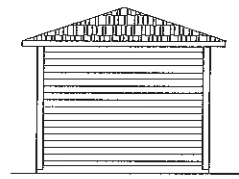
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DATE: 1/16/2014

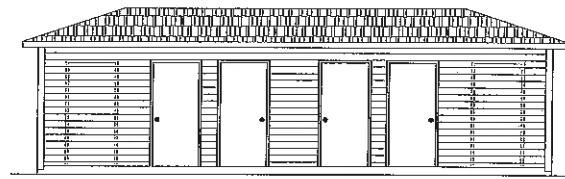
4/9/2019



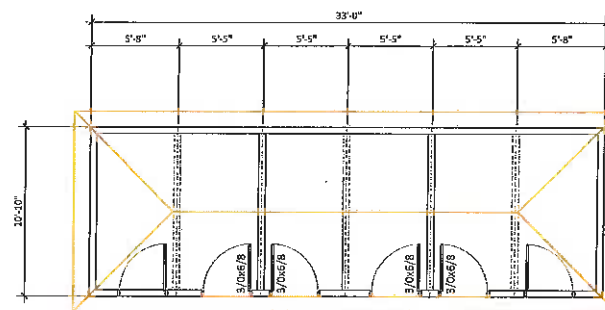
CROSS SECTION



END ELEVATION



FRONT ELEVATION



STORAGE UNIT
 10 sq. ft. INTERIOR AREA
 3/06 x 8/08
 LOCK SUPPLIED BY AIRWEA

STORAGE UNITS

DATE	NO.	BY	REVISION

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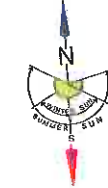
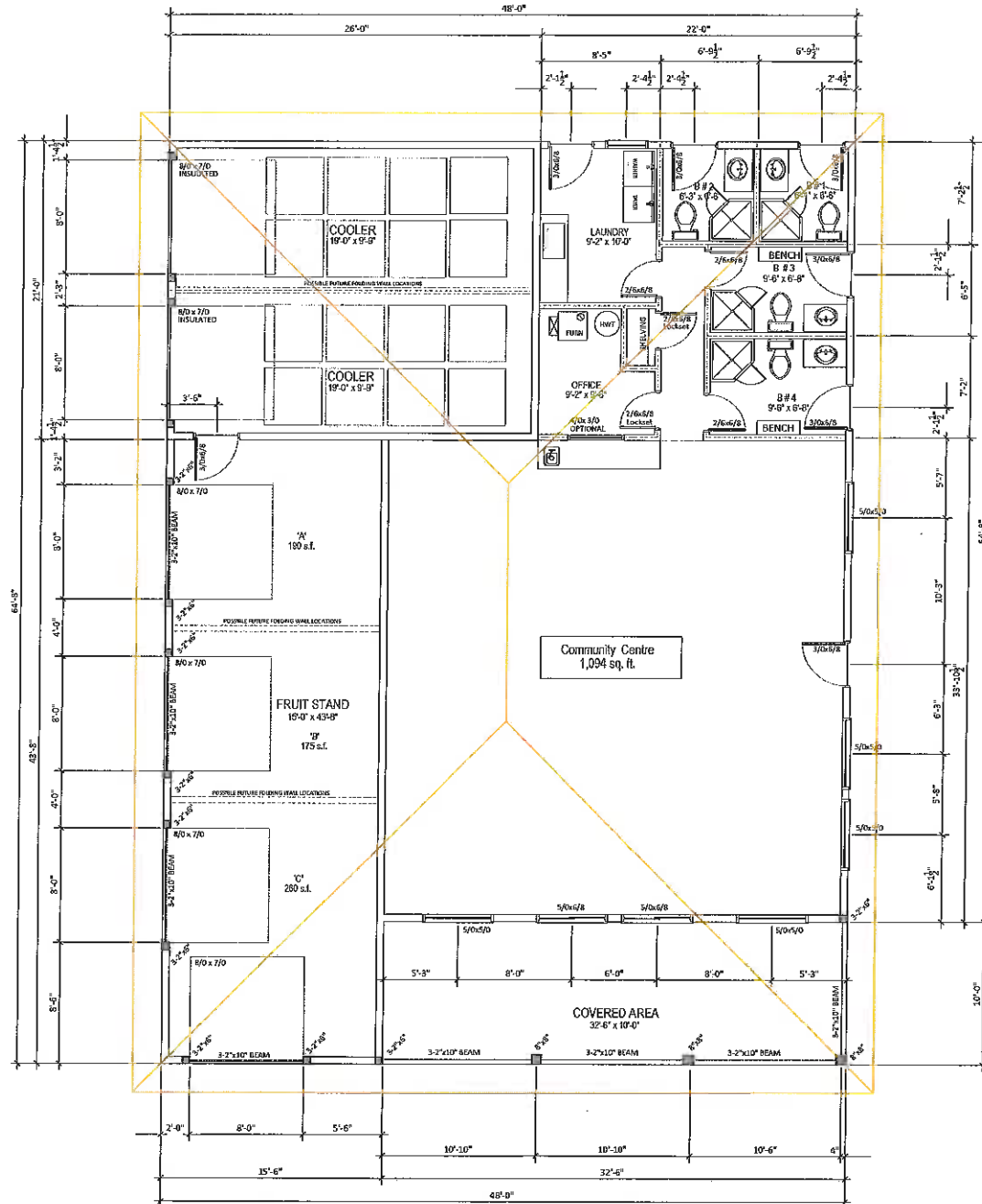
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 H.D.D. Email: holden@hdd.ca

PROJECT
**LOT 4, PLAN 1780
 375 GIBSON ROAD
 KELOWNA, B.C.**

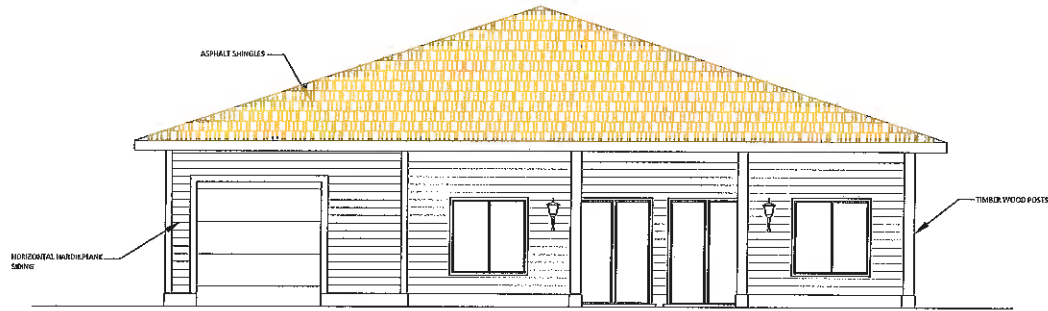
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**STORAGE UNIT PLAN
 & ELEVATIONS**

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CHECKED	Rev. 0
SCALE	
DATE Apr. 9/2014	

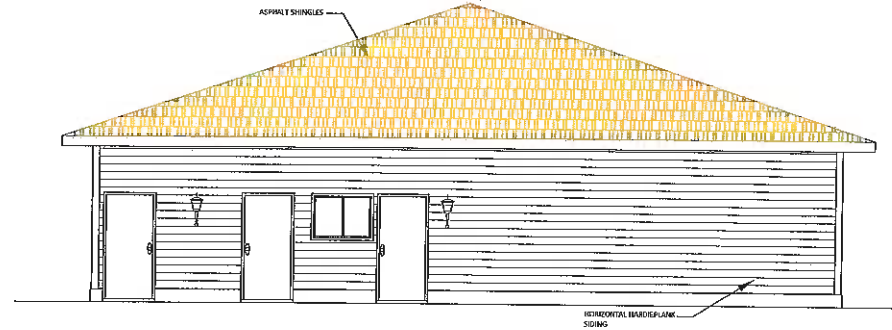
GIBSON



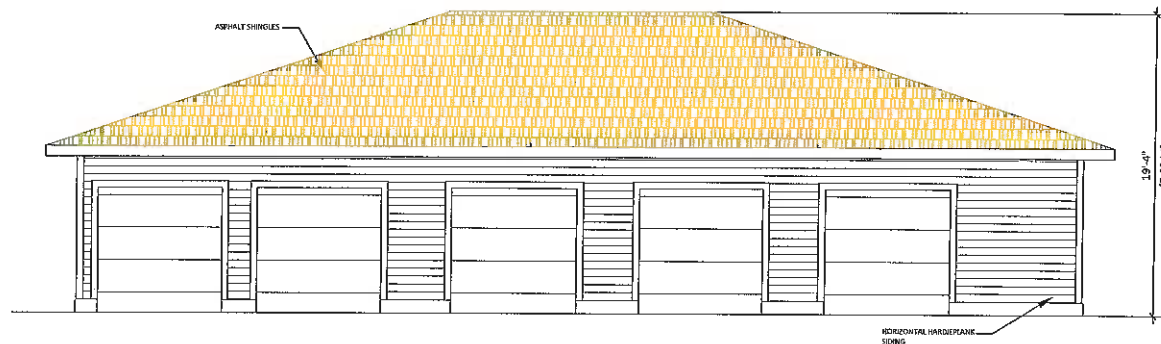
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<p>PROJECT LOT 4, FLAN 1700 875 GIBSON ROAD KELOWNA, B.C.</p>			
<p>SHEET TITLE FRUIT STAND PLAN</p>			
DRAWN B.A.H.	SHEET NO. A5		
CHECKED	SCALE		
DATE Jan. 27/2014	Rev. 0		



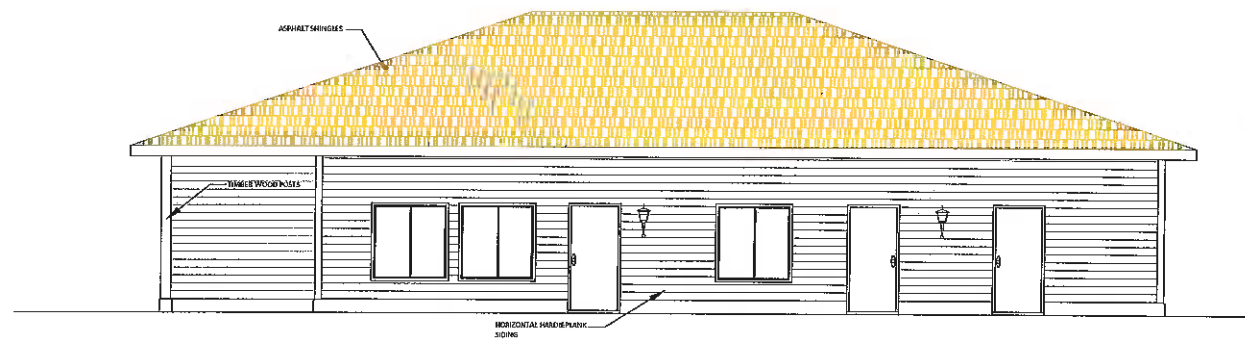
McKENZIE ROAD / SOUTH ELEVATION



NORTH ELEVATION



GIBSON ROAD / EAST ELEVATION



INTERIOR ROAD / WEST ELEVATION

DATE	NO.	BY	REVISION

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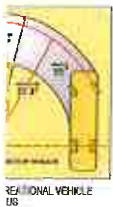
PROJECT
**LOT 4, PLAN 1760
575 GIBSON ROAD
KELLOWNA, B.C.**

SHEET TITLE
FRUIT STAND ELEVATIONS

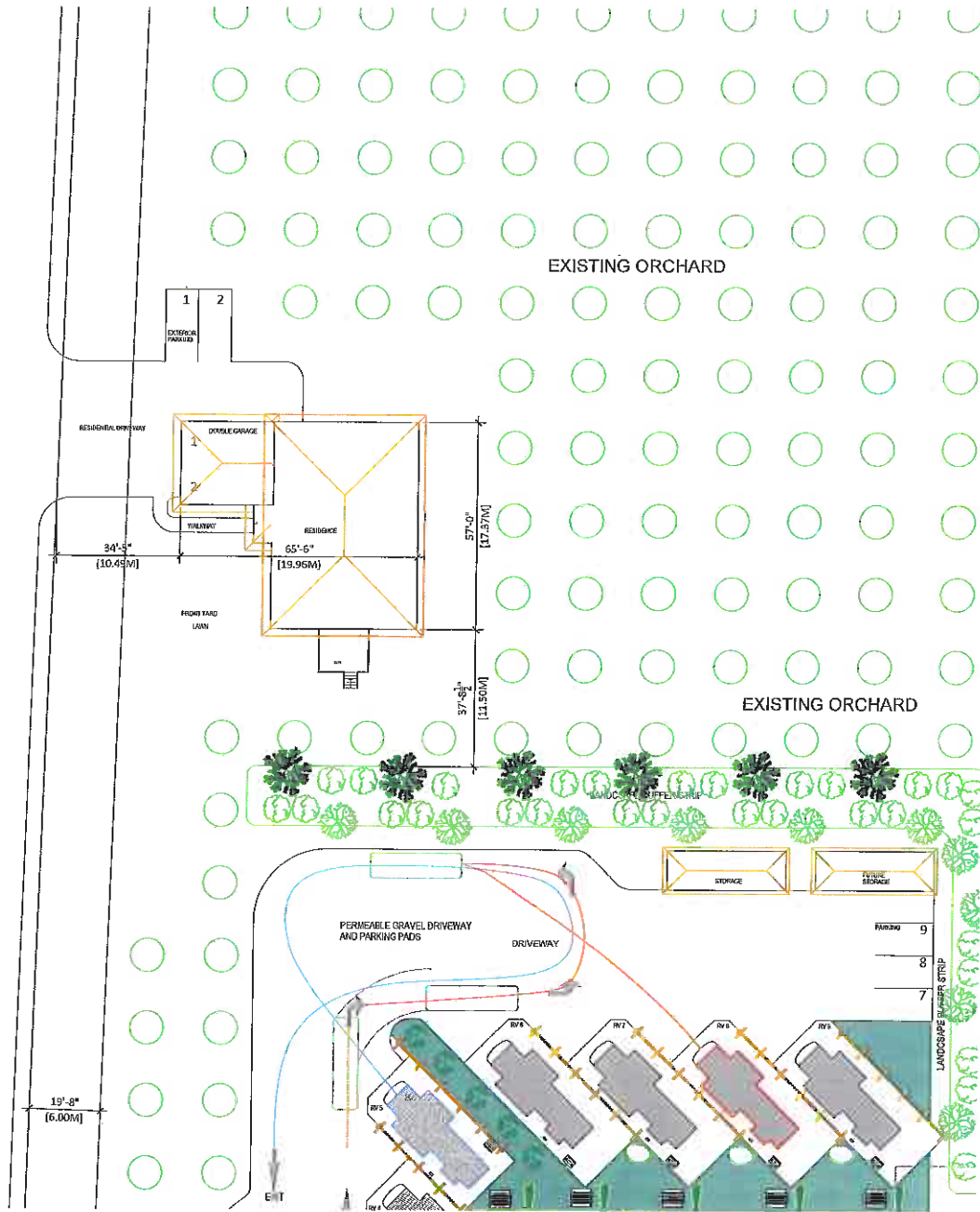
DESIGNER	A.A.H.	SHEET NO.	A6
CHECKED		DATE	Rev. 0
SCALE		DATE	Rev. 0
DATE	Jan. 9/2014	DATE	Rev. 0



GIBSON ROAD

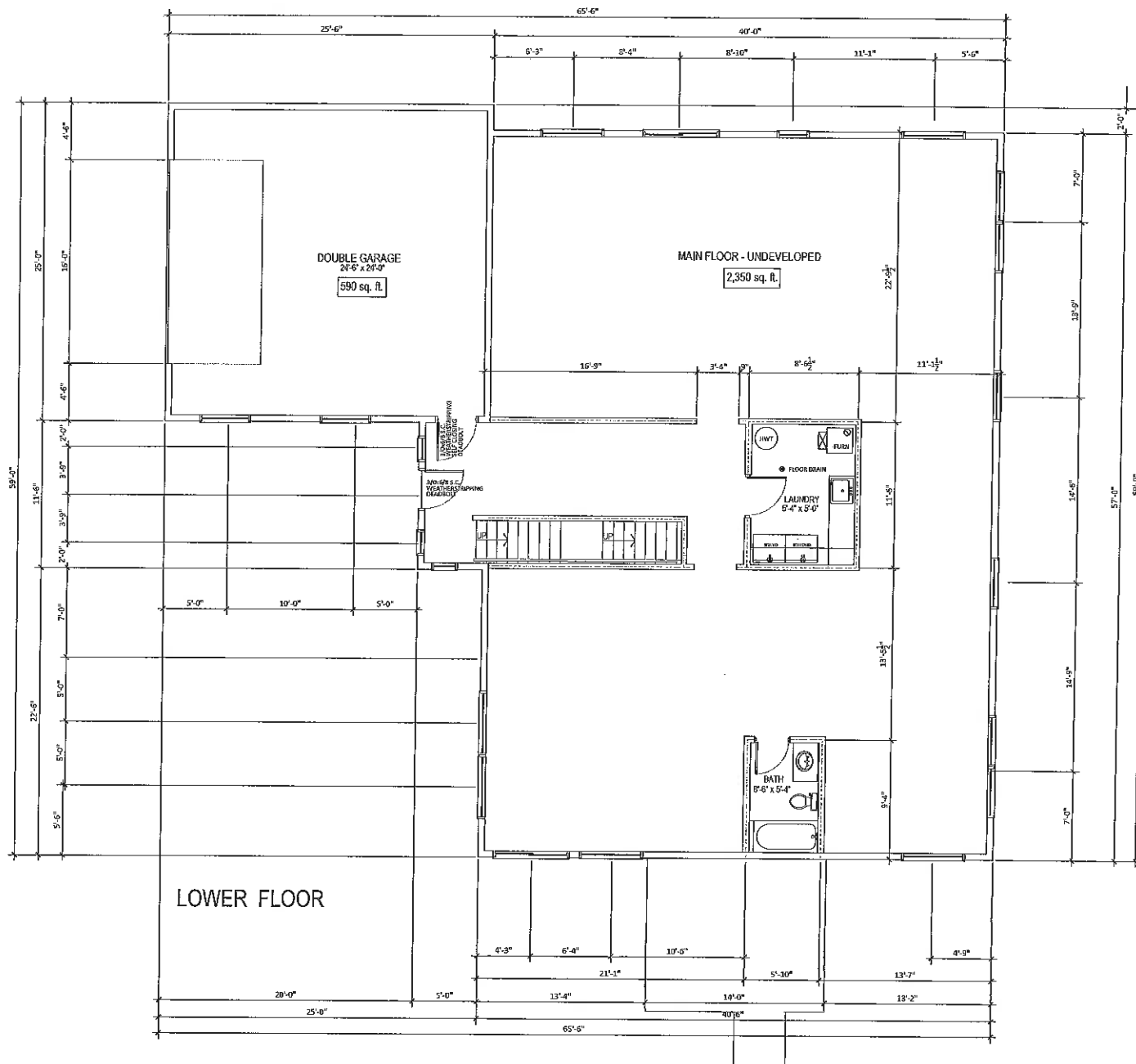


RELATIONAL VEHICLE
18'



ORTHOGRAPHIC VIEW

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<p>PROJ NO: LOT 4, PLAN 080 875 GIBSON ROAD KELLOWNA, B.C.</p>					
<p>SHEET TITLE: OVERALL SITE PLAN</p>					
DRAWN:	R.A.H.	CHECKED:		SCALE:	A7
DATE:	Jan. 07, 2014	REV. NO.:		SCALE:	Rev. 0
40-2013					



DATE	NO.	BY	REVISION

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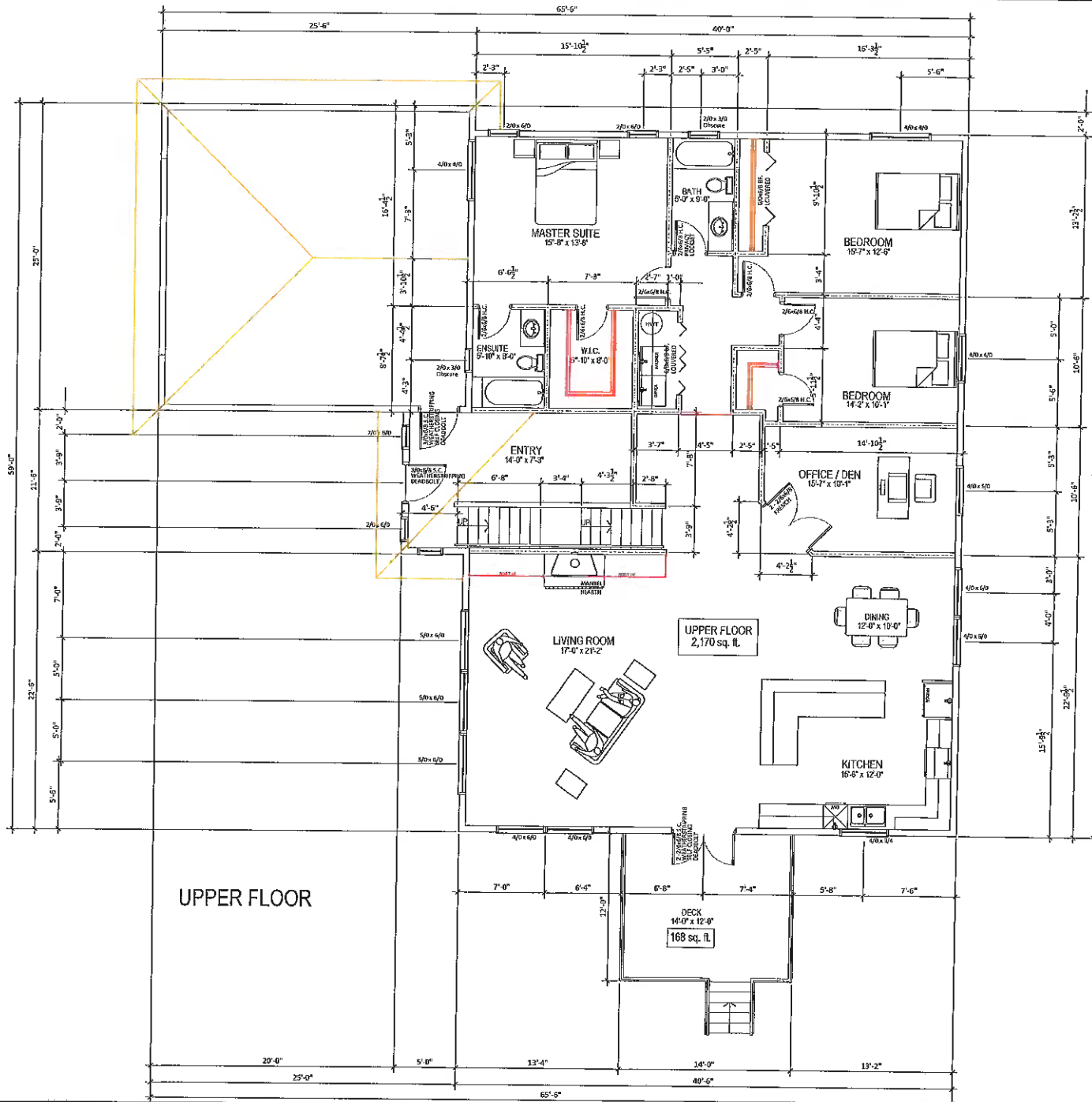
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 827 SANDER AVENUE
 WILLOW GROVE, IL 60092
 Phone: 847.266.0500
 Fax: 847.266.0502
 Email: info@holders.com

PROJECT
**LOT 4, PLAN 090
 578 OGDON ROAD
 KELOWNA, B.C.**

SHEET TITLE
**MAIN FLOOR PLAN
 RESIDENCE**

DRAWN R.A.H.	DRAWN NO. A8
CHECKED 1:100	
SCALE	
DATE JAN 27 2014	Rev. 0

GIBSON



DATE	NO.	BY	REVISION

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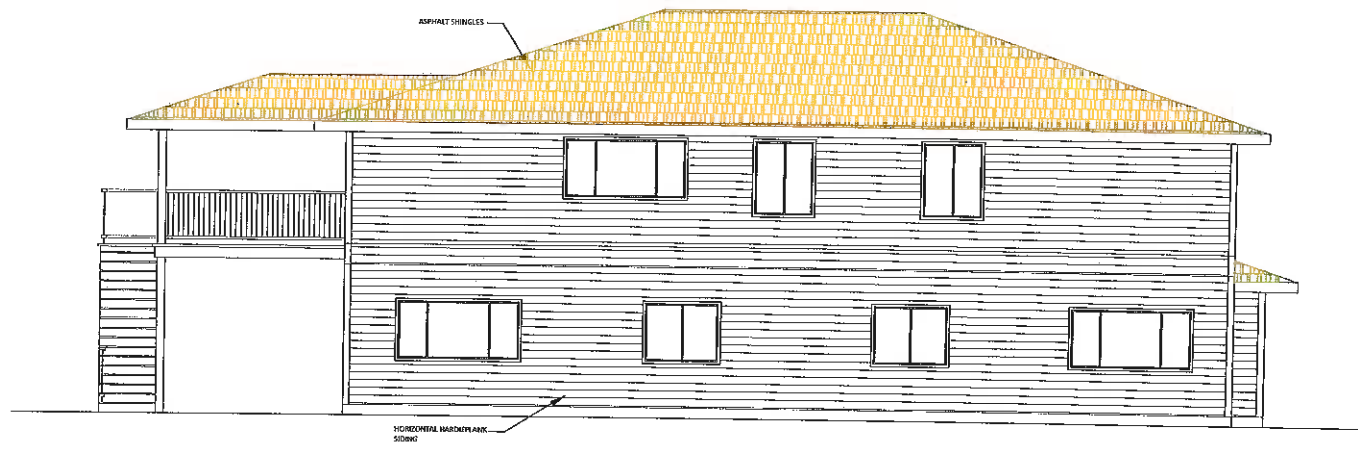
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 H.D.

PROJECT: **LOT 4, FLAN 1780**
875 GIBSON ROAD
KELLOWNA, B.C.

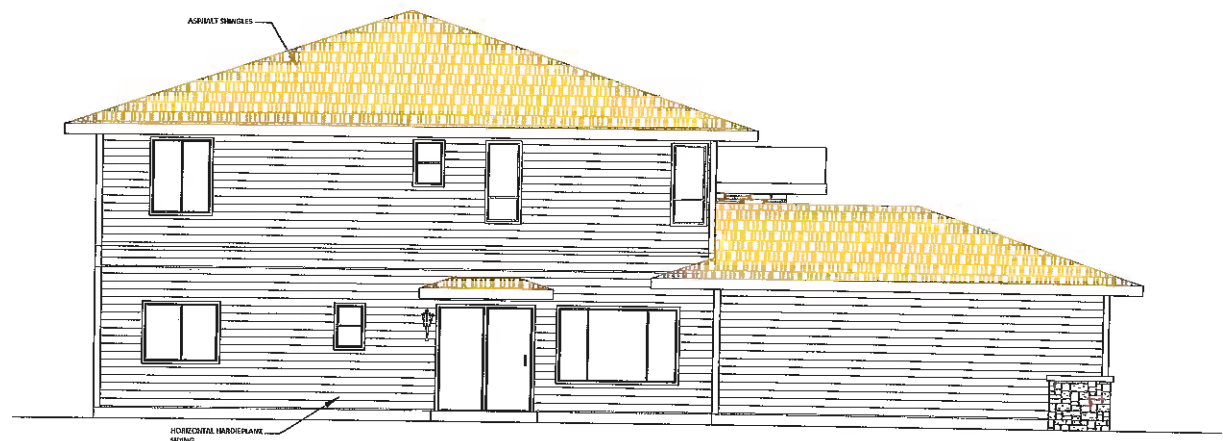
SHEET TITLE:
UPPER FLOOR PLAN
 RESIDENCE

DRAWN	R.A.H.	SHEET NO.	A9
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SCALE			
DATE	Nov. 27, 2014	Rev. 0	

40-2013



EAST ELEVATION



NORTH ELEVATION

DATE	NO.	BY	REVISION

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PROJECT
**LOT 4, PLAN 1760
 672 GIBSON ROAD
 KELOWNA, B.C.**

SHEET TITLE
**RESIDENCE ELEVATIONS
 NORTH & EAST**

DRAWN	R.A.H.	SHEET NO.	A11
CHECKED		DATE	Rev. 0
SCALE			
DATE	JAN. 07, 2014		

February 10, 2014

City of Kelowna Community Planning
1435 Water Street
Kelowna, B.C. V1Y-1J4

In regards to: 315 / 375 Gibson Road application of rezoning from A1 to A1-2
Farm Protection Development Permit

This application is submitted for three intertwined reasons.

The existing property had residential structures at the corner of Gibson and McKenzie Road, these structures have been removed in the past few years, and currently there is an 800 sq. ft. cabin on the property. The rest of the property is currently being utilized as an orchard.

The first purpose of requesting this rezoning is to allow for 9 unit recreational vehicle use. Speaking with several R.V. dealers in town there is a large need for such locations, and they are volunteering to recommend any location in town. Concluding that renting out these nine locations should not be very difficult, and the more visitors we have to our city the better.

On the corner of Gibson and McKenzie we are proposing a combination fruit stand and community centre. The owner currently has several hundred acres of orchard in operation with a vast variety of products; several types of cherries, apples, pears and peaches to name a few. As well as to utilize this building to market his products, the other half of the building is planned for a unique use.

The plan is to use the rest of the building as an education centre. To instruct and inform the R.V. visitors, school children, customers of the fruit stand and the general public.

To inform on:

- The History of each Fruit
- The Process and tools involved in producing the fruit
- The types of fruit available of each variety
- The ideal use of each fruit, how to tell freshness of the product.
- Along with a graphic display of the varieties / types etc.

Removing the cabin, and constructing a new residence on the property is also requested.

To allow a family member, a required residence plus to be directly on site and in proximity to the 9 Unit Recreational Vehicle Area of the property and the Fruit Stand / Community Centre.

The end result would mean the removal of an old cabin structure the repair of the scar where the other residential structure stood, and the loss of a few fruit producing trees. In return the completed product would be a Fruit Stand / Community Centre that would be beneficial to the owner as well as to one and all. The construction of a nine unit recreational vehicle rental area, which I am informed is desperately required in this area. Lastly the construction of a family residence to oversee the other two components.

Yours Truly
Robert A. Holden

Prepared for:
Karmjit S. Gill / Owner.

CITY OF KELOWNA
BYLAW NO. 10930
Z14-0007 - Karmjit S. Gill and Balvir K. Gill
375 Gibson Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2 Section 25 TWP 26 ODYD Plan 1760 Except Plan KAP60715 located on 375 Gibson Road, Kelowna, B.C., from the A1 - Agriculture zone to the A1t - Agriculture 1 with Agri-tourist Accommodation zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

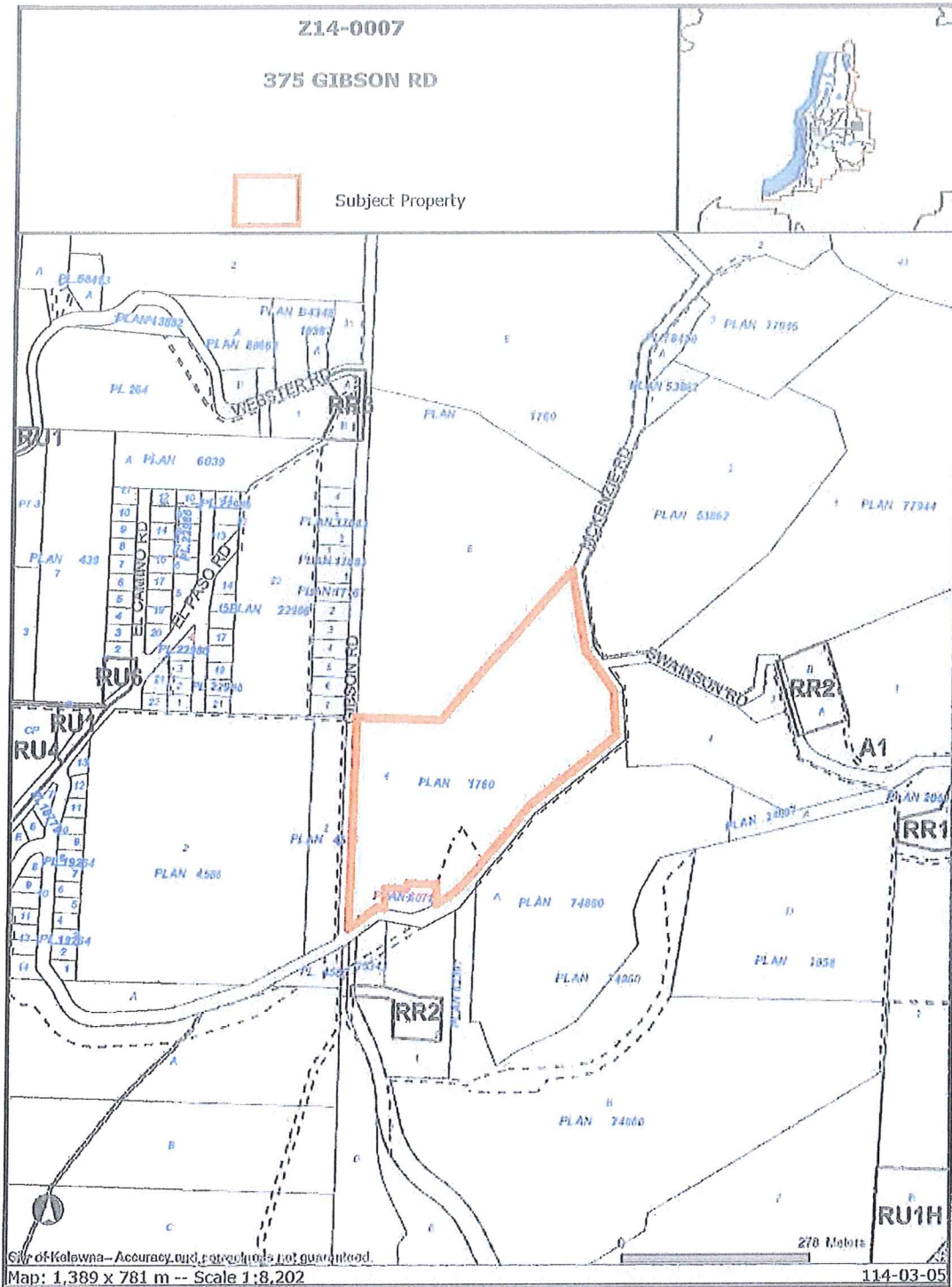
Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

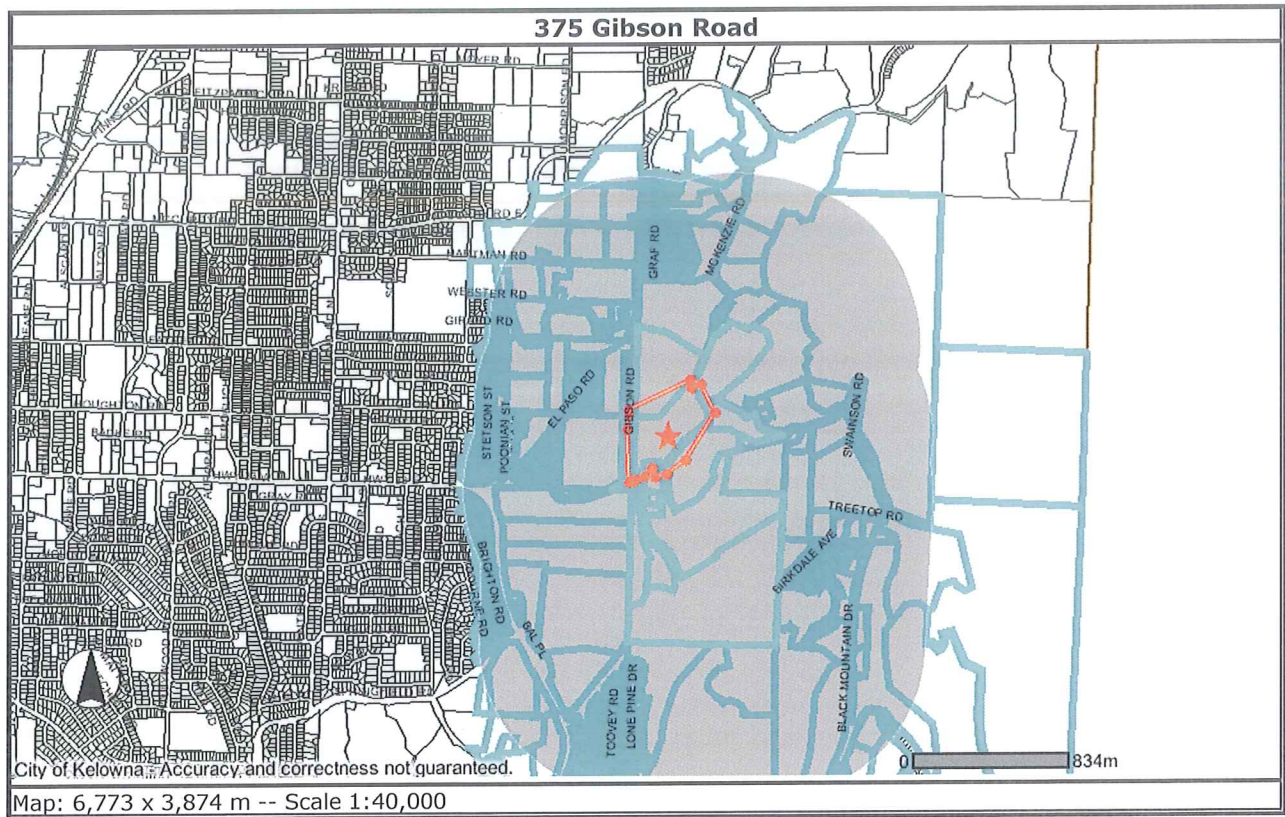
Adopted by the Municipal Council of the City of Kelowna this

Mayor

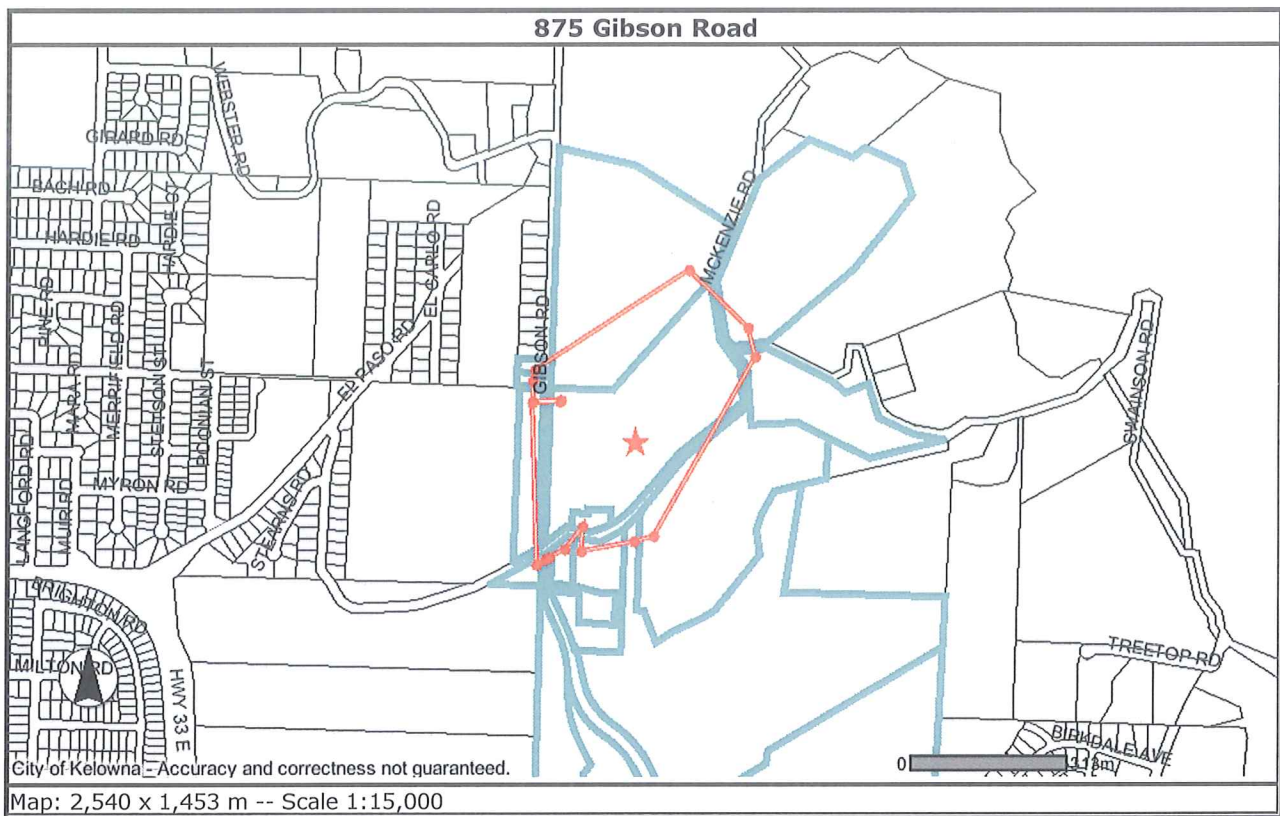
City Clerk



*Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.*



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REPORT TO COUNCIL



Date: March 5, 2014
RIM No. 1250-30
To: City Manager
From: Subdivision, Agriculture & Environment Services, Community Planning and Real Estate (DB)
Application: OCP14-0003/ Z14-0004 **Owner:** Glenwest Properties Ltd.
Address: 103 Clifton Rd N, 145 Clifton Rd, 185 Clifton Rd N and (E of) Upper Canyon Drive **Applicant:** Glenwest Properties Ltd.
Subject: 2014 03 17 Report Z14-0004 OCP14-0003

Existing OCP Designation: Single / Two Unit Residential-Hillside, Major Park & Open Space

Proposed OCP Designation: Single / Two Unit Residential-Hillside, Major Park & Open Space

Existing Zones: P3- Parks and Open Spaces, RU1H - Large Lot Housing (Hillside Area), RR1- Rural Residential 1

Proposed Zones: RU1H - Large Lot Housing (Hillside Area), P3- Parks and Open Space

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP14-0003 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of:

1. Part of the South West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895 and EPP24897 located (E of) Upper Canyon Drive. from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;
2. Part of the North West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895 and EPP24897, located at 185 Clifton Rd. N. from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit

Residential-Hillside designation to the Major Park & Open Space designation;

3. Part of Lot A Section 6 Township 23 ODYD Plan KAP70041, located at 145 Clifton Rd from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation; and

4. Part of The Fractional North East ¼ Section 6 Township 23 ODYD Except Plans 25017, KAP82511 and EPP12985, located at 103 Clifton Rd N from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;

as shown Map "A" attached to the report of Subdivision, Agriculture & Environment Services, dated March 5, 2014 be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of the Subdivision, Agriculture & Environment Services, dated March 5, 2014;

AND THAT Rezoning Application No. Z14-0004 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of:

1. Part of the South West ¼ of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895 and EPP24897 located (E of) Upper Canyon Drive from the P3 - Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone;

2. Part of the North West ¼ of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895 and EPP24897, located at 185 Clifton Rd. N. from the P3 -Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone;

3. Part of Lot A Section 6 Township 23 ODYD Plan KAP70041, located at 145 Clifton Rd. from the P3 -Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone; and

4. Part of The Fractional North East ¼ Section 6 Township 23 ODYD Except Plans 25017, KAP82511 and EPP12985, located at 103 Clifton Rd N from the RR1 - Rural Residential 1 zone to the RU1H-Large Lot Housing (Hillside Area) zone.

as shown on Map "B" attached to the report of Subdivision, Agriculture & Environment Services, dated March 5, 2014, be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the issuance of a Preliminary Layout Review by the City of Kelowna's Subdivision Approving Officer.

2.0 Purpose

To amend the Official Community Plan Future Land Use Designation and to rezone portions of the subject properties in order to accommodate the development of a single family subdivision.

3.0 Subdivision, Agriculture and Environment Services comments

This application is requesting approval to amend the OCP future land use designation and rezone portions of the "Rocky Point" Phase of the Wilden neighborhood. The detailed lot configuration and road design has now been created for this phase and this application is intended to align the zoning and OCP designations with the proposed lot layout. The overall proposal is in general accordance with the Area Structure Plan and will result in a net gain in natural open space while reducing site grading.

The bulk of the proposed amendments are seen to be an administrative exercise to reflect the more detailed site development that has resulted in the proposed subdivision layout. However, it should be noted that included in this application is the southeast portion of 103 Clifton Road N which was never included as part of the original 2003 Glenmore Highlands Area Structure Plan As the applicant did not originally own the property and has since acquired the land. Given the topographic conditions of this portion of 103 Clifton Road it is a logical extension of the proposed subdivision.

Given the very challenging topography of the balance of 103 Clifton Rd N, the applicant has indicated that future development plans (other than this application) will be limited to the creation of up to four large estate lots under the existing RR3 zoning designation.

The OCP also identifies a strip of land directly west of the proposed rezoning as Major Park and Open Space which will accommodate a future linear trail. This area was previously protected with a blanket public access right of way as part of a previous application and the applicant has indicated that they would prefer to defer the actual dedication of this area until they proceed with the future development of the balance of 103 Clifton Rd N.

4.0 Proposal

4.1 Project Description

The applicant is proposing to amend the OCP future land use designation and rezone portions of the subject properties in order to facilitate the development of phase 2E of the Wilden "Rocky Point" development. The proposal is in general accordance with the Glenmore Highlands Area Structure Plan (2000) and Glenmore highlands Phase 2 rezoning (2003).

OCP Amendment

The applicant is proposing to amend the OCP Future Land Use designation by adjusting the boundaries of the areas designated as Major Park and Open Space and single/two unit residential-Hillside in order to accommodate the proposed subdivision layout. It should be noted that the land area to be designated as Major Park and Open Space exceeds the land area proposed to be designated as single/two unit residential-Hillside.

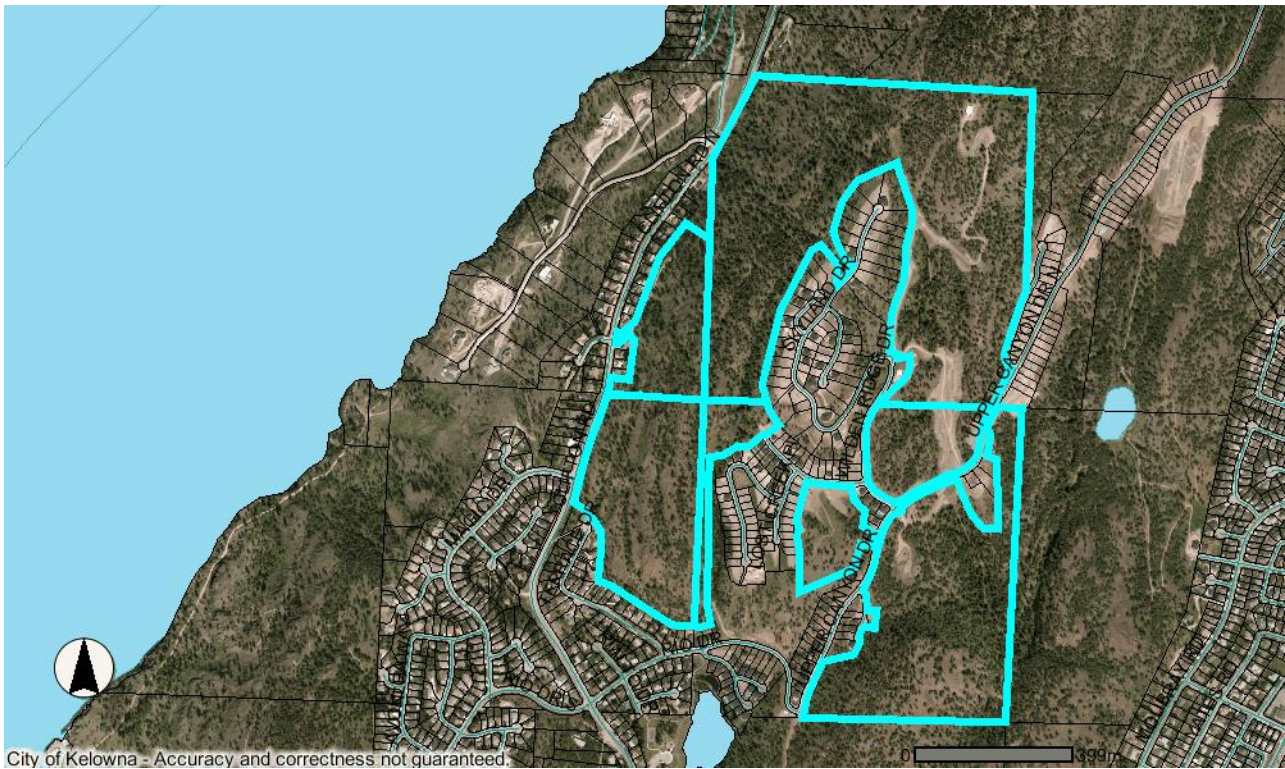
Rezoning

The applicant is seeking approval to rezone parts of the subject properties from P3 to RU1h zone and from RU1h to P3 zone to accommodate the proposed subdivision layout and ensure land uses align with the proposed layout. This proposed rezoning will result in a net gain in P3 land and ensure long term protection of steep terrain. This proposed rezoning is in general accordance with the Glenmore Highland Area Structure Plan.

The applicant is also proposing to rezone a triangular section of Lot NE1/4, plan T23S6 (103 Clifton Rd N) from the existing RR3 zone (Rural Residential 3) to the proposed RU1h to accommodate phase 2E subdivision of the Wilden development.

4.2 Site Context

Subject Properties Map:



The subject property is located in the Glenmore-Clifton-Dilworth Sector of the City in a predominantly single family neighbourhood. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agricultural Zone	Resource Protection
East	P3 - Parks and Open Space RU1h - Large Lot Housing (Hillside Area) A1 - Agricultural Zone	Single Family Housing

South	RU1 - Large Lot Housing RU2h - Medium Lot Housing (Hillside Area) A1 - Agricultural Zone	Single Family Housing
West	RR1 - Rural Residential 1 RU2h - Medium Lot Housing (Hillside Area) A1 - Agricultural Zone	Single Family Housing

3.0 Current Development Policies

3.1 Kelowna Official Community Plan (OCP)

Future Land Use

Single/Two Unit Residential (S2RES)¹: Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Nonresidential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Development Process

Compact Urban Form.² Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.³ Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighborhood with respect to building design, height and siting.

Housing Mix.⁴ Support a greater mix of housing unit size, form and tenure in new multi-unit residential and mixed use developments.

5.0 Technical Comments

Development Engineering Department

Development Engineering comments and requirements regarding this application for an adjustment to the zoning to facilitate the Phase 2E Wilden Development (80 RUH single family lots) are as follows:

¹ City of Kelowna Official Community Plan - Future Land Use Chapter.

² City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

³ City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

⁴ City of Kelowna Official Community Plan, Policy 5.22.11 (Development Process Chapter).

Refer to Development Engineering Report under files: ASP97-001, Z02-1061, DP04-0012.

Development Engineering Branch will review and issue for construction drawings and provide servicing requirements when a PLR application is submitted.

Infrastructure Planning - Parks & Public Spaces

- Iplan - Parks has a general concern about how the grading and remnant park space will be treated in the vicinity of the intersection of Upper/Lower and Rocky Point Roads and would like to be circulated when plans for this area are developed in greater detail.
- No disturbance to P3 zoned lands will occur without prior authorization by Iplan - Parks.
- Park boundary sign posts will be installed on P3 zoned lands to delineate the public / private boundary.
- A vertical curb profile will be provided on all roads adjacent to parkland to discourage unauthorized vehicle access.
- All roads adjacent to parkland will include a sidewalk.
- Where only one sidewalk is required it will be located on the same side of the road as park to eliminate pedestrian conflicts with driveway curb cuts / letdowns.

Application Chronology

Date of Application Received:	January 22, 2014
Public Notification Received:	February 11, 2014

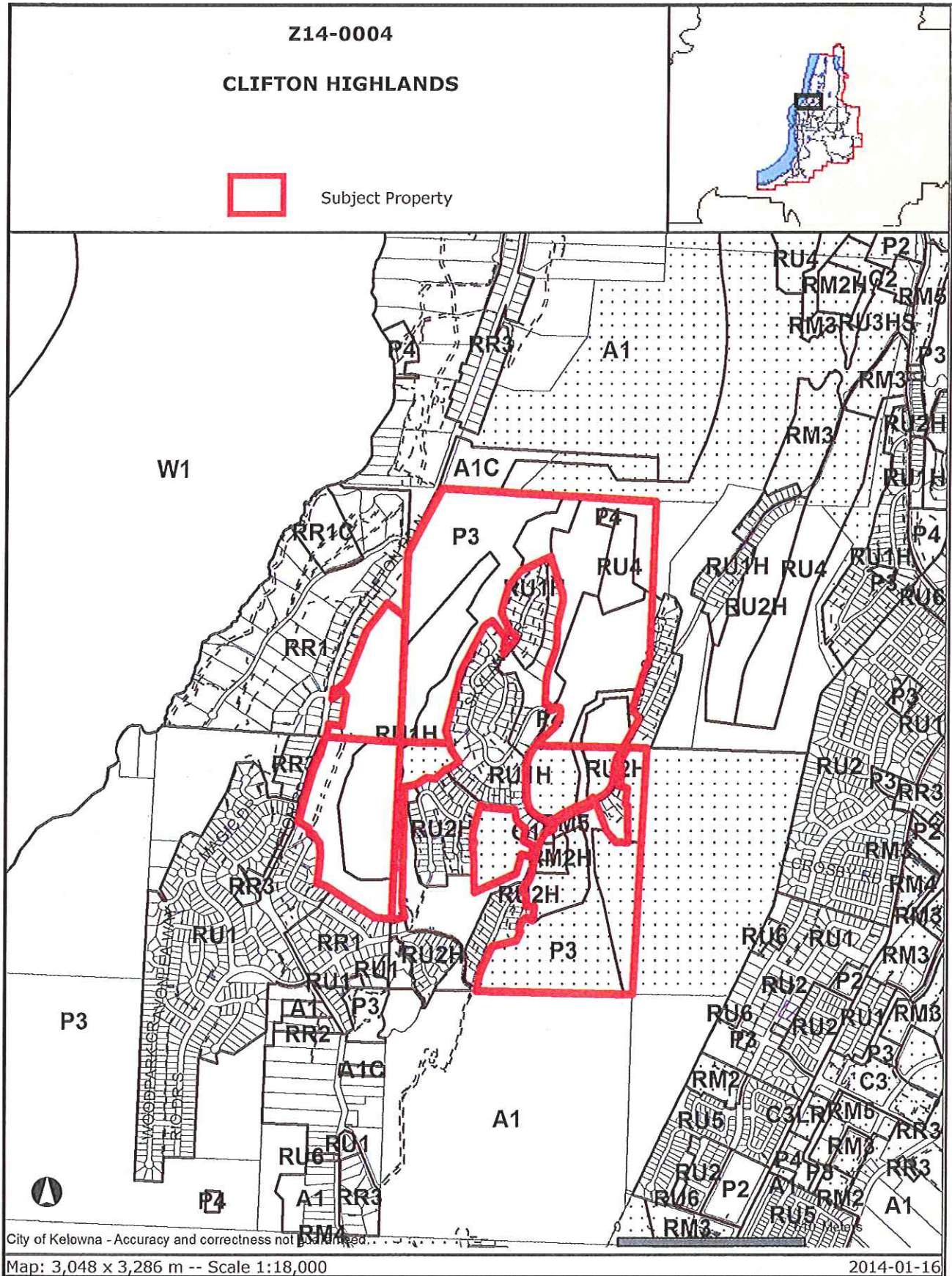
Report prepared by:

Damien Burggraeve, Land Use Planner

Approved for Inclusion: Shelley Gambacort, Subdivision, Agriculture & Environment

Attachments:

Map A
Map B
Subject Property Map
Subdivision Layout
Development Engineering Requirements
Public Consultation



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Subject Properties Notes:

Amend the OCP for portions of the Subject Property from Major Park and Open Space (PARK) to Single/Two Unit Residential - Hillside (S2RESH).

Subject Properties Notes:

Amend the OCP for portions of the Subject Properties from Single/Two Unit Residential - Hillside (S2RESH) to Major Park and Open Space (PARK).

Subject Properties Notes:

Amend the OCP for portions of the Subject Properties from Major Park and Open Space (PARK) to Single/Two Unit Residential - Hillside (S2RESH).

Subject Properties Notes:

Amend the OCP for portions of the Subject Properties from Single/Two Unit Residential - Hillside (S2RESH) to Major Park and Open Space (PARK).

**MAP "A" OCP AMENDMENT
OCP14-0003**

- | | |
|--|--|
|  Major Park and Open Space |  Legal Parcel |
|  Public Service Utilities |  PARK to S2RESH |
|  Resource Protection |  S2RESH to PARK |
|  Single / Two Unit Residential | |
|  Single / Two Unit Residential - Hillside | |

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0 50 100 Metres

Rev. Feb 27, 2014



A1

N

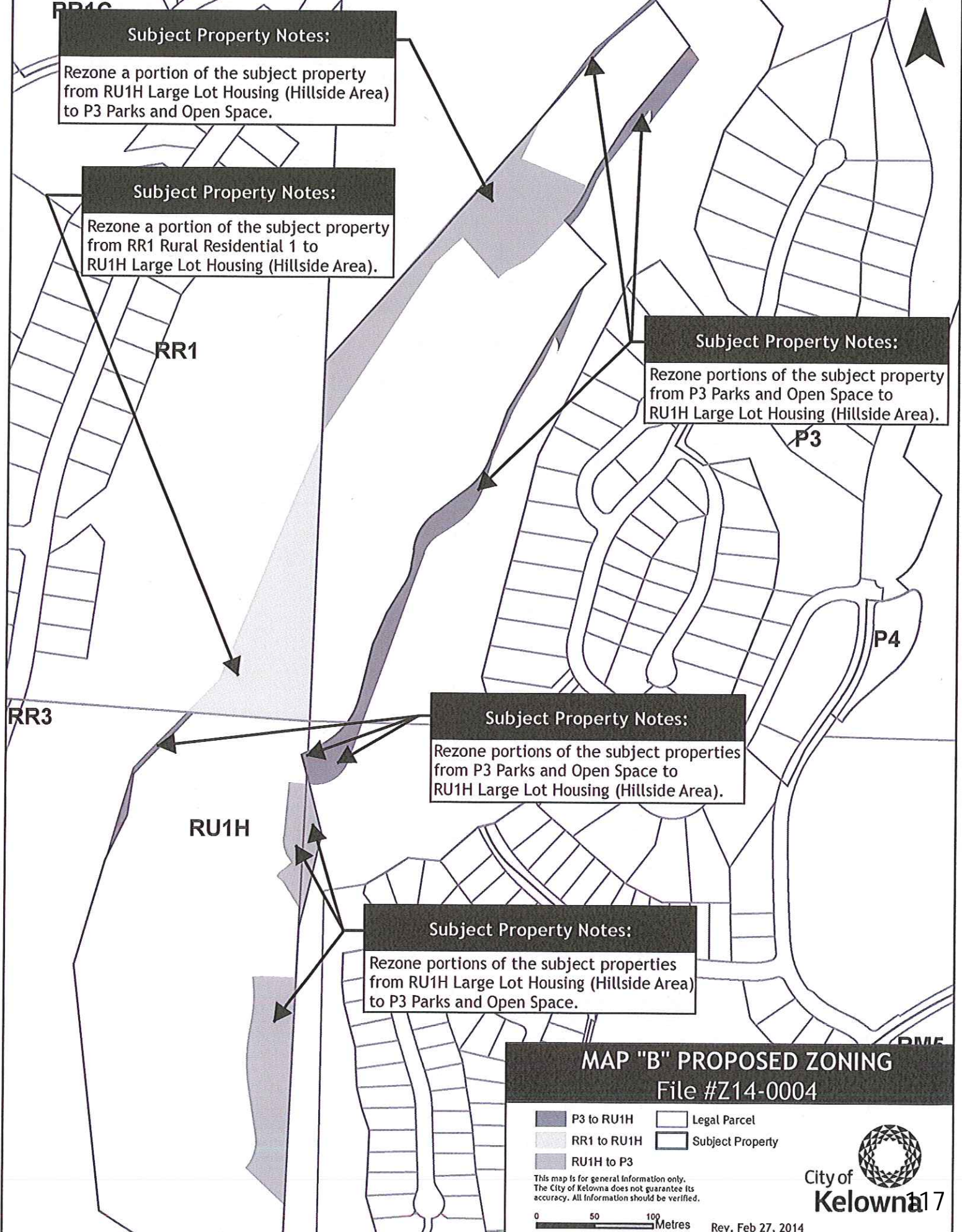
Subject Property Notes:
 Rezone a portion of the subject property from RU1H Large Lot Housing (Hillside Area) to P3 Parks and Open Space.

Subject Property Notes:
 Rezone a portion of the subject property from RR1 Rural Residential 1 to RU1H Large Lot Housing (Hillside Area).

Subject Property Notes:
 Rezone portions of the subject property from P3 Parks and Open Space to RU1H Large Lot Housing (Hillside Area).

Subject Property Notes:
 Rezone portions of the subject properties from P3 Parks and Open Space to RU1H Large Lot Housing (Hillside Area).

Subject Property Notes:
 Rezone portions of the subject properties from RU1H Large Lot Housing (Hillside Area) to P3 Parks and Open Space.

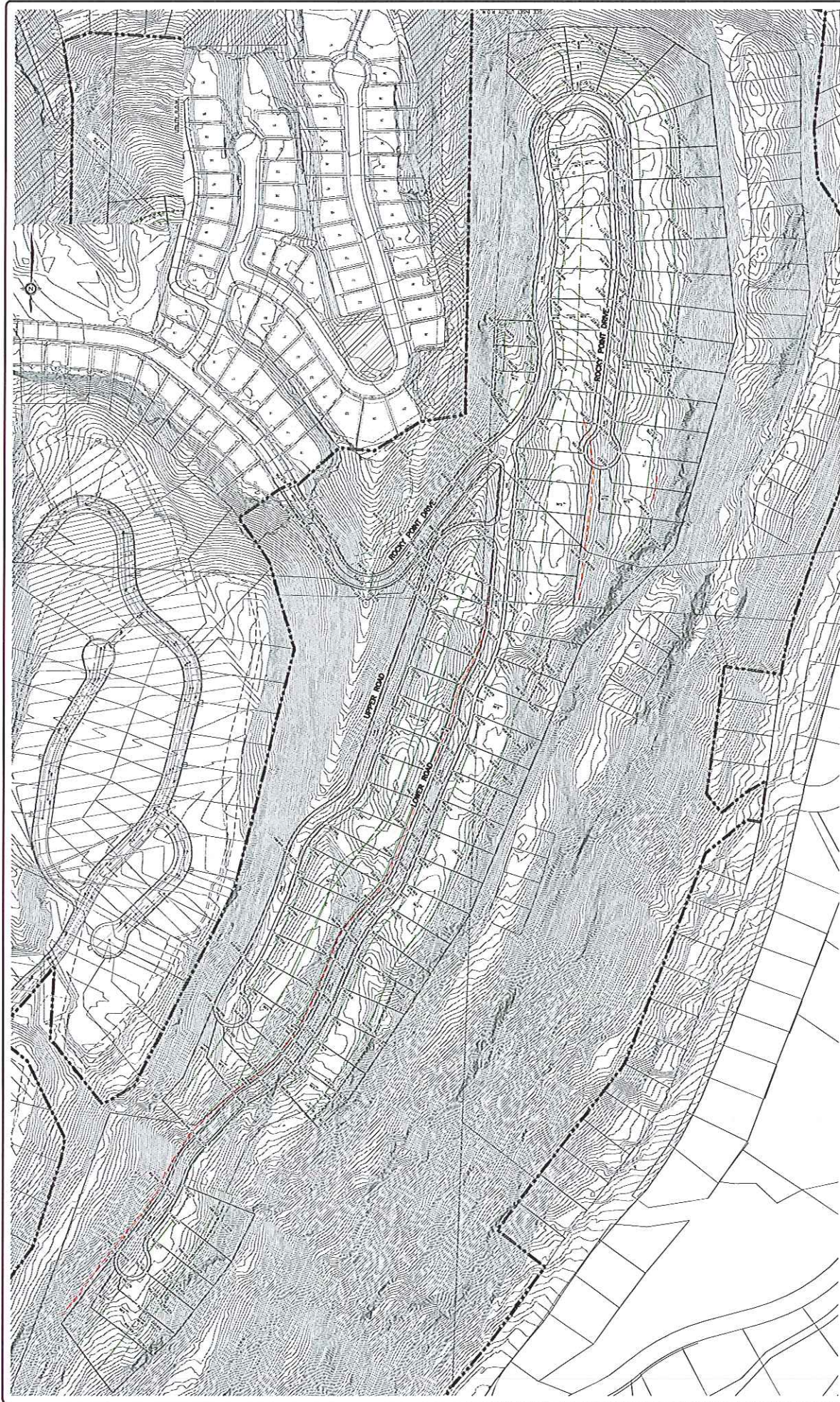


MAP "B" PROPOSED ZONING
 File #Z14-0004

- P3 to RU1H
- RR1 to RU1H
- RU1H to P3
- Legal Parcel
- Subject Property

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FOR DEVELOPMENT PERMIT 13-12-17

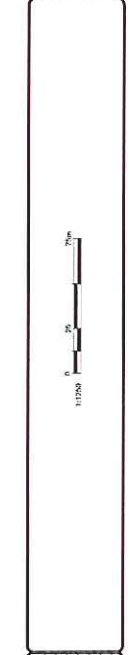
FOCUS
 PLANNING & ENGINEERING CONSULTANTS
 10000 14th Avenue SW, Suite 100
 Golden, CO 80401
 PHONE: (303) 440-1000
 FAX: (303) 440-1001

BLANK DEVELOPMENT COMP. (BDC)
 WILSON PHASE 2C ROCKY POINT NEIGHBORHOOD DEVELOPMENT
GRADING PLAN

REV. No. **A**
 OFFICE No. **0615**
 DRAWING No. **00085-04**

SCALE

DATE: 2013-10-07
 SCALE: AS SHOWN
 APPROVED BY: JK
 DESIGN BY: BR
 DRAWN BY: BR
 CHECKED BY: JK



DATE	REV	BY	APPV	REVISION	DATE	REV	BY	APPV
2013-10-07	1	JK	JK	ISSUED FOR BIDDING				
2013-10-07	2	JK	JK	REVISED FOR BIDDING				
2013-10-07	3	JK	JK	REVISED FOR BIDDING				
2013-10-07	4	JK	JK	REVISED FOR BIDDING				
2013-10-07	5	JK	JK	REVISED FOR BIDDING				
2013-10-07	6	JK	JK	REVISED FOR BIDDING				
2013-10-07	7	JK	JK	REVISED FOR BIDDING				
2013-10-07	8	JK	JK	REVISED FOR BIDDING				
2013-10-07	9	JK	JK	REVISED FOR BIDDING				
2013-10-07	10	JK	JK	REVISED FOR BIDDING				
2013-10-07	11	JK	JK	REVISED FOR BIDDING				
2013-10-07	12	JK	JK	REVISED FOR BIDDING				
2013-10-07	13	JK	JK	REVISED FOR BIDDING				
2013-10-07	14	JK	JK	REVISED FOR BIDDING				
2013-10-07	15	JK	JK	REVISED FOR BIDDING				
2013-10-07	16	JK	JK	REVISED FOR BIDDING				
2013-10-07	17	JK	JK	REVISED FOR BIDDING				
2013-10-07	18	JK	JK	REVISED FOR BIDDING				
2013-10-07	19	JK	JK	REVISED FOR BIDDING				
2013-10-07	20	JK	JK	REVISED FOR BIDDING				

CITY OF KELOWNA
MEMORANDUM

Date: February 14, 2014
File No.: Z14-0004
To: Planner II, Land Use Management (DB)
From: Development Engineering Manager
Subject: 145 Clifton Rd, Clifton Highlands Rocky Point Dr Phase 2E

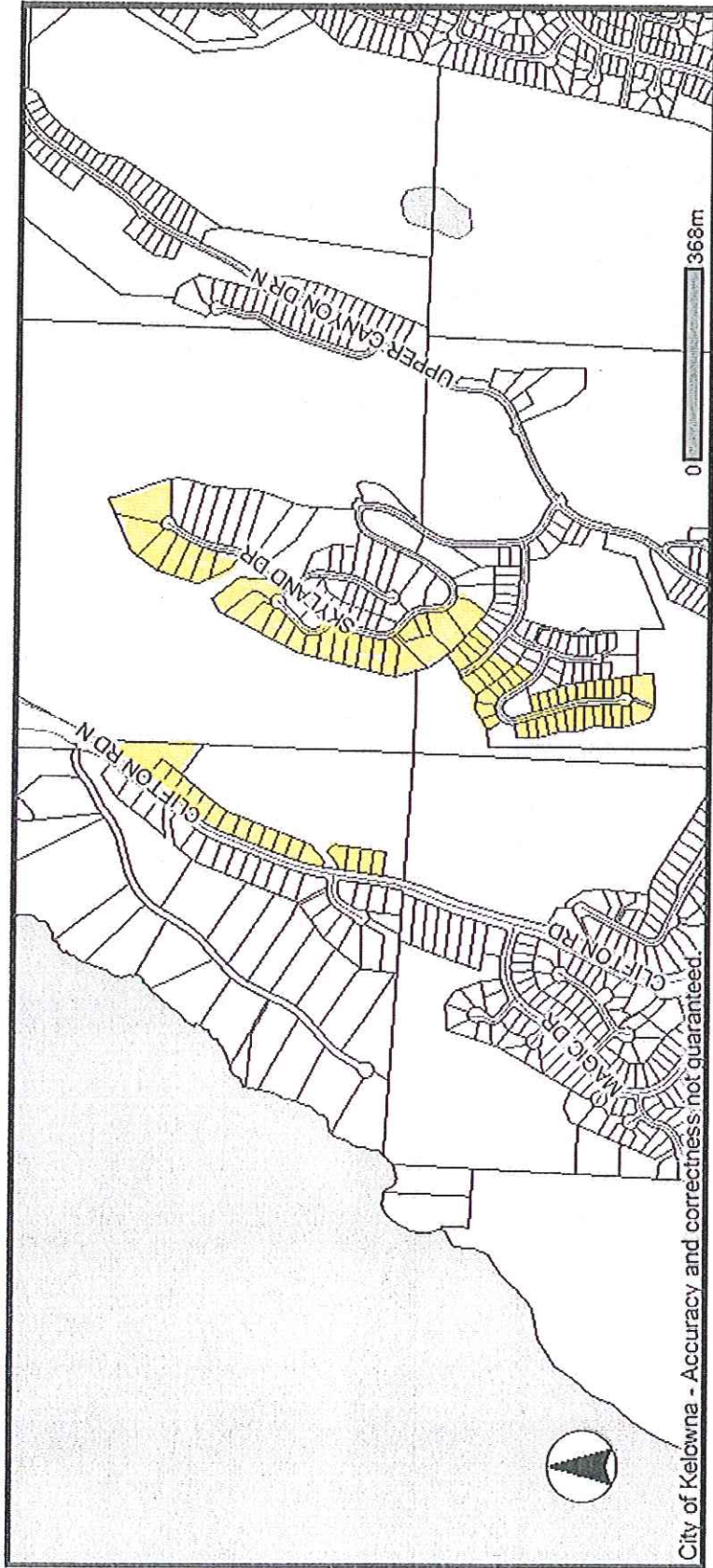
Development Engineering comments and requirements regarding this application for an adjustment to the zoning to facilitate the Phase 2E Wilden Development (80 RUH single family lots) are as follows:

Refer to Development Engineering Report under files: ASP97-001, Z02-1061, DP04-0012.

Development Engineering Branch will review and issue for construction drawings and provide servicing requirements when a PLR application is submitted.

Steve Muenz, P.Eng.
Development Engineering Manager

JF



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PROPERTIES THAT REC'D THE NOTIFICATION (HAND DELIVERED OR MAILED)
ON FEB 7, 2014.



February 4, 2014
(Hand Delivered)

Attn: Property Owner

Re: Proposed Zoning and OCP Amendment at Wilden
City File Z14-0004 & OCP14-0003

As an adjacent land owner, we would like to provide you with information on the current Zoning and Official Community Plan (OCP) Amendment application for a new development area of single family lots at Wilden.

Design Rationale:

Wilden is proposing to develop approximately 62 single family lots in the next development neighbourhood within Phase 2 of Wilden. The approximately 15.1 ha neighbourhood site is located in the southwestern area of Phase 2 with all lots proposed to be zoned RU1h (Large Lot Housing - Hillside Area).

Development of single family lots on this site is in keeping with both the OCP and Area Structure Plan for Wilden. Through the detailed planning and servicing design process it was determined that some adjustments to the development area boundaries were desirable to achieve better integration with the existing topography and a reduction in the development footprint. These boundary adjustments necessitated the Zoning and OCP Amendment application. In addition to these adjustments it's proposed to include an area that's currently zoned RR1 (Rural Residential) in this development area as it would be logical and in keeping with best practices to develop this land in a similar manner to the surrounding lands.

Summary of the proposed zoning changes (see attached plan):

- Area to be rezoned from P3 (Parks and Open Space) to RU1h (Large Lot Housing) = 0.794 ha
- Area to be rezoned from RR1 (Rural Residential) to RU1h (Large Lot Housing) = 1,133 ha
- Area to be rezoned from RU1h (Large Lot Housing) to P3 (Parks and Open Space) = 2.002 ha

Contact Information:

Please contact Wilden or The City of Kelowna if you have any questions or would like to discuss the application further. We would appreciate hearing from you with any comments you may have on this application prior to it being considered by City Council.

Wielden:

Russ Foster
Wielden Project Manager
Blenk Development Corp.
132 Sky Court
Kelowna, BC V1V 3A2
Phone: 250 762-2325
Email: foster@blenkdev.com

City of Kelowna:

Damien Burggraeve, RPP, MCIP
Planner II / Deputy Approving Officer
Subdivision, Agriculture & Environment Dept.
1435 Water Street
Kelowna, BC V1Y 1J4
Phone: 250 469-8473
Email: dburggraeve@kelowna.ca

Thank-you



CITY OF KELOWNA

BYLAW NO. 10929

**Official Community Plan Amendment No. OCP14 - 0003
Glenwest Properties Ltd.
103 Clifton Road N, 145 Clifton Road, 185 Clifton Road N, and
(E of) Upper Canyon Drive.**

A bylaw to amend the "*Kelowna 2030 - Official Community Plan Bylaw No. 10500*".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030 - Official Community Plan Bylaw No. 10500*" be amended by changing the Generalized Future Land Use designation of:
 1. Part of the South West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895 and EPP24897 located (E of) Upper Canyon Drive. from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;
 2. Part of the North West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895 and EPP24897, located at 185 Clifton Rd. N. from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;
 3. Part of Lot A Section 6 Township 23 ODYD Plan KAP70041, located at 145 Clifton Rd from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation; and
 4. Part of the Fractional North East $\frac{1}{4}$ Section 6 Township 23 ODYD Except Plans 25017, KAP82511 and EPP12985, located at 103 Clifton Rd N from the Major Park & Open Space designation to the Single/Two Unit Residential-Hillside designation and from the Single/Two Unit Residential-Hillside designation to the Major Park & Open Space designation;as per Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

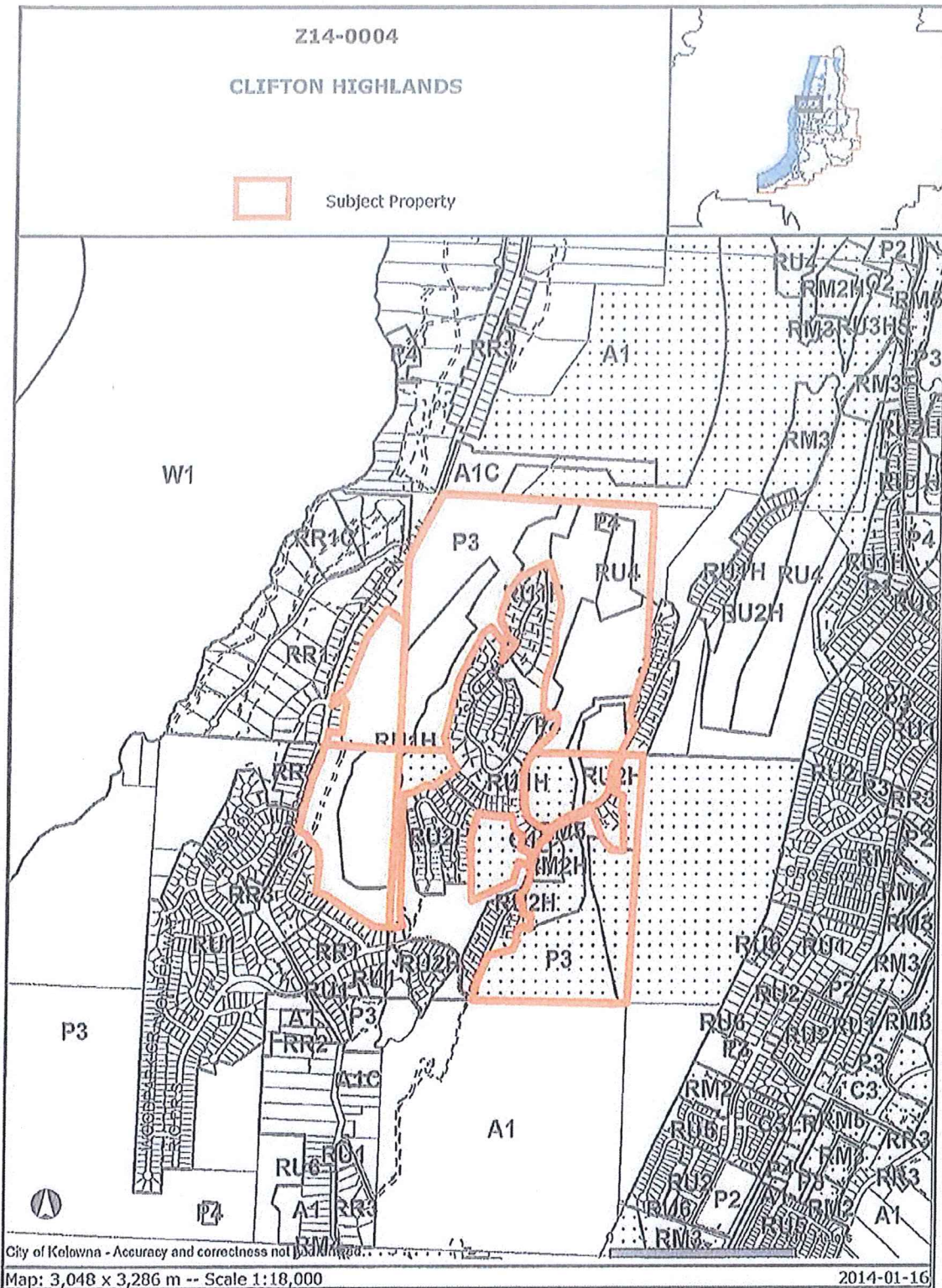
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

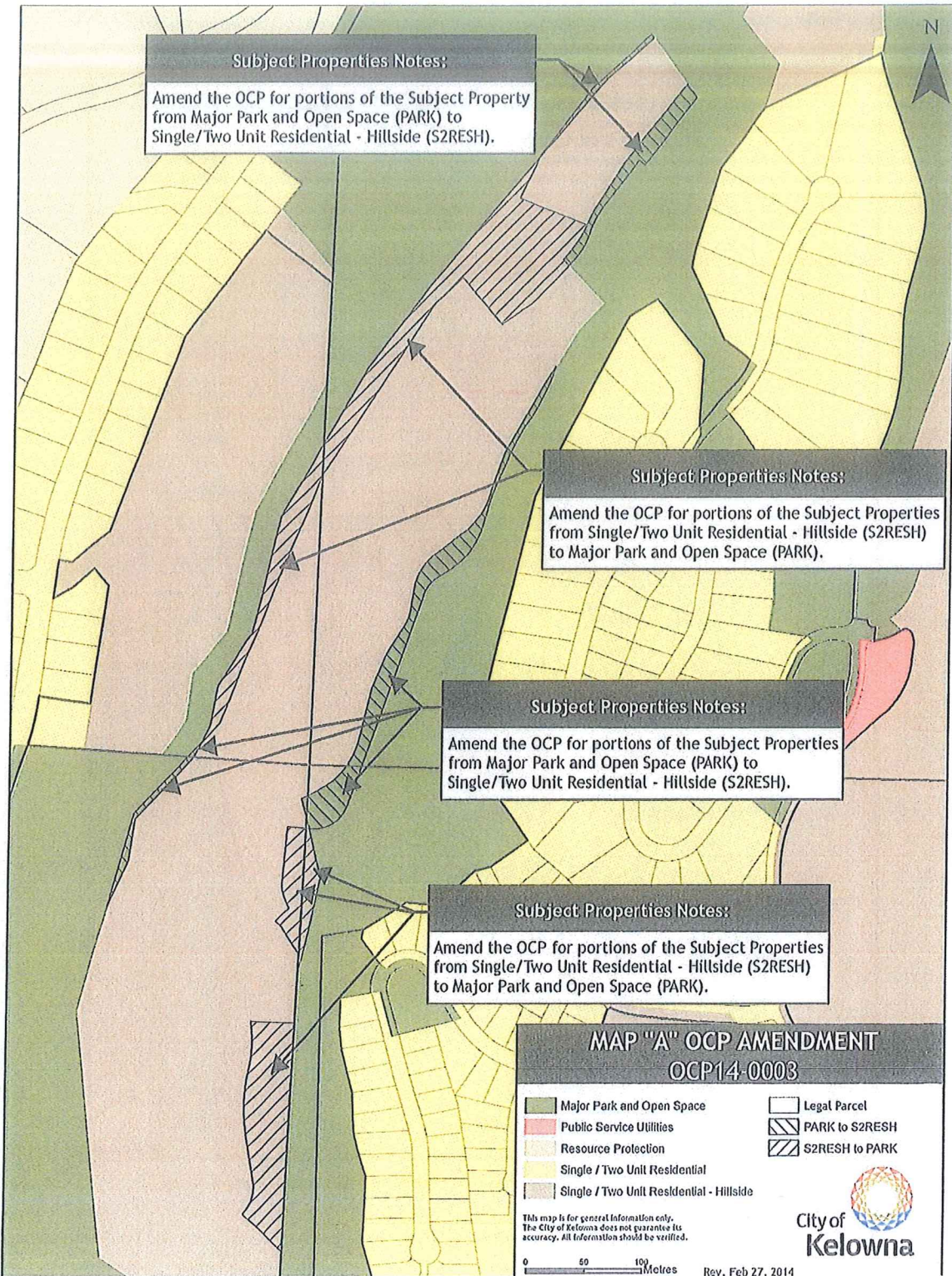
Adopted by the Municipal Council of the City of Kelowna this

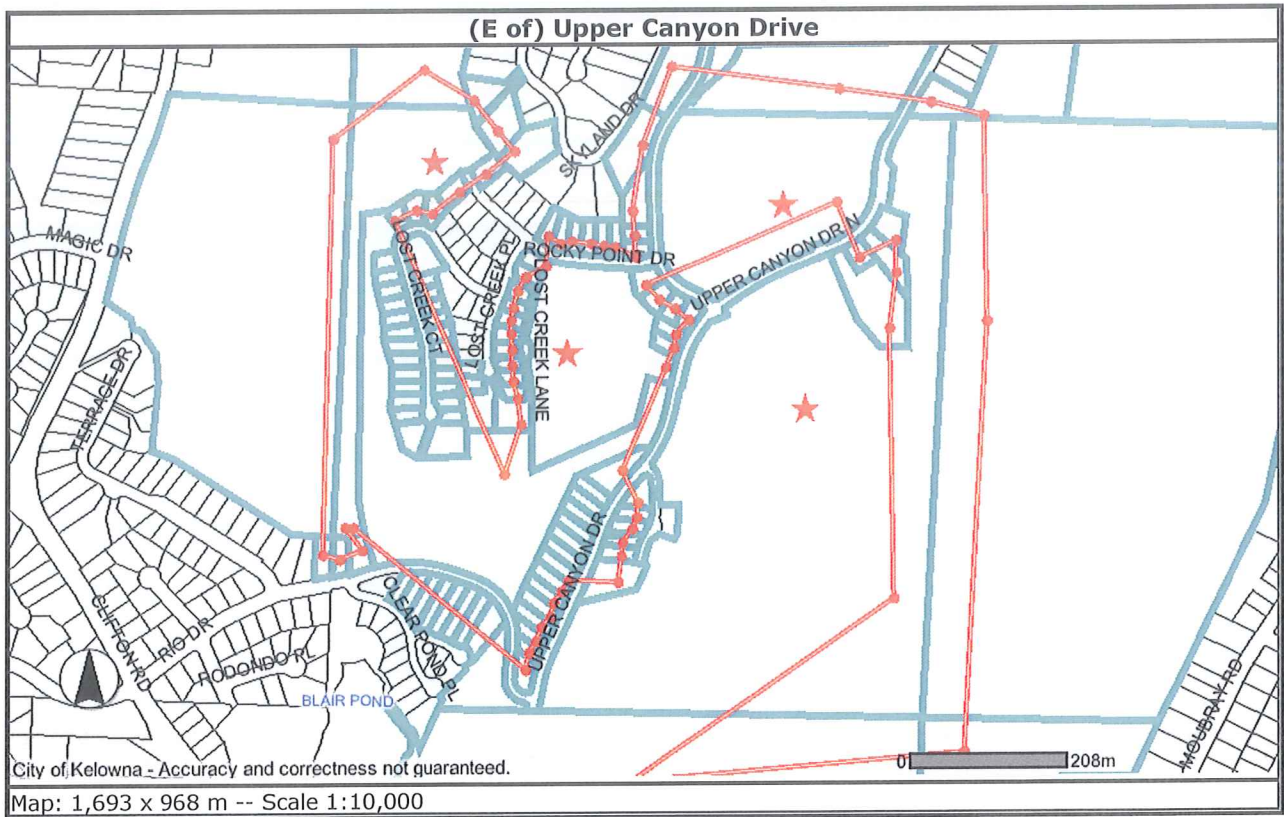
Mayor

City Clerk

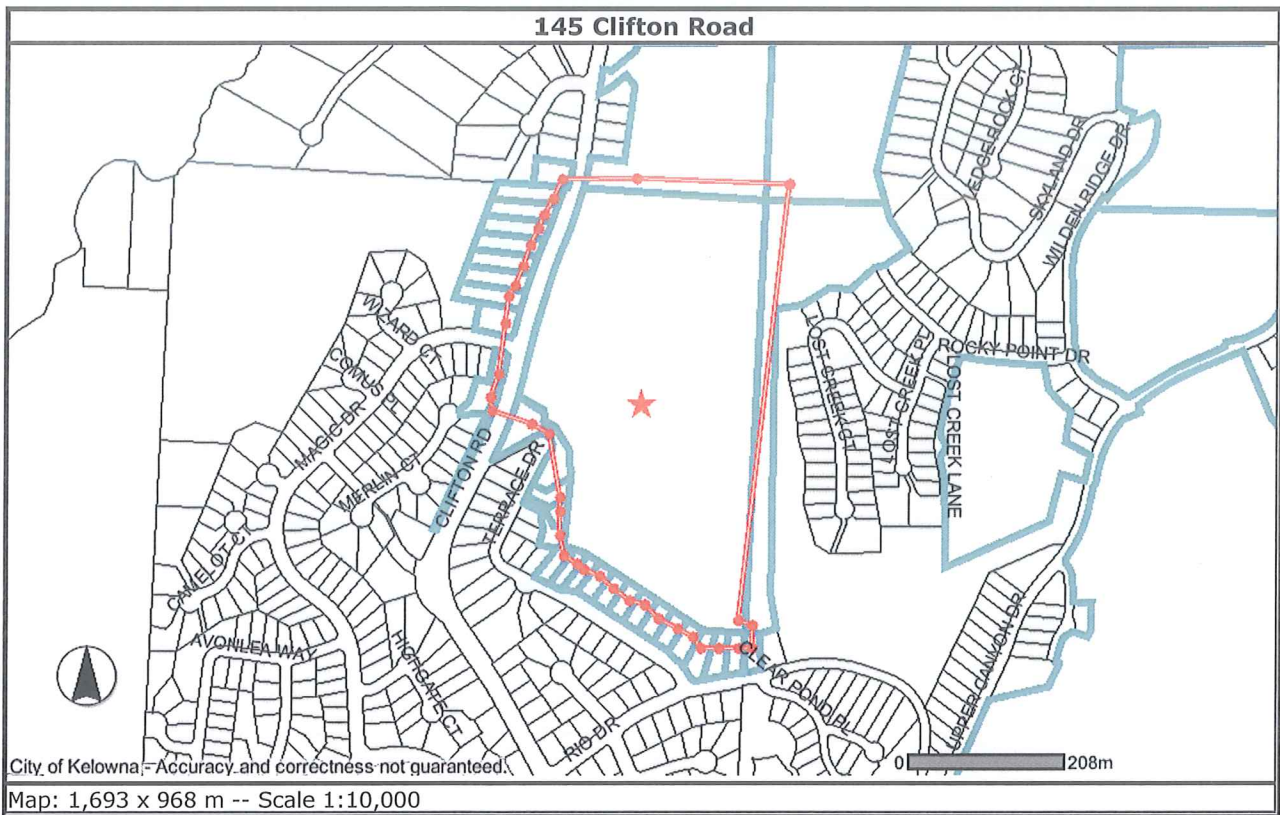


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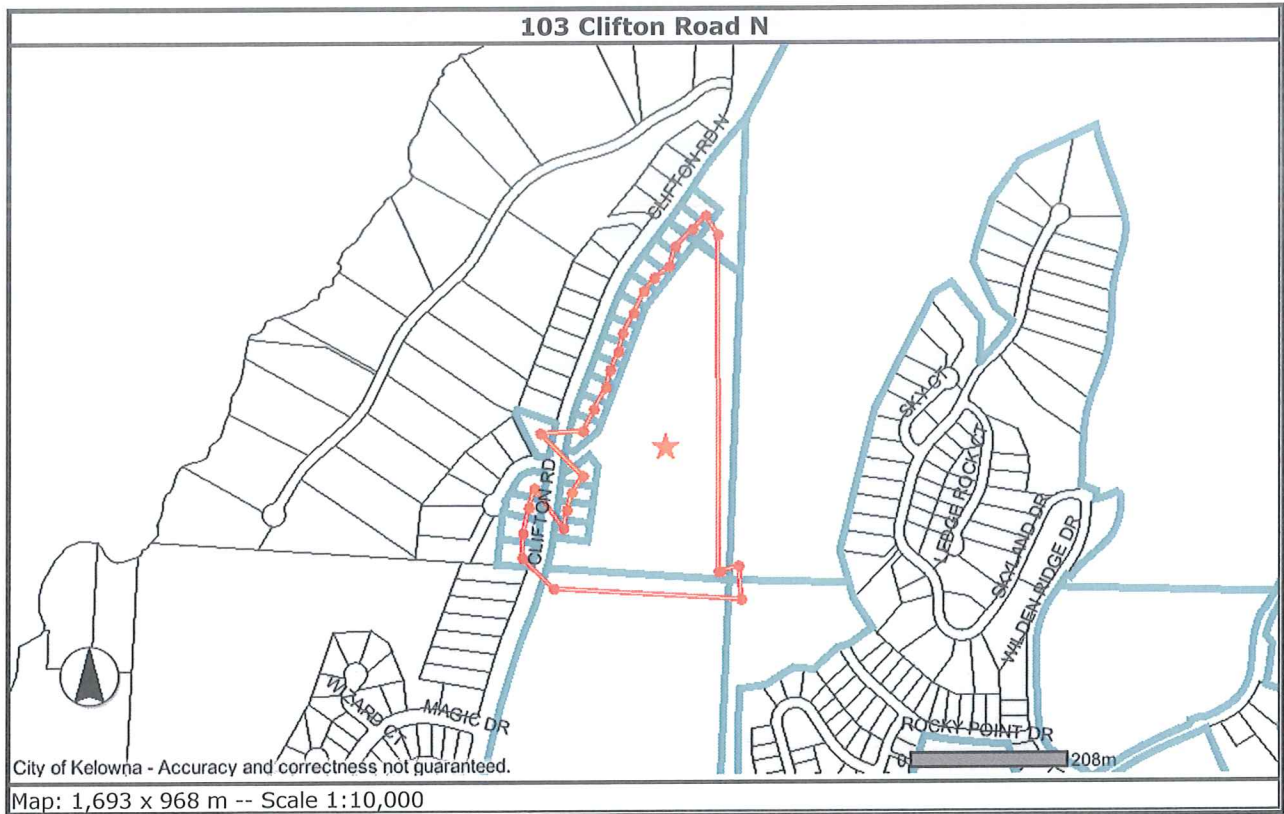




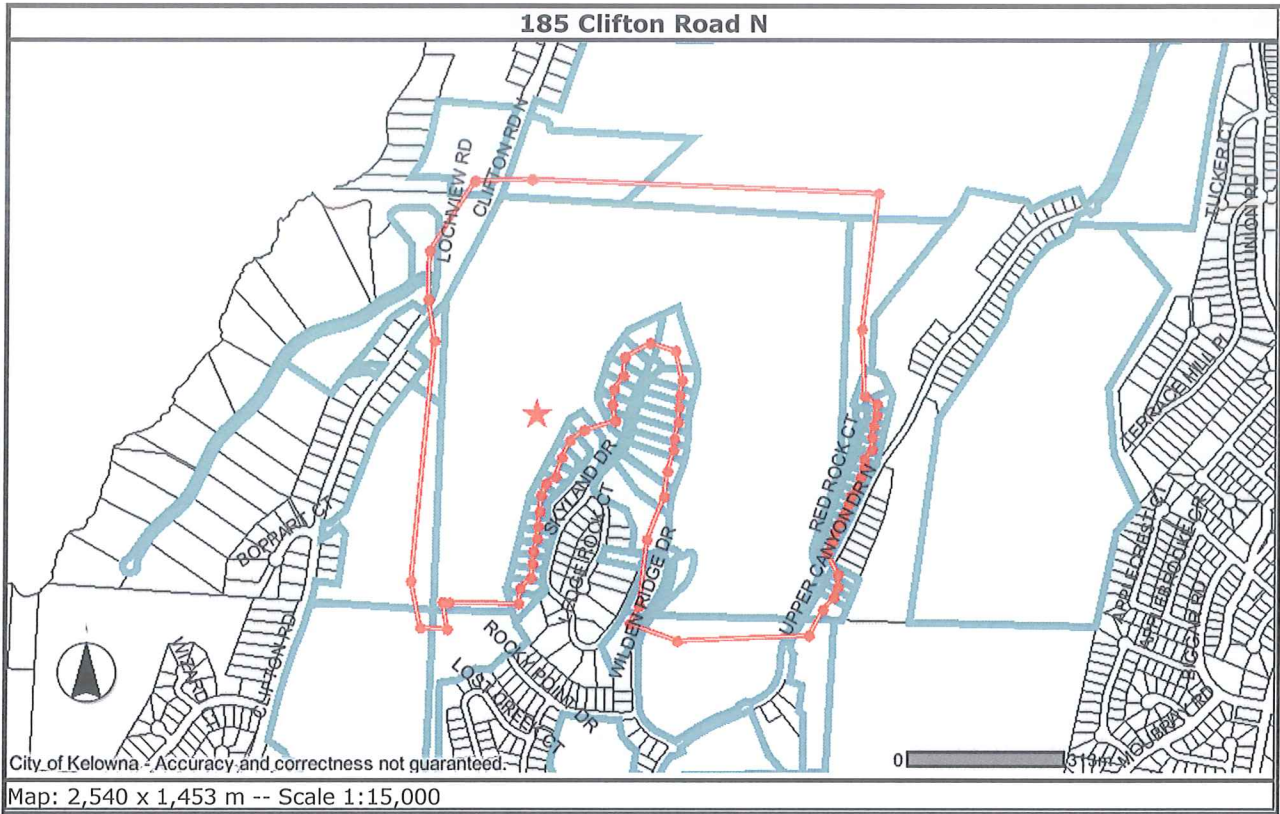
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CITY OF KELOWNA

BYLAW NO. 10931

Z14-0004 - Glenwest Properties Ltd

103 Clifton Road N, 145 Clifton Road, 185 Clifton Road N, and (E of) Upper Canyon Drive.

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification:

1. Part of the South West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans KAP83526, KAP88266, EPP9195, EPP24895 and EPP24897 located (E of) Upper Canyon Drive from the P3 -Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone;
2. Part of the North West $\frac{1}{4}$ of Section 5 Township 23 ODYD Except Plans 20895, KAP88266, EPP24895 and EPP24897, located at 185 Clifton Rd. N. from the P3 - Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone;
3. Part of Lot A Section 6 Township 23 ODYD Plan KAP70041, located at 145 Clifton Rd. from the P3 -Parks and Open Space zone to the RU1H - Large Lot Housing (Hillside Area) zone and from the RU1H-Large Lot Housing (Hillside Area) zone to the P3 - Parks & Open Space zone; and
4. Part of The Fractional North East $\frac{1}{4}$ Section 6 Township 23 ODYD Except Plans 25017, KAP82511 and EPP12985, located at 103 Clifton Rd N from the RR1 - Rural Residential 1 zone to the RU1H-Large Lot Housing (Hillside Area) zone.

as per Map "B" attached to and forming part of this bylaw.

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

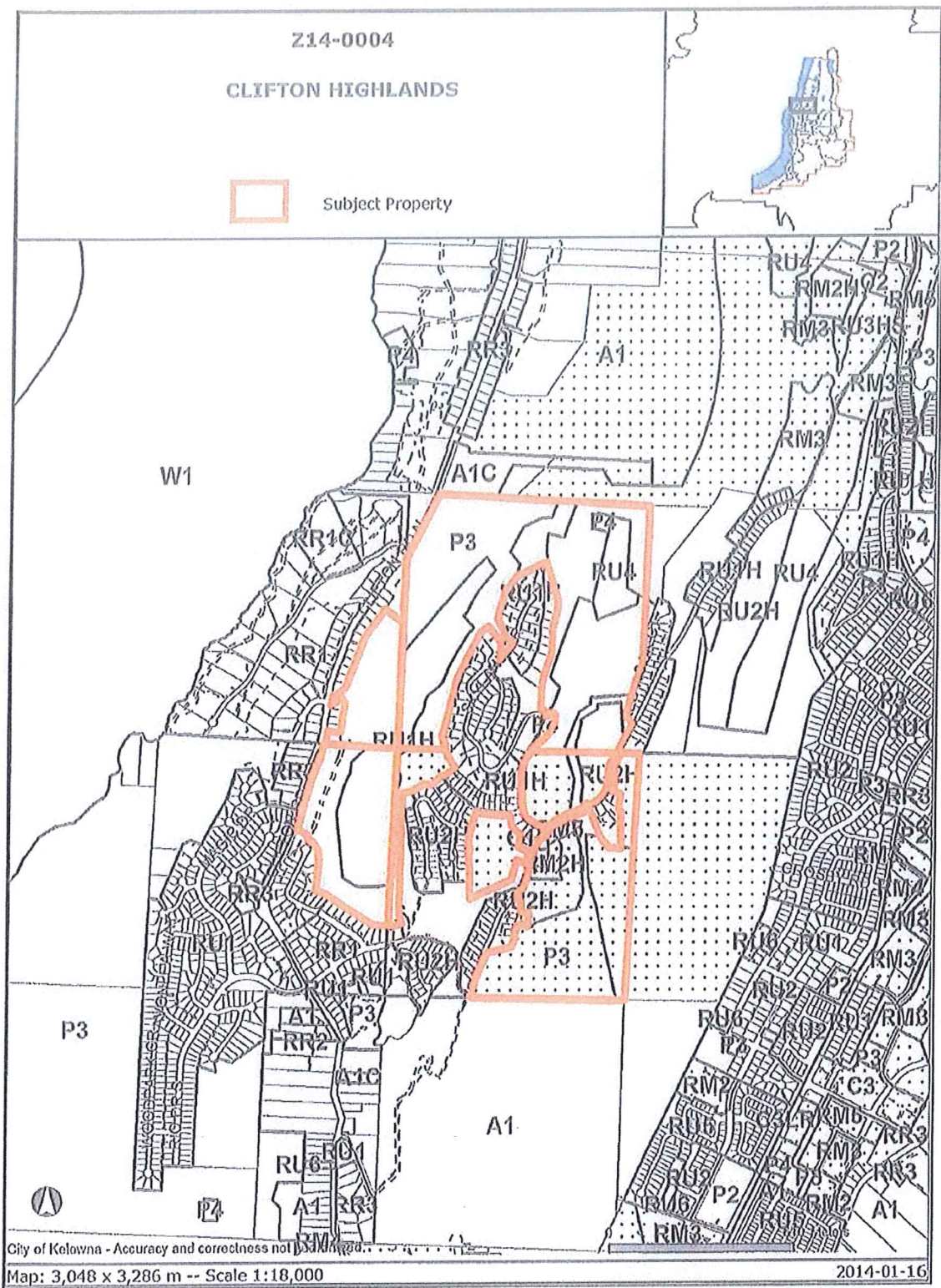
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

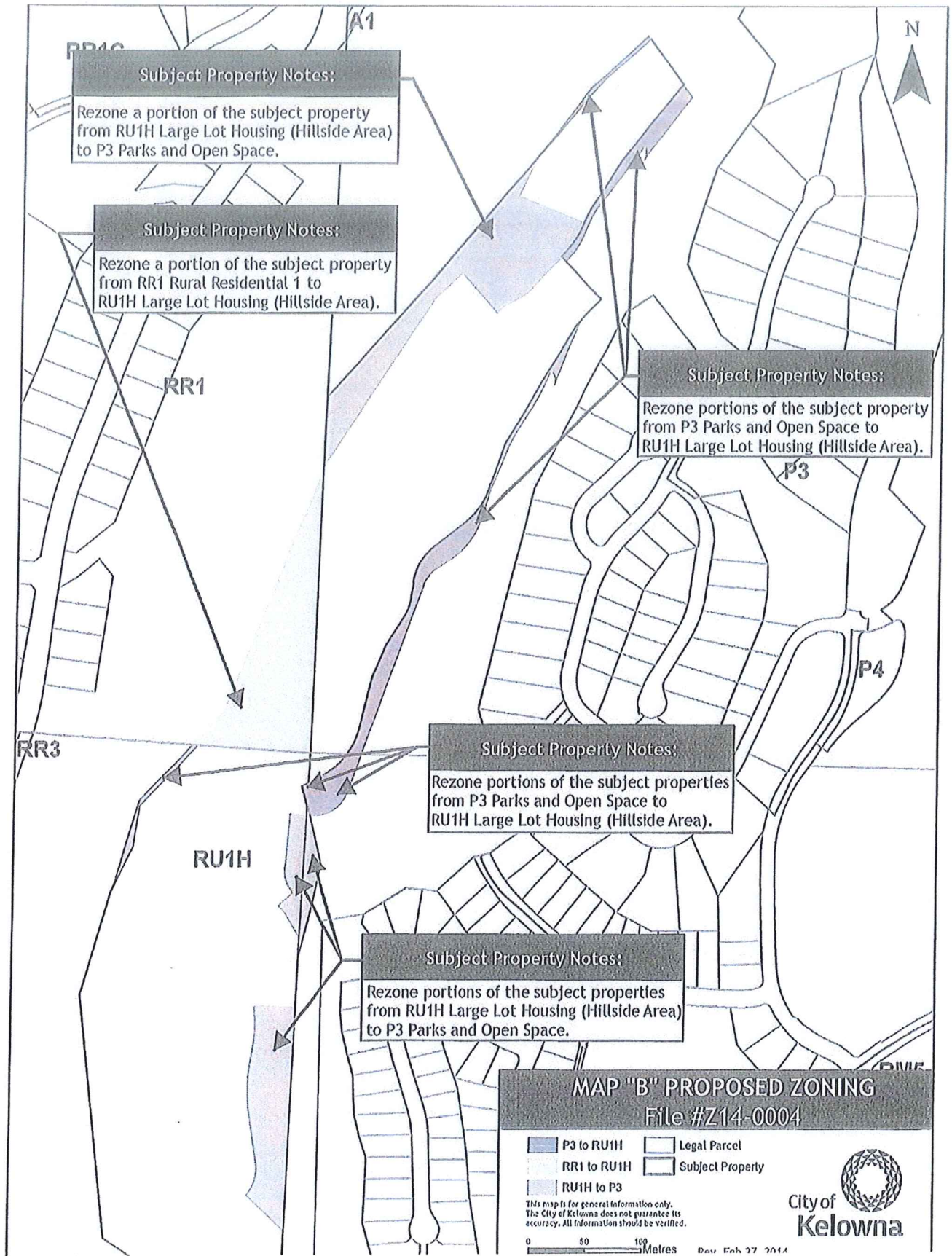
Adopted by the Municipal Council of the City of Kelowna this

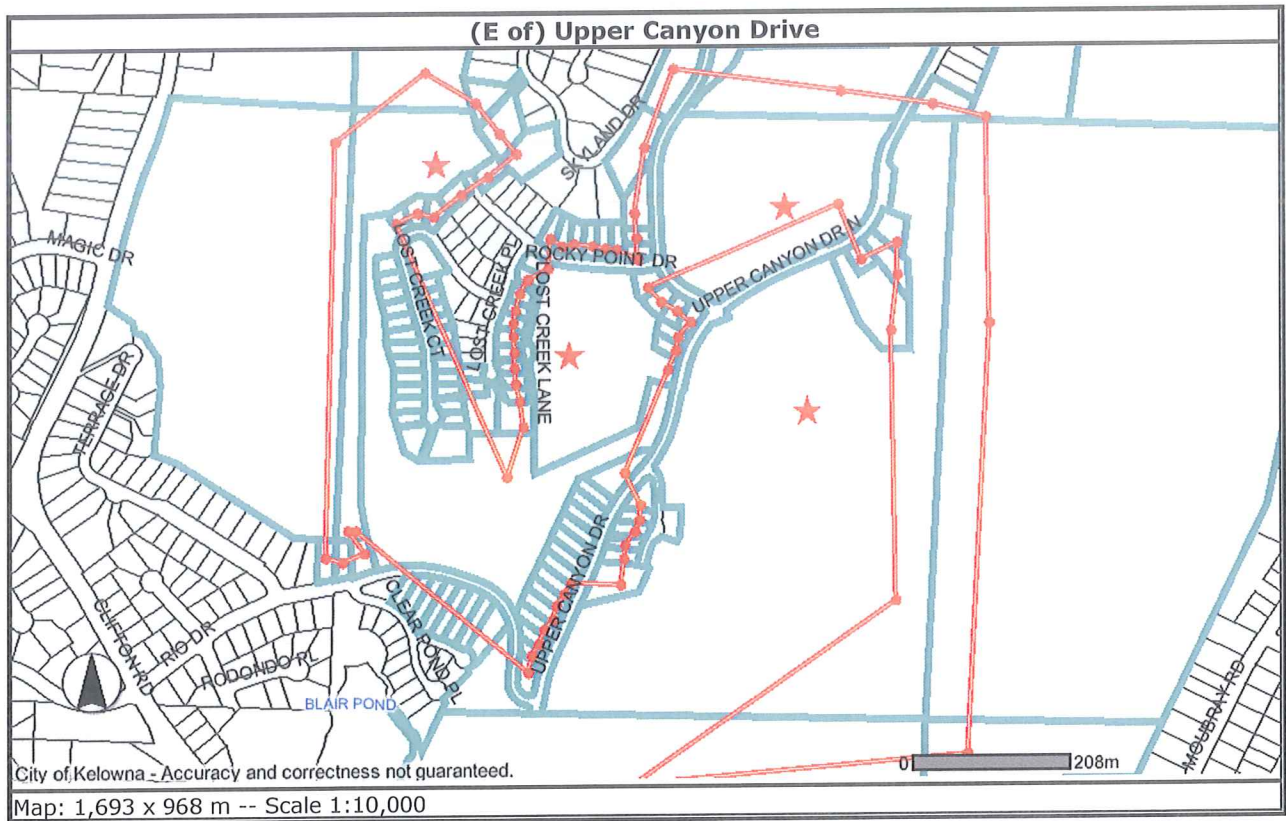
_____ Mayor

_____ City Clerk

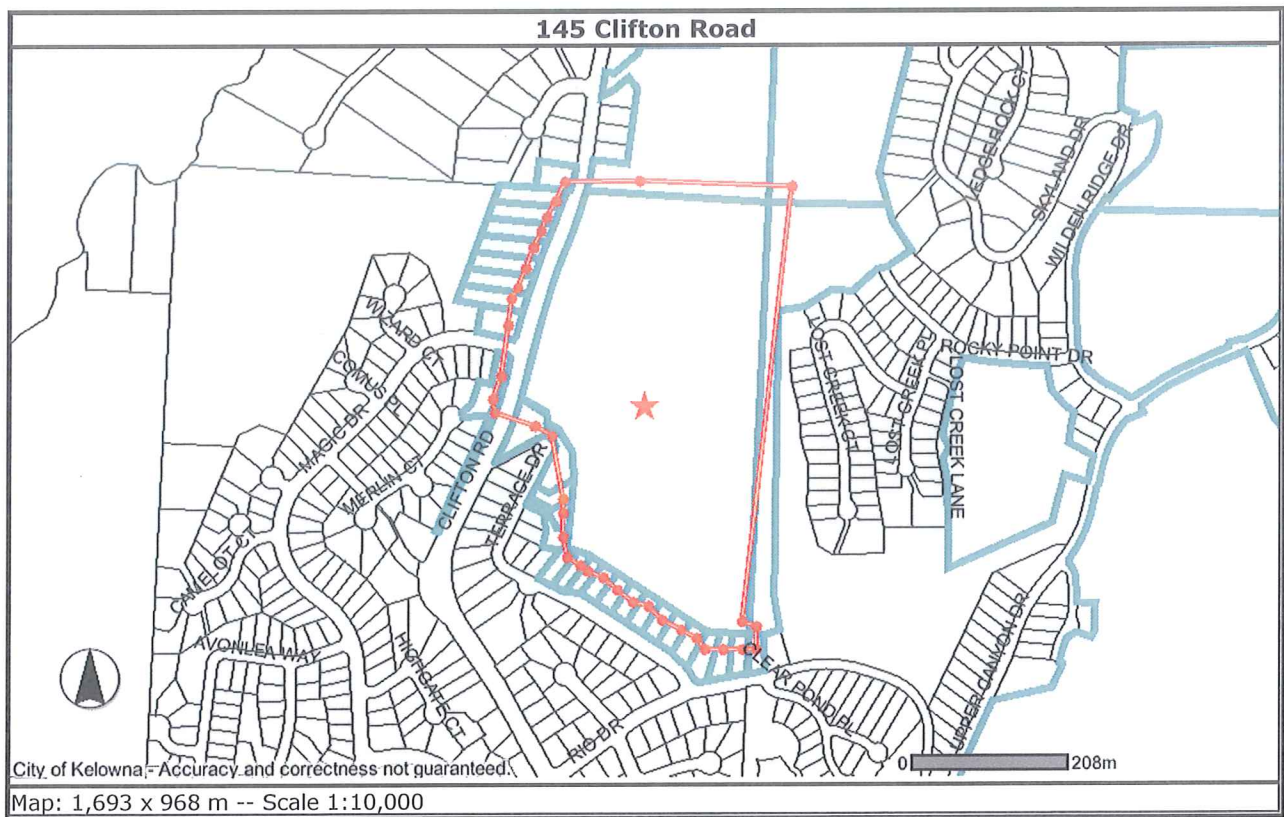


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

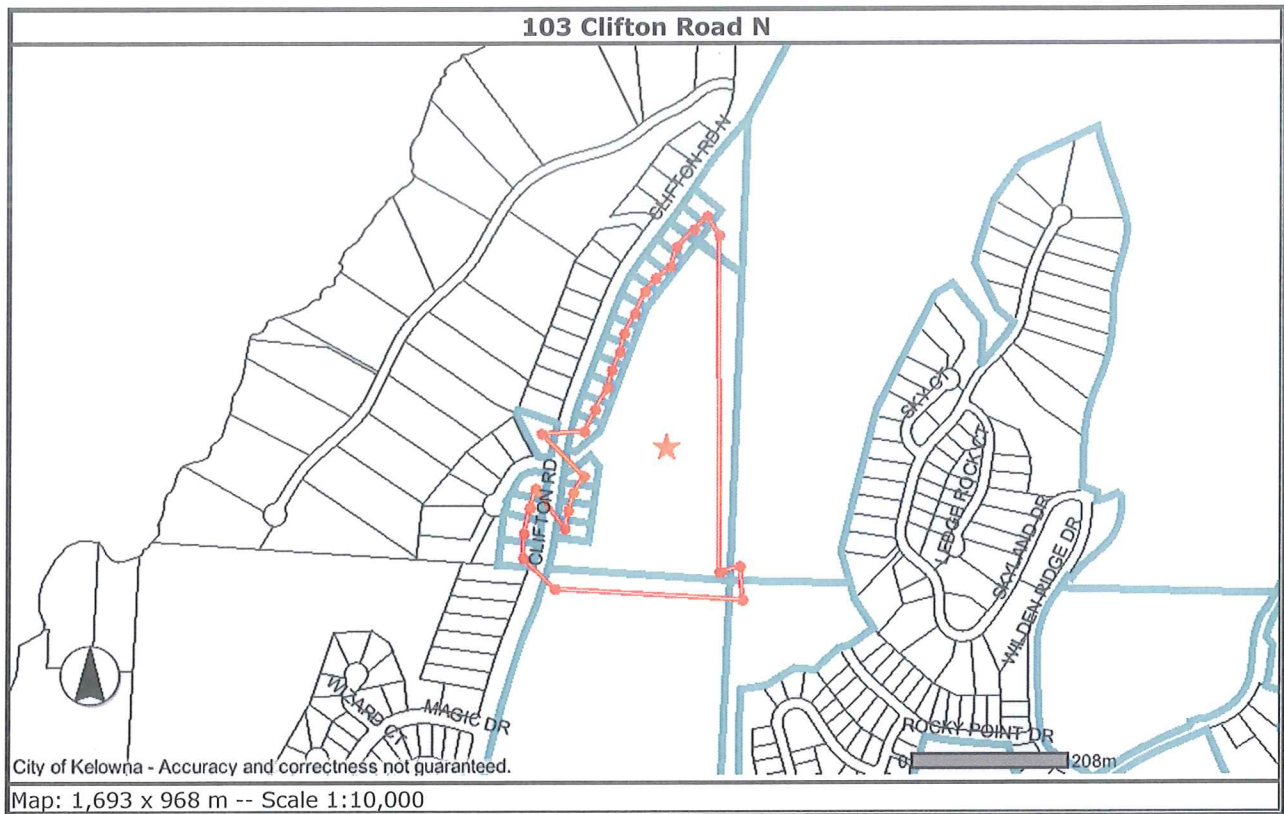




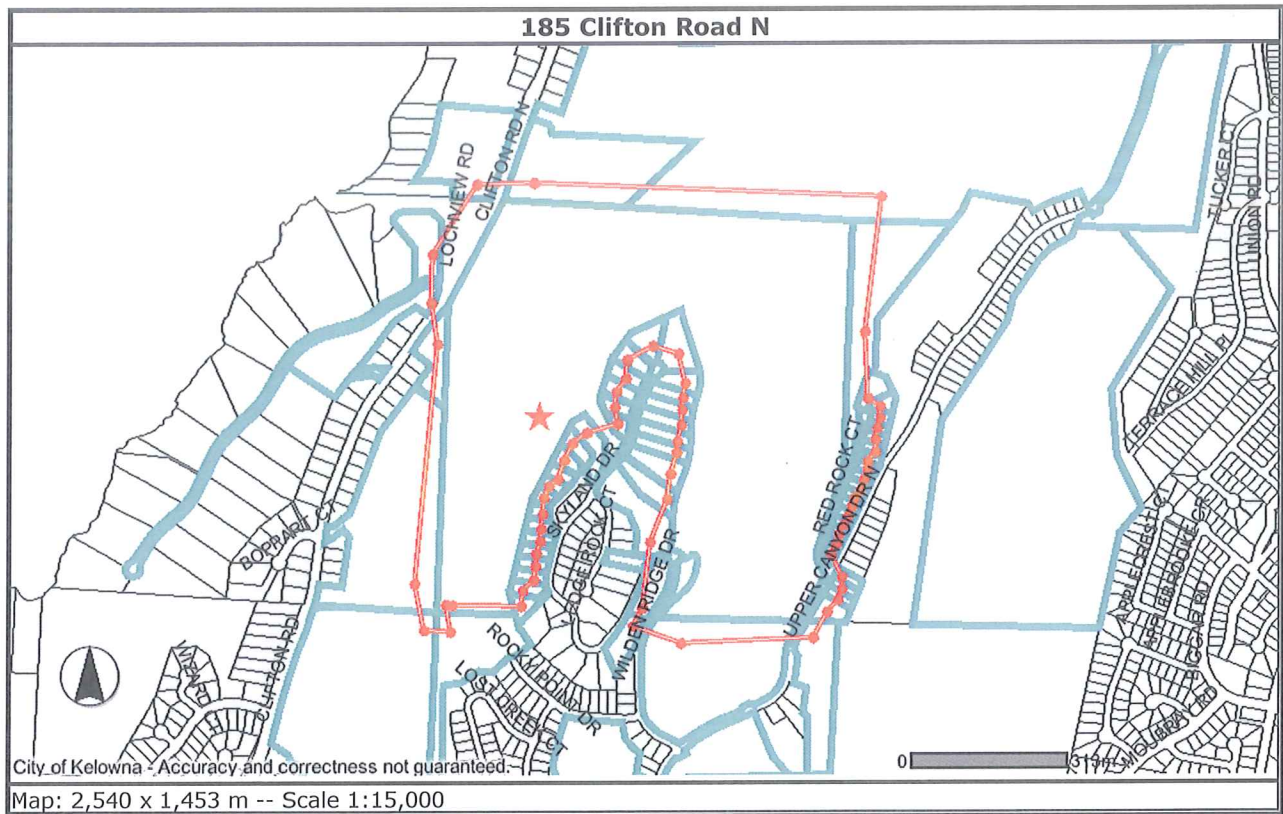
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Report to Council



Date: 3/17/2014
File: 0700-20
To: City Manager
From: George King, Revenue Manager
Subject: DOWNTOWN KELOWNA ASSOCIATION 2014 BUDGET

Recommendation:

THAT Council approves the Downtown Kelowna Association 2014 Budget as outlined in the report of the Revenue Manager dated March 17, 2014;

AND THAT Council approve the 2014 levy of \$780,850 on Class 5 and Class 6 properties located within the boundaries of the Kelowna Downtown Business Improvement Area.

Purpose:

To authorize the 2014 levy on Class 5 light industry and Class 6 business/other properties located within the Downtown Business Improvement area.

Background:

On September 30, 2013 Council approved the Kelowna Downtown Business Improvement Area Bylaw #10880. Bylaw #10880 established the local area (Refer to Schedule A) for the purpose of annually funding the activity of the Downtown Kelowna Association for a period of 5 years, 2014 to 2018. Council may approve the DKA's annual budget request to a maximum amount of \$887,407 per annum in order for the City to tax the affected properties within the improvement area boundary.

Attached is a copy of the Draft 2013 Financial Statements as reviewed by KPMG LLP Chartered Accountants, the Downtown Kelowna Association's 2014 Budget and a list of the Board of Directors for 2013/2014 (Refer to Schedule B).

Although staff have not participated in or assisted the Downtown Kelowna Association in preparation of their annual budget, a good working relationship continues to be maintained with the Executive Director.

A representative from the Downtown Kelowna Association will be present at the Council meeting to answer any questions.

Legal/Statutory Authority:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Section 215 of the Community Charter.

Legal/Statutory Procedural Requirements:

Council may, by bylaw, impose a parcel tax in accordance with Division 4 Section 200 of the Community Charter to provide all or part of the funding for a service.

Considerations not applicable to this report:

Internal Circulation:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:

G.L. King, CPA, CMA, Revenue Manager

Approved for inclusion:



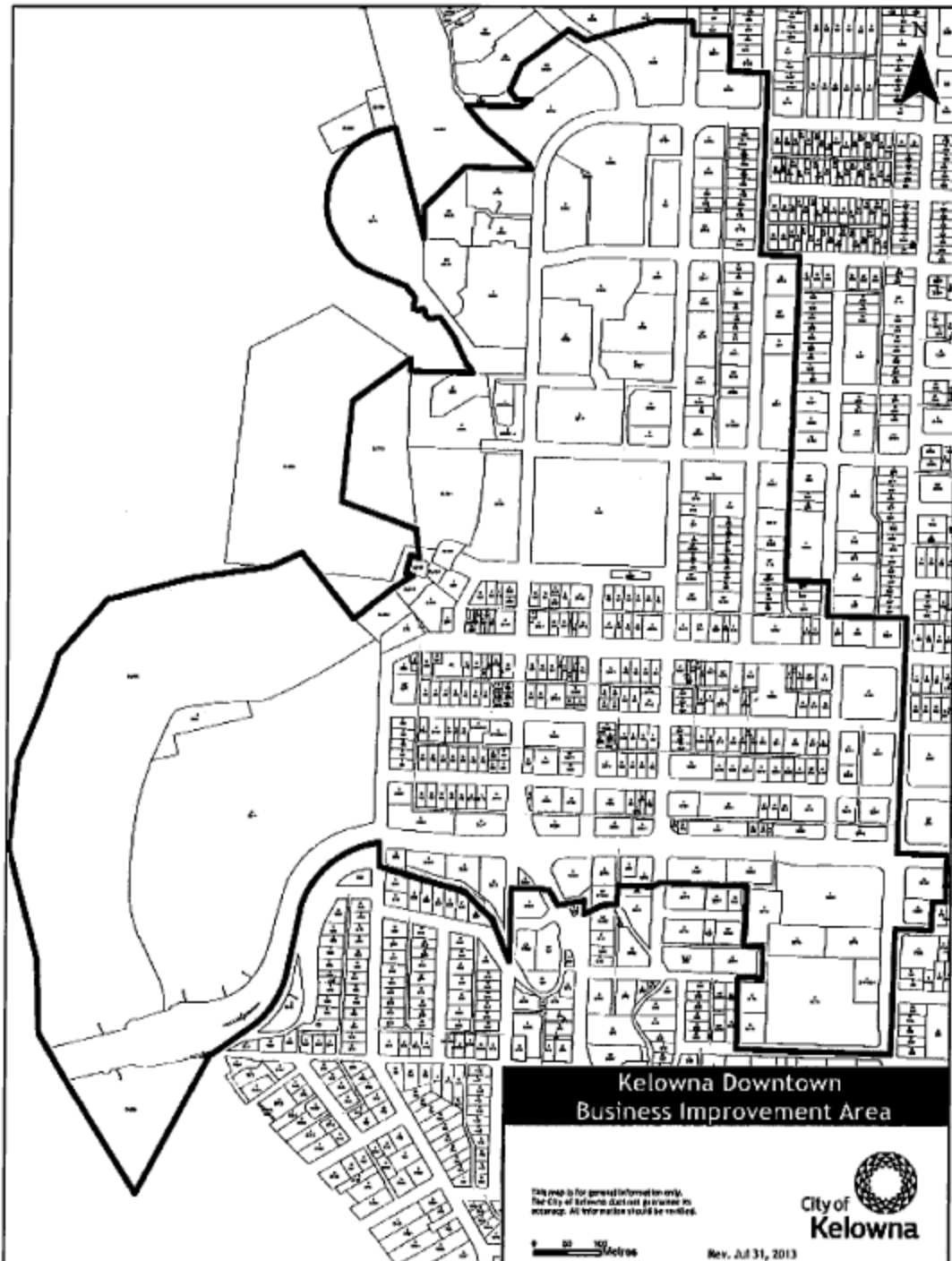
Keith Grayston, CPA, CGA, Director, Financial Services

Attachments:

Schedule A - Kelowna Downtown Business Improvement Area Map

Schedule B - Downtown Kelowna Association Financials

SCHEDULE A - Map



Schedule B

Financial Statements of

**KELOWNA DOWNTOWN BUSINESS
IMPROVEMENT AREA SOCIETY**
(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Year ended December 31, 2013
(Unaudited)



KPMG LLP
Chartered Accountants
200-3200 Richter Street
Kelowna BC V1W 5K9
Canada

Telephone (250) 979-7150
Fax (250) 763-0044
Internet www.kpmg.ca

REVIEW ENGAGEMENT REPORT

To the Members of Kelowna Downtown Business Improvement Area Society

We have reviewed the statements of financial position of the Kelowna Downtown Business Improvement Area Society (Operating as Downtown Kelowna Association) as at December 31, 2013 and the statements of operations, changes in net assets and cash flows for the year then ended. Our review was made in accordance with Canadian generally accepted standards for review engagements and, accordingly, consisted primarily of enquiry, analytical procedures and discussion related to information supplied to us by the Society.

A review does not constitute an audit and, consequently we do not express an audit opinion on these financial statements.

Based on our review, nothing has come to our attention that causes us to believe that these financial statements are not, in all material respects, in accordance with Canadian accounting standards for not-for-profit organizations.

Chartered Accountants

February 27, 2014

Kelowna, Canada

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Financial Position

December 31, 2013, with comparative information for 2012
(Unaudited)

	2013	2012
Assets		
Current assets:		
Cash and cash equivalents	\$ 96,900	\$ 58,668
Accounts receivable	2,770	3,426
Prepaid expenses and deposits	7,444	1,919
	<u>107,114</u>	<u>64,013</u>
Capital assets (note 2)	25,808	31,196
	<u>\$ 132,922</u>	<u>\$ 95,209</u>

Liabilities and Net Assets


Current liabilities:		
Accounts payable and accrued liabilities	\$ 27,582	\$ 10,274
Deferred capital contributions (note 3)	4,365	9,801
Net assets:		
Invested in capital assets	21,443	21,395
Unrestricted	79,532	53,739
	<u>100,975</u>	<u>75,134</u>
Commitments (note 4)		
	<u>\$ 132,922</u>	<u>\$ 95,209</u>

See accompanying notes to financial statements.

On behalf of the Board:



Director



Director

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Operations

Year ended December 31, 2013, with comparative information for 2012
(Unaudited)

	2013	2012
Revenues:		
Membership levy	\$ 679,000	\$ 652,000
Downtown on call	45,000	45,000
Clean team	36,000	36,800
Downtown concierge	11,157	11,251
Events	34,392	30,705
Marketing and promotion	2,391	2,580
Amortization of deferred capital contributions	5,436	5,436
	<u>813,376</u>	<u>783,772</u>
Expenses:		
Amortization of capital assets	13,814	9,437
Business recruitment	4,998	2,674
Clean team	57,551	46,332
Communications	4,713	5,488
Downtown concierge	16,921	22,933
Downtown on call	186,291	181,442
Events	68,744	57,936
Insurance	7,603	6,990
Marketing and promotion	97,324	80,074
Office and administration	42,213	44,591
Professional development	3,085	4,266
Professional fees	11,312	11,078
Rent	24,027	24,084
Wages and benefits	248,939	249,606
	<u>787,535</u>	<u>746,931</u>
Excess of revenues over expenses	\$ 25,841	\$ 36,841

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY
 (OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
 Statement of Changes in Net Assets

Year ended December 31, 2013, with comparative information for 2012
 (Unaudited)

December 31, 2013	Invested in capital assets	Unrestricted	Total
Net assets, beginning of year	\$ 21,395	\$ 53,739	\$ 75,134
Excess (deficiency) of revenues over expenses	(8,378)	34,219	25,841
Purchase of capital assets	8,426	(8,426)	-
Net assets, end of year	\$ 21,443	\$ 79,532	\$ 100,975

December 31, 2012	Invested in capital assets	Unrestricted	Total
Net assets, beginning of year	\$ 2,937	\$ 35,356	\$ 38,293
Excess (deficiency) of revenues over expenses	(4,001)	40,842	36,841
Purchase of capital assets	22,459	(22,459)	-
Net assets, end of year	\$ 21,395	\$ 53,739	\$ 75,134

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Cash Flows

Year ended December 31, 2013, with comparative information for 2012
(Unaudited)

	2013	2012
Cash provided by (used in):		
Operating activities:		
Cash received from membership levies	\$ 679,000	\$ 652,000
Cash received from City of Kelowna	82,598	84,136
Cash received from other revenues	46,998	48,350
Cash paid to suppliers and employees	(761,938)	(748,295)
	46,658	36,191
Investing activities:		
Purchase of capital assets	(8,426)	(22,459)
Increase in cash and cash equivalents	38,232	13,732
Cash and cash equivalents, beginning of year	58,668	44,936
Cash and cash equivalents, end of year	\$ 96,900	\$ 58,668

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements

Year ended December 31, 2013
(Unaudited)

Kelowna Downtown Business Improvement Area Society (operating as Downtown Kelowna Association) (the "Society") is a non-profit association, registered under the Society Act of the Province of British Columbia, of businesses and individuals whose purpose is to promote the downtown as a safe and desirable place to conduct business, live, work and play through the cooperative and collective efforts of its members and government. The Society is a non-profit organization under the Income Tax Act and, accordingly, is exempt from income taxes, provided certain requirements of the Income Tax Act are met.

1. Significant accounting policies:

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The Society's significant accounting policies are as follows:

(a) Cash and cash equivalents:

Cash and cash equivalents includes cash and short-term, liquid instruments readily convertible into cash.

(b) Capital assets:

Capital assets are recorded at cost, less accumulated amortization. Contributed capital assets are recorded at fair value at the date of contribution. When Society's management determines that some or all of its capital assets no longer contribute to the Society's ability to carry out its operations, the carrying amount of the capital assets are written down to their residual value. Amortization is provided using the straight-line method and the following annual rates:

Asset	Rate
Equipment	10-30%
Furniture and fixtures	25%
Computer equipment	30%

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements (continued)

Year ended December 31, 2013
(Unaudited)

1. Significant accounting policies (continued):

(c) Revenue recognition:

The Society follows the deferral method of accounting for contributions, which include membership levies and government grants. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

Deferred capital contributions represent the unamortized amount of funding received for capital asset purchases, the amortization of which is recognized in the statement of operations on the same basis as the related capital asset amortization.

(d) Contributed services:

Individuals and organizations contribute numerous volunteer hours each year to assist the Society in carrying out its operations. Because of the difficulty in determining the fair value of the contributed services, they are not recognized in these financial statements.

(e) Use of estimates:

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Significant items subject to such estimates and assumptions include the useful lives of the Society's capital assets. Actual results could differ from those estimates.

(f) Financial instruments:

Financial instruments are recorded at fair value on initial recognition and subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Society has not elected to carry any such financial instruments at fair value. Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements (continued)

Year ended December 31, 2013
(Unaudited)

2. Capital assets:

			2013	2012
	Cost	Accumulated amortization	Net book value	Net book value
Equipment	\$ 72,767	\$ 57,020	\$ 15,747	\$ 21,873
Furniture and fixtures	31,945	23,762	8,183	9,323
Computer equipment	2,209	331	1,878	-
	\$ 106,921	\$ 81,113	\$ 25,808	\$ 31,196

3. Deferred capital contributions:

	2013	2012
Balance beginning of year	\$ 9,801	\$ 15,237
Amount amortized to revenue	(5,436)	(5,436)
	\$ 4,365	\$ 9,801

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements (continued)

Year ended December 31, 2013
(Unaudited)

4. Commitments:

The Society rents office space and office equipment under operating leases, expiring April 30, 2014, and May 15, 2015 respectively. Annual lease payments over the remaining terms of the leases are as follows:

2014	\$	9,825
2015		900
	\$	10,725

5. Financial risks:

(a) Economic dependence:

The Society collects its member levies revenue through a by-law with the City of Kelowna pursuant to which the levies are collected through the property tax system and the Society receives annual federal and municipal funding from current programs. Future operations of the Society depend on the continuation of this revenue and renewal of this by-law. The current by-law was renewed for a five year term, expiring December 31, 2018.

(b) Liquidity risk:

Liquidity risk is the risk that the Society will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. The Society prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations. There has been no change to the risk exposures from 2012.

**DOWNTOWN KELOWNA BUSINESS IMPROVEMENT AREA SOCIETY
BUDGET 2013**

	2014 Budget	2013 Year End
Revenue		
Membership Levy	780,850	679,000
Downtown On Call	45,000	45,000
Downtown Clean Team	38,000	36,000
Downtown Concierge	11,250	11,157
Events	29,500	34,392
Marketing and Promotions	2,200	2,391
Amortization of deferred contributions	5,436	5,436
	912,236	813,377
Expenses		
Amortization	5,436	13,814
Downtown On Call	236,585	186,291
Downtown Clean Team	98,524	57,551
Downtown Concierge	25,870	16,921
Events	70,000	68,744
Marketing and Promotions	102,250	97,324
Business Recruitment	6,000	4,998
Office and Administration	49,871	42,213
Wages and Benefits	257,135	248,939
Professional Development	5,915	3,084
Rent	27,000	24,027
Communications	5,000	4,713
Insurance	9,650	7,603
Professional Fees	13,000	11,312
	912,236	787,535
Excess of revenues over expenses	-	25,841
Net assets, beginning of Year		75,134
Net assets, end of Year	-	100,975

DOWNTOWN KELOWNA

January 1, 2014

The Downtown Kelowna Association Board of Directors is voted by annually by the membership and serve a two year term. Any property owner, leasee, or tenant located within the Downtown BIA boundary is eligible for nomination and election.

Downtown Kelowna Association Board of Directors current listing:

President – Dallas Gray, *Newcap Radio*

Vice President – Dustin Sargent, *Davara Enterprises & Streaming Café*

Treasurer – Rob Collins, *Grant Thornton LLP*

Secretary – Dan Allen, *Doc Willoughby's Public House*

Past President – Andrew Brunton, *Pushor Mitchell LLP*

Perry Freeman, *Colliers International*

Brent Lobson, *Imperial Parking*

Trevor Neill, *Mosaic Books*

Jan Johnson, *Tigerlily Fashions*

David Knapp, *Canadian Imperial Bank of Commerce*

Renee Wasylyk, *Troika Developments*

Brice MacDermott, *MacDermott's & MacD's*

Luigi Coccaro, *La Bussola Restaurant*

Angie Bricker, *Georgie Girl Vintage*

Ex-Officio - Councillor Luke Stack

200 – 287 Bernard Avenue
Kelowna, British Columbia V1Y 6N2
downtownkelowna.com

The Downtown Kelowna Association (DKA) is a registered not-for-profit society with a mission to ensure the Downtown Kelowna neighbourhood is a safe and desirable place to conduct business, live and work. The DKA officially became an entity in November 1989 funded through an improvement levy collected by the municipality from commercial properties in the area. The annual levy becomes the Association's base operating budget upon which the organization leverages additional funding from partners, including various levels of governments and corporate sponsors, to support programs and initiatives.

Report to Council



Date: 3/17/2014
File: 0280-04
To: City Manager
From: George King, Revenue Manager
Subject: UPTOWN RUTLAND BUSINESS ASSOCIATION 2014 BUDGET

Recommendation:

THAT Council approves the Uptown Rutland Business Association 2014 Budget as outlined in the report of the Revenue Manager dated March 17, 2014;

AND THAT Council approve the 2014 levy of \$166,000 on Class 5 and Class 6 properties located within the boundaries of the Uptown Rutland Business Improvement Area.

Purpose:

To authorize the 2014 levy on Class 5 light industry and Class 6 business/other properties located within the Uptown Rutland Business Improvement Area.

Background:

On September 10, 2012 Council approved the Uptown Rutland Business Improvement Area Bylaw #10730. Bylaw #10730 established the local area (Refer to Schedule A) for the purpose of annually funding the activity of the Uptown Rutland Business Association for a period of 5 years, 2013 to 2017. Council may approve the Uptown Rutland Business Association's annual budget request to a maximum amount of \$176,160 per annum in order for the City to tax the affected properties within the improvement area boundary.

Attached is a copy of the 2013 Financial Statements as prepared by BDO Canada LLP, the Uptown Rutland Business Association's 2014 Budget and a list of the Board of Directors for 2013/2014 (Refer to Schedule B).

Although staff have not participated in or assisted the Uptown Rutland Business Association in preparation of their annual budget, a good working relationship continues to be maintained with the Executive Director.

A representative from the Uptown Rutland Business Association will be present at the Council meeting to answer any questions.

Legal/Statutory Authority:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Section 215 of the Community Charter.

Legal/Statutory Procedural Requirements:

Council may, by bylaw, impose a parcel tax in accordance with Division 4 Section 200 of the Community Charter to provide all or part of the funding for a service.

Considerations not applicable to this report:

Internal Circulation:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by:

G.L. King, CPA, CMA, Revenue Manager

Approved for inclusion:



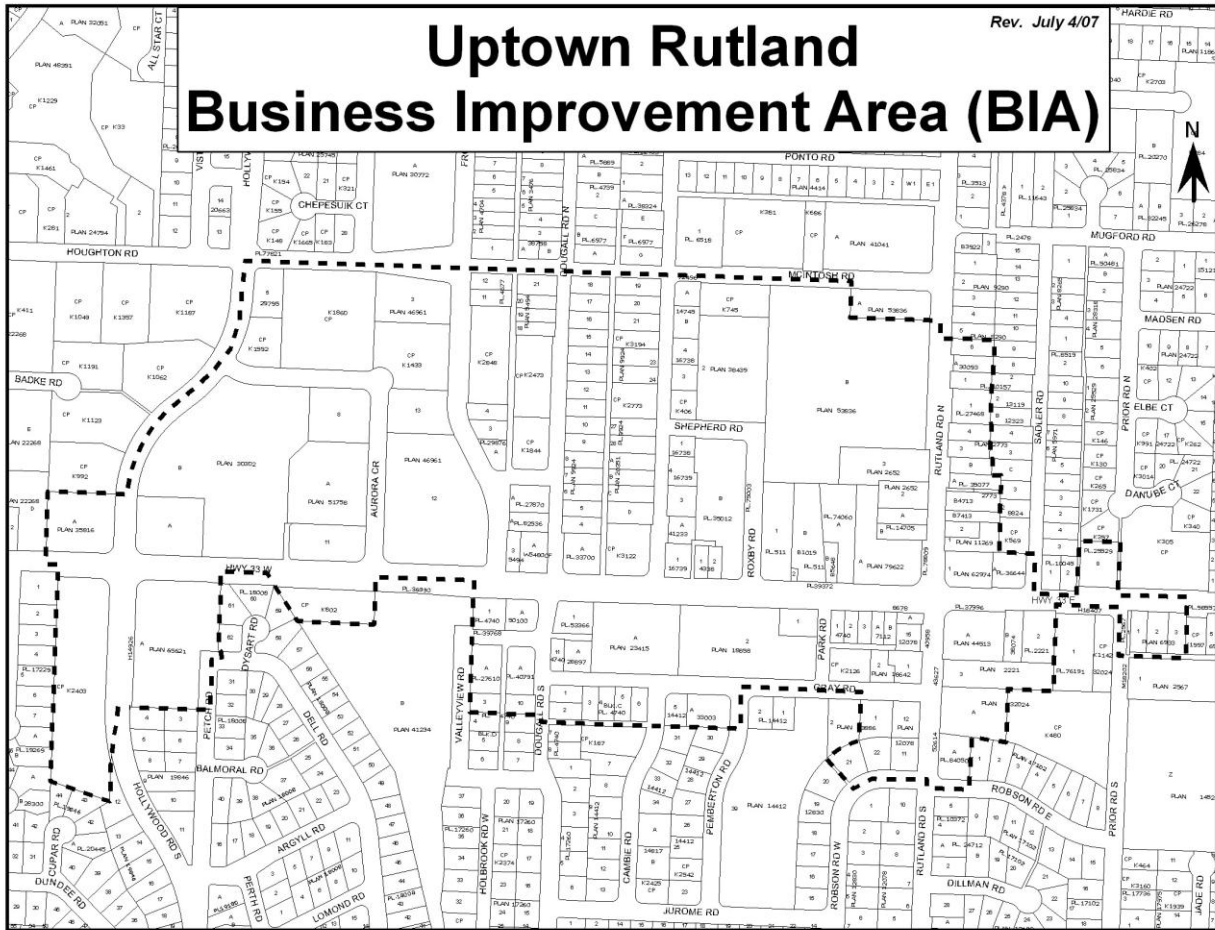
Keith Grayston, CPA, CGA, Director, Financial Services

Attachments:

Schedule A - Uptown Rutland Business Improvement Area Map

Schedule B - Uptown Rutland Business Association Financials

SCHEDULE A – Map



Schedule B

Uptown Rutland Business Association
Financial Statements
For the Year Ended December 31, 2013
(Unaudited - see Notice to Reader)

	Contents
Notice to Reader	2
Financial Statements	
Statement of Financial Position	3
Statement of Operations and Changes in Net Assets	4
Statement of Cash Flows	5



Tel: 250 763 6700
Fax: 250 763 4457
Toll-free: 800 928 3307
www.bdo.ca

BDO Canada LLP
400 - 1631 Dickson Avenue
Kelowna BC V1Y 0B5 Canada

Notice to Reader

On the basis of information provided by management, we have compiled the statement of financial position of Uptown Rutland Business Association as at December 31, 2013 and the statements of operations and changes in net assets for the year then ended.

We have not performed an audit or a review engagement in respect of these financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.

BDO Canada LLP

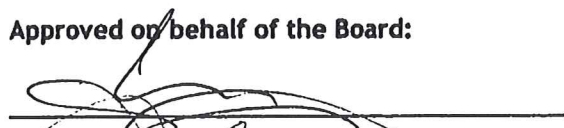
Chartered Accountants

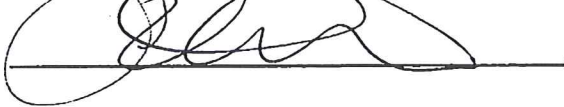
February 21, 2014

**Uptown Rutland Business Association
Statement of Financial Position
(Unaudited - see Notice to Reader)**

December 31	2013	2012
Assets		
Current		
Cash	\$ 77,062	\$ 55,156
Accounts receivable	1,500	2,164
Prepays and deposits	2,396	2,396
	\$ 80,958	\$ 59,716
Liabilities and Net Assets		
Current		
Accounts payable and accrued liabilities	\$ 9,743	\$ 9,830
Net Assets		
Unrestricted	71,215	49,886
	\$ 80,958	\$ 59,716

Approved on behalf of the Board:


 _____, Director


 _____, Director

**Uptown Rutland Business Association
Statement of Operations and Changes in Net Assets
(Unaudited - see Notice to Reader)**

For the Year Ended December 31	2013	2012
Revenues		
Municipal tax levy	\$ 163,288	\$ 148,000
Special events and sponsorships	9,565	14,170
	<u>172,853</u>	<u>162,170</u>
Expenses		
Advertising and promotion	18,546	21,962
Insurance	1,486	1,662
Interest and bank charges	87	14
Office	8,138	6,032
Professional fees	8,994	4,750
Rental	12,592	5,661
Repairs and maintenance	506	9,865
Salaries and wages	69,794	60,121
Special events	25,796	36,401
Telephone	2,488	4,113
Training	1,475	7,571
Travel	1,666	47
	<u>151,568</u>	<u>158,199</u>
Excess of revenues over expenses before other item	<u>21,285</u>	<u>3,971</u>
Other item		
Interest income	44	39
Excess of revenues over expenses	<u>21,329</u>	<u>4,010</u>
Net assets, beginning of year	<u>49,886</u>	<u>45,876</u>
Net assets, end of year	<u>\$ 71,215</u>	<u>\$ 49,886</u>

**Uptown Rutland Business Association
Statement of Cash Flows
(Unaudited - see Notice to Reader)**

For the Year Ended December 31	2013	2012
Cash from operating activities:		
Cash received from government, members and other	\$ 171,353	\$ 160,006
Cash paid to employees and suppliers	(149,491)	(152,588)
Interest received	44	39
Deposit paid	-	(1,896)
	<hr/>	<hr/>
Net increase in cash	21,906	5,561
Cash, beginning of year	55,156	49,595
	<hr/>	<hr/>
Cash, end of year	\$ 77,062	\$ 55,156

2014 Budget

<i>Revenue</i>	<i>Actual for 2013</i>	<i>2014 Budget</i>
Total Revenue	\$ 172,896.79	\$ 190,000.00
City Funding	\$ 163,288.00	\$ 166,000.00
Events and Sponsorships		
Easter Event		\$ -
Car Show		\$ 3,500.00
Golf Tournament		\$ 2,500.00
Art Project		\$ 5,000.00
Scarecrow Festival		\$ 4,000.00
Black Friday Event		\$ 2,500.00
Christmas Light Up		\$ 1,000.00
After Hours		\$ 5,500.00
Total Events and Sponsorship	\$ 9,608.79	\$ 24,000.00
Expenses		
Marketing		
Website , Logo Upgrade & Photography		\$ 1,000.00
URBA Profile & General Advertising		\$ 6,740.00
Advertising for the Events		\$ 11,500.00
Total Marketing	\$ 18,501.20	\$ 19,240.00
Promotions		
Easter Event		\$ 300.00
Car Show		\$ 4,000.00
Golf Tournament		\$ 2,000.00
Art Project		\$ 1,000.00
Scarecrow Festival		\$ 8,000.00
Black Friday Event		\$ 500.00
Christmas Light Up		\$ 4,000.00
Parades		\$ 500.00
After Hours		\$ 9,900.00
Total Promotions	\$ 25,796.15	\$ 30,200.00
Beautification, Signage, Projects		
TBD		\$ 25,000.00
Total Beautification, Signage, Projects		\$ 25,000.00
General and Administration		
General Office Expenses		\$ 5,000.00
El Expense		\$ 1,600.00
CPP Expense		\$ 2,600.00
Capital expenditures		\$ 1,500.00
Insurance		\$ 1,500.00
Interest & Bank Charges		\$ 160.00
Membership Dues		\$ 600.00
Meetings AGM/Board		\$ 1,100.00
Office and rent		\$ 10,000.00
Professional Development		\$ 7,000.00
Professional fees		\$ 4,000.00
Repairs		\$ 200.00
Storage		\$ 2,100.00
Telephone & Communications		\$ 1,000.00
Travel & Parking		\$ 200.00
Wages and Benefits		\$ 77,000.00
Total General Admin Expenses	\$ 106,679.11	\$ 115,560.00
Total Expenses	\$ 150,976.46	\$ 190,000.00
Net Revenue	\$ 21,920.33	\$ -

2013 URBA Board of Directors		
Name	Title	Business Name
Crystal Hansen	President	Benson Law LLP
Nicholas Aubin	Past President	Aubin & Associates Notaries Public
Shawn Swail	1st Vice President	Canada West Litigation
Dawn Thiessen	2nd Vice President	Aphrodite In Me Spa
Al Kirschner	Treasurer	Black Mountain Irrigation District
Joe lafrancesco	Director	Property Owner
Aron Meier	Director	Valleyview Funeral Home
Mike Koutsantonis	Director	Olympia Greek Taverna
Shawna McCrea	Director	Valley First Credit Union
Frank Pohland	Director (appointed)	CTQ Consultants
Kevin MacDougall	Director (appointed)	RCMP
Gerry Zimmermann	Ex-Officio	City of Kelowna Councillor
Colin Basran	Ex-Officio Alternate	City of Kelowna Councillor
Laurel D'Andrea	Executive Director	URBA
Ravi Dhani	Administrative Assistant	URBA



Report to Council



Date: March 4, 2014
File: 1125-51-027
To: City Manager
From: Jeff Hancock, Manager, Real Estate Services
Subject: Public - Road Closure - Adjacent to 1935 Glenmore Road North North

Recommendation:

THAT Council receives the Report from the Manager, Real Estate Services dated March 4, 2014, recommending that Council adopt the proposed road closure of a portion of land adjacent to 1935 Glenmore Road North;

AND THAT Bylaw No. 10926, being proposed road closure of a portion of land adjacent to 1935 Glenmore Road North, be given reading consideration.

Purpose:

The closed road is to be consolidated with Lot 10 Plan 1068, Lot 9 Plan 1068, Lot 8 Plan 1068, Lot 7 Plan 1068 and Lot A Plan 37262.

Background:

Staff has been working to create the future landfill plan and to re-locate the entrance to the landfill off of the first phase of John Hindle Drive. Through the process of preparing consolidation and road dedication plans for these projects it was recognized that an area of land to the west of Glenmore Road could be excluded from the landfill consolidation upon approval by the Agricultural Land Commission and subdivision approvals department. In order to create a parcel which meets subdivision approval requirements for size of an A1 zoned parcel (2.0ha), Staff is requesting Council approval to bring forward a road closure bylaw for a portion of Glenmore Road (see attached Schedule 'A'). The creation of a distinct lot to the west of Glenmore Road provides the City with greater flexibility for future land use by removing the link of the parcel across the road.

Legal/Statutory Authority:

Section 26 and 40, Community Charter

Considerations not applicable to this report:

Internal Circulation:

Financial/Budgetary Considerations

Legal/Statutory Procedural Requirements:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

The Real Estate department requests Council's support of this road closure.

Submitted by: Jeff Hancock, Manager, Real Estate Services

Approved for inclusion: D. Edstrom, Director, Real Estate

Attachments:

1. Schedule 'A' - Map

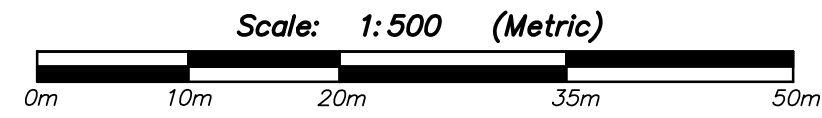
cc: G. Hood, Strategic Land Development Manager
K. Muller, Solid Waste Supervisor

**REFERENCE PLAN TO ACCOMPANY CITY OF KELOWNA
ROAD CLOSURE BY-LAW #10926, FOR CLOSURE AND REMOVAL
OF A PORTION OF ROAD DEDICATED ON PLAN 16293, SEC 16, TP 23, ODYD.**

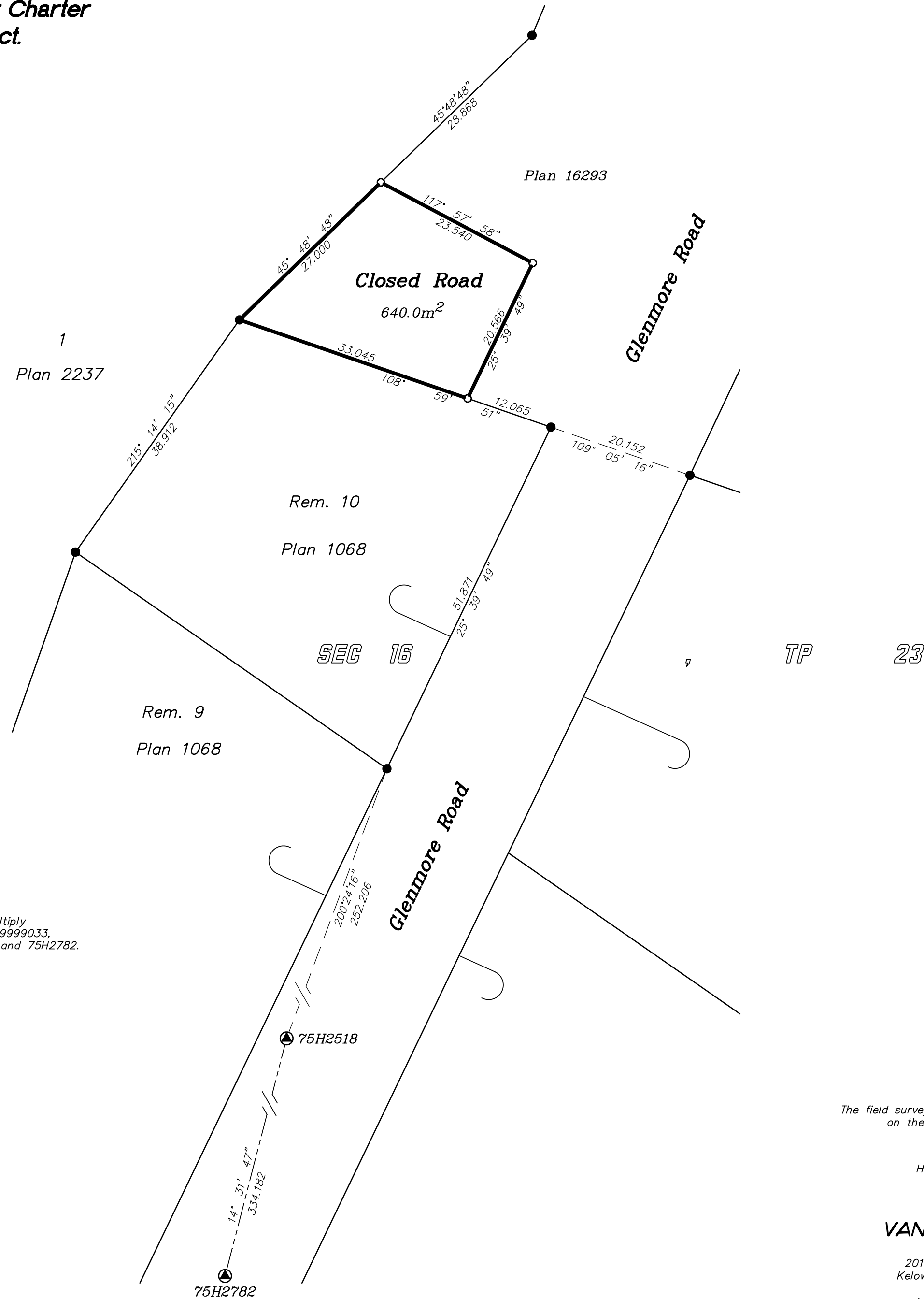
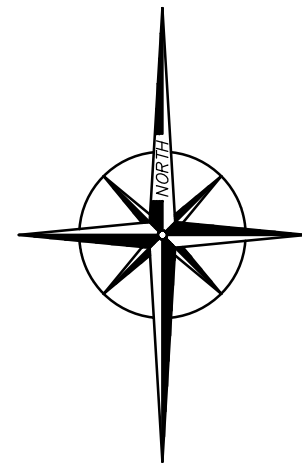
PLAN EPP39380

*Pursuant to Section 40 of the Community Charter
and Section 120 of the Land Title Act.*

BCGS 82E.093



The intended plot size of this plan is 432mm in width by 560mm in height (Sheet size "C") when plotted at a scale of 1:500.



Legend:

Grid Bearings are derived from observations between Control Monuments 75H2518 and 75H2782.
Integrated Survey Area No. 4, Kelowna, NAD83, (CSRS).

This Plan shows horizontal ground-level distances, except where otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor, 0.9999033, which has been derived from Control Monuments 75H2518 and 75H2782.

- All distances are in metres and decimals thereof.

- - denotes standard iron post placed
- - denotes standard iron post found

- ⊙ - denotes control monument found

This plan lies within the jurisdiction of the approving officer for the City of Kelowna.

This Plan lies within the Central Okanagan Regional District.

The field survey represented by this plan was completed on the 07th day of March, 2014.

H.G. van Gorp, BCLS #696

VAN GURP & COMPANY
land surveyors
201-1470 St. Paul Street,
Kelowna, B.C. 250-763-5711

FB 644(15) File: 16477rdc-2

CITY OF KELOWNA

BYLAW NO. 10926

Road Closure and Removal of Highway Dedication Bylaw
(Portion of Glenmore Road N)

A bylaw pursuant to Section 40 of the Community Charter to authorize the City to permanently close and remove the highway dedication of a portion of highway on Glenmore Road N.

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, hereby enacts as follows:

1. That portion of highway attached as Schedule "A" comprising 640.m² shown in bold black as Closed Road on the Reference Plan prepared by H.G. van Gurp, B.C.L.S., is hereby stopped up and closed to traffic and the highway dedication removed.
2. The Mayor and City Clerk of the City of Kelowna are hereby authorized to execute such conveyances, titles, survey plans, forms and other documents on behalf of the said City as may be necessary for the purposes aforesaid.

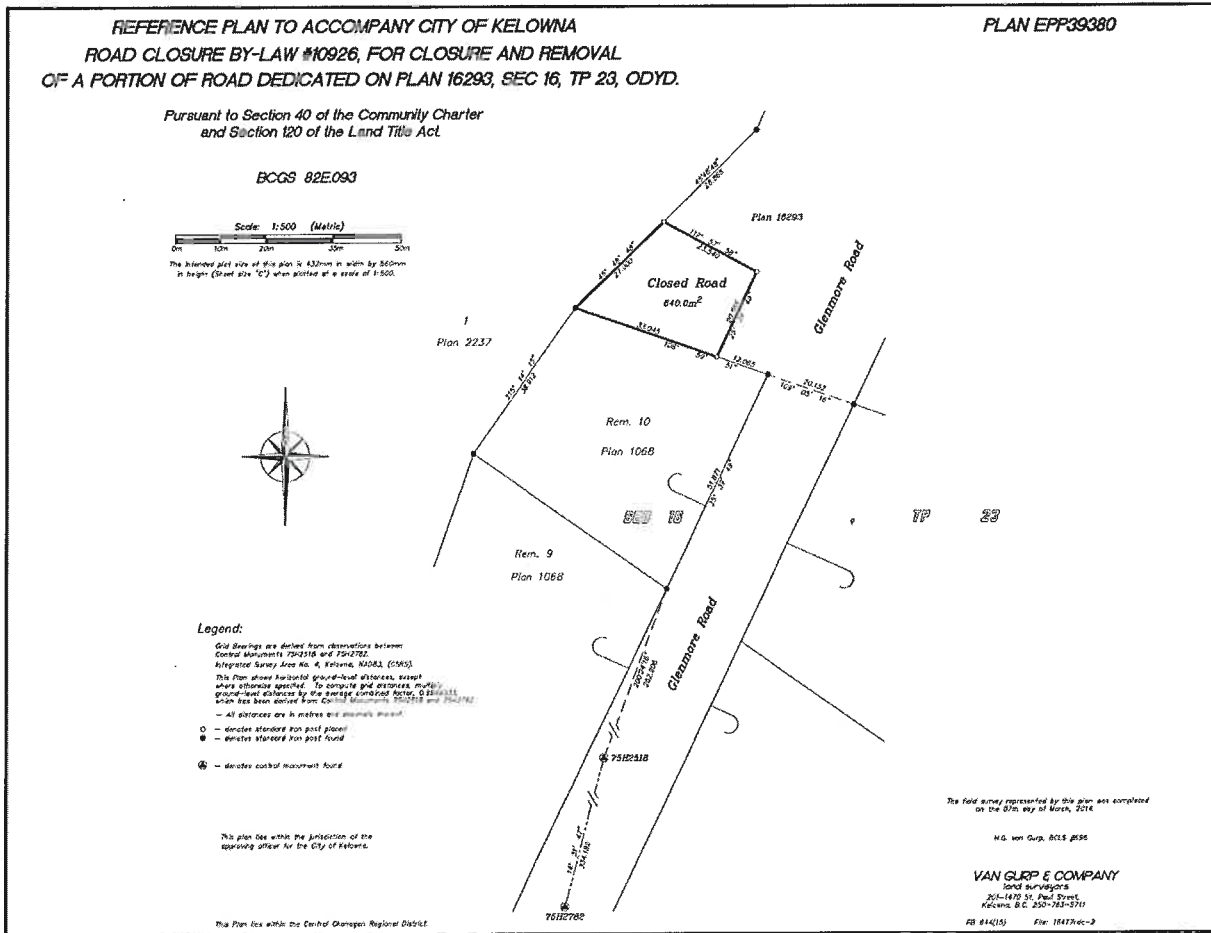
Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"



CITY OF KELOWNA
BYLAW NO. 10927

Amendment No. 32 to Sewerage System User Bylaw

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Sewerage System User Bylaw No. 32 be amended as follows:

1. THAT Section 2. DEFINITIONS be amended by:
 - a) deleting the definition for “Director of Works & Utilities” in its entirety that reads:
 “Director of Works & Utilities” means the person appointed by the Municipal Council as the head of the City’s Works & Utilities Department and includes employees of the Works & Utilities Department of the City when acting under the direction of the Director of Works & Utilities.
 - b) Adding a new definition “Utility Manager” in its appropriate location that reads:
 “Utility Manager” means the person hired to manage the Wastewater Utility and includes employees of the City when acting under the direction of the Utility Manager.
2. AND THAT all references to “Director of Works & Utilities” be deleted and replaced with “Utility Manager” throughout the bylaw;
3. AND THAT Section 4. be deleted that reads:

Residential users shall pay a monthly flat rate charge for each residential unit for the use of the sewerage system as follows:

	2012	2013	2014
Flat Rate per Month	\$18.43	\$18.86	\$19.21

And replaced with:

Residential users shall pay a monthly or bi-monthly flat rate charge for each residential unit for the use of the sewerage system as follows:

	2012	2013	2014
Flat Rate per Month	\$18.43	\$18.86	\$19.21
Bi-Monthly Rate			\$38.42

4. AND THAT Section 5. (1) be amended by:
 - a) adding the words “or bi-monthly” after the words “Commercial users that have a City of Kelowna metered water supply shall pay a monthly”;
 - b) adding the words “Bi-Monthly” after the words “Flat Rate per Month” in the table;

- c) deleting the word “monthly” in the sentence that reads “Provided that the monthly charge shall not be less than:”
- d) deleting the table that reads:

	Effective April 16, 2012	Effective April 16, 2013	Effective April 16, 2014
Metered base rate per month	\$10.10	\$10.30	\$10.50

And replacing it with:

	Effective April 16, 2012	Effective April 16, 2013	Effective April 16, 2014
Metered base rate per month	\$10.10	\$10.30	\$10.50
Bi-Monthly			\$21.00

- e) deleting the word “monthly” after the words “testing will be at the discharger’s expense and the City of Kelowna shall apply a”;
 - f) adding the word “/bi-monthly” after the words “When the City of Kelowna makes the monthly”;
5. AND THAT Section 5. (2) be amended by adding the word “or bi-monthly” after the words “Commercial Users that do not have a City of Kelowna metered water supply shall pay a monthly”;
 6. AND THAT Section 8. be amended by:
 - a) adding the words “or bi-monthly” after the words “then the City of Kelowna shall calculate the monthly”;
 - b) adding the words “or bi-monthly” after the words “may determine and monthly”
 7. This bylaw may be cited for all purposes as “Bylaw No. 10927, being Amendment No. 32 to Sewerage System User Bylaw No. 3480.”
 8. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 10th day of March, 2014.

Adopted by the Municipal Council of the City of Kelowna this

_____ Mayor

_____ City Clerk

CITY OF KELOWNA

BYLAW NO. 10928

Amendment No. 3 to Water Regulation Bylaw No. 10480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Water Regulation Bylaw No. 10480 be amended as follows:

1. THAT **SCHEDULE "A" Water Rates and Charges** be deleted in its entirety and replaced with a new **SCHEDULE "A" Water Rates and Charges** as attached to and forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Bylaw No. 3, being Amendment No. 3 to Water Regulation Bylaw No. 10480."
3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 10th day of March, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE "A"

Water Rates and Charges

Customers shall pay the following rates and charges for water service with 2012 rates effective on April 16, 2012, with 2013 rates effective April 16, 2013, with 2014 rates effective with consumption after April 1, 2014:

1. Single Family Residential Properties - Metered

A combined monthly flat rate meter service charge of Nine Dollars and Twenty Five Cents (\$9.25) per month in 2012, Ten Dollars and Forty five Cents per month in 2013 (\$10.45), Eleven dollars and Eighty One Cents (\$11.81) per month in 2014 or \$23.62 bi-monthly in 2014, plus a consumption charge as follows:

	April 16, 2012	April 16, 2013	Consumption after April 1, 2014
First 30 cubic metres, or For Bi-Monthly, First 60 cubic metres	\$0.322 per cubic metre	\$0.361 per cubic metre	\$0.404 per cubic metre
Next 50 cubic metres, or For Bi-Monthly, Next 100 cubic metres	\$0.433 per cubic metre	\$0.485 per cubic metre	\$0.543 per cubic metre
Next 45 cubic metres, or For Bi-Monthly, Next 90 cubic metres	\$0.657 per cubic metre	\$0.736 per cubic metre	\$0.824 per cubic metre
Balance of cubic metres	\$1.314 per cubic metre	\$1.472 per cubic metre	\$1.648 per cubic metre

2. Single Family Residential Properties - Required to Have a Meter But Do Not
A monthly flat charge of \$400.00 or a bi-monthly flat charge of \$800.00.

3. **Commercial, Industrial and Institutional (collectively, “Non-Residential”) Properties - Metered**

A combined monthly or bi-monthly flat rate charge plus a consumption charge as follows:

Flat rate charge based on **Water Meter** size as follows:

Meter Size	Monthly Flat Charge			Bi-Monthly
	In 2012	In 2013	In 2014	In 2014
5/8" (15 mm)	\$ 9.25	\$ 10.45	\$ 11.81	\$23.62
¾" (20 mm)	\$ 12.41	\$ 13.25	\$ 14.42	\$28.84
1" (25 mm)	\$ 16.25	\$ 17.21	\$ 18.55	\$37.10
1½" (37 mm)	\$ 29.92	\$ 28.92	\$ 27.78	\$55.56
2" (50 mm)	\$ 48.26	\$ 46.63	\$ 44.78	\$89.56
3" (75 mm)	\$ 129.74	\$ 136.75	\$146.66	\$293.32
4" (100 mm)	\$ 196.07	\$ 197.35	\$ 200.12	\$400.24
6" (150 mm)	\$ 381.16	\$ 361.58	\$ 338.04	\$676.08
8" (200 mm)	\$ 477.02	\$ 462.16	\$ 445.36	\$890.72

Plus a consumption charge of \$0.331 for the year 2012, \$0.394 for the year 2013, \$0.466 for the year 2014, per cubic metre for all **Water Meter** sizes.

4. Mixed Use properties

A combined monthly or bi-monthly flat rate charge plus a consumption charge as follows:

Flat rate charge based on Water Meter size as follows:

	Meter Size Monthly Flat Charge			Bi-Monthly Flat Change
	In 2012	In 2013	In 2014	In 2014
5/8" (15 mm)	\$ 9.25	\$10.45	\$11.81	\$23.62
3/4" (20 mm)	\$ 12.41	\$13.25	\$14.42	\$28.84
1" (25 mm)	\$ 16.25	\$17.21	\$18.55	\$37.10
1½" (37 mm)	\$ 29.92	\$28.92	\$27.78	\$55.56
2" (50 mm)	\$ 48.26	\$46.63	\$44.78	\$89.56
3" (75 mm)	\$ 129.74	\$136.75	\$146.66	\$293.32
4" (100 mm)	\$ 196.07	\$197.35	\$200.12	\$400.24
6" (150 mm)	\$ 381.16	\$361.58	\$338.04	\$676.08
8" (200 mm)	\$ 477.02	\$462.16	\$445.36	\$890.72

Plus a consumption charge of \$0.322 for the year 2012, \$0.375 for the year 2013, \$0.458 for the year 2014 per cubic metre for all Water Meter sizes.

5. Temporary Use

For Temporary Use of water during construction on:

Single Family residential properties a flat charge of \$9.55 per month or \$19.10 bi-monthly.

For non-residential properties and Multi-Family Residential properties a monthly flat charge of \$62.95 or a bi-monthly flat charge of \$125.90.

6. Fire Protection Use

For Fire Protection Use a monthly flat rate charge of Twenty Dollars and Three Cents (\$20.03) per month for 2012, Twenty Two dollars and forty three cents (\$22.43) per month for 2013, and Twenty Five Dollars and Twelve Cents (\$25.12) per month for 2014 or Fifty Dollars and Twenty Four Cents (\$50.24) bi-monthly for 2014.

7. Beaver Lake Industrial Area Properties

A combined monthly or bi-monthly flat rate charge plus a consumption charge for all properties within the **Beaver Lake Industrial Area** as follows:

Meter Size	Monthly Flat Charge	Bi-Monthly Flat Charge
5/8" (15 mm)	\$ 9.55	\$19.10
3/4" (20 mm)	\$ 13.94	\$27.88
1" (25 mm)	\$ 18.51	\$37.02
1½" (37 mm)	\$ 39.02	\$78.04
2" (50 mm)	\$ 62.95	\$125.90
3" (75 mm)	\$ 148.84	\$297.68
4" (100 mm)	\$ 241.65	\$483.30
6" (150 mm)	\$ 509.35	\$1,018.70
8" (200 mm)	\$ 620.13	\$1,240.26

Plus a consumption charge of \$0.283 per cubic metre.

8. Park and Non-ALR Farm Use - Metered

A combined monthly or bi-monthly flat rate charge plus a consumption charge as follows:

Flat rate charge based on Water Meter size as follows:

Meter Size	Monthly Flat Charge		Bi-Monthly Flat Charge	
	In 2012	In 2013	In 2014	In 2014
5/8" (15 mm)	\$ 9.25	\$10.45	\$11.81	\$23.62
¾" (20 mm)	\$ 12.41	\$13.25	\$14.42	\$28.84
1" (25 mm)	\$ 16.25	\$17.21	\$18.55	\$37.10
1½" (37 mm)	\$ 29.92	\$28.92	\$27.78	\$55.56
2" (50 mm)	\$ 48.26	\$46.63	\$44.78	\$89.56
3" (75 mm)	\$ 129.74	\$136.75	\$146.66	\$293.32
4" (100 mm)	\$ 196.07	\$197.35	\$200.12	\$400.24
6" (150 mm)	\$ 381.16	\$361.58	\$338.04	\$676.08
8" (200 mm)	\$ 477.02	\$462.16	\$445.36	\$890.72

Plus a consumption charge of \$0.282 for the year 2012, \$0.317 for the year 2013, \$0.353 for the year 2014 per cubic meter

Park and Non-ALR Farm use - required to have a meter but do not

For unmetered parcels in **Park and Non-ALR Farm Use** a yearly flat rate of Four Hundred Seventy Six Dollar and fifty Six Cents (\$476.56) in 2012, Five Hundred and Twenty Four Dollars and Twenty One Cents (\$524.21) in 2013, Five Hundred Seventy Six Dollars and Sixty Four Cents (\$576.64) in 2014 per acre per year whether a portion is irrigated or not . For farm land not designated as an **agricultural** land reserve the yearly flat rate shall be based on the total assessed size of the **Property** classified as farm under the *Assessment Act*.

9. Agricultural Properties

A consumption charge of \$0.089 for 2012, \$0.098 for 2013, \$0.108 for 2014 per cubic metre.

Agricultural Properties - required to have a meter but do not

For unmetered **Agricultural** properties a yearly flat rate of One Hundred Ten Dollars (\$110) for the year 2012, One Hundred Twenty Dollars (\$120) for the year 2013, One Hundred Thirty Dollars (\$130) for the year 2014 per acre per year based on the total assessed size of the **Property** designated as **agricultural** land reserve under the *Agricultural Land Commission Act* whether a portion is irrigated or not.

10. Multi-Family Residential Properties - 3 or more attached dwelling units on a single property

A combined monthly or bi-monthly flat rate charge plus a consumption charge as follows:

Meter Size	Monthly Flat Charge			Bi-Monthly Flat Charge In 2014
	In 2012	In 2013	In 2014	
5/8" (15 mm)	\$ 9.25	\$10.45	\$11.81	\$23.62
3/4" (20 mm)	\$ 12.41	\$13.25	\$14.42	\$28.84
1" (25 mm)	\$ 16.25	\$17.21	\$18.55	\$37.10
1½" (37 mm)	\$ 29.92	\$28.92	\$27.78	\$55.56
2" (50 mm)	\$ 48.26	\$46.63	\$44.78	\$89.56
3" (75 mm)	\$ 129.74	\$136.75	\$146.66	\$293.32
4" (100 mm)	\$ 196.07	\$197.35	\$200.12	\$400.24
6" (150 mm)	\$ 381.16	\$361.58	\$338.04	\$676.08
8" (200 mm)	\$ 477.02	\$462.16	\$445.36	\$890.72

Plus a consumption charge of \$0.313 in 2012, \$0.357 in 2013, \$0.406 in 2014 per cubic metre for all **Water Meter** sizes.

11. **Single Family Strata - single family housing on a strata property**

A combined monthly or bi-monthly flat rate charge plus a consumption charge as follows:

Meter Size	Monthly Flat Charge			Bi-Monthly Flat Charge
	In 2012	In 2013	In 2014	In 2014
5/8" (15 mm)	\$ 9.25	\$10.45	\$11.81	\$23.62
¾" (20 mm)	\$ 12.41	\$13.25	\$14.42	\$28.84
1" (25 mm)	\$ 16.25	\$17.21	\$18.55	\$37.10
1½" (37 mm)	\$ 29.92	\$28.92	\$27.78	\$55.56
2" (50 mm)	\$ 48.26	\$46.63	\$44.78	\$89.56
3" (75 mm)	\$ 129.74	\$136.75	\$146.66	\$293.32
4" (100 mm)	\$ 196.07	\$197.35	\$200.12	\$400.24
6" (150 mm)	\$ 381.16	\$361.58	\$338.04	\$676.08
8" (200 mm)	\$ 477.02	\$462.16	\$445.36	\$890.72

Plus a consumption charge of:

	April 16, 2012	April 16, 2013	Consumption after April 1, 2014
First 30 cubic metres, or For Bi-Monthly, First 60 cubic metres	\$0.336 per cubic metre	\$0.396 per cubic metre	\$0.464 per cubic metre
Next 50 cubic metres, or For Bi-Monthly, Next 100 cubic metres	\$0.444 per cubic metre	\$0.522 per cubic meter	\$0.612 per cubic metre
Next 45 cubic metres, or For Bi-Monthly, Next 90 cubic metres	\$0.672 per cubic metre	\$0.791 per cubic metre	\$0.927 per cubic meter
Balance of cubic metres	\$1.344 per cubic metre	\$1.583 per cubic metre	\$1.855 per cubic metre

per cubic metre for all Water Meter sizes.

For land shown on a strata plan that receives the supply of water from the City Water Utility from the same Service Connection, except land shown on a Bare Land Strata Plan, the City may send a single invoice covering all Strata Lots and common property to the strata corporation. If the rate levied remains unpaid as of December 31 of the billing year, the City may allocate the total volume of water used among the Strata Lot owners on the basis of their unit entitlements and type of use, and determine the charges and penalties owing by the owner of each Strata Lot.

12. Bulk Water Filling Station Use

The cost of a card for use of the Bulk Water Filling Stations is \$20.00, non-refundable.
For Bulk Water Filling Stations, a consumption charge of \$0.80 per cubic metre of water used.

13. Water Quality Enhancement Reserve Fund Contribution - Metered

All Customers, except those Customers in the Beaver Lake Industrial Area, shall pay an additional monthly or bi-monthly flat charge, as follows:

Meter Size	Monthly Flat Charge			Bi-Monthly Flat Charge
	In 2012	In 2013	In 2014	In 2014
5/8" (15 mm) or 3/4"(20mm)	\$ 4.95	\$6.19	\$7.73	\$15.46
1" (25 mm)	\$ 10.16	\$12.70	\$15.88	\$31.76
1½" (37 mm)	\$ 22.43	\$28.03	\$35.04	\$70.08
2" (50 mm)	\$ 36.30	\$45.38	\$56.72	\$113.44
3" (75 mm)	\$ 85.09	\$106.36	\$132.95	\$265.90
4" (100 mm)	\$ 140.70	\$175.88	\$219.84	\$362.82
6" (150 mm)	\$ 314.81	\$393.52	\$491.89	\$612.80
8" (200 mm)	\$ 632.61	\$699.67	\$874.59	\$807.36

14. Water Quality Enhancement Reserve Fund Contribution - Water Uses That Do Not Require a Meter:

A monthly flat charge as follows: \$4.95 per month for 2012, \$6.19 for 2013 and \$7.73 for 2014, or
A bi-monthly flat charge as follows: \$15.46 for 2014.