

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, January 12, 2015
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

5 - 14

Regular PM Meeting - December 15, 2014

3. Development Application Reports & Related Bylaws

3.1 Agricultural Land Reserve Appeal Application No. A14-0011 - 499 Valley Road North, Jane & Anthony Reschke, Deanna Sills, Gregory & Jennifer Reschke

15 - 30

Mayor to invite the Applicant, or Applicant's Representative, to come forward.

To consider a staff recommendation NOT to support an application to the Agricultural Land Commission (ALC) under Section 20(3) of the ALC Act for a "Non-Farm use" within the Agricultural Land Reserve (ALR) to allow 0.101 ha (0.25 acres) of the property to be leased to a tree service company.

3.2 Agricultural Land Reserve Appeal Application No. A14-0010 - 1301 Glenmore Road North, Kelowna Pet Resort Ltd.

31 - 53

Mayor to invite the Applicant, or Applicant's Representative to come forward.

To consider a staff recommendation NOT to support an application to the Agricultural Land Commission (ALC) to allow an existing mobile home to be used by a caretaker for the kennel business on the property.

3.3 Rezoning Application No. Z14-0055 - 650-652 Wardlaw, Laren & Janette Desaultels

54 - 74

To rezone the subject property in order to permit a fourplex.

- 3.3.1 Bylaw No. 11049 (Z14-0055) - 650-652 Wardlaw Avenue, Loren & Janette Desautels** 75 - 75

To give Bylaw No. 11049 first reading.

- 3.4 Text Amendment Application No. TA14-0013 - Various Addresses, Kettle Valley Development Ltd.** 76 - 82

To seek approval for changes to the development regulations and housekeeping amendments in the CD2 Comprehensive Zone 2, Kettle Valley Comprehensive Residential Development zone.

- 3.4.1 Bylaw No. 11046 (TA14-0013) - CD2 - Kettle Valley Comprehensive Residential Development Zone** 83 - 88

To give Bylaw No. 11046 first reading.

- 3.5 Text Amendment Application No. TA14-0015, Supplemental Report - 1975 Union Road, 657139 BC Ltd.** 89 - 103

To amend the C5 - Transition Commercial zone by replacing the previously recommended "Service Stations, Minor" use with the "Rapid Drive-Through Vehicle Services" use on one explicit legal parcel.

- 3.5.1 Bylaw No. 10996 (TA14-0015) - 1975 Union Road, Amendment to C5 - Transition Commercial Zone** 104 - 104

To give Bylaw No. 10996 first reading as amended.

- 3.6 Rezoning Application No. Z11-0083, Extension Request - 1429 KLO Road, Arnold & Melitta Frank** 105 - 110

To extend the date for adoption of Zone Amending bylaw No. 10782 from December 11, 2014 to December 11, 2015.

- 3.7 Rezoning Application No. Z12-0047, Extension Request - 875 & 885 Mayfair Road, Onkar & Ranjit Dhillon** 111 - 114

To extend the date for adoption of the Zone Amending Bylaw No. 10768 from November 13, 2014 to November 13, 2015.

4. Bylaws for Adoption (Development Related)

- 4.1 Bylaw No. 11026 (TA14-0019) - Breweries and Distilleries, Minor in C3, C6 and C10 Zones** 115 - 115

To adopt Bylaw No. 11026 in order to include 'Breweries and Distilleries, minor' as a principle use in the C3, C6 and C10 zones.

- 4.2 Bylaw No. 11031 (OCP14-0015) - 1501 & 1511 Tower Ranch Drive and 2160 Tower Ranch Boulevard, Parkbridge Lifestyle Communities Inc., City of Kelowna & 0977415 BC Ltd.** 116 - 122

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

To adopt Bylaw No. 11031 in order to change the future land use designation of a portion of the subject properties from MRL – Multiple Unit Residential (Low Density) to S2RES – Single/Two Unit Residential; PARK - Park and Open Space (public) to S2RES – Single / Two Unit Residential; S2RESH – Single/Two Unit Residential- Hillside to MRL – Multiple Unit Residential (Low Density); S2RESH – Single/Two Unit Residential- Hillside to PARK – Major Park and Open Space (public); and PARK – Park and Open Space (public) to S2RESH – Single / Two Unit Residential – Hillside; from S2RES – Single/Two Unit Residential to PARK - Park and Open Space (public); from PARK – Park and Open Space (public) to S2RES – Single/Two Unit Residential; from S2RES – Single/Two Unit Residential to S2RESH - Single/Two Unit Residential - Hillside; from S2RESH - Single/Two Unit Residential – Hillside to S2RESH - Single/Two Unit Residential; and from REC - Private Recreation (private) to S2RESH - Single/Two Unit Residential - Hillside; from S2RESH - Single/Two Unit Residential - Hillside to PARK - Major Park and Open Space (public); from S2RESH - Single/Two Unit Residential - Hillside to- PSU - Public Services / Utilities; from Private Recreation (private) to- PSU - Public Services / Utilities; and from PARK - Major Park and Open Space (public) to S2RESH - Single/Two Unit Residential - Hillside; and from PARK - Major Park and Open Space (public) to S2RES - Single/Two Unit Residential; and from Public Service Utilities (PSU) to Single/Two Unit Residential - Hillside (S2RESH); and from Resource Protection Area (REP) to Single/Two Unit Residential - Hillside (S2RESH).

- 4.3 Rezoning Application No. Z10-0028 - 1020 Graham Road, Lyall Watson Grexton** 123 - 125

To extend the date for adoption of Zone Amending Bylaw No. 10551 from July 11, 2014 to July 11, 2015; To consider waiving the requirement for a Development Variance Permit and to adopt Zone Amending Bylaw No. 10551 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to permit the construction of a second single-family dwelling on the subject property.

- 4.3.1 Bylaw No. 10551 (Z10-0028) - 1020 Graham Road, Lyall Watson Grexton** 126 - 126

To adopt Bylaw No. 10551 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Dwelling Housing zone to permit the construction of a second single-family dwelling on the subject property.

5. Non-Development Reports & Related Bylaws

5.1 2015 Financial Plan

127 - 167

To provide an overview of the 2015 Financial Plan.

5.2 South Perimeter Road - Results of Public Engagement

168 - 230

At the October 6, 2014 Regular Meeting, Council considered a proposal by the development community to accelerate the design and construction of South Perimeter Road (SPR) between Stewart Rd West and Gordon Drive. This report provides the results of the community input.

6. Mayor and Councillor Items

7. Termination