

City of Kelowna

Regular Council Meeting

AGENDA



Monday, February 23, 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

4 - 9

Regular PM Meeting - February 16, 2015

3. Public in Attendance

3.1 International Children's Games Kelowna Legacy Committee

10 - 19

Presentation by Heather Schneider.

4. Development Application Reports & Related Bylaws

4.1 1980 Saucier Road, Z14-0034 - Emil Anderson Construction Ltd.

20 - 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 to rezone the subject parcel in order to facilitate a subdivision into two (2) lots.

4.2 1085 Lexington Drive, A14-0012 - Tom Stanbrook (Aspen Grove Golf Course Ltd.)

54 - 89

To consider an application to the Agricultural Land Commission to allow for a non-farm use on a portion of the subject lands in order to allow a recreational vehicle (RV) campsite on the property.

5. Bylaws for Adoption (Development Related)

- 5.1 (W of) Mountainside Drive, BL11027 (OCP14-0019) - Cedar Creek Developments Ltd. 90 - 91**

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

To adopt Bylaw No. 11027 in order to change the future land use designations of the subject property.

- 5.2 (W of) Mountainside Drive, BL11028 (Z14-0036) - Cedar Creek Developments Ltd. 92 - 93**

To adopt Bylaw No. 11028 in order to rezone the subject property.

- 5.3 Kettle Valley, BL11046 (TA14-0013) - CD2, Kettle Valley Comprehensive Residential Development Zone 94 - 99**

To adopt Bylaw No. 11046 in order to Zoning Bylaw No. 8000.

6. Non-Development Reports & Related Bylaws

- 6.1 Regency Aero Lease Inc. Supplemental Agreement to Main Hangar Sublease - Kelowna International Airport 100 - 111**

To obtain Council's approval for the City to enter into a Supplemental Agreement wherein the City and Regency Aero Lease Inc. have each agreed to swap 508.8 square metres of land located at Kelowna International Airport to accommodate expansion of the airport's main commercial apron and provide better access to Regency Aero Lease Inc.'s facility.

- 6.2 Amendment to Airport Fees and Charges Bylaw No. 7982 112 - 114**

To obtain Council's approval to amend the Kelowna International Airport's fees and charges by amending Bylaw No. 7982.

- 6.3 BL11062 - Amendment No. 29 to Airport Fees Bylaw No. 7982 115 - 117**

To give Bylaw No. 11062 first, second and third readings in order to amend the Airport Fees Bylaw.

- 6.4 Library Parkade Expansion - Transfer of Funding 118 - 125**

To provide Council an update on the financial status of the Library Parkade Expansion and to seek Council endorsement to transfer funds from the Ellis Parkade Project to the Library Parkade Expansion in order to issue invitations to bid for the Library Parkade Expansion project.

- 6.5 Grant Administration Agreement for Heritage Grants Program 126 - 132**

To consider executing a Grant Agreement with the Central Okanagan Heritage Society to administer and adjudicate the 2015 Heritage Grants on behalf of the City of Kelowna.

7. Bylaws for Adoption (Non-Development Related)

7.1 BL11057 - Amendment No. 5 to Water Regulation Bylaw No. 10480 133 - 139

To adopt Bylaw No. 11057 in order to amend the Water Regulation Bylaw.

7.2 BL11058 - Amendment No. 33 to Sewerage System User Fee Bylaw No. 3480 140 - 141

To adopt Bylaw No. 11058 in order to amend the Sewerage System User Bylaw.

8. Mayor and Councillor Items

9. Termination



City of Kelowna Regular Council Meeting Minutes

Date: Monday, February 16, 2015
Location: Council Chamber
City Hall, 1435 Water Street

Council Members Present: Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and Luke Stack

Staff Present: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming; Director of Corporate Business Ventures, John Vos*; Long Range Policy Planning Manager, James Moore*; Urban Planning Supervisor, Lindsey Ganczar*; Planner II, Lauren Sanbrooks*; and Council Services Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 1:31 p.m.

Mayor Basran 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 Gray/Seconded By Councillor DeHart

R095/15/02/16 THAT the Minutes of the Regular PM Meeting of February 2, 2105 be confirmed as circulated.

Carried

3. Public in Attendance

3.1 Kelowna Lady of the Lake & Princess Fall Report to Council

Miss Kelowna, Brooke Mapstone, and Kelowna's Princess, Melissa Curatolo:

- Provided an overview of their activities since becoming Lady of the Lake and Princess.
- Displayed photos of the various events they attended.

3.2 Heritage Week Presentation

Linda Digby, Committee Member, Heritage Week Presentation:

- Displayed a PowerPoint presentation celebrating Heritage Day and Heritage Week (Feb 16-22).
- Advised that this year's theme is "Main Street at the Heart of your Community".
- Responded to questions from Council.

3.3 City of Kelowna Heritage Grants Program

Staff:

- Provided an overview of the City of Kelowna's Heritage Grants Program administered by the Central Okanagan Heritage Society.

3.4 Heritage Grants Program Presentation

Peter Chataway, Committee Member, City of Kelowna Heritage Grants Program:

- Noted some of the Committee Members in the gallery for today's presentation.
- Displayed a PowerPoint presentation summarizing the City of Kelowna's 2014 Heritage Grants Program.
- Responded to questions from Council.

Janice Henry, Chair, Heritage Society of BC:

- Provided comment on the current and future Provincial heritage policy and initiatives.
- Provided comment on the contractual relationship between the City and the Central Okanagan Heritage Society.

Lorri Dauncey, Grants Manager, City of Kelowna Heritage Grants Program:

- Responded to questions from Council with respect to the demand for heritage grants within the City.

4. Development Application Reports & Related Bylaws

4.1 1027 Clement Avenue, OCP14-0025 & Z14-0038 - Okanagan Valley Construction Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from Council.

Moved By Councillor Singh/Seconded By Councillor Donn

R096/15/02/16 THAT Official Community Plan Bylaw Amendment No. OCP14-0025 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500, by changing the Future Land Use designation of Lot 5, District Lot 138, Section 30, Township 26 ODYD Plan 3763, located on 1027 Clement Avenue, Kelowna, BC from the MRM - Multiple Unit Residential (Medium Density) designation to the MRL - Multiple Unit Residential (Low Density) designation, as shown on the Subject Property Map attached to the Report of Urban Planning Department dated January 16, 2015 be considered by Council;

AND THAT Rezoning Application No. Z14-0038 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 138, Section 30, Township 26, ODYD Plan 3763, located on 1027 Clement Avenue, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the RM1 - Four Dwelling Housing zone be approved by Council;

AND THAT the Official Community Plan Bylaw Amendment Bylaw 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 in conjunction with Council's consideration of a Development Permit for the subject property;

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

Carried

4.2 1027 Clement Avenue, BL11059 (OCP14-0025) - Okanagan Valley Construction Ltd.

Moved By Councillor Given/Seconded By Councillor Donn

R097/15/02/16 THAT Bylaw No. 11059 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

4.3 1027 Clement Avenue, BL11060 (Z14-0038) - Okanagan Valley Construction Ltd.

Moved By Councillor Hodge/Seconded By Councillor Gray

R098/15/02/16 THAT Bylaw No. 11060 be read a first time.

Carried

5. Bylaws for Adoption (Development Related)

5.1 828, 834, 871 & 877 McCurdy Place, BL11039 (Z14-0045) - Harmony Homes Limited

Moved By Councillor Hodge/Seconded By Councillor Gray

R099/15/02/16 THAT Bylaw No. 11039 be adopted.

Carried

6. Non-Development Reports & Related Bylaws

6.1 South Perimeter Road Project - Memorandum of Understanding

Director of Corporate Business Ventures:

- Provided an overview of the MOU for the South Perimeter Road Project and responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Stack

R100/15/02/16 THAT Council receives, for information, the Report of the Director of Corporate Business Ventures dated February 10, 2015 regarding a Memorandum of Understanding (MOU) for the South Perimeter Rd Project;

AND THAT Council approves the terms and conditions of the MOU, in the form attached to the Report of the Director of Corporate Business Ventures dated February 10, 2015;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the MOU.

Carried

6.2 Water Utility Rates

Director of Corporate Ventures:

- Summarized the proposed water utility rates and provided the rationale for the recommended increases.
- Responded to questions from Council;

Moved By Councillor Donn/Seconded By Councillor DeHart

R101/15/02/16 THAT Council receives, for information, the report of the Director of Corporate Business Ventures dated February 10, 2015, regarding Water Utility Rates;

AND THAT Council approves a 2% increase to water utility user rates for 2015 and 2016 for the operation, maintenance and capital improvements to the Utility with the first billing cycle of May of each year;

AND FURTHER THAT Bylaw No. 11057 being amendment No. 5 to the Water Regulation Bylaw No. 10480 be forwarded to Council for reading consideration.

Carried

6.3 BL11057 - Amendment No. 5 to Water Regulation Bylaw No. 10480

Moved By Councillor Singh/Seconded By Councillor Hodge

R102/15/02/16 THAT Bylaw No. 11057 be read a first, second and third time.

Carried

6.4 Wastewater Utility Rates

Director of Corporate Ventures:

- Summarized the wastewater utility rates increase and provided the rationale for the recommended increases.

Moved By Councillor Given/Seconded By Councillor Hodge

R103/15/02/16 THAT Council receives, for information, the Report of the Director of Corporate Business Ventures dated February 10, 2015 regarding Wastewater Utility Rates;

AND THAT Council approves a 2% rate increase to both the 2015 and 2016 Wastewater Utility rates for the operation, maintenance and capital improvements to the Utility as outlined in the report of the Director of Corporate Business Ventures with the first billing cycle of May on each of the 2 years;

AND FURTHER THAT Bylaw No. 11058, being Amendment No. 33 to the Sewerage System Bylaw No. 3480, be forwarded to Council for reading consideration.

Carried

6.5 BL11058 - Amendment No. 33 to Sewerage System User Bylaw No. 3480

Moved By Councillor DeHart/Seconded By Councillor Stack

R104/15/02/16 THAT Bylaw No. 11058 be read a first, second and third time.

Carried

6.6 Proposed Road Closure - Adjacent to 519, 529 & 539 Truswell Road

Moved By Councillor DeHart/Seconded By Councillor Hodge

R105/15/02/16 THAT Council receives, for information, the Report from the Manager, Real Estate Services, dated February 16, 2015, recommending that Council consider the proposed road closure of a portion of land adjacent to 519, 529 & 539 Truswell Road;

AND THAT Bylaw No. 11048, being proposed road closure of a portion of land Adjacent to 519, 529 & 539 Truswell Road, be forwarded for reading consideration.

Carried

6.7 Road Closure Bylaw, BL11048 - Portion of Road Adjacent to 519, 529 & 539 Truswell Road

Moved By Councillor Hodge/Seconded By Councillor DeHart

R106/15/02/16 THAT Bylaw No. 11048 be read a first, second and third time.

Carried

7. Mayor and Councillor Items

Councillor Donn:

- Noted that the Kelowna Secondary School band is performing tonight and tomorrow at the Kelowna Community Theatre.

Councillor Gray:

- Noted that the Rutland Parks Society is hosting an Information Session on Wednesday, February 18, 2015 from 4:30 pm - 7:30 pm with respect to future park amenities for Rutland Centennial Park.

Councillor Sieben:

- Noted that the Okanagan-Kootenay SIR Program has been nominated for an Integrated Pest Management Achievement award.

Councillor Singh:

- Noted that February 19th is Chinese New Year and is the Year of the Sheep.

Councillor DeHart:

- Noted her attendance as Deputy Mayor at the Knights of Columbus Community Service event.
- Advised that she will be attending the Heritage Awards on Wednesday on behalf of Mayor Basran.

Mayor Basran:

- Noted that this week is BC Heritage Week and BC Chamber of Commerce Week.

8. Termination

This meeting was declared terminated at 3:17 p.m.

Mayor

/slh



City Clerk

DRAFT



International Children's Games Legacy Committee – report to City Council

February 23, 2015

Team Kelowna



What is the ICG?



- * ICG is an annual IOC recognized sport and cultural event held between cities for athletes aged 12 -15
- * Started in 1968
- * Summer games every year – winter games every two years
- * Kelowna hosted 5th International Children's Winter Games - January 2011
- * First time that the Winter Games had been hosted outside of Europe
- * Sports of hockey and short track speed skating introduced
- * Kelowna Games a success - 472 athletes representing 37 cities from 13 countries competing in 7 different sports
- * Games had an economic impact of \$2.2 million dollars
- * Over 1,000 local community members supported the Games as billets and volunteers

Team Kelowna Facts

- * Kelowna ICG Legacy Committee in place
- * Organize team Kelowna to attend Games
- * Kelowna the only city from Western Canada
- * Been to 6 Games – 3 more being planned
- * 15 different sports participated in



More Team Kelowna Facts

- * 16 medals (5 gold, 8 silver and 3 bronze)
- * Won both summer and winter medals
- * 223 athletes and coaches
- * Alumni = provincial and national recognition =
nominated as Kelowna's athlete(s) of the year =
community sport heroes = coaches and mentors





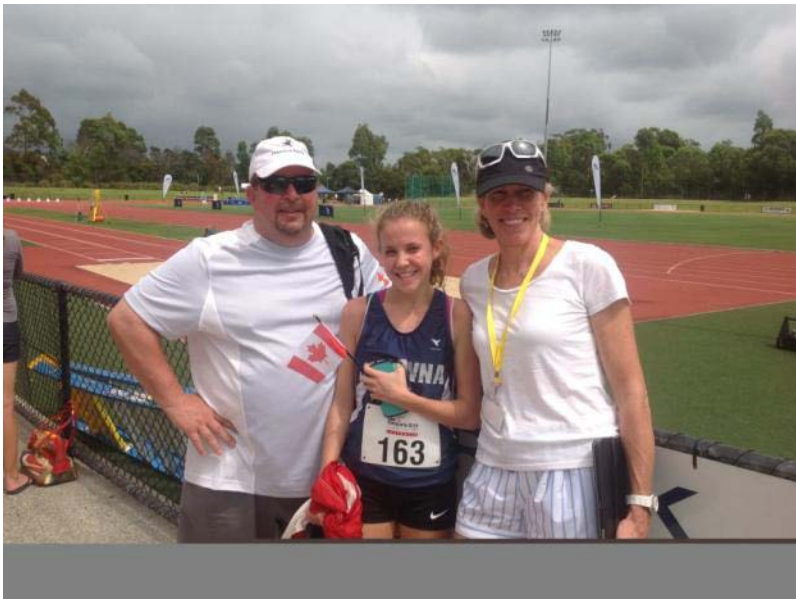
- * Team Kelowna Lake Macquarie
- * Track
- * Swimming
- * Golf
- * BMX
- * 15 athletes
- * 4 coaches
- * 1 HOD, 1 Legacy Rep.
- * 30 Family & Friends



The Lake Macquarie Games



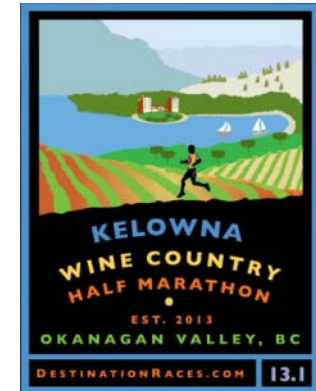
A Great Experience



A real Australian Experience



Thanks to our Lake Macquarie Sponsors



What's next for the ICG?



* Alkmaar Summer Games

June 24 -29, 2015 – 17 athletes, 4 coaches – 1 HOD– 1 City Liaison
– 45 supporters = 68 total delegation
swimming, volleyball, golf and tennis
Our largest delegation to date.



Innsbruck Winter Games

January 11 - 16, 2016 – 18 athletes, 4 coaches
sports still in the planning stages

New Taipei City – summer Games

July 2016

REPORT TO COUNCIL



Date: February 23, 2015

RIM No. 1250-30

To: City Manager

From: Subdivision, Agriculture & Environment Services (MS)

Application: Z14-0034 **Owner:** Emil Anderson Construction Co. Ltd.

Address: 1980 Saucier Road **Applicant:** Emil Anderson Construction Co. Ltd. / Mike Jacobs

Subject: Amendment to Zoning Bylaw 8000

Existing OCP Designation: Amendment to Zoning Bylaw 8000

Existing Zone: A1 - Agriculture 1

Proposed Zone: A1 - Agriculture 1
RR1- Rural Residential 1

1.0 Recommendation

THAT Rezoning Application No. Z14-0034 to amend City of Kelowna Zoning Bylaw No. 8000 changing the zoning classification of a part of Lot A, Section 32, Township 29 ODYD, Plan KAP40890 Except Plan KAP74909, located on a portion of 1980 Saucier Road, Kelowna, BC from the A1- Agriculture 1 zone to the RR1 - Rural Residential 1 zone, NOT be approved by Council.

2.0 Purpose

To consider a staff recommendation NOT to support an application to the Agricultural Land Commission to rezone the subject parcel in order to facilitate a subdivision into two (2) lots.

3.0 Subdivision, Agriculture & Environment Services

The subject parcel is within the Southeast Kelowna Sector (Map 1). Historically, the property was used as a gravel pit. Gravel was last extracted from the site in the 1990's, and subsequently the land has remained vacant. The applicant wishes to rezone the property to facilitate a subdivision of the property. The subdivision line will be completely out of the Agricultural Land Reserve portion of the property (Map 5).

According to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*¹, an Approving Officer may authorize a subdivision if it is at the boundary of, or outside the Agricultural Land Reserve (ALR) without a resolution from the Agricultural Land Commission (ALC).

The portion of the property to be rezoned is outside of the boundaries of the Agricultural Land Reserve (ALR). The proposed lots meet or exceed the minimum lot size for subdivision criteria for the A1 - Agriculture 1 and RR1 - Rural Residential 1 zones. The proposed A1 - Agriculture 1 parcel will be 2.0 hectares (4.94 acres), which is the minimum lot size in accordance with the Zoning Bylaw No. 8000 subdivision criteria. The second lot, proposed to change to RR1 - Rural Residential 1, will be 1.3 hectares (3.21 acres). The minimum lot size for RR1 is 1.0 hectare (2.47 acres).

The future land use of the property is designated REP - Resource Protection Area in the Official Community Plan (OCP). The application to rezone a portion of the parcel from A1 - Agriculture 1 to RR1 - Rural Residential 1 is consistent with the future land use designation. However, the OCP states that '*Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization*'².

Staff recognize that the configuration of the property is awkward, with the ALR portion of the property sandwiched between a rural residential land use to the north and the non-ALR portion to the south. However, given the OCP policy to not support subdivision of Non-ALR lands outside of the Permanent Growth Boundary, staff recommends non-support of the application.

4.0 Proposal

4.1 Background

The subject parcel was purchased by the applicant in 1958 for the primary use of gravel extraction. The owners moved an asphalt plant to the site in the early 1960's. The plant was in production until approximately 1976 when the majority of the gravel suitable for asphalt production was depleted. The asphalt plant was then relocated to its current location on Stevens Road. Minor amounts of gravel continued to be mined from the site up until the early 1990's. Since then, the parcel has remained vacant and unused.

In the early 2000's, water rights were purchased from SEKID to provide Grade A status for the parcel.

An application for subdivision was initiated in 2005 (ALR05-0012). The subdivision proposed to divide the parcel into 3 rural residential parcels. The proposed subdivision would have required that land be excluded from the ALR. The application was not supported by the Agricultural Advisory Committee. The application did not proceed beyond this step and the file was closed in 2007. At that time, an Agrologist's report was obtained by the applicant stating the land had low agricultural capability.

4.2 Project Description

As noted above, the parcel will be subdivided into two parcels. The north portion will have an area of 2.0 ha, while the south portion will be 1.3 ha. The south portion of the parcel is not

¹ Queen's Printer, 2002. Agricultural Land Commission Act – Agricultural Land Reserve Use, Subdivision and Procedure Regulation. Part 5 (10). http://www.bclaws.ca/civix/document/id/complete/statreg/171_2002#part5

² City of Kelowna, 2012. Official Community Plan – Chapter 4 – Future Land Use – Resource Protection Area, p. 4.2. <http://www.kelowna.ca/CityPage/Docs/PDFs/%5CBylaws%5COfficial%20Community%20Plan%202030%20Bylaw%20No.%2010500/Chapter%2004%20-%20Future%20Land%20Use.pdf>

within the ALR and is the portion that will be rezoned from A1- Agriculture 1 to RR1- Rural Residential 1, while the northern lot will retain the A1 - Agriculture 1 zoning.

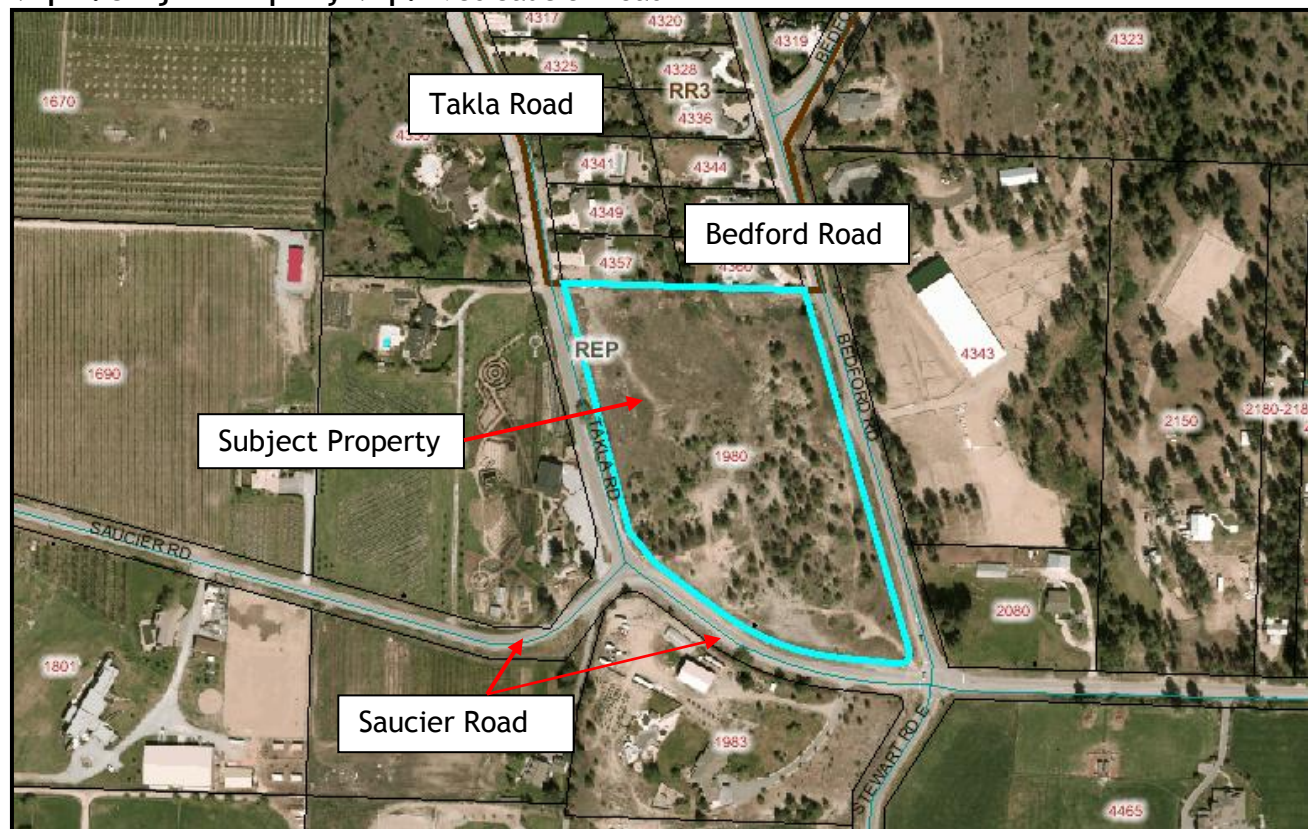
The area directly north of the subject parcel has numerous parcels zoned RR3 - Rural Residential 3, also not in the ALR. To the north of that grouping are parcels zoned RR1 and RR1c - Rural Residential 1 with Carriage House. With the remainder of the surrounding land retaining the A1- Agriculture 1 zone. The rezoning of the subject parcel will be in context with the surrounding area and will give purpose to land which has remained under utilized.

4.3 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR3 - Rural Residential 3	Residential
East	A1 - Agriculture 1	Farm
South	A1 - Agriculture 1	Farm
West	A1 - Agriculture 1	Farm

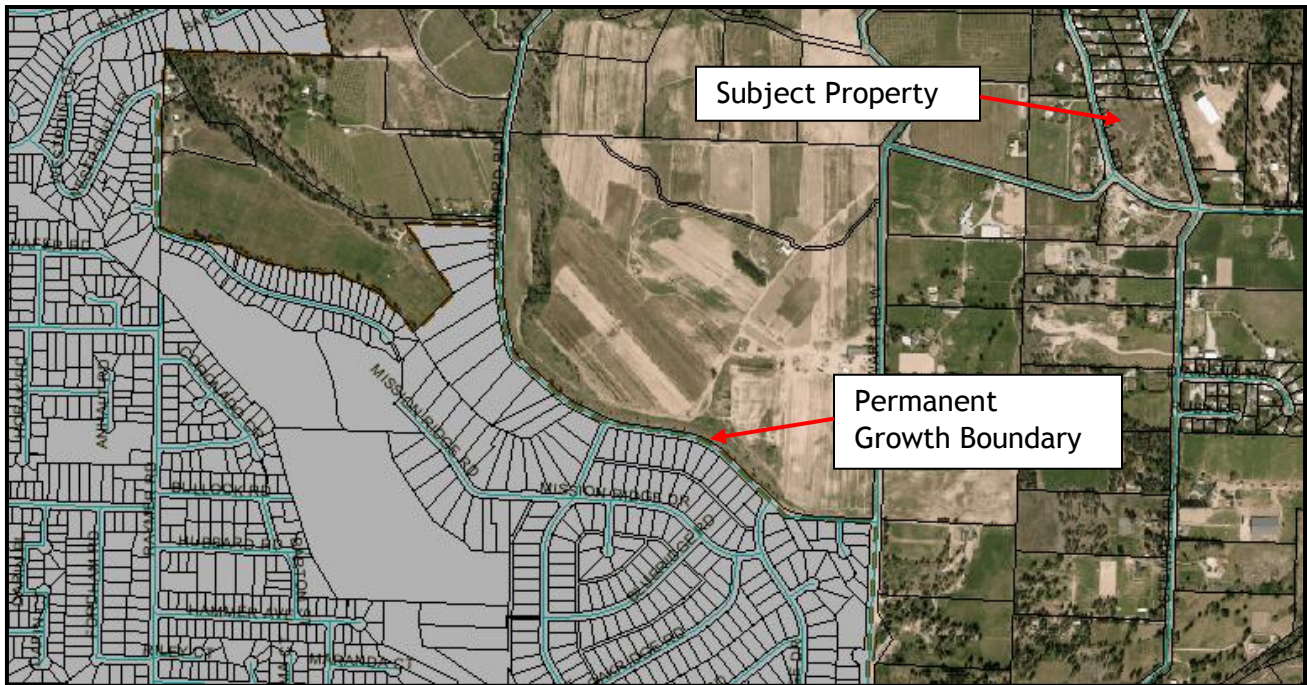
Map 1: Subject Property Map: 1980 Saucier Road



Map 2: Agricultural Land Reserve Map



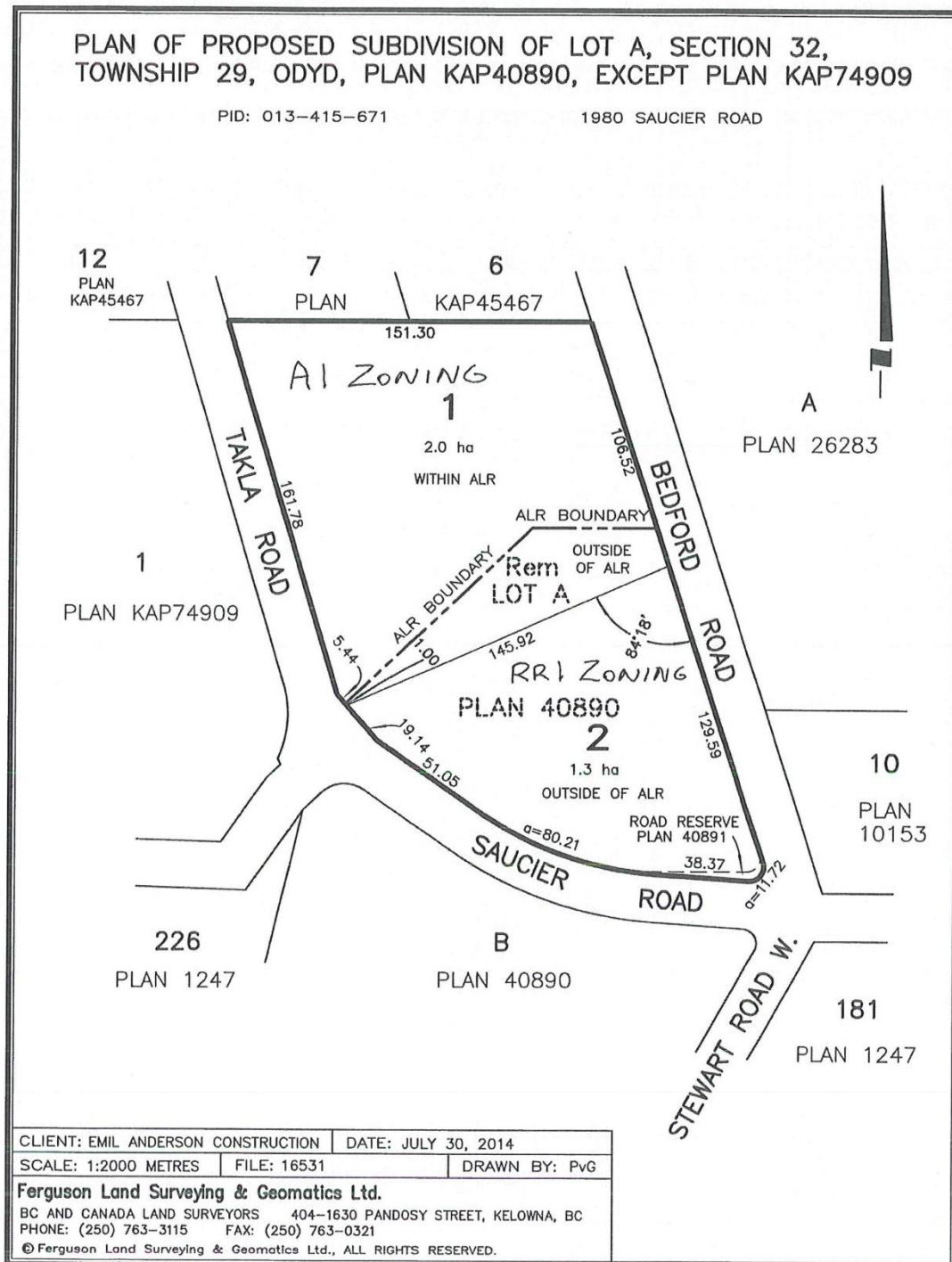
Map 3: Permanent Growth Boundary



Map 4: Farm Protection Area



Map 5: Proposed Subdivision Map



4.4 Agricultural Capability and Soils

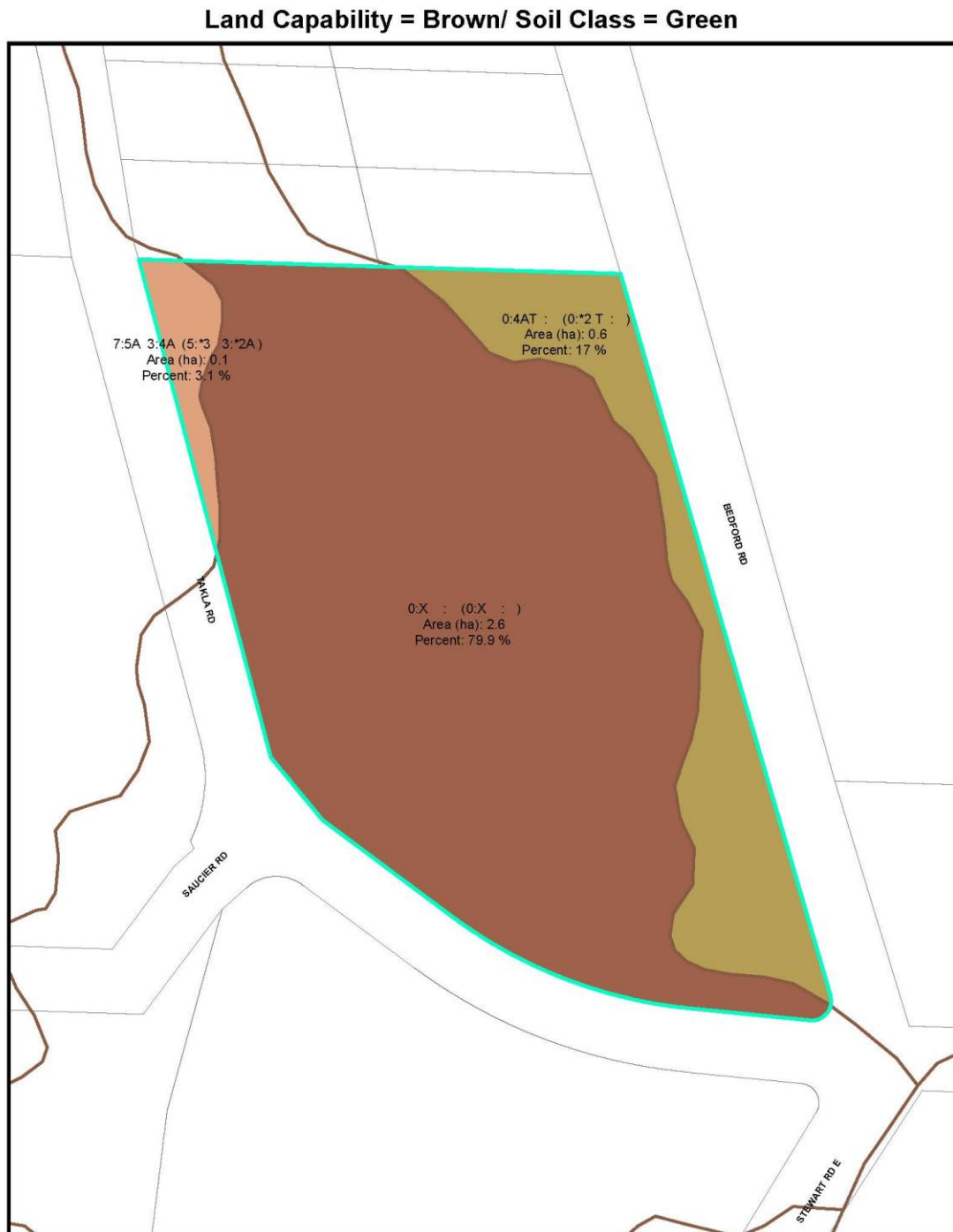
In 2005, a land capability assessment for agriculture³ was completed (H. Luttmerding, 2005, attached). The property is gently sloped to the south. The soils are very granular and rapidly drained with low soil fertility and nutrient holding capacity.

The results of the assessment indicated that the majority of the property (over 85%) has a land capability rating of Class 6A, which is limited by severe droughtiness. These lands are typically used for grazing. With irrigation, the capability improves to Class 5, which indicates limitations to producing perennial forage crops (see BCLI Legend, attached).

According to the Soils Classification of BC (Map 6, below), 79.9% of the property is labeled as 'Modified Landscape A' (MLA). This is a modified landscape that consists of active or inactive gravel pit areas. Of the remainder, 17% of the property is 'Trout Creek' soils, which are coarse, well drained deposits overlain by sandy loam, and 3% of a combination of Paradise and Trout Creek soils, which are also coarse, well drained deposits, overlain by sandy loam. Trout Creek soils are typically planted in vineyards and orchards, with steep sections planted in hay.

³ Luttmerding, P. Ag., 2005. Land Capability for Agriculture Inspection. 1980 Saucier Road (Lot A, Plan 40890, Sec. 32 TWP 29, ODYD)

Map 6: Land Capability Map



Map 7: Land Capability Map



4.5 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	ZONE REQUIREMENTS	PROPOSAL
A1- Agriculture 1 - Subdivision Regulations		
Lot Area	2.0 ha	2.0 ha
Lot Width	40.0 m	138 m (approx.)
Lot Depth	m	149 m (approx.)
RR1- Rural Residential 1 - Subdivision Regulations		
Lot Area	1.0 ha	1.3 ha
Lot Width	40.0 m	130 m (approx.)
Lot Depth	30.0 m	44 m (approx.)

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Protect Agricultural Land. ⁴ 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.

Non-farm Uses. ⁵ Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operations.

Housing in Agricultural Areas. ⁶ Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).

5.2 City of Kelowna Agriculture Plan

Farmland Preservation. ⁷ Direct urban uses to land within the urban portion of the defined urban - rural / agricultural boundary, in the interest of reducing development and speculative pressure, toward the preservation of agricultural lands and discourage further extension of existing urban areas into agricultural lands;

5.3 Agricultural Land Commission

Subdivision Approval ⁸

⁴ City of Kelowna Official Community Plan, Policy 5.33.1 (Development Process Chapter).

⁵ City of Kelowna Official Community Plan, Policy 5.33.6 (Development Process Chapter).

⁶ City of Kelowna Official Community Plan, Policy 5.33.8 (Development Process Chapter).

⁷ City of Kelowna Agriculture Plan (1998); p131).

⁸ Agricultural Land Commission Act, Policy #12, 10 (1)(d) (ALR Subdivision Approval by Approving Officers).

10 (1) Despite Section 18 (b) of the Act, an approving officer under the Land Title Act, the Local Government Act, or the Strata Property Act or a person who exercises the powers of an approving officer under any other Act may authorize or approve a plan of subdivision without the approval of the commission if the proposed plan achieves one or more of the following:

- consolidates 2 or more parcels into a single parcel by elimination of common lot lines;
- resolves a building encroachment on a property line and creates no additional parcels;
- involves not more than 4 parcels, each of which is a minimum of 1 ha, and results in all of the following:
 - no increase in the number of parcels;
 - boundary adjustments that, in the opinion of the approving officer, will allow for the enhancement of the owner's overall farm or for the better utilization of farm buildings for farm purposes;
 - no parcel in the reserve of less than 1 ha;
- establishes a legal boundary along the boundary of an agricultural land reserve.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Memorandum dated September 19, 2014.

6.2 Policy & Planning

Policy & Planning recognizes that this previous gravel extraction site is partially out of the ALR and has an agrologist's report that shows limited potential for soil-based agriculture uses. However, this application is not in alignment with the OCP due to the following reasons:

- It does not meet the Resource Protection Area guidelines designation, which states: "Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses. *Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.*" (OCP 4.2)
- In 2005, Application ALR05-0012 for the property was reviewed by the Agricultural Advisory Committee (AAC). The 2005 application was to exclude the portion of the property within the ALR, to facilitate a 3 lot subdivision. The AAC did not support the application. RATIONALE: The AAC considers that the land has the potential to be rehabilitated in order to sustain arable agriculture, or could be used for an agricultural venture that does not require arable land. The AAC also does not support this application because it would result in a further extension of urban development in an agricultural area.

6.3 Fortis BC Inc - Electric

There are primary distribution facilities along Saucier, Bedford and Takla Roads. However, due to their size, both proposed lots may require extension work to bring service to potential building sites, the cost of which is typically significant. The applicant is responsible for costs associated with any change to the proposed lots' existing service, if any, as well as the provision of

appropriate land rights where required. Otherwise, FortisBC Inc. (Electric) has no concerns with this circulation.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

6.4 Interior Health Authority

Provided that this development is serviced by community water and sanitary sewer, this office has no concerns regarding drinking water or liquid waste.

If this development does not have community services and the application proceeds to the subdivision stage, IH will require confirmation that any new lots are suitable for onsite sewage disposal and water supply.

7.0 Application Chronology

Date of Application Received: August 21, 2014

Agricultural Advisory Committee: November 6, 2014

The above noted application was scheduled to be reviewed by the Agricultural Advisory Committee; which did not occur due to lack of Quorum.

Meeting with Applicant: December 3, 2014

Meeting with ALC Staff to discuss options: February 2, 2015

Report prepared by:

Melanie Steppuhn

Reviewed by:

☐

Todd Cashin, Subdivision, Agriculture & Environment Services Manager

Reviewed by
Approved for Inclusion:

☐

Shelley Gambacort, Subdivision, Agriculture & Environment Services Director

Approved for Inclusion:

☐

Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Subject Property Map

ALR Map

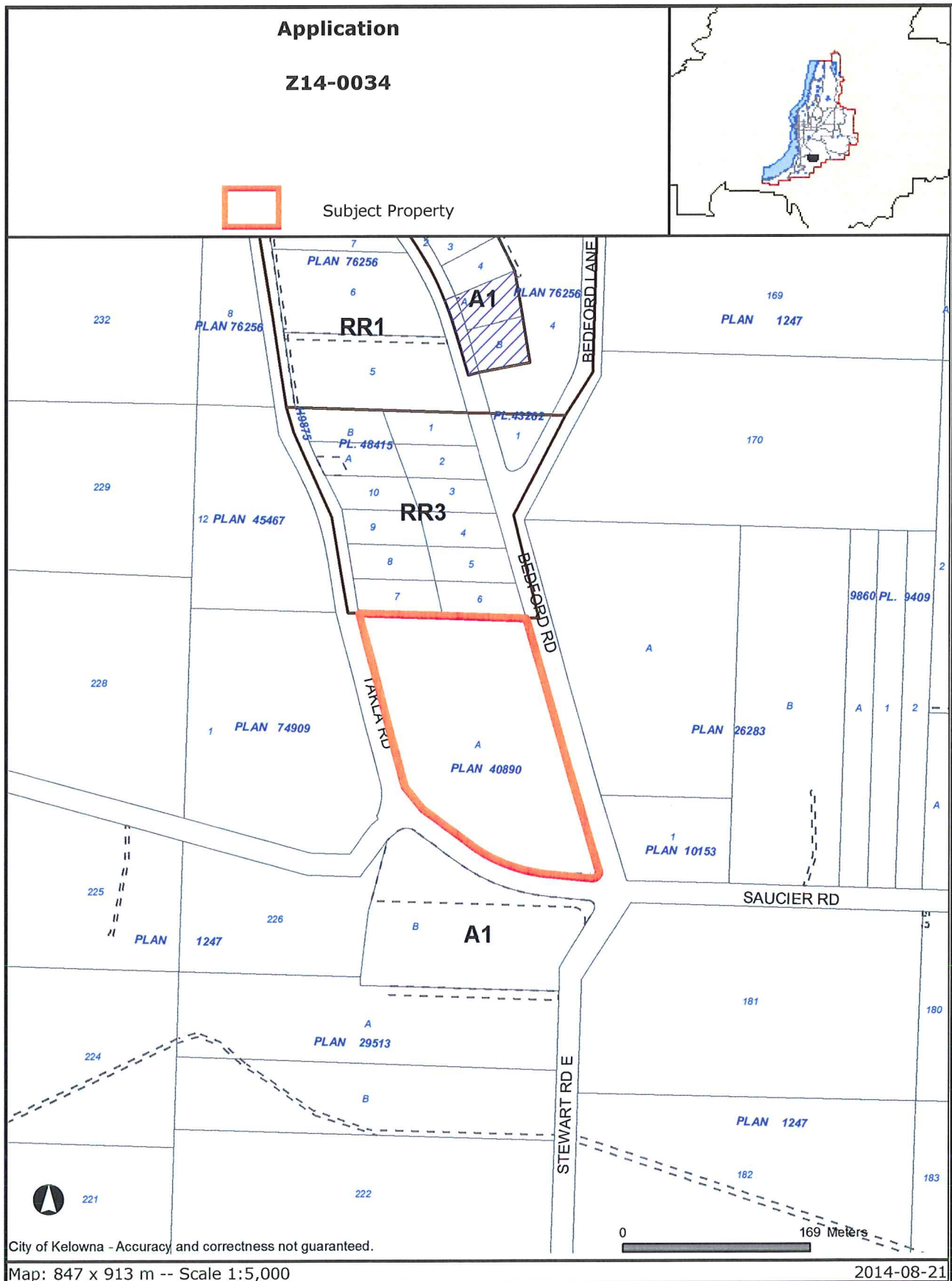
Plan of Proposed Subdivision

Development Engineering Memorandum (Sept. 19, 2014)

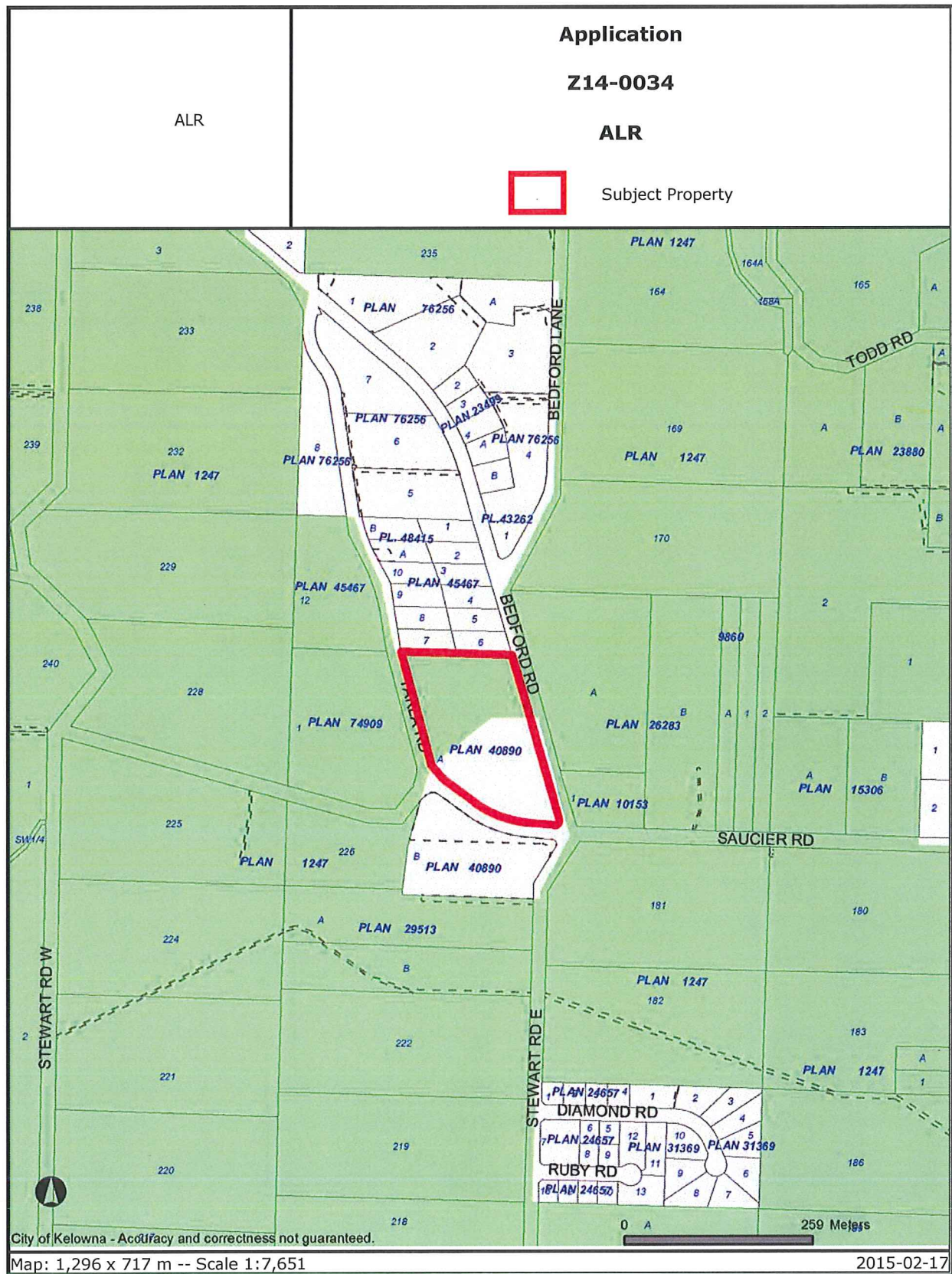
BCLI Land Capability Legend

Agrologist's Report (H. Luttmerding, Nov. 30, 2005)

Site Photos



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.

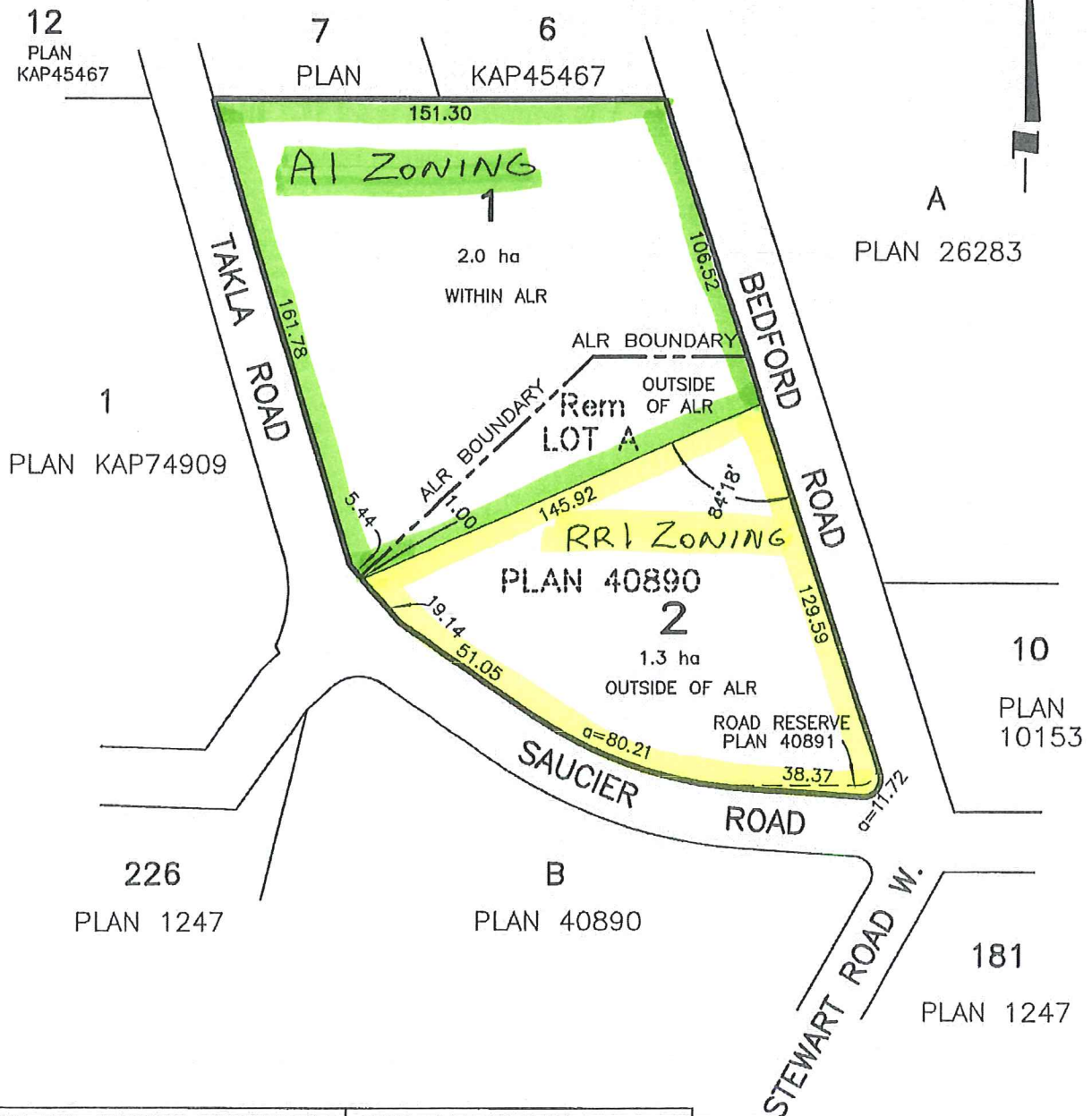


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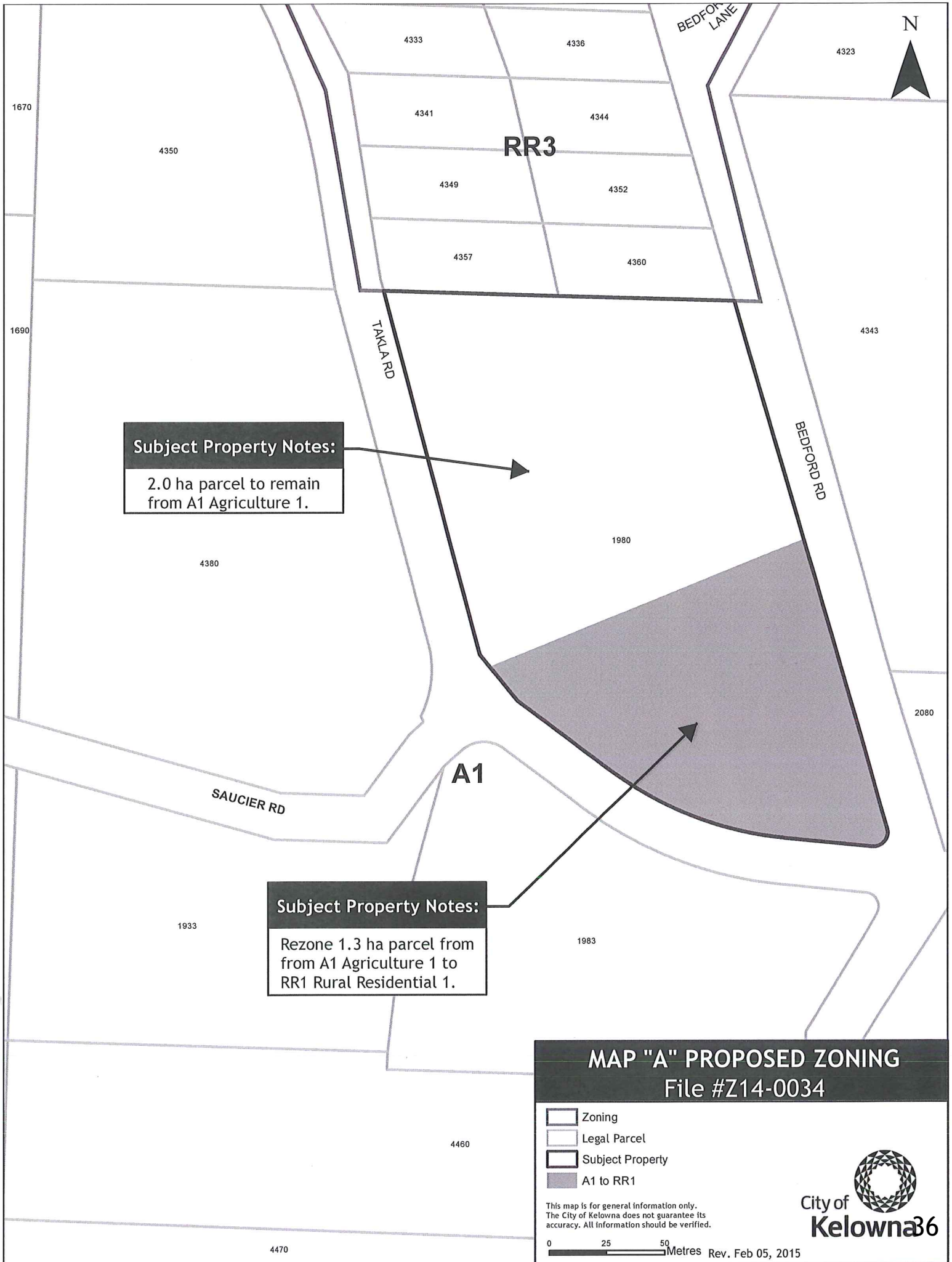
PLAN OF PROPOSED SUBDIVISION OF LOT A, SECTION 32,
TOWNSHIP 29, ODYD, PLAN KAP40890, EXCEPT PLAN KAP74909

PID: 013-415-671

1980 SAUCIER ROAD



CLIENT: EMIL ANDERSON CONSTRUCTION		DATE: JULY 30, 2014
SCALE: 1:2000 METRES	FILE: 16531	DRAWN BY: Pvg
Ferguson Land Surveying & Geomatics Ltd.		
BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC		
PHONE: (250) 763-3115 FAX: (250) 763-0321		
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CITY OF KELOWNA

MEMORANDUM

Date: September 19, 2014
File No.: Z14-0034
To: Land Use Management (MS)
From: Development Engineering Manager (SM)
Subject: 1980 Saucier Rd Belford Rd Takla Rd Proposed Subdivision

The Development Engineering comments regarding this application to subdivide land to create two lots are as follows:

1. Roadways

Road reserve Plan 4089 to be triggered for Dedication as road.
The road access points will require further review with future applications.

2. Domestic water and fire protection

The subject property is within the service area of the South East Kelowna Irrigation District (SEKID). The applicant is required to make satisfactory arrangements with the SEKID for these items prior to subdivision.

An adequately sized domestic water and fire protection system shall be in place prior to subdivision.

3. Sanitary Sewer

This subject parcel is currently not within the City service area. On-site servicing will be reviewed by the Interior Health Authority and Building & Permitting with future applications.

Steve Muenz, P.Eng.
Development Engineering Manager
JF

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 field 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 field 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.

Soil Classification

The soil classification for the subject property is as defined below.

Portion of Site / %	Soil Type	Description
79.9%	MLA (Miscellaneous Land Type A)	<u>Gravel and Sand Pits: consists of active and inactive areas of granular material extraction sufficiently large enough to be mapped</u> ⁸
17%	TC (Trout Creek)	<p><u>Land:</u> level to sloped fluvial veneer between 60 to 100 cm thick overlying very coarse fluvioglacial deposits</p> <p><u>Texture:</u> surface textures are sandy loam or loamy sand overlying gravelly sand</p> <p><u>Drainage:</u> well to rapidly drained</p> <p><u>Classification:</u> Eluviated Eutric Brunisol</p> <p>Mostly planted to tree fruits and vineyards, steep areas for grazing or hay production⁹.</p>
3.1%	70% PE (Paradise)/30% TC (Trout Creek)	<p><u>Paradise Soils:</u></p> <p><u>Land:</u> level to strongly sloped with a sandy veneer overlying fluvioglacial deposits</p> <p><u>Texture:</u> surface textures are sandy loam or loamy sand overlying subsoils of very gravelly sand or very gravelly loamy sand</p> <p><u>Drainage:</u> rapidly drained</p> <p><u>Classification:</u> Eluviated Eutric Brunisol</p> <p>Well suited to agriculture however the low water holding capacity can be a restriction. Mostly planted to tree fruits and vineyards, or intensive vegetable production.</p>

⁸ Province of BC, Ministry of Agriculture, Fisheries and Food, 1994. Soil Management Handbook for the Okanagan and Similkameen Valleys.

⁹ BC Ministry of Environment., Soils of the Okanagan and Similkameen Valleys – MOE Technical report 11. http://sis.agr.gc.ca/cansis/publications/surveys/bc/bc52/bc52_report.pdf

H.A. Luttmerring, P.Ag.
Specialist in Land Inventory,
Interpretation and Use

1190 Thompson Road
Kelowna, British Columbia
Canada, V1X 1C7

Phone: (250) 861-5407
email: hluttmer@telus.net

November 30, 2005

Gregory Asling, P.Eng.
Emil Anderson Construction Co. Ltd.
907 Ethel Street
Kelowna, BC V1Y 2W1

Dear Mr. Asling,

RE: Land Capability for Agriculture Inspection, 1980 Saucier Road
(Lot A, Plan 40890, Sec. 32, Twp. 29, ODYD)

As requested, I have conducted a detailed on-site land capability for agriculture assessment of the ALR portion (approx. 1.7 ha) of the above property. My findings follow below and on the attached sketch.

I understand that the site consists of a decommissioned gravel pit owned and operated by Emil Anderson Construction Co. Ltd. for at least 40 years and that reclamation plans were never developed nor required.

Area 1, on the attached sketch, occupies the majority of the site and has a gentle (approx. 5 %), graded, southerly slope. The soil materials are typical for a gravel pit and have textures which are mostly gravelly or very gravelly sand with inclusions of medium to coarse sand near the northern margins. Coarse fragment content (cobbles and stones) is mostly moderate to high (10 % to 30 % of the soil volume) although stone-free areas occur in the sandy areas. The soils are rapidly drained and have very low water holding capacity. Soil fertility and nutrient holding capacity is also very low due to the coarse soil textures.

The land capability for agriculture ratings are based on the methodology as outlined in *Land Capability Classification for Agriculture in British Columbia, 1983, MOE Manual 1; B.C. Ministry of Agriculture and Food, and Ministry of Environment*. The unimproved (ie. non-irrigated) land capability rating for Area 1 is Class 6A due to extreme droughtiness, and its agriculture use is essentially limited to natural grazing. The best improved capability rating (with irrigation and stone picking) is still very low at Class (5A) or (5AP) for most of the site with the few, small discontinuous sandy pockets improving to Class (4AF). In essence, even with irrigation and stone picking, the soil based agricultural uses are still limited to mainly perennial forage crop production.

Area 2 consists of the steep gravel pit walls leading down from the adjacent higher lands. Slopes are mainly well in excess of 40 % and consist of stony, gravelly or sandy material. Both unimproved and improved agricultural ratings are mostly Class 7T.

Area 3 in the northeast corner is a small triangle consisting of a remnant of land not developed for gravel pit use. It is more-or-less level and has sandy loam textures in the upper 50 cm which then grade to gravelly sand or gravel. Unimproved land capability for agriculture here is Class 5A while the improved rating is Class (2A).

The subject area is bounded on the east and west by Bedford Road and Takla Road, respectively. The land east of Bedford Road is partially cleared and appears to be used mainly for pasture. The area on the west side of Takla Road is developed for agriculture and consists mainly of a vineyard. A residential subdivision abuts on the north and northeast while the area on the south consists of the continuation of the decommissioned gravel pit (and not in the ALR).

In summary, the ALR portion of the subject property is severely limited for soil-based agriculture uses by very coarse and stony soil textures and very low water holding capacity as well as, in small areas, by adverse topography. The small size of the area is also a limitation. Unimproved land capability for agriculture ratings vary from Class 6A to 7T. The improved ratings are mostly Class (5A) or (5AP), at best.

If any of the previous is unclear or requires more detail please contact me at (250) 861-5407.

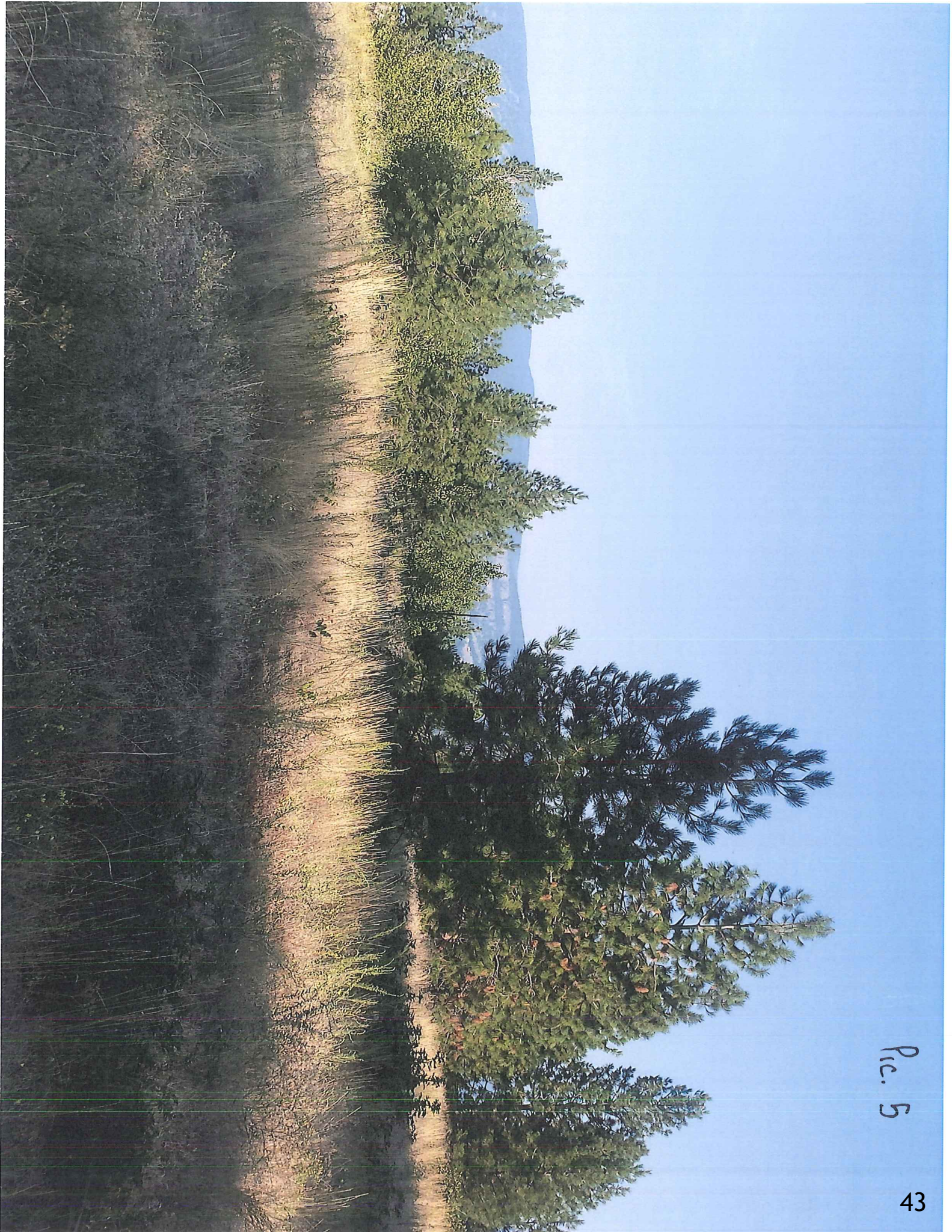
Yours truly,



H.A. (Herb) Luttmerding, P.Ag.
Soils/Terrain Specialist

attachment





Pic. 5



Pic. 6



Pic. 7

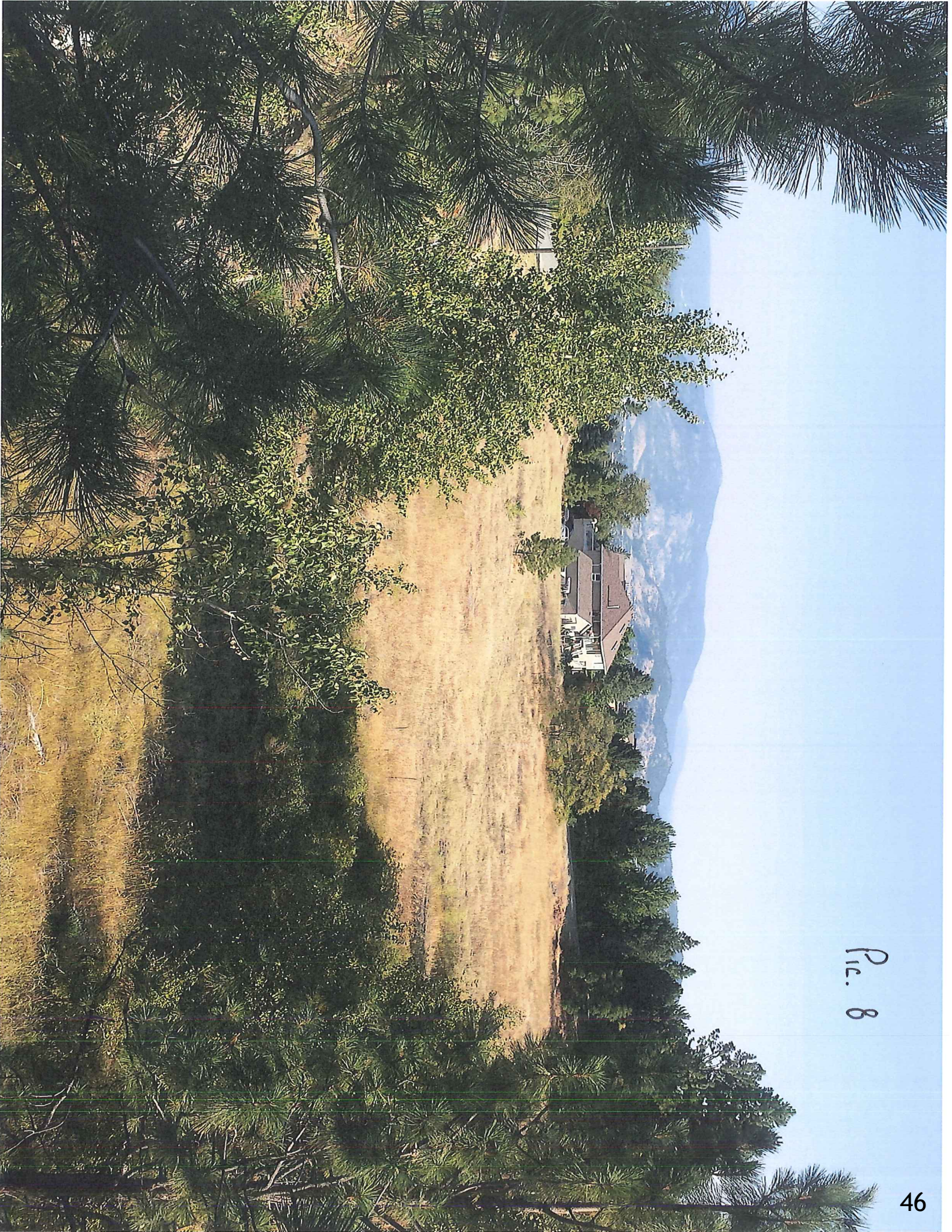
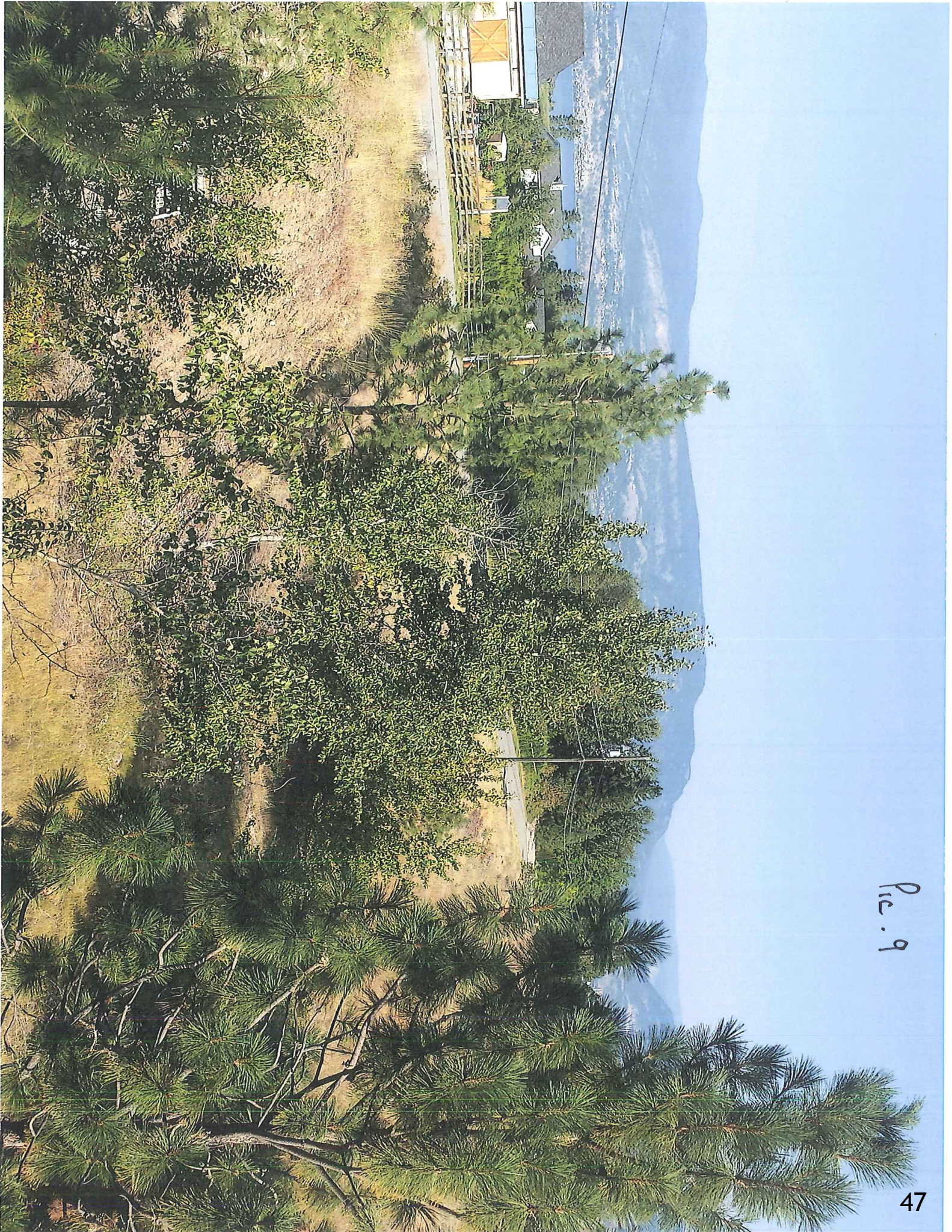


Fig. 8



Pic. 9



Pic. 10



Pic. 11



Pic. 12

Plc. 13





Pic. 14

Fig. 15



REPORT TO COUNCIL



Date: February 23, 2015

RIM No. 1210-21

To: City Manager

From: Subdivision, Agriculture & Environment Services (MS)

Application: A14-0012 **Owner:** Tom Stanbrook (Aspen Grove Golf Ltd.)

Address: 1085 Lexington Drive **Applicant:** Ed Grifone (CTQ Consultants Ltd.)

Subject: Non-farm Use in the Agricultural Land Reserve (ALR) to develop an RV Tourist Campsite

Existing OCP Designation: REC - Recreation

Existing Zone: P3 - Parks and Open Space

1.0 Recommendation

THAT Agricultural Land Reserve Appeal Application No. A14-0012 for Lot 1 District Lot 168 and of Section 6 Township 26 ODYD Plan KAP49584 Except Plan KAP80995, located at 1085 Lexington Drive for a 'Non-Farm Use' within the Agricultural Land Reserve to allow 1.4ha (3.4 acres) of the property to be developed for a Recreational Vehicle Tourist Campsite, pursuant to Section 20 (3) of the *Agricultural Land Act*, 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 an application to the Agricultural Land Commission to allow for a non-farm use on a portion of the subject lands in order to allow a recreational vehicle (RV) campsite on the property.

3.0 Subdivision, Agriculture & Environment Services

The location of the area to be redeveloped is the most westerly portion of the parcel which is home to Michaelbrook Golf Club (Michaelbrook) and adjacent to the Mission Recreation Park. The golf course was permitted as a Non-Farm Use in 1990. The subject area was developed as putting greens and is separated from the 18 hole golf course by the clubhouse and parking lot.

Staff supports the non-farm use application, in consideration of the following factors:

1. The site is adjacent to Mission Recreation Park and could be a complementary use; and

2. The site is currently a Non-Farm Use, approved by the ALC.

Should the Agricultural Land Commission resolve to allow the use, staff recommends the following be required to allow the use with respect to zoning regulations:

- Text Amendment to the P3 zone, to allow this use on this property. One option would be to create a 'P3rv' zone, which would allow this use on a site specific basis; and
- Zoning Bylaw Amendment to change the zoning of the proposed campsite area to P3rv;

A Farm Protection Development Permit may be required, to establish site specific requirements such as landscape buffering, fencing, pedestrian routes, as well as setbacks to the property line and to Michael Brook and Thomson Marsh Park.

4.0 Proposal

4.1 Background

The Michaelbrook is an 18 hole golf course which has been an allowable Non-Farm use since 1990. The 21.3 ha (52.73 ac) parcel incorporates a clubhouse/restaurant, operations building, owners residence, parking area and a former eighteen (18) hole putting green course. The 1.4 ha (3.4 ac) pitch and putt area is the proposed location of the Tourism Camping (RV lot).

Michaelbrook is accessed by Lexington Drive through the adjacent Mission Recreation Park. The Park is home to numerous events including but not limited to, Ogopogo Seniors Slo-pitch Tournament, Ultimate Frisbee, and H2O swim meets. The associated two arenas and indoor and outdoor fields host numerous tournaments and camps for various sports including hockey, soccer, track, lacrosse, rugby, figure skating and speed skating. The RV campsites will offer an alternate accommodation choice that is not currently available within the immediate area.

4.2 Project Description

The proposed Tourism Camping area would consist of approximately 37 full service RV lots that will allow hook-ups for waste, water and electrical servicing. The area will have one-way lanes to allow for ease of back-in and pull through camp sites. The RV parking areas will be gravel to allow for proper site drainage. Each campsite will provide a picnic table area with landscaping between campsites.

4.3 Site Context

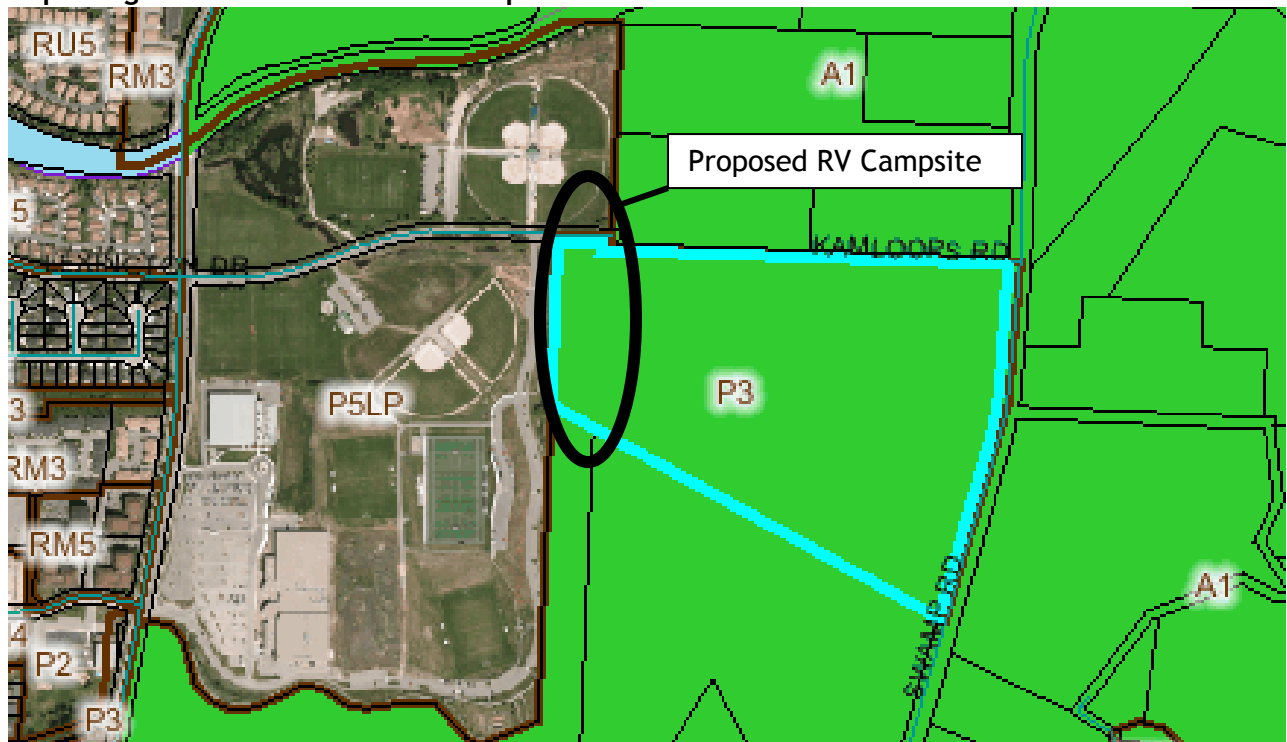
Specifically, adjacent land uses are as follows:

Orientation	Zoning	ALR	Land Use
North	A1 - Agriculture 1, P5LP - Municipal District Park (Liquor Primary)	Yes, No	Farming, Mission Recreation Park
East	A1 - Agriculture 1	Yes	Farming
South	P3 - Parks & Open Space, A1 - Agriculture 1	Yes	Thomson Marsh Park, Farming
West	P5LP - Municipal District Park (Liquor Primary)	No	Mission Recreation Park

Map 1: Subject Property Map - 1085 Lexington Dr



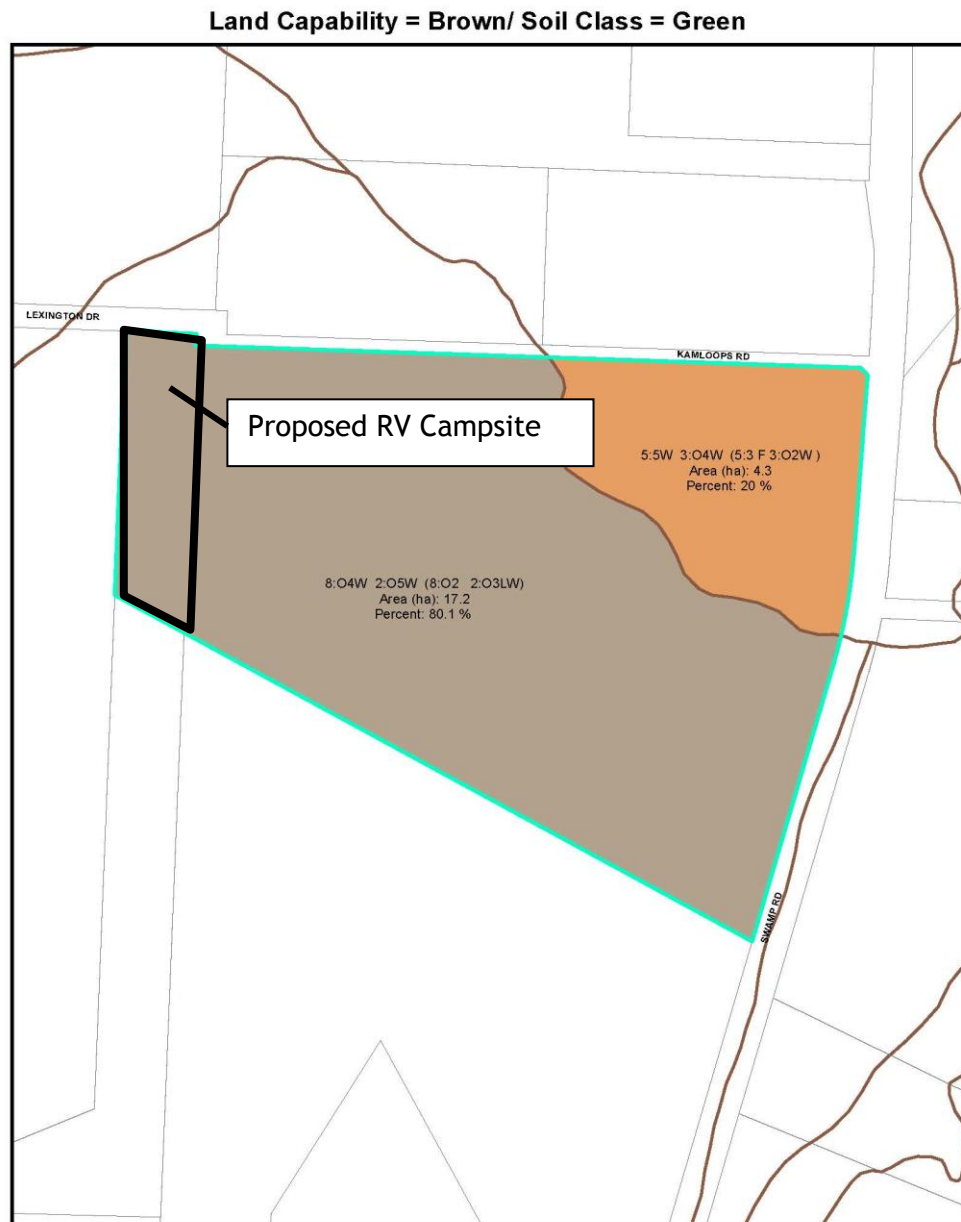
Map 2: Agricultural Land Reserve Map



Agricultural Land Capability

The Agricultural Land Capability in the subject area is primarily Class 4 with some Class 5 occurring. It has a high organic content with limitations due to wetness (high water table). With improvements (e.g. drainage works such as ditching), the capability can be improved to Class 2 with some Class 3 occurring. Class 1 - 3 are considered to be the best land for most crops and are relatively rare in the Okanagan.

Map 4: Land Capabilities Map



Soil Capability

The soils in the subject area are primarily (80%) Rumohr soils, which have 20 - 60 cm of decomposed organics overlaying up to 50 cm of marl. These typically have a high water table but, with drainage improvements, are typically used for vegetable or hay production.

A minor portion (20%) of the soils is Kendall soils. These soils are comprised with a well decomposed organic layer that is 40-160 cm thick, underlain by sand or loamy sand. These soils are usually cleared for hay production.

Map 5: Soil Capabilities Map



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Protect Agricultural Land.¹ 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.

Non-farm Uses.² Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operations.

5.2 City of Kelowna Agriculture Plan

Farmland Preservation.³ Direct urban uses to land within the urban portion of the defined urban - rural / agricultural boundary, in the interest of reducing development and speculative pressure, toward the preservation of agricultural lands and discourage further extension of existing urban areas into agricultural lands.

6.0 Technical Comments

6.1 Development Engineering Department

Development Engineering has no comments at this point in time with regard to this application, however, a comprehensive report will be provided at the time of development application submission if the Agricultural Land Commission agrees to the proposed activity on the subject property.

6.2 Active Living & Culture

In regards to the proposed RV site located at the Michaelbrook Ranch Golf Course, the Active Living & Culture Department, in principle, are in support of this proposal. An RV site at this location, providing sites are available at reasonable costs, could provide desirable accommodation alternatives for tournament participants at the Mission Recreation Park.

6.3 Policy and Planning

Policy and Planning does not object to the proposal to add an RV campground at 1085 Lexington Drive. Policy and Planning's primary concern is that the ALR lands need to be protected for future agricultural uses. Therefore, no permanent structures or asphalt should be permitted with the creation of the RV campground. Policy and Planning is not supportive of a commercial zone / uses which would set a precedent and would allow for multiple commercial uses that should not

¹ City of Kelowna Official Community Plan, Policy 5.33.1 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.33.6 (Development Process Chapter).

³ City of Kelowna Agriculture Plan (1998); p131).

be permitted in this area. An OCP amendment may be required, dependent on the zoning that is proposed.

6.4 Interior Health Authority

Interior Health has an interest in community design and planning as the built environment can support access to healthy food and promote food security. There are many positive health outcomes for a community that is food secure. Healthy eating can prevent and control a number of chronic health conditions, including type 2 diabetes, heart disease and some forms of cancer. In the interest of food security, and the ability of our citizens to access nutritious and safe food, we suggest the consideration of the following:

There would be no affect to local food security. The property is not currently being farmed for food and would remain in this state with an RV park situated on the property.

Maintaining the agricultural viability of the land for future food needs is an important aspect to consider. This can be done by avoiding installation of hard surfaces, such as cement or asphalt, for RV pads.

As this application will be serviced by community sewer and water, the Health Protection program has no concerns.

6.5 Minister of Agriculture

This application appears to be a non-farm use application for the ALC to adjudicate. The Ministry defers to the ALC in its decision making processes. Should approval be granted for this development by the ALC, the Ministry will make comment regarding the placement of landscaping, buffers and covenants as appropriate.

7.0 Application Chronology

Date of Application Received:	October 11, 2014
Agricultural Advisory Committee	Council appointments for the AAC have not been completed at this time.

Report prepared by:

Melanie Steppuhn

Reviewed by:

☐

Todd Cashin, Subdivision, Agriculture & Environment Services Manager

Reviewed by Approved for Inclusion:

☐

Shelley Gambacort, Subdivision, Agriculture & Environment Services Director

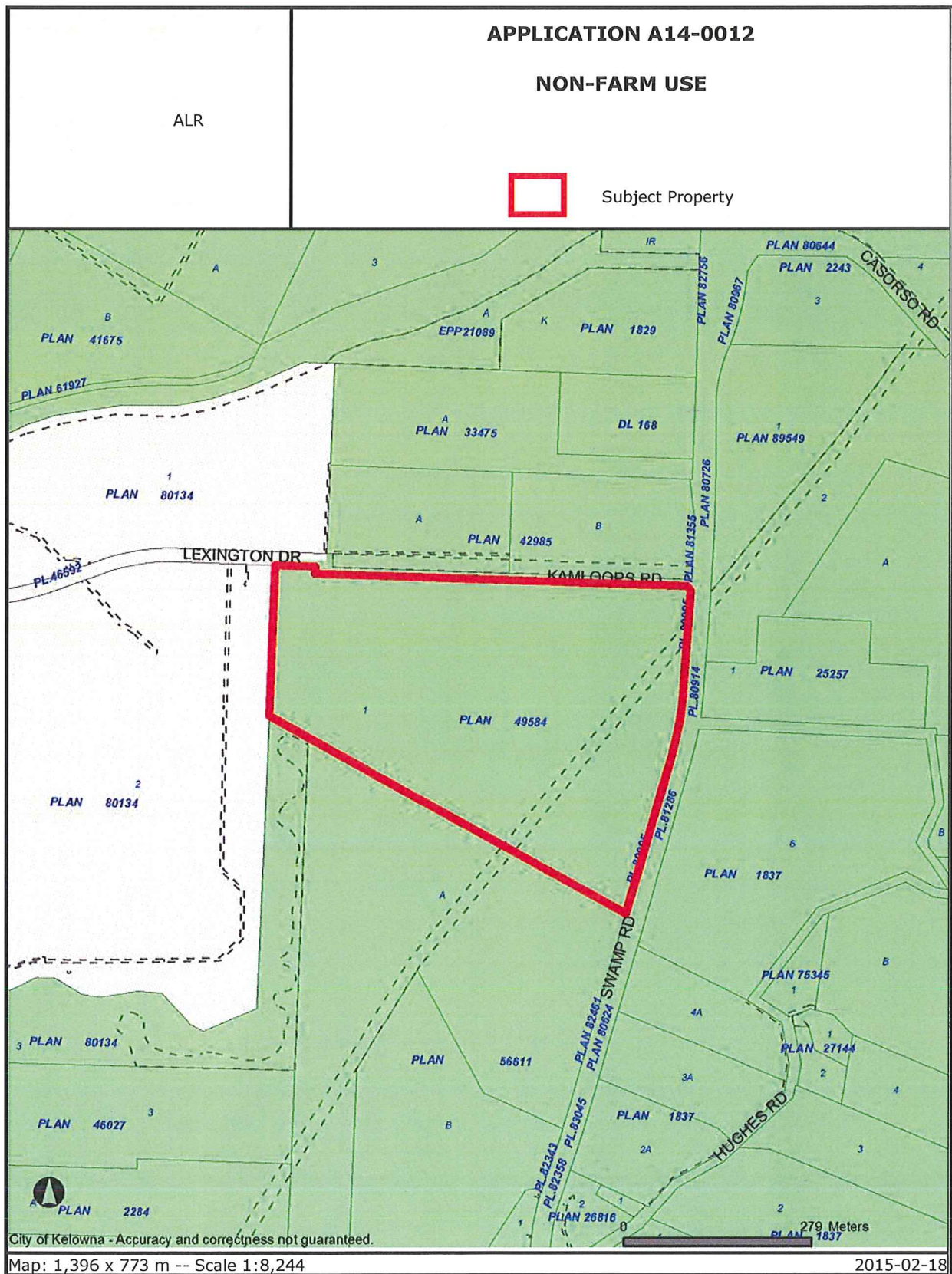
Attachments:

Subject Property Map

ALR Map

Application Package (26 pages)





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.



APPLICATION FOR NON-FARM USE UNDER THE AGRICULTURAL LAND COMMISSION ACT

Proposed RV Park on Michaelbrook Golf Course – Kelowna, BC

APPLICANT: CTQ Consultants Ltd on behalf of Aspen Grove Golf Ltd.

Overview

- Subject property is occupied by *Michaelbrook Golf Club* in Kelowna, BC.
- Subject site is proposed to accommodate a full service RV Campground adjacent to Mission Recreation Park/Sports Field. Approximately 3.4 acres out of the 53 acre golf course is the subject of this application. (*See location plan*)
- Subject lands are in an isolated location removed from the main golf course and separated by the golf course operations yard and buildings, paved parking lot, club house, office and owner's residence.
- Former use of the subject site was for driving range and ultimately a pitch and putt facility, and now sits idle.
- Land was always subject to drainage problems. Improvements were made as part of the development of Mission Recreation Complex, but the area of the subject application continues to experience drainage problems due to the high water table.
- Proximity to the Recreation Complex allows for strategic location of a camping facility that can address the significant demand for camping associated with one of the largest sport and recreation complexes in the BC interior.
- City of Kelowna Recreation Department supports the camping use to help avoid the unorganized use of streets and other public property by campers especially during large sporting events/tournaments.
- Considering the site's location hemmed in amongst the recreation complex (excluded from the ALR in 1998) and the 18 hole golf course (permitted as non-farm use in 1988), the proposed use should not pose any adverse effect on agriculture.
- Intended use will require rezoning or text amendment to City of Kelowna Zoning Bylaw.



Proposal

The Michaelbrook Ranch Golf Club has been a permitted use in the ALR for several years. The 18 hole course also includes a large clubhouse/restaurant, operations buildings, owners residence and extensive paved parking area. A former pitch and putt area occupies approximately 3.4 acres (1.4 Ha) of the entire property which is 52.73 acres (21.3 Ha). The subject of this non-farm application is the 3.4 acres which is proposed for an RV campground. This proposed use complements the Mission Recreation Complex that is immediately adjacent to the Golf Course and more specifically to the 3.4 acre site. *(See Figures 1 and 2)*

The Golf Course owner, Tom Stanbrook (Aspen Grove Golf Ltd) is proposing to use approximately 3.4 acres of the parent parcel for a full service RV campground that would service the users at the adjacent Mission Park/Recreation Complex. Communication with the City of Kelowna Recreation Department has indicated they are in full support of including an RV campground in close proximity to the Mission Recreation Complex. Preliminary design indicates that the subject land (3.4 acres) can accommodate 30-40 RV pads and associated lane ways.

The subject land where the pitch and putt grounds were formerly located is physically separated from the main golf course by the golf course parking lot, operations yard and buildings, clubhouse/restaurant and the owner's residence. The only active agricultural lands in the vicinity are located near the corners of the proposed site. Otherwise, the site is bound by the Mission Sports field and Recreation Complex on two sides; by the Operations yard/paved parking area of the Golf Course on one side, and the drainage corridor/stream on the remaining side. *(See Figure 3)* The configuration and isolation of this remnant piece of the golf course, hemmed in between the main golf course operations grounds and the Mission Recreation Facility, is such that it should not pose any adverse effects on agriculture. Although drainage improvements were made to the Mission Sports fields, the subject lands are still subject to a high water table. Extensive investment to the small site for a pitch and putt would not make economic sense.

Justification for RV Camping

The proposal entails provision of a full service RV camping area immediately adjacent to the Mission Sports and Recreation Complex. It is acknowledged that the Agricultural Land Commission will make its decision based on benefits and potential impacts of the proposed use on agriculture. However, the applicant and the City's Recreation Dept believe this is a very strategic location to accommodate camping that will satisfy the demand from users of the Mission Sports and Recreation Complex. Camping in this area is also expected to relieve pressure on the many orchard/farm lands that are trying to accommodate small campsites throughout the inner fringe ALR properties as well as on the larger ALR blocks on the outer fringes of Kelowna. *(See attached photos of sample campsites)*



Furthermore, the City Recreation Dept and By law Enforcement Division have recognized the problem of the unorganized camping on streets and public lands in the vicinity of the Mission Recreation and Sports Park especially when major sports events are being hosted at the many Mission Park facilities. Some camping on the actual grounds is permitted for large events; however the demand far exceeds the space when the fields are being used for sport. RV camping services are not available at Mission Park.

Activity at the Mission Recreation Complex

The Agricultural Land Commission released the land from the ALR in 1998 conditional upon its use for a major recreational facility. The Mission Park/Sports Fields construction began in 2002 and the City of Kelowna has since added the Capital News Centre and the H2O Water Park, the largest municipally owned aquatic centre in Canada. The facilities at Mission Recreation Complex accommodate both indoor and outdoor sports events and tournaments. The outdoor facilities such as soccer pitches, ball diamonds, artificial turf fields, and other sports fields are used extensively from March to early November. Some of the largest sporting events in BC are hosted at these facilities, e.g. Ogopogo Seniors ball; Ultimate Frisbee; and Flag Football Provincials. These outdoor events are complemented by indoor events such as the H2O Swim Meet, many of which overlap. The draw for some of these events is significantly large (e.g. 4500 participants for the Flag Football event that lasts several days). (*See Attached Tournament Information.*)

Overnight parking/camping is restricted to avoid conflict with the spectators and participants' parking needs. The City does allow limited RV parking but only for three events throughout the year:

- Ogopogo Seniors Tournament
- Ultimate Frisbees
- H2O Swim Meet

Services/hookups for campers are not available further limiting length of stay. (*See Attached Overnight parking requirements*)

The Capital News Centre boasts some of the latest technology and diverse indoor facilities, including:

- Three indoor artificial turf fields
- Two NHL sized arenas



- Indoor running track
- Fitness facility
- Physiotherapy clinics
- Full concession
- Licensed Restaurant
- Meeting and tournament rooms

These indoor facilities are regularly accommodating hockey, soccer, track, lacrosse, rugby, figure skating, and speed skating. The recent affiliation with UBCO allows for hosting of major training camps as the campus can provide reasonably priced accommodation and meal services.

(See Attached Capital News Centre Facility Information)

Proposed RV Camping Facility

The proposed campground will be a full service facility to accommodate Recreational Vehicles that can access hook ups for waste, water and electrical. All City services and utilities are readily available at the site/Lexington Drive. The project will entail raised hard surface or gravel trailer pads and laneways, interspersed with grass and minor landscaping. Drainage improvements will be required. It is anticipated that a pedestrian connection will be provided between the campground and the Mission Sports Field, via a bridge over the small creek or a sidewalk along one side of Lexington Drive. *(See Figure 4)*

Preliminary design concepts indicate that 35 to 40 sites can be constructed on the 3.4 acres of land. Access and circulation of the RVs will be achieved with pull-through and back-in camp sites. A double laneway system and upgrades to the current adjacent Golf Course parking lot will help ensure that traffic will not go beyond the site and onto adjoining lands. Signage will be posted to direct RV campers to the camp ground and kept away from the Mission Sports Field parking. Although none of the site is abutting agricultural land, other than the golf course itself, edge fencing at the south end will be upgraded. Both north and south flanks of the golf course itself are currently fully fenced. *(See Figure 5)*



Current Use of Land

The whole parcel is currently used as an 18-hole golf course known as the Michaelbrook Ranch Golf Club. Along with the fairways and greens, the site contains a major central water feature, along with all associated golf facilities. These facilities are clustered in the western edge of the property and include the following:

- Club House and Restaurant
- Parking Lot (paved)
- Operations buildings and yard
- Covered golf cart storage garages
- Owner's Residence and associated out buildings
- Former pitch and putt grounds (This land has been sitting idle)

(See attached Figures 6 and 7)

Evidence of former use of the site indicates that turf production was the prominent activity. Reports from the ALC (1987) indicate that the former owner had claimed that there were severe problems with salinity and drainage that made the property unsuitable for growing vegetables or forage crops. At the owner's request, the Commission had the Soils Branch of the Ministry of Agriculture in Kelowna conduct a detailed on site investigation. The on-site report concluded that there are drainage problems and approximately 7 hectares in the northeast corner of the property is very alkaline. The report did suggest ways to improve these problems. In subsequent years the property was converted to a golf course which it has remained ever since. (Approval granted by the ALC in 1988.) Zoning and Future land use (OCP) was amended accordingly. *(See attached Figures 8 and 9)*

Adjacent Uses

The following uses currently occupy the adjacent lands:

Westside: Mission Recreation Centre and Sports Complex; hard surface parking lot is immediately adjacent to the proposed RV Park area.



Northside: Lexington Drive and Kamloops Road (this is not a through road between Gordon Drive and Swamp Road) Small acreages and homes are located just north of the roadway/property boundary.

Eastside: Swamp Road; beyond the road there are swamp lands and streams that collect water from the irrigation on the upper benches. There are lower portions of acreages, many of which are also wet and therefore contain minor forage farming.

Southside: Forage farm, and creek drainage area that is immediately adjacent to the proposed RV Park area.

It should be noted that in recent years, two major improvements or alterations have been made to the areas landscape and terrain: the approval of the Mission Recreation Complex/Park required major fill and elevation of the site to address the drainage issues. Water has been flowing back towards the subject property and picked up by a man-made drainage system. The second alteration has been the upgrading of Swamp Road that had been subject to drainage undermining the roadway. Water continues to flow down from the upper benches but is now directed by culverts west towards the subject property and ultimately into Mission Creek. Drainage problems continue on those properties that have not been elevated.

The subject site that is proposed for RV Park is surrounded as follows:

Westside: Mission Recreation Complex and hard surface parking lot (Zoned P5)

Northside: Mission Recreation Complex/Ball diamonds (Zoned P5) and Lexington Road

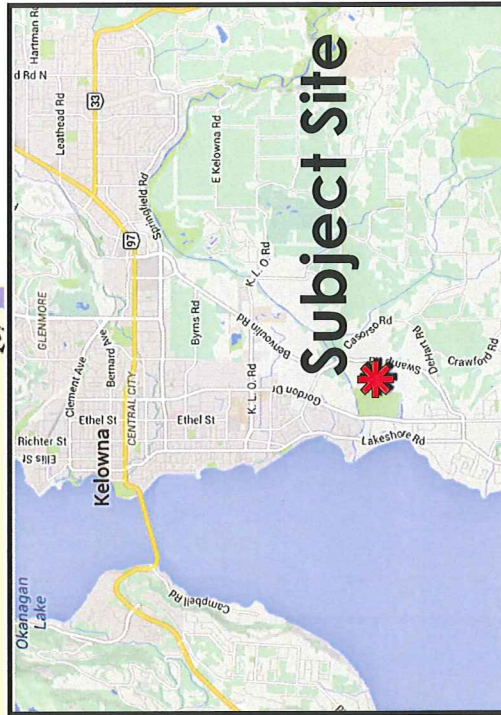
Eastside: Golf Course Operations Yard, Club House/Restaurant, Parking Lot and Owner Residence (Zoned P3)

Southside: Public space (Thompson Marsh Park) to accommodate drainage/creek (Zoned P3)

(See attached Figure 10)

Respectfully Submitted:

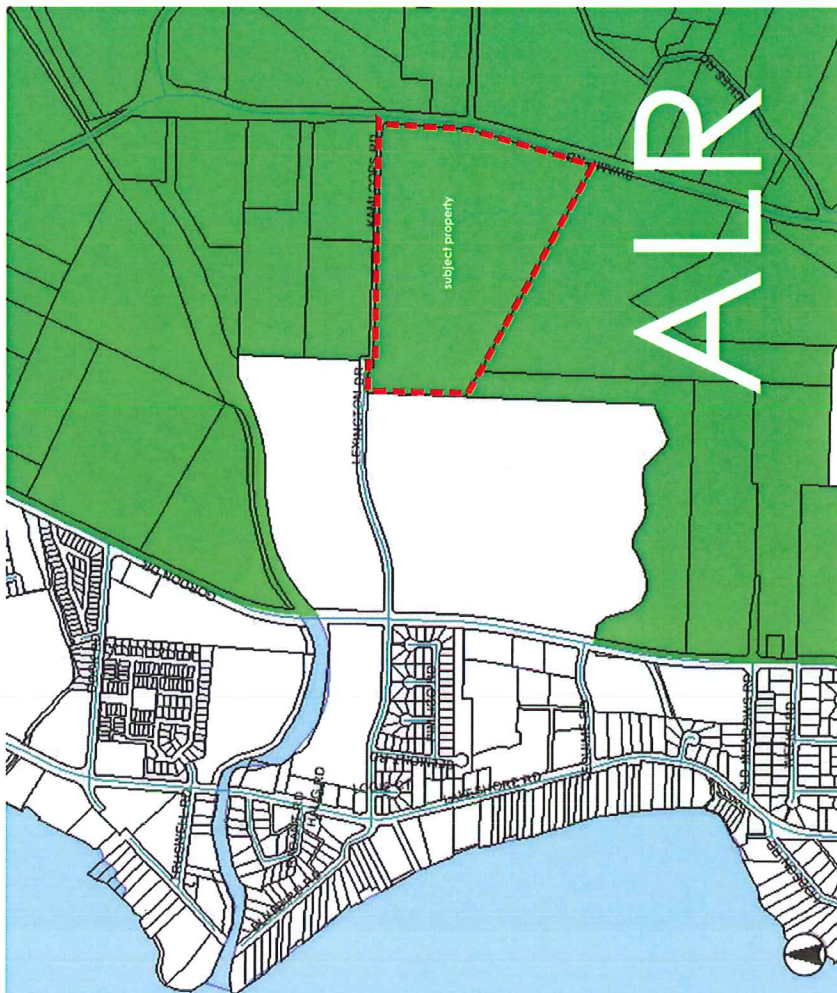
CTQ Consultants Ltd
Kelowna, BC



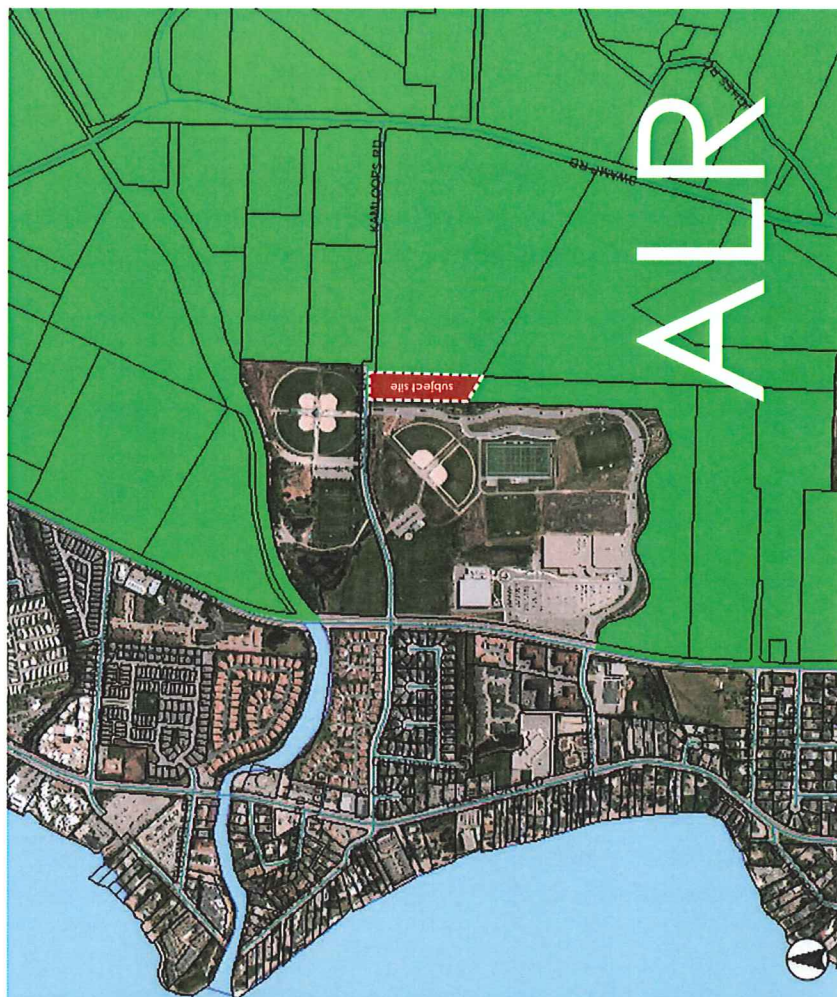
LOCATION PLAN

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.1



Subject Property



Subject Site

ALR

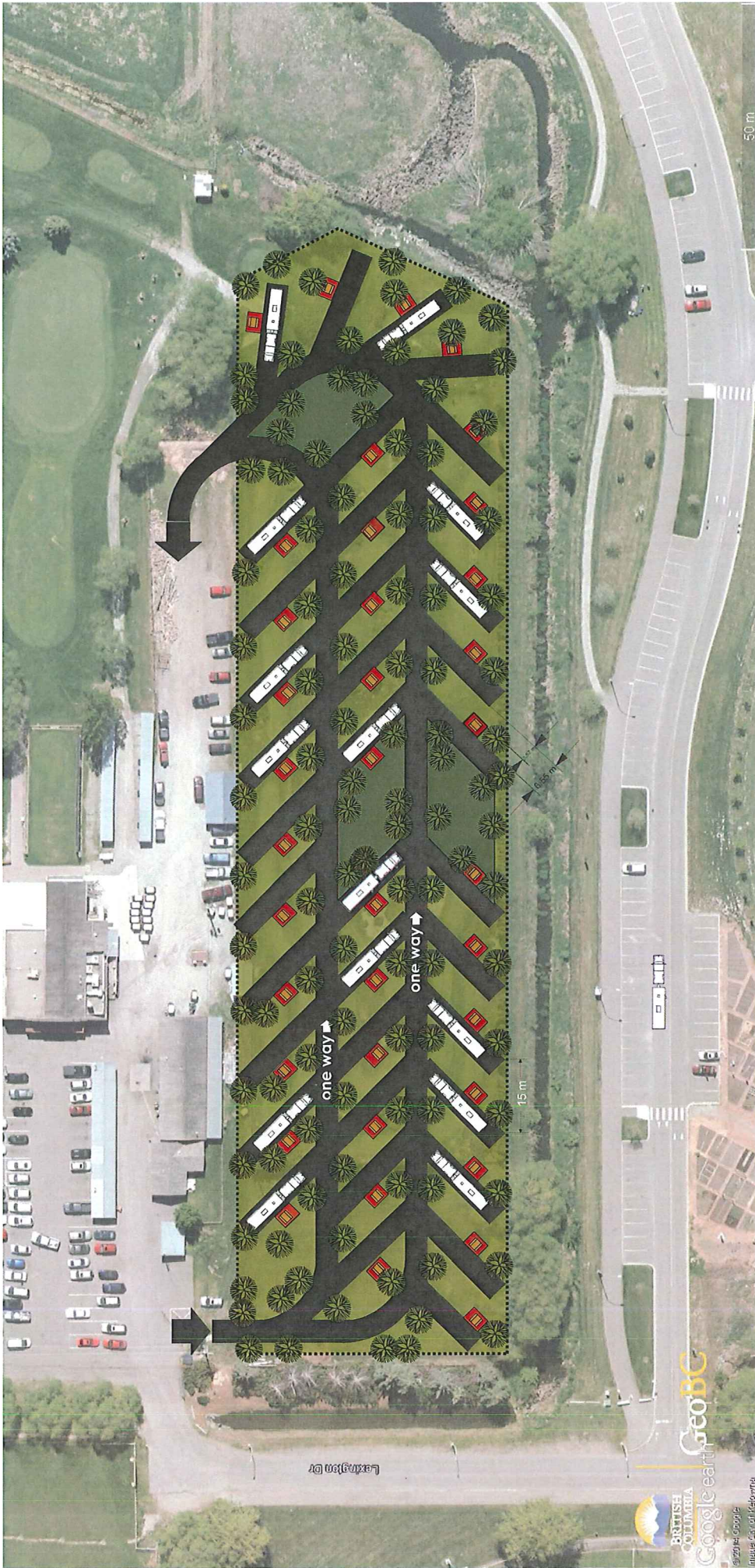
NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.2



LOCATION PLAN

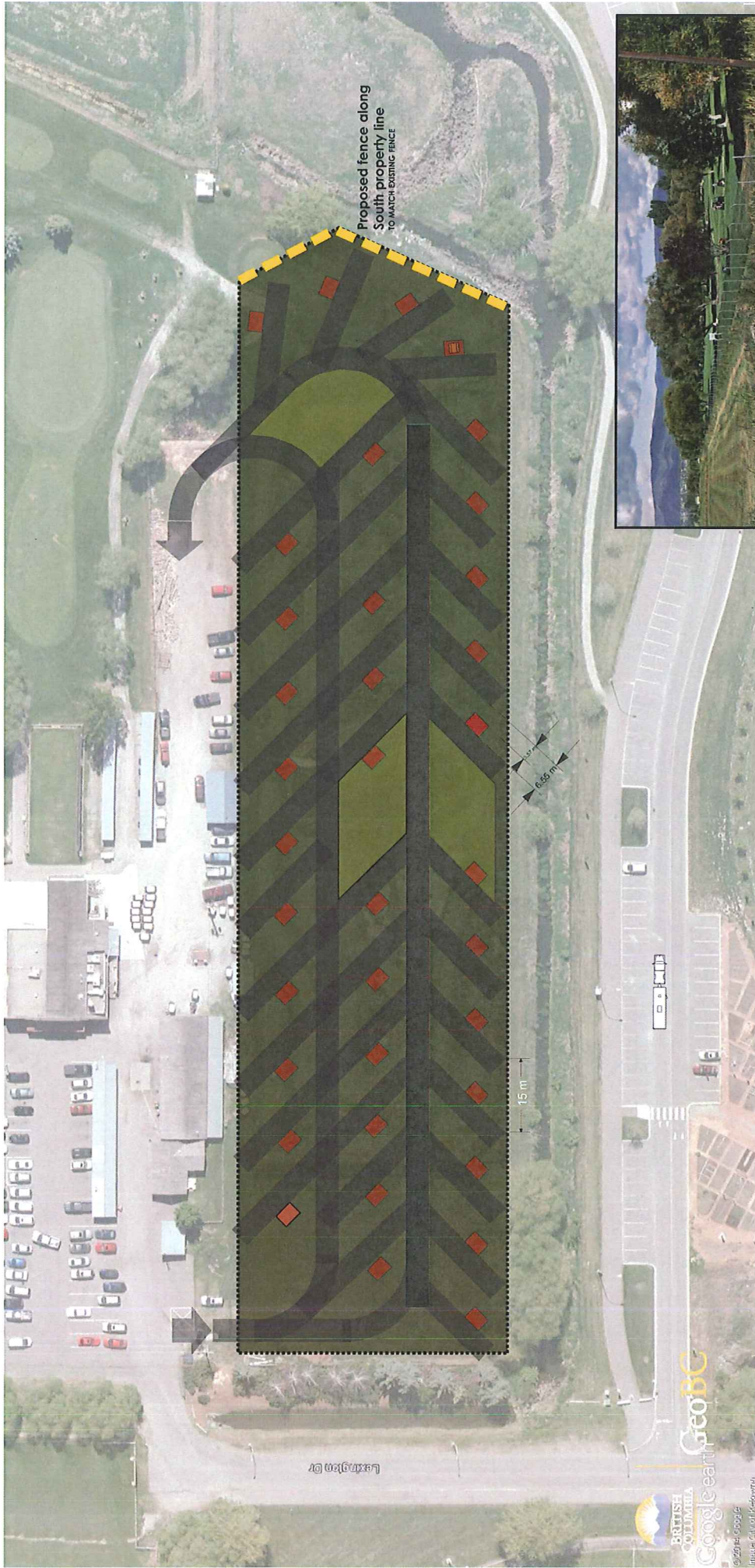
NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE



CONCEPT PLAN 30 - 40 SITES

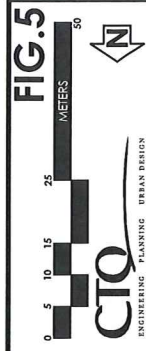
NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE





FENCING

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE





GOLF COURSE FACILITIES/OPERATIONS AREA

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.6



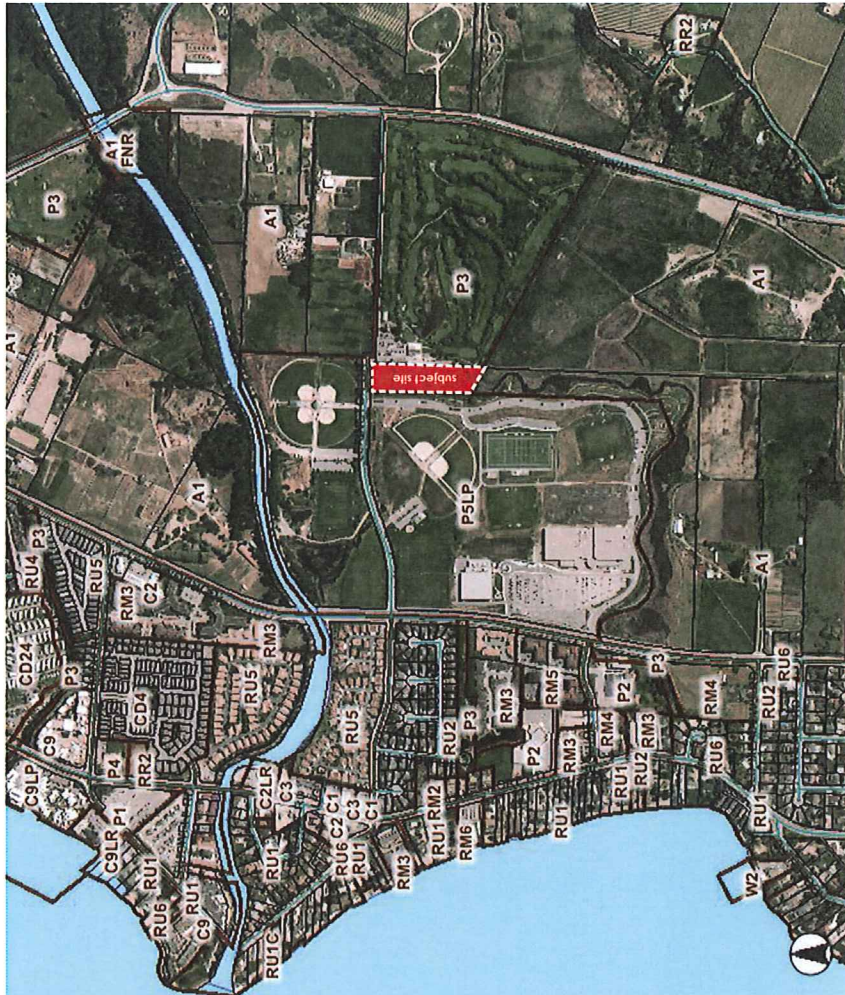
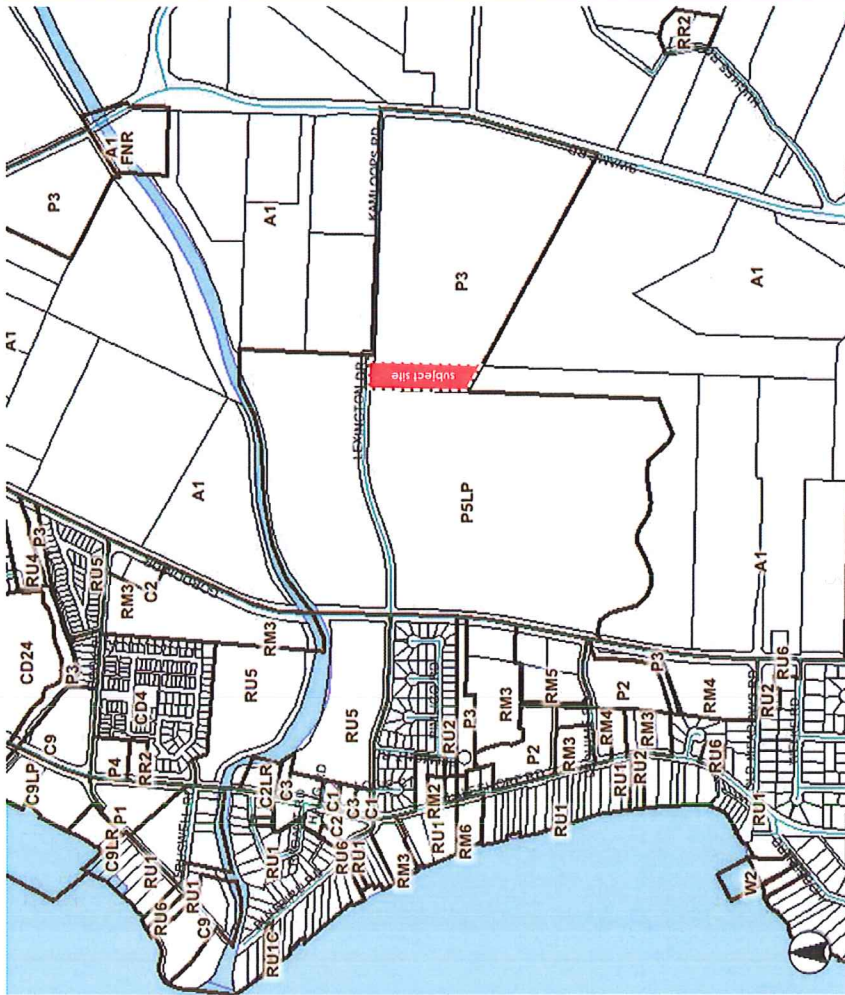
Oct 29, 2014

EXISTING CONDITIONS

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.7



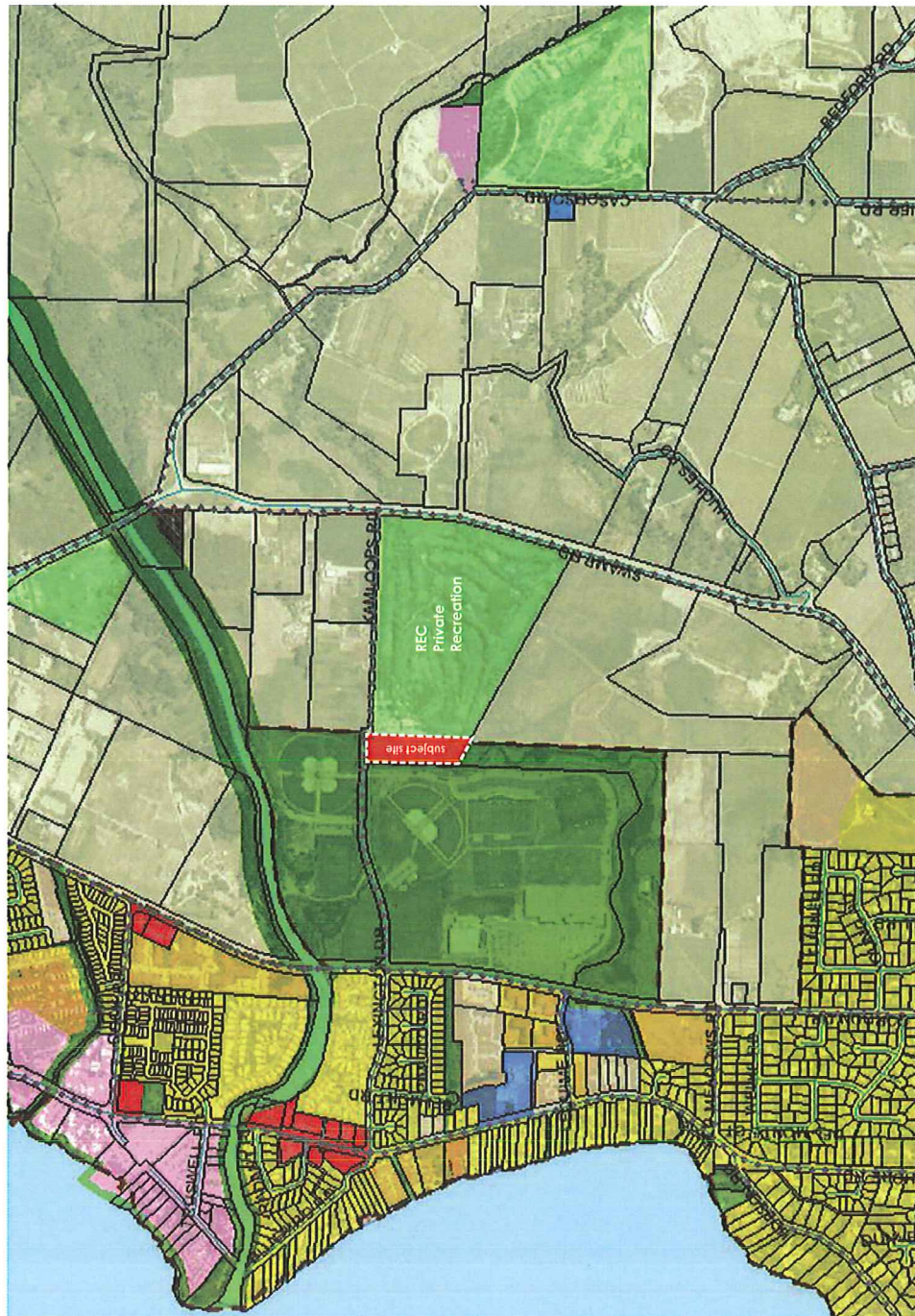


ZONING

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.8



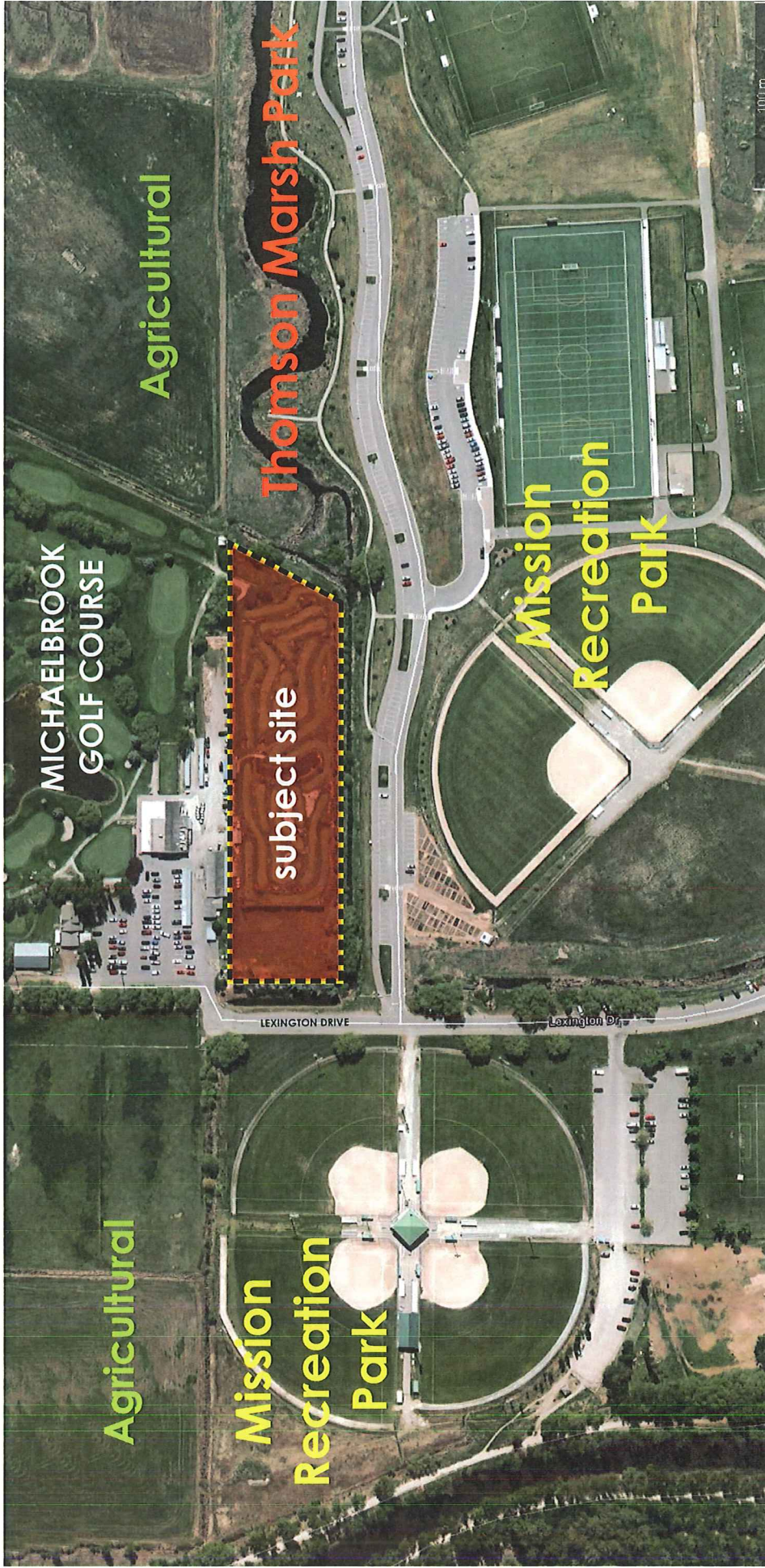


Future Land Use	
	AB - Agri-Business
	COMM - Commercial
	EDINST - Educational/Major Institutional
	FNR - First Nations Reserve
	FUR - Future Urban Reserve
	HLTH - Health District
	IND - Industrial
	IND-L - Industrial - Limited
	IND-T - Industrial - Transitional
	PARK - Major Park/Open Space (public)
	MRC - Multiple Unit Residential - Cluster Housing
	MRH - Multiple Unit Residential (High Density)
	MRL - Multiple Unit Residential (Low Density)
	MRM - Multiple Unit Residential (Medium Density)
	MXR - Mixed Use (Residential / Commercial)
	MXT - Mixed Use Tourism
	REC - Private Recreation
	PSU - Public Services/Utilities Area
	REP - Resource Protection Area
	SC - Service Commercial
	S2RES - Single / Two Unit Residential
	S2RESH - Single / Two Unit Residential - Hillside

FUTURE LAND USE

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.9



SURROUNDING USES

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.10





UNION ROAD



SCENIC ROAD



WALLACE
HILL ROAD



RV PARKS in ALR - Kelowna BC

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.11



Capital News Centre



Fast Facts:

- 2 85'x200' ice arenas
-
- 2 indoor artificial turf fields
-
- 5 outdoor soccer pitches
-
- pysiotherapy clinic & weight room
-
- consession & licensed restaurant
-
- meeting /tournament rooms

The Capital News Centre is Kelowna's newest and most diverse sporting facility. Hockey, soccer, track, lacrosse, rugby, figure skating, and speed skating. Those are just a few of the samples of many sports hosted here.

The Capital News Centre features 2 NHL sized arenas, 2 indoor artificial turf fields, an indoor running track, and fitness facility. The 2 arenas have 5 dressing rooms each for all teams and officials. There are 2 meeting spaces available with audio visual equipment for seminars, meetings, and tournaments. The Capital News Centre is completely wheelchair accessible.

Additionally, the Capital News Centre contains a physical therapy clinic, a fully equipped cardio and weight fitness centre, a large lobby with concession, and licensed restaurant that can view arena 1.

The UBC Okanagan facility is ideal for teams looking to host a training camp as the campus can provide reasonably priced accommodation, meal services, and is located only 15 minutes from the Kelowna International Airport, and 10 minutes from downtown.



Facility Booking & Information:

Michelle Collens
(250)-469-8855
mcollens@kelowna.ca

Capital News Centre



Fast Facts:

2 indoor artificial turf fields

•

300m indoor running track

•

5 outdoor soccer pitches

•

1 outdoor artificial turf field

•

full concession & restaurant

•

physio clinic & weight room

The Capital News Centre is Kelowna's newest and most diverse sporting facility. Soccer, hockey, lacrosse, rugby, figure skating, and speed skating. Those are just a few samples of the many sports hosted here.

The Capital News Centre features 2 indoor artificial turf fields, 2 NHL sized arenas, an indoor running track, and fitness facility. The indoor fields have the latest in turf technology and has the same Field Turf used in pro-football and major league baseball stadiums. Additional amenities include a physiotherapy clinic, concession, fully licensed restaurant, and several meeting and tournament offices.

If you're not looking to train indoors, enjoy the boasting clear sunny skies of the Okanagan and train on the outdoor artificial turf or choose from 1 of 5 natural lush grass soccer pitches located right outside the Capital News Centre doors. The Capital News Centre is located 5 minutes from downtown Kelowna, and only 15 minutes from the Kelowna International Airport.



Facility Booking & Information:

Michelle Collens
(250)-469-8855

mcollens@kelowna.ca

Mission Softball Quad

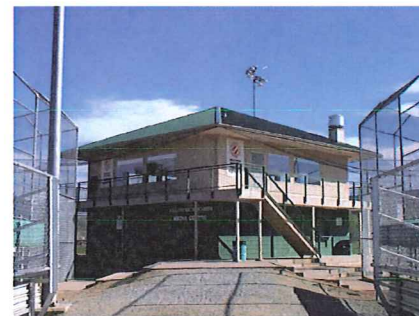


Fast Facts:

- 4 diamonds
-
- 275ft fence distance
-
- covered dugouts
-
- championship lighting
-
- media centre
-
- concession on site

The Mission Softball Quad offers players and spectators professional quality fields necessary to meet the demands of softball enthusiasts in and around the central Okanagan. In a rapidly developing location, the four-plex softball complex with 300ft fields hosts games for juniors, adults, and many national tournaments. The Mission Quad has hosted many recognized regional and national championships and tournaments such as the men's provincial "D" Slo-Pitch Nationals. In addition, every year the infamous Mission Mexicana Skins Ball Tournament attracts hundreds of visitors each day.

Each field has a 275ft outfield, and is surrounded with a 12ft. high fence. The complex features large covered dugouts, a concession stand with covered picnic area, a media centre, and 60,000 watt championship lighting per field. Adjacent to the complex there is ample free parking, a playground, and numerous warm-up fields. Add all these features to our excellent accommodations, restaurants, shops, golf courses, and activity centres and you've got the perfect destination to play softball.



**sport
kelowna**

Facility Booking & Information:

Michelle Collens
(250)-469-8855
mcollens@kelowna.ca

2014 Mission Recreation Complex Tournaments

Mar/Apr/May	Event Name	Organization	Location	Out of Town Participants
Mar 16, 23, 30	Field Hockey Camp	Field Hockey BC	Artificial Turf	Yes
Apr 6	Field Hockey Camp	Field Hockey BC	Artificial Turf	Yes
Apr 18-20	Icebreaker	COYSA	Artificial Turf	Yes
May 3-4	Sunflicker	Kelowna Ultimate	Mission Sportfields	Yes
May 3-4	Wood Bat / Icebreaker	Men & Women SloPitch	Mission Diamonds 1 - 4	No
May 16-19	May Mayhem Softball	KASA	Mission Diamonds 1 - 6	Possibly
May 24-25	Ogopogo Senior SloPitch	Kelowna Senior Softball	Mission Diamonds 1 - 6	Yes
May 31-June 1	OK Ladies Fastball Tourney	OK Ladies Fastball	Mission Diamonds 1-4	Yes
June	Event Name	Organization	Location	Out of Town Participants
June 4-6	Firefighters SloPitch Tourney	Kelowna Firefighters	Mission Diamonds 1 - 4	No
June 6 - 8	Flag Football Provincials	Kelowna Minor Football	Mission Sportfields	Yes
June 7 - 8	SloPitch Qualifiers	Men & Women SloPitch	Mission Diamonds 1 - 4	No
June 20-22	City Softball Playoffs	City of Kelowna	Mission/EK/Glen/Belgo/Cam/Rob	No
June 27-29	Canada Day Tournament	COYSA	R1/2/3/4/5/6 M10,M11,12,13,14 Turf	Yes
July	Event Name	Organization	Location	Out of Town Participants
July 5-6	Coors Light SloPitch Tourney	KASA	Mission Diamonds 1-6	Yes
July 11-13	Valley of Champions	KMBA & RMBA	Mission 1-4, Edith Gay, Lombardy, Elks	Yes
July 19	Latter-Day Saints Softball	Church of Latter Day Saints	Mission Diamonds 1 - 4	No
July 26-27	Bats for a Cause	KASA	Mission Ball Diamonds	Yes
August	Event Name	Organization	Location	Out of Town Participants
Aug 2-4	Lake & Bake Field Hockey	OVFHA	Artificial Turf	Possibly
Aug 4-8	Soccer Camp	Kelowna United	M11, M12	No
Aug 11-15	Soccer Camp	Kelowna United	M11, M12	No
Aug 16-17	Major Mixed Softball Playoffs	Kelowna Major Mixed	Mission Ball Diamonds	No
Aug 16-17	Gridiron Classic	Kelowna Minor Football	Artificial Turf & M9	No
Aug 23-24	Men/Women SloPitch Playoffs	Men & Women SloPitch	Mission Diamonds 1 - 4	No
Sept/Oct/Nov	Event Name	Organization	Location	Out of Town Participants
Sep 5-7	Kinsmen Softball Playoffs	Kinsmen Softball League	Mission Ball Diamonds	No
Sep 12-14	City Softball Playoffs	City of Kelowna	Mission/EK/Glen/Belgo/Cam/Rob	No
Sep 13	Field Hockey Tournament	KSS	Artificial Turf	Yes
Sep 14	KMSL Playoffs	KMSL	M-13, M-14	No
Sep 14	Terry Fox Run	Terry Fox Foundation	Mission Sportfields	No
Oct 4-5	Mini Jamboree	COYSA	M9, M11, M10 ,M13,M14, M15	No
Oct 17-18	Flag Football tournament	Okanagan Adventist	R1-R4, M9, M15	Possibly
Oct 24-25	Field Hockey Tournament	KSS	Artificial Turf	Possibly
Oct 24-26	City Softball Playoffs	City of Kelowna	Mission/EK/Glen/Belgo/Cam/Rob	No
Nov 1	Field Hockey Tournament	KSS	Artificial Turf	Possibly

Surveyed Response of Possible Use of Campground
Yes
Yes (dependent on cost)
Surveyed Response of Possible Use of Campground
Yes
Yes
Surveyed Response of Possible Use of Campground
Yes
Yes
No
Yes
Surveyed Response of Possible Use of Campground
Surveyed Response of Possible Use of Campground

2014 Mission Recreation Complex Tournaments

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Sep 14	Terry Fox Run	Terry Fox Foundation	Mission Sportfields	No
Oct 4-5	Mini Jamboree	COYSA	M9, M11, M10 ,M13,M14, M15	No
Oct 17-18	Flag Football tournament	Okanagan Adventist	R1-R4, M9, M15	Possibly
Oct 24-25	Field Hockey Tournament	KSS	Artificial Turf	Possibly
Oct 24-26	City Softball Playoffs	City of Kelowna	Mission/EK/Glen/Belgo/Cam/Rob	No
Nov 1	Field Hockey Tournament	KSS	Artificial Turf	Possibly

Surveyed Response of Possible Use of Campground	
Surveyed Response of Possible Use of Campground	
Surveyed Response of Possible Use of Campground	
Surveyed Response of Possible Use of Campground	

OVERNIGHT PARKING

The General Terms & Conditions for the Rental of City of Kelowna Facilities on pages 4-14 apply to this section. Other specific conditions are as outlined below.

In support of tournaments and special events taking place at the City's District Parks, overnight parking for participants renting the Parkinson Recreation Park, Mission Recreation Park, and Rutland Recreation Park is available as approved by the Director of Recreation & Cultural Service or his/her designate.

Given that each location has its own unique facility characteristics, a "General Requirements" sheet will be attached to the facility rental contract and further outline the specific rental requirements and expectations. The requirements and expectations may vary between events and locations.

1. OVERNIGHT PARKING FEES & CHARGES

A fee is charged per vehicle per night.

To ensure there is an organized approach in developing the overnight parking plan, participants are required to reserve parking spots through the event organizers. Recognizing some participants will show up without confirmed reservations, additional spots will be made available within facility parking limitations.

Event organizers are responsible to collect all fees and remit the same to the City within three (3) days of the conclusion of the event. Any incremental costs are the responsibility of the event organizer.

2. OVERNIGHT PARKING GUIDELINES

- 2.1. The location and layout requirements of overnight parking are to be pre-arranged with the Sport & Event Development Manager.
- 2.2. Only self-contained recreation vehicles will be permitted. No parking on grassed areas.
- 2.3. An on-site parking co-ordinator is required to control parking arrangements and ensure all requirements are followed. This person must be present at all times while vehicles are arriving.
- 2.4. No alcohol in parking lot.
- 2.5. A single parking space is to separate each vehicle in this area.
- 2.6. A 20' emergency access lane must be maintained through the overnight parking area.
- 2.7. Event organizer is responsible for security and the orderly conduct of users in the designated overnight parking area.
 - When overnight parking vehicles exceed 20 units, a uniformed, professional security company is required to remain on site throughout the night.
 - When overnight parking vehicles is less than 20 units, overnight security services can be provided by event volunteers.
- 2.8. Washrooms may be available on site either by direct access to facility or portable toilets brought in for the event at the expense of the organizer.
- 2.9. Shower facilities may be available during regular operating hours at the Parkinson Recreation Centre, Kinsmen Fieldhouse, and Rutland Arena.
- 2.10. No dumping of waste water on any of the overnight parking sites.
- 2.11. All garbage must be deposited in existing bins or removed from the site at the end of the event otherwise renters may be charged.
- 2.12. Any incidences are to be reported immediately to the City's contract security company.

- 2.13. The parks are closed at 11:00 p.m. through to 6:00 a.m. and participants must respect this as "quiet time".
- 2.14. Participants not respecting the rules and guidelines will be evicted from the overnight parking site.
- 2.15. City representatives may at their discretion, alter on-site parking arrangements during the events to ensure safety considerations to both the participants and facility.

CITY OF KELOWNA

BYLAW NO. 11027

Official Community Plan Amendment No. OCP14-0019 Cedar Creek Developments Ltd. (W OF) Mountainside 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 part of the Northwest ¼ of Section 14, Township 28, SDYD, Except Plans KAP89467, KAP89468, KAP89849, EPP35362, EPP33759, EPP35140 and EPP38359, located on Mountainside Drive, Kelowna, B.C., from the S2RES - Single/Two Unit Residential designation to the S2RESH - Single/Two Unit Residential - Hillside designation and the PARK - Major Park/Open Space designation and from the PARK - Major Park and Open Space designation to the S2RESH - Single/Two Unit Residential - Hillside 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 10th day of November, 2014

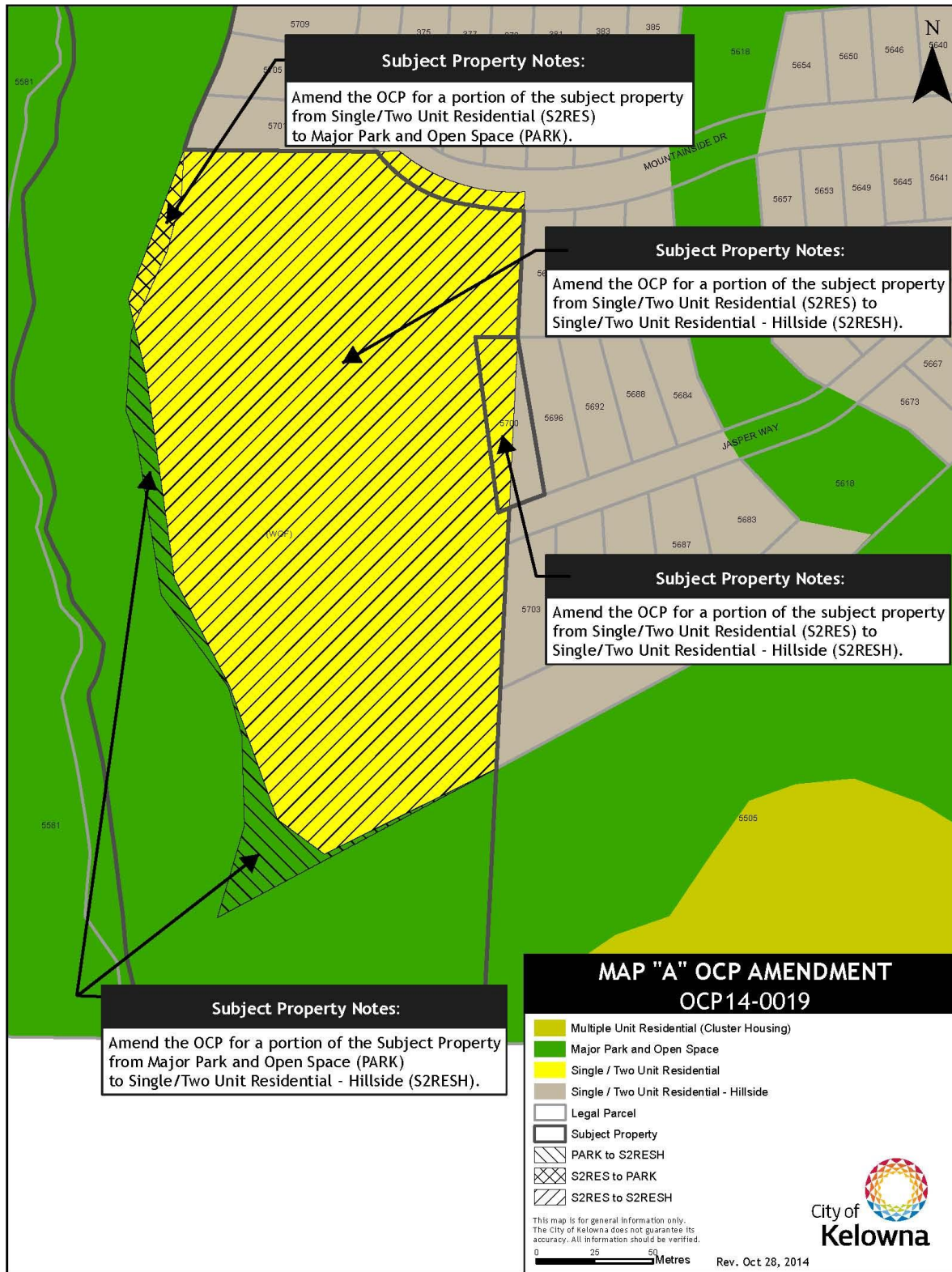
Considered at a Public Hearing on the 9th day of December, 2014.

Read a second and third time by the Municipal Council this 9th day of December, 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11028
Z14-0036 - Cedar Creek Developments Ltd.
(W OF) Mountainside 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 of part of the Northwest ¼ of Section 14, Township 28, SDYD, Except Plans KAP89467, KAP89468, KAP89849, EPP35362, EPP33759, EPP35140 and EPP38359 located on Mountainside Drive, Kelowna, B.C., from the RU4 - Low Density Cluster Housing zone to the RU1h - Large Lot Housing (Hillside Area) zone, the P3 - Parks and Open Space zone and the CD2 - Kettle Valley Comprehensive Residential Development zone and from the P3 - Parks and Open Space 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 10th day of November, 2014.

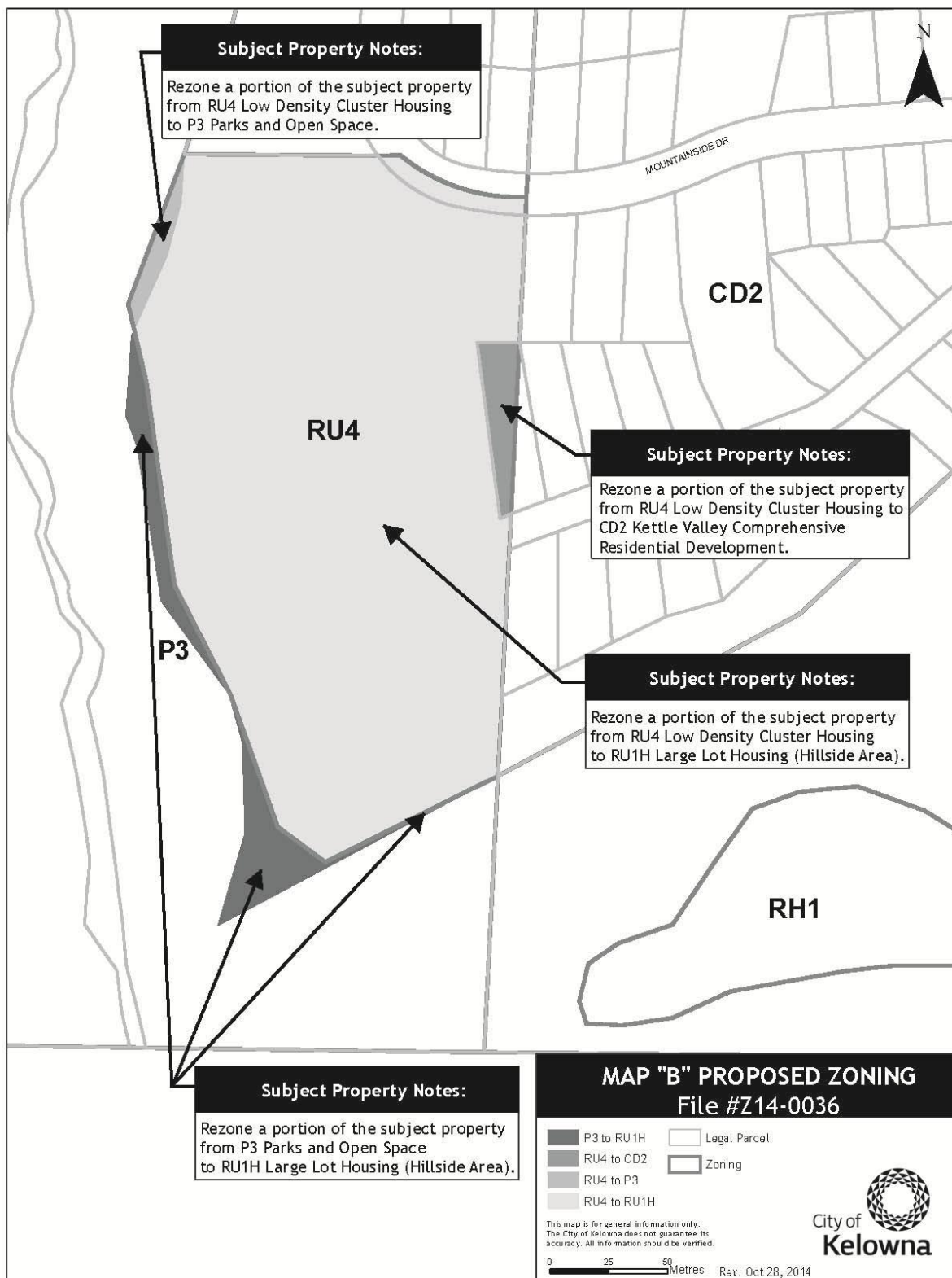
Considered at a Public Hearing on the 9th day of December, 2014.

Read a second and third time by the Municipal Council this 9th day of December. 2014.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11046
TA14-0013 - CD2 - Kettle Valley Comprehensive Residential
Development Zone

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 **SCHEDULE 'B' - Comprehensive Development Zones, CD2 - Kettle Valley Comprehensive Residential Development** be amended by:

- a) Deleting **1.4 Development Regulations, (c)** in its entirety that reads:

“(c) The maximum site coverage shall be in accordance with the plans of the Comprehensive Development Project, as approved and incorporated as CD2, Map 1.

And replacing it with:

“(c) The maximum site coverage shall be in accordance with the Table of the Comprehensive Development Project, as approved and incorporated as CD2, Map 1.”

- b) Deleting the following from **1.4 Development Regulations, (d)**:

“**Single detached housing, semi-detached housing and row housing (Types I-VII CD2 Map 1): 9.5 m**”

And replacing it with:

“**Single detached housing, semi-detached housing and row housing (Types II-VII CD2 Map 1): 9.5 m**”

- c) Deleting the from **1.4 Development Regulations, sub-paragraph (e)** in its entirety that reads:

“(e) The siting of buildings shall be in accordance with the plans of the Comprehensive Development Project as approved and incorporated as CD2, Map 1, attached to this bylaw.”

- d) Deleting the following from **1.4 Development Regulations, sub-paragraph (f)** that reads:

“The amount of the projection shall be in accordance with the plans of the Comprehensive Development Project, as approved and incorporated as CD2, Map 1, attached to this bylaw.”

And replace it with:

"The size of the encroachment area shall be in accordance with the Table, as approved and incorporated as CD2, Map 1, attached to this bylaw."

- e) Deleting the words "Types I through VIII inclusive." **1.5 Other Regulations**, (g) in and replacing it with the words "Types II through VIII inclusive."
- f) Deleting the words "Types I through VIII inclusive" **1.5 Other Regulations**, (i) in and replacing it with the words "Types II through VIII inclusive"
- g) Adding new sub-paragraphs (o) and (p) to **1.5 Other Regulations** in its appropriate location that reads:
 - "(o) For Type IX, Mixed Use Village Centre, all buildings shall be oriented facing a street with the Commercial/Apartment buildings orientated facing Main Street.
 - (p) For Type X, Village Centre Commercial, street oriented retail/office buildings shall be oriented facing towards Main Street and one storey retail buildings shall be oriented facing Chute Lake Road."
- h) Deleting the Kettle Valley Regulating Plan Overview Map and replacing it with new Kettle Valley Regulating Plan Overview Maps as attached to and forming part of this bylaw; and
- i) Adding in its appropriate location a new CD2 - Kettle Valley Comprehensive Development Zones, Table - Kettle Valley Regulating Plan as 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 12th day of January, 2015.

Considered at a Public Hearing on the 3rd day of February, 2015.

Read a second and third time by the Municipal Council this 3rd day of February, 2015.

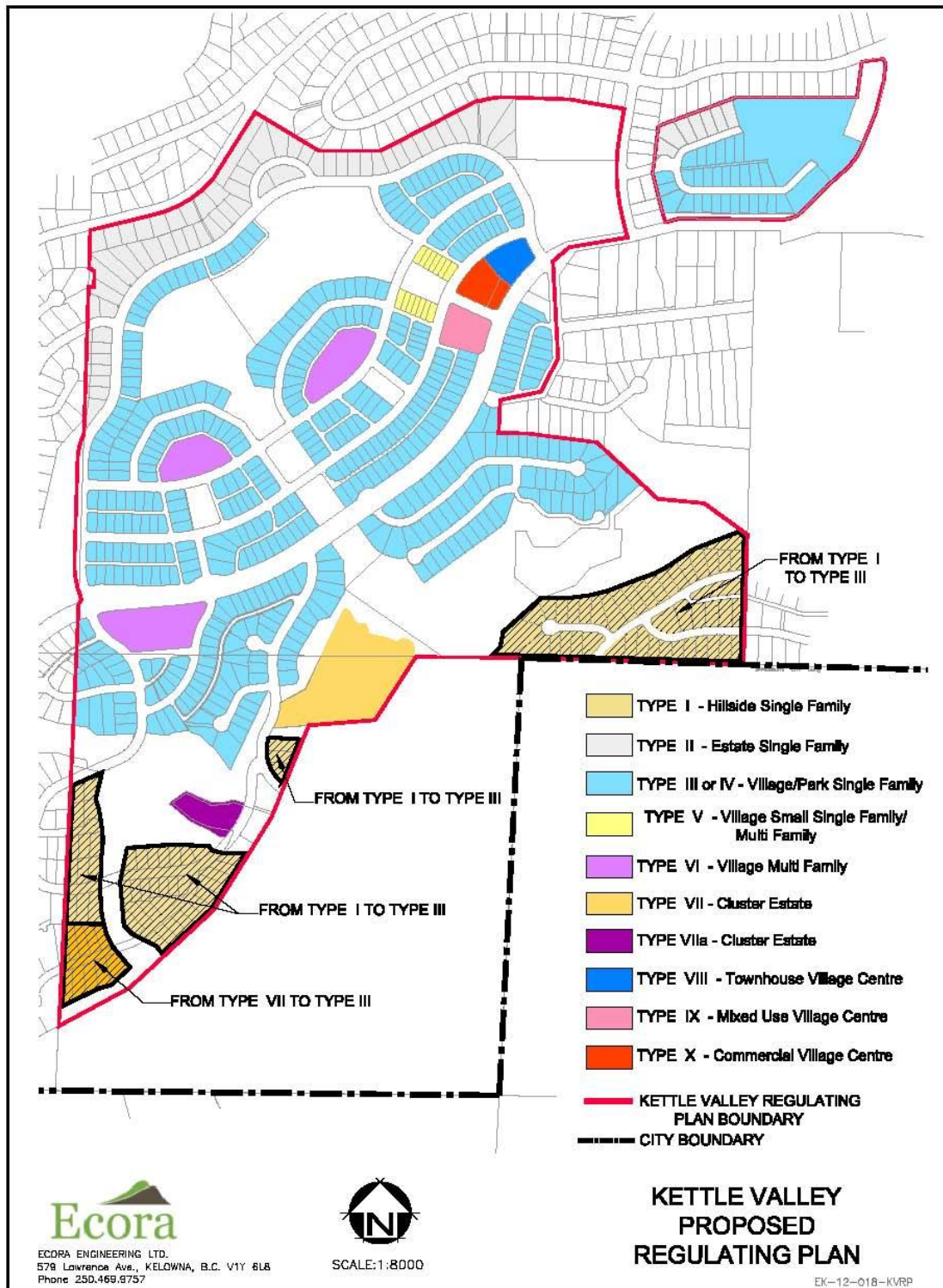
Approved under the Transportation Act this 13th day of February, 2015.

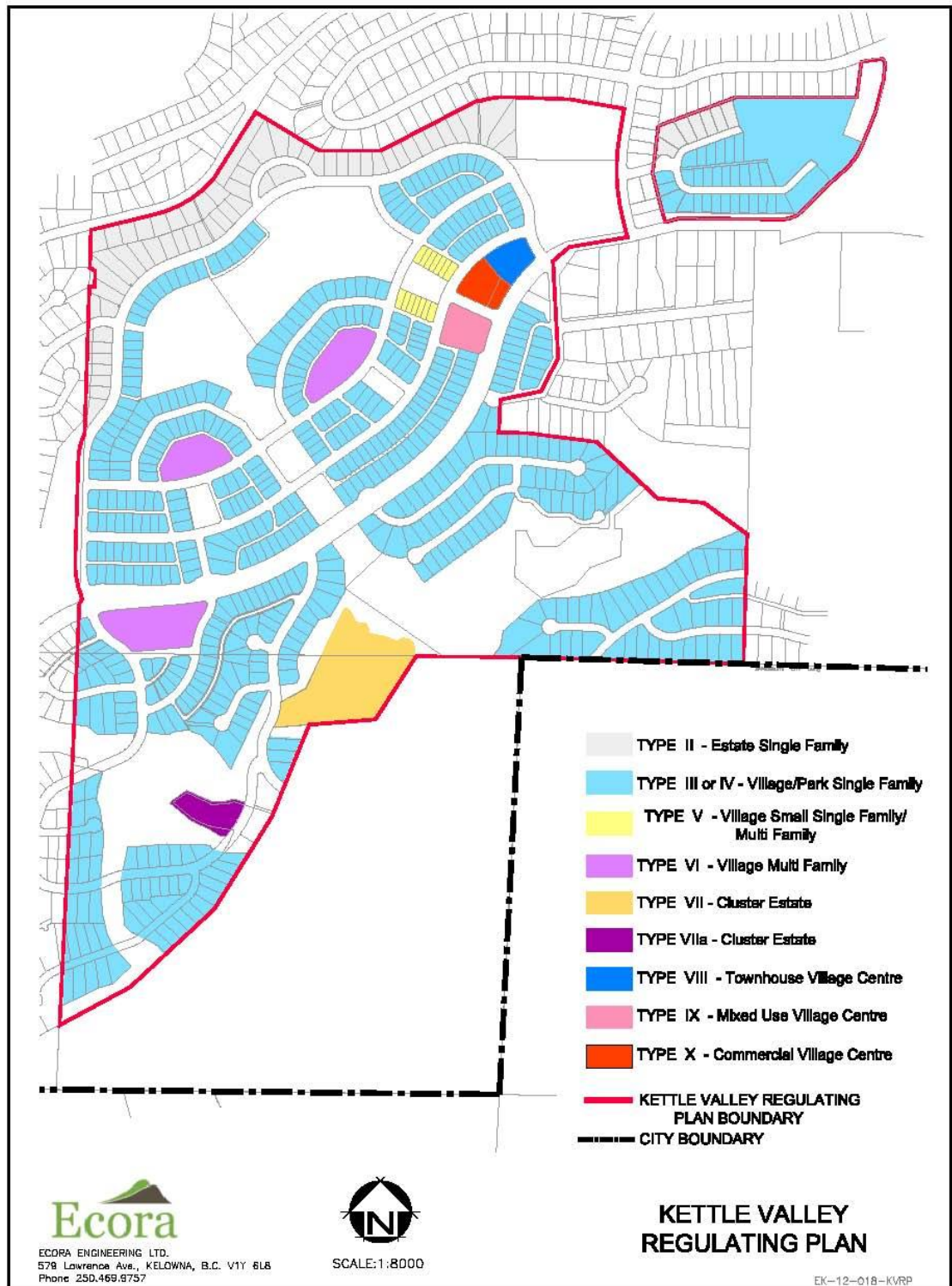
Robyn Clifford
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk





	Type II	Type III or IV	Type V	Type VI	Type VII	Type VIIa
Map Colour Code						
Lot type	Estate Single Family	Village Park Single Family	Village Single, Multi-Family	Village Multi-Family	Cluster Estate	Cluster Estate, Estate
Dwelling Style	Single Family	Single Family, Hillside Family	Row Houses, Narrow Single Family	Row Houses	Single Family, Semi-detached Houses, Multi-Family Housing (up to 4 units)	Single Family, Semi-detached, Multi-Family Housing (up to 4 Units)
Minimum Lot Area	700 m ²	455 m ²	245 m ² per dwelling unit	5000 m ²	Parcel: 5000 m ² Bareland Strata Lot: 225 m ²	Parcel: 5000 m ² Bareland Strata Lot: 225 m ²
Minimum Parcel Width	20 m	13 m	9.4 m	100 m	9 m	9 m
Average Parcel Depth	35 m	35 m	35 m	25 m	NA	NA
Maximum Lot Coverage	35%	40%	50%	45%	Parcel: 35% Bareland Strata Lot: 60%	Parcel: 35% Bareland Strata Lot: 60%
Net Density (Units Per Hectare)	NA	NA	NA	35	15	20
Vehicle Access	Street	Street, Lane	Lane	Lane	Street	Street
Maximum Building Height	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m	9.5 m
Primary Dwelling Front Yard Setback	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Accessory Building Front Yard Setback	6 m	Access from Street: 6 m Access from Lane: 12 m	12 m	12 m	12 m	12 m
Setback From Property Line Flanking a Street	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m	4 m Encroachment Line: 2 m
Principle Dwelling Rear Setback	7.5 m	6 m	6 m	6 m	Cluster Estate: 6 m Estate: 7.5m	Cluster Estate: 6 m Estate: 7.5m
Accessory Building Rear Yard Setback	Access from Street: 7.5m Access from Lane: 1.5m	Access from Street: 7.5m Access from Lane: 1.5m	1.5 m	1.5 m	Cluster Estate: NA Estate: 7.5 m	Cluster Estate: NA Estate: 7.5 m

	Type VIII	Type IX	Type X
Map Colour Code			
Lot Type	Townhouse Village Centre	Mixed Use Village Centre	Commercial Village Centre
Dwelling Style	Townhouses	Mixed Use (Commercial & Residential Multi-Family) & Townhouses	Commercial
Minimum Lot Area	4000 m ²	4000 m ²	4000 m ²
Maximum Lot Coverage	40%	50%	50%
Maximum Floor Ratio (FAR)	1	1 (0.2 FAR bonus for providing parking underground)	0.7
Net Density (UPH)	21 self contained suites	107	NA
Vehicle Access	Internal Lane	Strata/Off street parking	Strata/Off street parking
Maximum Building Height	16 m	16 m	13 m
Primary Dwelling Front Yard Setback	4 m	4.5 m Encroachment Line: Apartments = 1.2 m for balconies Townhomes = 2.0 m Commercial = 2.4 m for awnings	4.5 m Encroachment Line: Awnings = 1.2 m for balconies All Other Encroachments= 2.4 m
Side Yard Setback (all buildings)	4 m	1.2 m	Between unattached buildings: 6 m
Setbacks from Property Line Flanking a Street	Same as Front Yard Setback		4.5 m Encroachment Line: 2.4 m Awnings= 1.2 m
Principal Building Rear Yard Setback	Varies (parking at rear)	Townhomes: 30 m (parking at rear)	30 m (parking at rear)

Report to Council



Date: Feb. 23, 2015
File: 0610-53
To: City Manager
From: Sam Samaddar, Airport Director
Subject: Regency Aero Lease Inc. Supplemental Agreement to Main Hangar Sublease - Kelowna International Airport
Report Prepared by: Toni McQueenie, Airport Administration Manager

Recommendation:

THAT COUNCIL approves the City entering into a Supplemental Agreement to the Main Hangar Sublease with Regency Aero Lease Inc. for the mutual exchange of 508.8 square metres of land between the City and Regency Aero Lease Inc. in the form attached as Appendix A to the report from the Airport Director dated February 23, 2015.

AND THAT the Mayor and City Clerk be authorized to execute the Supplemental Agreement.

Purpose:

To obtain Council's approval for the City to enter into a Supplemental Agreement wherein the City and Regency Aero Lease Inc. have each agreed to swap 508.8 square metres of land located at Kelowna International Airport to accommodate expansion of the airport's main commercial apron and provide better access to Regency Aero Lease Inc.'s facility.

Background:

Note to Council - Regency Aero Lease Inc. does business as Kelowna Flightcraft.

In August 1981, Council approved a sublease of federally-owned airport land to Kelowna Flightcraft Ltd., which has been amended from time to time.

In 2009, Council approved the assignment of the sublease to Kelowna Flightcraft Leasing Ltd., which later changed its name to Regency Aero Lease Inc.

During the 2015 Budget process, Council approved the airport's capital development plan - Drive to 1.6 Million Passengers/Flight to 2020. Part of this development plan includes the expansion of Apron 1 (the airport's main commercial apron) to increase aircraft parking to accommodate either two Code C (Boeing 737) or six Q400 aircraft stands.

In order to facilitate the apron expansion, Regency Aero Lease Inc. has agreed to reduce the size of its subleased area by 508.8 square meters as shown in yellow on the drawing attached as Appendix B.

In exchange for the subleased land, the City has agreed to provide Regency Aero Lease Inc. with an additional 508.8 square metres of land as shown in yellow on the drawing attached as Appendix C. These lands will be incorporated into the existing sublease between the City and Regency Aero Lease Inc. and will improve access to its facility.

An overview of the areas involved in this land swap is shown on the satellite photo attached as Appendix D.

All lands are federally owned.

Legal/Statutory Procedural Requirements:

Public notice was posted pursuant to section 26 of the *Community Charter*.

Considerations not applicable to this report:

Internal Circulation: N/A

Legal/Statutory Authority: N/A

Existing Policy: N/A

Financial/Budgetary Considerations: N/A

Personnel Implications: N/A

External Agency/Public Comments: N/A

Communications Comments: N/A

Alternate Recommendation: N/A

Submitted by:

S. Samaddar, Airport Director

Approved for inclusion:



Stu Leatherdale, Acting Deputy City Manager

ORIGINAL

KELOWNA INTERNATIONAL AIRPORT

SUPPLEMENTAL AGREEMENT

TO

LAND SUBLEASE

BETWEEN THE

CITY OF KELOWNA

AND

REGENCY AERO LEASE INC.

MAIN HANGAR COMPLEX

(YLW FILE NO. 1140-50-8024)

THIS AGREEMENT made this _____ day of _____, 2015.

BETWEEN:

CITY OF KELOWNA

a municipal corporation having its offices at
1435 Water Street,
Kelowna, British Columbia, V1Y 1J4

(the "Lessee")

OF THE FIRST PART

AND:

REGENCY AERO LEASE INC.

#1 - 5655 Airport Way,
Kelowna, British Columbia, V1V 1S1

(the "Sub-Lessee")

OF THE SECOND PART

RECITALS

WHEREAS:

A. By Sublease dated September 1, 1981 designated No. 115957 in the records of the Department of Transport the Lessee granted to the Sub-Lessee a sublease of certain lands comprising part of the Kelowna International Airport (the "Sublease");

B. The Sublease has been amended from time to time pursuant to supplemental agreements including, without limitation, agreements dated November 25, 1986, June 19, 1987, March 8, 1990, March 9, 1995, May 14, 1997, February 14, 2002, November 15, 2002, May 17, 2005, July 29, 2009, and November 2, 2011 (the "Supplemental Agreements");

C. The Sublease, the Supplemental Agreements and all amendments to the Sublease to the date of this Agreement are herein collectively called the "Sublease";

D. Pursuant to the Sublease, the parcels of land that presently comprise the Subleased lands consist of Parts of Lot 3, Plan 11796, DL 32 & Sec. 14, Tp 23, O.D.Y.D. shown as Parcels A through C on the Sketch Plan prepared by Runnalls Denby, B.C.L.S. dated February 11, 2005;

E. The Lessee and the Sub-Lessee have mutually agreed to exchange two sections of land, both measuring 508.8 square meters;

F. The lands acquired by the Sub-Lessee will be amalgamated into its existing Main Hangar Sublease on the terms and conditions of this Agreement;

The parties agree as follows:

ADDITIONAL AND CONSOLIDATED SUBLEASE LANDS

1. The Sublease is amended by expanding the subleased area which is currently comprised of the lands shown on the Sketch Plan prepared by R.R. Runnalls, B.C.L.S., dated February 11, 2005, attached hereto as Schedule "A", to include the portion of land shown in yellow on the Sketch Plan - Lease Area 'C' prepared by Runnalls Denby, B.C.L.S., dated August 27, 2014 attached hereto as Schedule "B".

REMOVAL OF SUBLEASE LANDS

2. The Sublease is further amended by reducing the subleased area by removing the area shown in yellow on Sketch Plan - Lease Area 'A' prepared by Runnalls Denby, B.C.L.S., dated August 27, 2014 attached hereto as Schedule "C".

EFFECTIVE DATES OF AMENDMENTS TO SUBLEASE


3. Unless otherwise expressly provided in this Agreement, this Supplemental Agreement shall be in full force and effect as of the date here above written. All terms and conditions of the Sublease continue to be in full force and effect except as amended by this Supplemental Agreement.

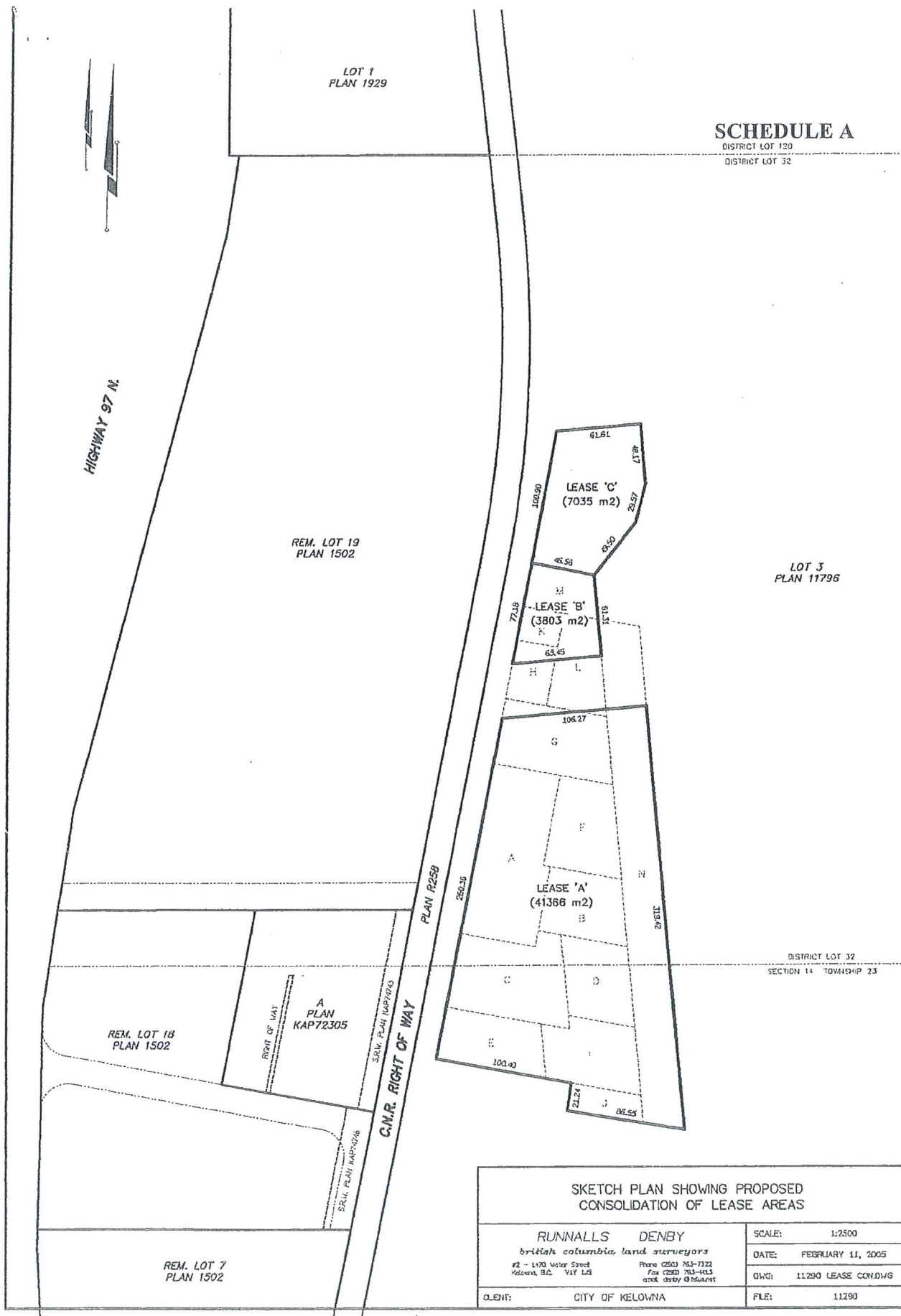
By the Lessee:

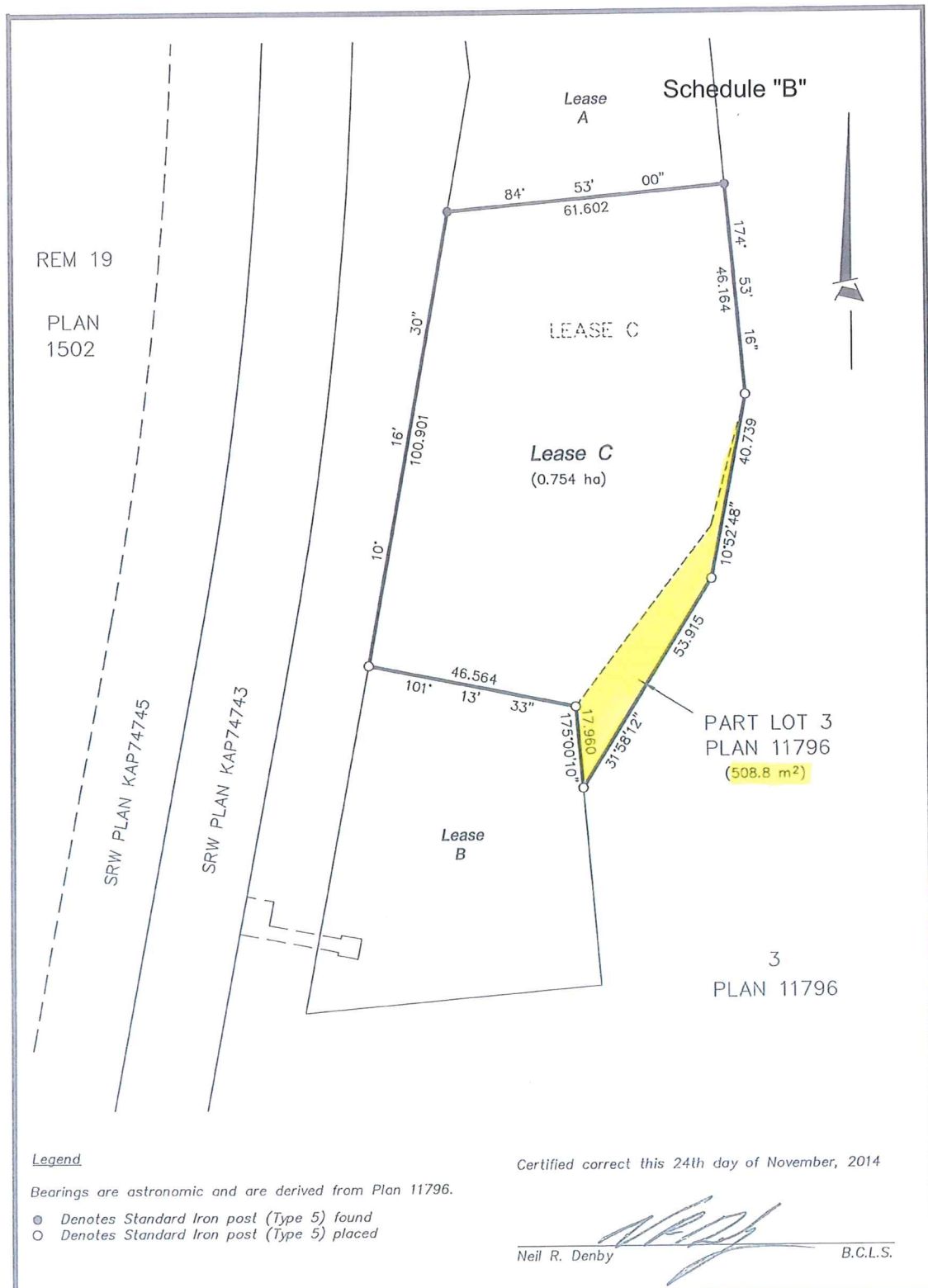
CITY OF KELOWNA
by its authorized signatory(ies)

By the Sub-Lessee:

REGENCY AERO LEASE INC.
by its authorized signatory(ies)

 *M Corbett,*
CFO





TITLE:

SKETCH PLAN - LEASE AREA 'C'

SITUATED ON PART OF LOT 3, DISTRICT LOTS 32 AND SECTION 14,
TOWNSHIP 23, OSOYOOS DIVISION YALE DISTRICT, PLAN 11796

DRAWN BY:

RUNNALLS DENBY
british columbia land surveyors
259A Lawrence Avenue Phone: (250)763-7322
Kelowna, B.C. V1Y 6L2 Fax: (250)763-4413
Email: neil@runnallsdenby.com

SCALE: 1:1000

DATE: Aug. 27th, 2014.

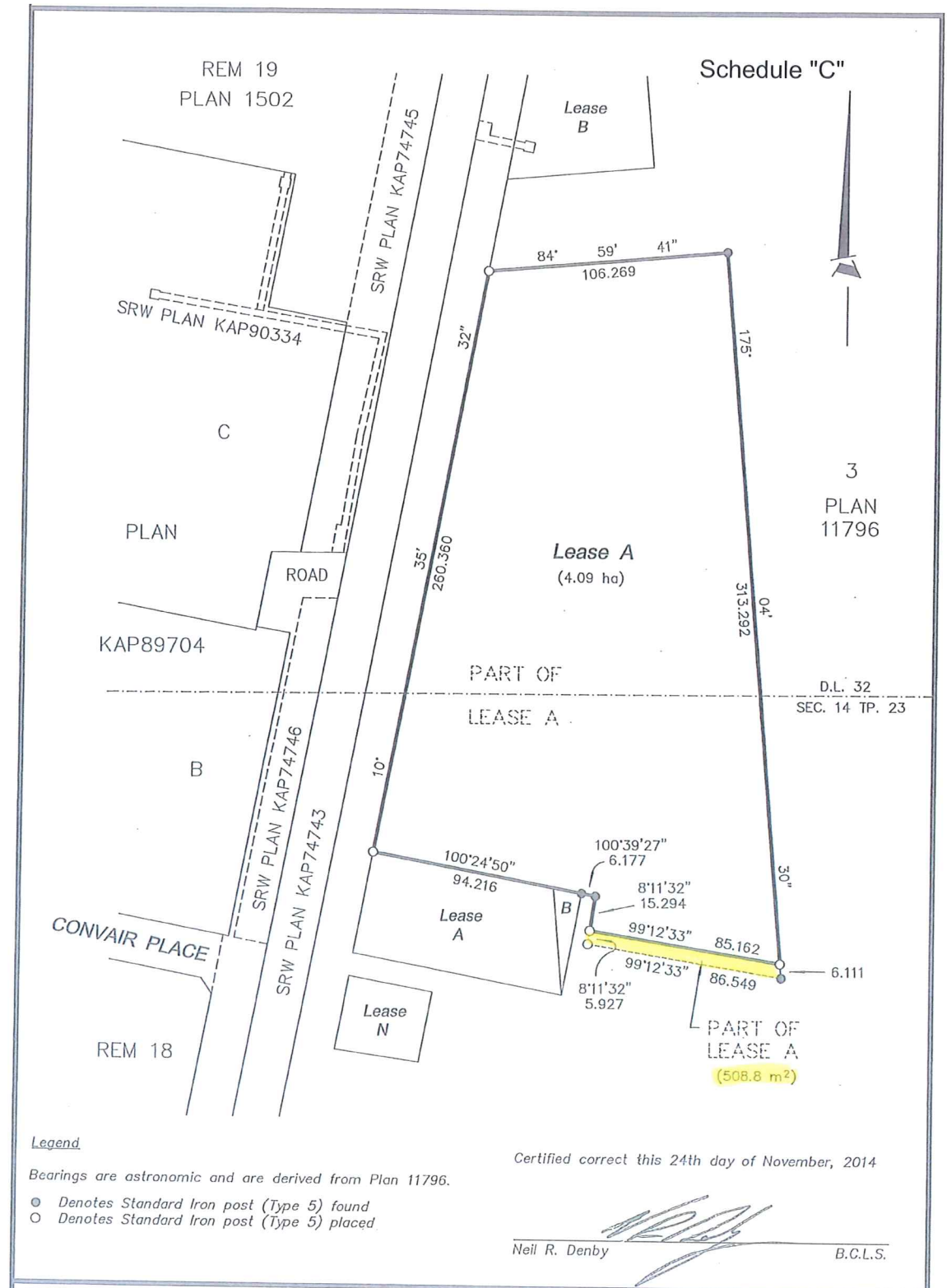
DWG: 14053 LEASE 2

CLIENT:

KELOWNA INTERNATIONAL AIRPORT

FILE No: 14053

REV. 0



TITLE:

SKETCH PLAN - LEASE AREA 'A'

SITUATED ON PART OF LOT 3, DISTRICT LOTS 32 AND SECTION 14,
TOWNSHIP 23, OSOYOOS DIVISION YALE DISTRICT, PLAN 11796

DRAWN BY:

RUNNALLS DENBY

british columbia land surveyors
259A Lawrence Avenue Phone: (250)763-7322
Kelowna, B.C. V1Y 6L2 Fax: (250)763-4413
Email: neil@runnallsdenby.com

SCALE: 1:2000

DATE: Aug. 27th, 2014.

DWG: 14053 LEASE 1

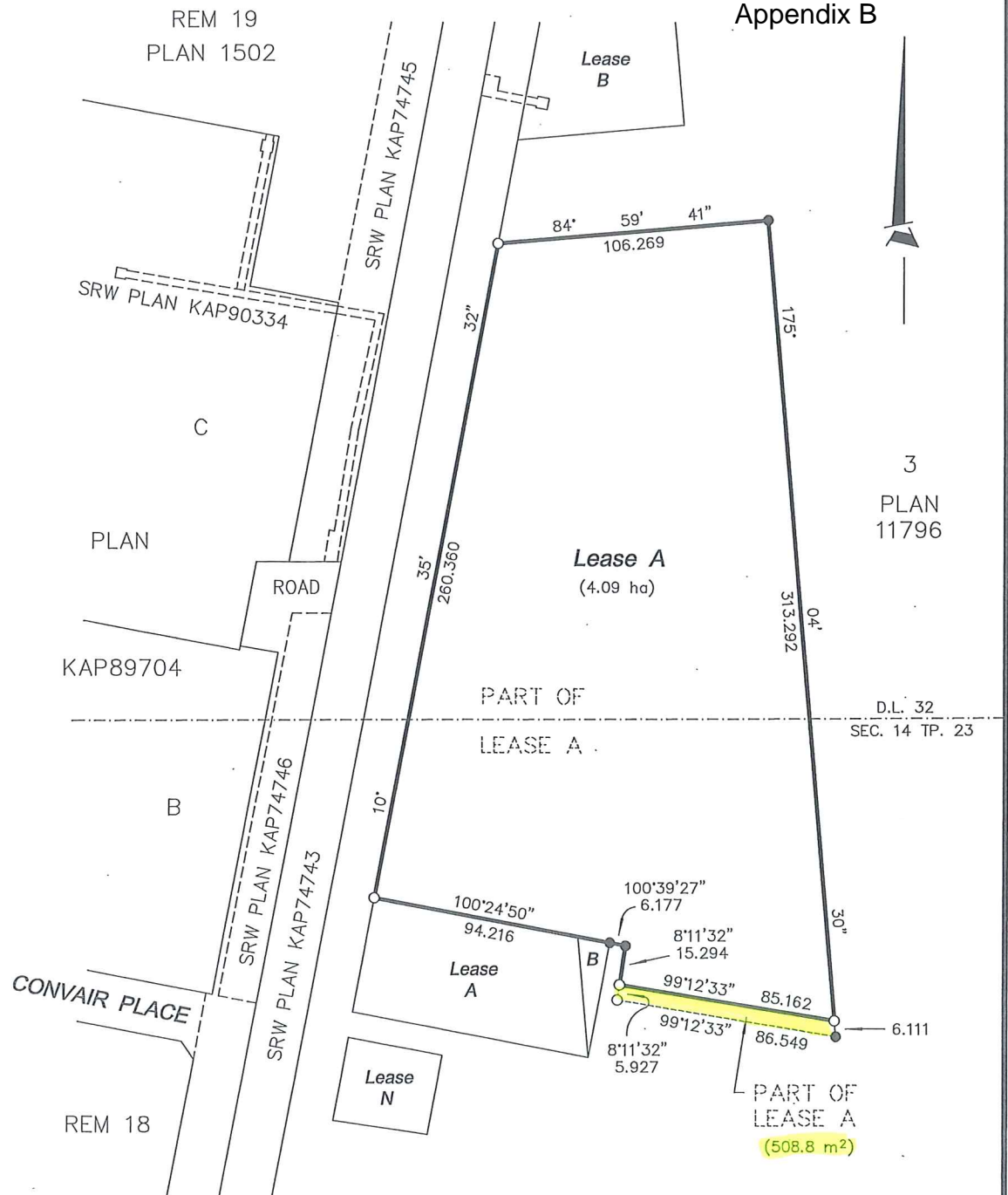
CLIENT:

KELOWNA INTERNATIONAL AIRPORT

FILE No: 14053

REV. 0

Appendix B



Legend

Bearings are astronomic and are derived from Plan 11796.

- Denotes Standard Iron post (Type 5) found
- Denotes Standard Iron post (Type 5) placed

Certified correct this 24th day of November, 2014

Neil R. Denby

B.C.L.S.

TITLE:

SKETCH PLAN - LEASE AREA 'A'

SITUATED ON PART OF LOT 3, DISTRICT LOTS 32 AND SECTION 14, TOWNSHIP 23, OSOYOOS DIVISION YALE DISTRICT, PLAN 11796

DRAWN BY:

RUNNALLS DENBY

british columbia land surveyors

259A Lawrence Avenue Phone: (250)763-7322

Kelowna, B.C. V1Y 6L2 Fax: (250)763-4413

Email: neil@runnallsdenby.com

SCALE: **1:2000**

DATE: **Aug. 27th, 2014.**

DWG: **14053 LEASE 1**

CLIENT:

KELOWNA INTERNATIONAL AIRPORT

FILE No: **14053**

RE **109**

REM 19

PLAN
1502

SRW PLAN KAP74745

SRW PLAN KAP74743

Lease
A84° 53' 00"
61.602

LEASE C

Lease C
(0.754 ha)Lease
BPART LOT 3
PLAN 11796
(508.8 m²)3
PLAN 11796Legend

Bearings are astronomic and are derived from Plan 11796.

- Denotes Standard Iron post (Type 5) found
- Denotes Standard Iron post (Type 5) placed

Certified correct this 24th day of November, 2014

Neil R. Denby

B.C.L.S.

TITLE:

SKETCH PLAN - LEASE AREA 'C'SITUATED ON PART OF LOT 3, DISTRICT LOTS 32 AND SECTION 14,
TOWNSHIP 23, OSOYOOS DIVISION YALE DISTRICT, PLAN 11796

DRAWN BY:

RUNNALLS DENBY

british columbia land surveyors

259A Lawrence Avenue Phone: (250)763-7322

Kelowna, B.C. V1Y 6L2 Fax: (250)763-4413

Email: neil@runnallsdenby.com

SCALE: 1:1000

DATE: Aug. 27th, 2014.

DWG: 14053 LEASE 2

CLIENT:

KELOWNA INTERNATIONAL AIRPORT

FILE No: 14053

REV 110



Report to Council



Date: 2/23/2015

File: 0245-10, 610-53

To: City Manager

From: Noreen Redman, Airport Finance & Corporate Services Manager

Subject: Amendment to Airport Fees and Charges Bylaw No. 7982

Report Prepared by: Toni McQueenie, Airport Administration Manager

Recommendation:

THAT Council receives for information the report of the Airport Finance & Corporate Services Manager dated February 23, 2015 outlining recommended changes to the fees in the Airport Fees Bylaw;

AND THAT Bylaw No. 11062 being Amendment No. 29 to the City of Kelowna Airport Fees Bylaw 7982 be advanced for reading consideration.

Purpose:

To obtain Council's approval to amend the Kelowna International Airport's fees and charges by amending Bylaw No. 7982.

Background:

The airport recently completed a full business review focused on expenditure reduction and revenue enhancement and continues to work with its concessionaires to enhance product availability and increase sales.

Despite these measures, the continued expansion of the airport complex and the rapid passenger growth experienced in 2014 (6.5%) have resulted in increased costs for both building and grounds maintenance. The airport must also deal with higher costs for labour, utilities, and the need to upgrade technology in a rapidly changing environment.

YLW's proposed fees and charges have been presented to our stakeholders, including the airlines, without objection and remain among the lowest of comparator Canadian airports.

The proposed fee increases are:

1. Effective April 1, 2015:

- a. Landing fees - 1.5% increase
- b. Terminal fees - 1.5% increase

This increases landing fees from \$6.04/1,000 kgs to \$6.13/1,000 kgs and terminal fees as outlined in section 2. General Terminal Fees in bylaw amendment number 11062.

The following is an example of the landing and terminal fees for a Q400 aircraft and a 737-700 aircraft:

Landing Fees

Aircraft	Current	Apr. 1/15
Q400	\$ 181.20	\$ 183.90
B737-700	\$ 398.64	\$ 404.58

Terminal Fees

Aircraft	Current	Apr. 1/15
Q400	\$ 182.02	\$ 184.75
B737-700	\$ 296.36	\$ 300.81

In addition, the following general updates are proposed:

- 1. The Apron 2 aircraft parking fee has been removed due to the closure of Apron 2 in preparation for the expansion of Apron 1, YLW's main commercial apron.
- 2. The annual aircraft parking fees remain the same; however, the language has been updated to more accurately define the parking areas.
- 3. All references to Airport Manager have been changed to Airport Director.
- 4. The land rental rates and airport maintenance charges have been updated from the 2013 rate to the 2015 rate based on an increase of 2 percent per annum, which was approved by Council on December 4, 2000.

Internal Circulation:

Financial/Budgetary Considerations:

The recommended fee changes were included in the airport's 2015 budget presentation.

Considerations not applicable to this report:

Legal/Statutory Authority: N/A

Legal/Statutory Procedural Requirements: N/A

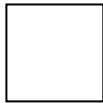
Existing Policy: N/A
Personnel Implications: N/A
External Agency/Public Comments: N/A
Communications Comments: N/A
Alternate Recommendation: N/A

Submitted by:

N. Redman

N. Redman, Airport Finance & Corporate Services Manager

Approved for inclusion:



Sam Samaddar, Airport Director
Stu Leatherdale, Acting Deputy City Manager

cc: City Clerk's Office

CITY OF KELOWNA

BYLAW NO. 11062

Amendment No. 29 to Airport Fees Bylaw No. 7982

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Airport Fees Bylaw No. 7982 be amended as follows:

1. THAT **Section 1. AIRCRAFT LANDING FEES**, Sections 1.1(a) and (b) be deleted that read;

"1.1(a) **Effective January 1, 2013:** Landing fees for Jet and Turbine aircraft will be \$5.84 per 1,000 kgs or fraction thereof, of maximum take-off weight.

1.1(b) **Effective April 1, 2014:** Landing fees for Jet and Turbine aircraft will be \$6.04 per 1,000 kgs or fraction thereof, of maximum take-off weight.'

And replaced with the following:

- "1.1(a) **Effective January 1, 2014:** Landing fees for Jet and Turbine aircraft will be \$6.04 per 1,000 kgs or fraction thereof, of maximum take-off weight.

1.1(b) **Effective April 1, 2015:** Landing fees for Jet and Turbine aircraft will be \$6.13 per 1,000 kgs or fraction thereof, of maximum take-off weight."

2. AND THAT **Section 2. GENERAL TERMINAL FEES** table be deleted that reads:

	<u>Effective Jan.1/13</u>	<u>Effective Apr. 1/14</u>
Number of Passenger Seats in Aircraft	Cost per Aircraft per use	Cost per Aircraft per use
01 - 09	\$12.15	\$12.39
10 - 15	\$28.96	\$29 .54
16 - 25	\$44.75	\$45.65
26 - 45	\$78.54	\$80.11
46 - 60	\$111.83	\$114.07
61 - 89	\$178.45	\$182.02
90 - 125	\$245.73	\$250.64
126 - 150	\$290.55	\$296.36
151 - 200	\$401.64	\$409.67
201 - 250	\$523.57	\$534.04
251 - 300	\$645.38	\$658.29
301 - 400	\$771.39	\$786.82
Over 400	\$950.87	\$969.89

And replace it with a new table as follows:

	<u>Effective Apr. 1/14</u>	<u>Effective Apr. 1/15</u>
Number of Passenger Seats in Aircraft	Cost per Aircraft per use	Cost per Aircraft per use
01 - 09	\$12.39	\$12.58
10 - 15	\$29 .54	\$29.98
16 - 25	\$45.65	\$46.33
26 - 45	\$80.11	\$81.31
46 - 60	\$114.07	\$115.78
61 - 89	\$182.02	\$184.75
90 - 125	\$250.64	\$254.40
126 - 150	\$296.36	\$300.81
151 - 200	\$409.67	\$415.82
201 - 250	\$534.04	\$542.05
251 - 300	\$658.29	\$668.16
301 - 400	\$786.82	\$798.62
Over 400	\$969.89	\$984.44

3. AND THAT **Section 3. AIRCRAFT PARKING FEE** be amended as follows:

a) Deleting Section 3.1(b) in its entirety that reads:

“(b) Apron # 2 \$18.00 per night (tax included)”;

b) Deleting Section 3.2 in its entirety that reads:

“(i) With taxiway access \$500.00 per annum
(ii) Unserviced \$275.00 per annum
(iii) Oversized Aircraft (Unserviced) \$1,475.00 per annum”

And replacing it with a new Section 3.2 as follows:

“(i) Paved taxiway access \$575.00 per annum
and paved parking
(ii) Paved taxiway access \$500.00
and grass parking
(iii) Grass taxiway access and \$275.00 per annum
grass parking
(iv) Oversized Aircraft (Unserviced) \$1,475.00 per annum”

c) Deleting the reference to “Airport Manager” in Section 3.4 and replacing it with “Airport Director’s”; and

d) Deleting **Section 3.5 PARTIALLY PAVED PARKING** in its entirety that reads:

“3.5 PARTIALLY PAVED PARKING:
Annual Parking \$575.00 per annum”

4. AND THAT Section 12. LAND RENTAL RATES be amended by:

a) Deleting the references "2013" and replacing it with "2015"; and

b) Deleting the following:

"±.50 acres	=	\$0.8739 per square foot
1.0 - 5.0 acres	=	\$0.5826 per square foot
6.0 - 10.0 acres	=	\$0.4994 per square foot
11.0 - 20.0 acres	=	\$0.4162 per square foot"

And replacing it with the following:

"±.50 acres	=	\$0.9092 per square foot
1.0 - 5.0 acres	=	\$0.6062 per square foot
6.0 - 10.0 acres	=	\$0.5196 per square foot
11.0 - 20.0 acres	=	\$0.4330 per square foot"

5. AND THAT Section 13. AIRPORT MAINTENANCE CHARGE be amended by:

a) Deleting the reference to "2013" and replacing it with "2015"; and

b) Deleting the reference to "\$0.028" and replacing it with "\$0.029".

6. This bylaw may be cited for all purposes as "Bylaw No. 11026, being Amendment No. 29 to Airport Fees Bylaw No. 7982."

7. 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

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: February 17, 2015
File: 1810-80
To: City Manager
From: Andrew Gibbs, Manager, Park & Building Projects
Subject: Library Parkade Expansion - Transfer of Funding

Recommendation:

THAT . . . Council receives for information the report from Park and Building Projects Manager, dated February 18, 2015, with respect to the re-allocation of funding for the Library Parkade Expansion;

AND THAT . . . Council amend the 2015 Financial Plan Capital Budget approved for the Library Parkade Expansion project, from \$6,237,970 to \$7,000,700, funded from the Ellis Parkade Project, to reflect this report from the Park and Building Projects Manager, dated February 18, 2015.

Purpose:

To provide Council an update on the financial status of the Library Parkade Expansion and to seek Council endorsement to transfer funds from the Ellis Parkade Project to the Library Parkade Expansion in order to issue invitations to bid for the Library Parkade Expansion project.

Background:

The detail design for the Library Parkade Expansion project is complete and Design & Construction Services is ready to invite tenders for the project right away. The existing Library Parkade accommodates 471 vehicles. The expansion will provide an additional 197 vehicles, for a total of 668. The project involves an eastward extension to the existing Library Parkade, across the undeveloped open space adjacent to Ellis Street. Construction will take approximately 14 months and, if the project can be issued for tenders by the end of February, the expanded parkade is expected to be complete in June 2016.

Tenders were originally invited for this project in 2014, but the lowest of the 6 bids came in approximately \$1.5 million over the estimated construction value. Since then the Library Parkade Expansion project has been re-designed and re-costed. This work included a value engineering exercise and conducting a peer review of the structural design in order to make

the structure as cost efficient as possible and still meet the urban design expectations for it. Based on this work the total projected cost of the project, including contingencies, has been reduced to \$7,000,700.

Financial/Budgetary Considerations:

The total approved funding for the Library Parkade Expansion project is \$6,237,970. This means that, in order to proceed with issuing the Library Parkade Expansion project for tender so that it can be constructed in time for summer 2016, an additional \$762,730 of funding is required.

It is recommended in this report that this \$762,730 of funding be transferred to the Library Parkade Expansion project (#3062) from the Ellis Parkade project (#306301).

Staff will update Council on the financial status of both parkade projects when the design and cost estimate for the Ellis Parkade reaches its next milestone and before it is issued to bidders for pricing.

Internal Circulation

Divisional Director, Infrastructure
Director, Real Estate
Divisional Director, Community Planning & Real Estate
Divisional Director, Corporate & Protective Services
Director, Financial Services
Director, Communications

Considerations not applicable to this report:

Existing Policy
Legal/Statutory Procedural Requirements
Personnel Implications
Alternate Recommendation
Legal/Statutory Authority:
External Agency/Public Comments:

Submitted by:

A. Gibbs
Manager, Park & Building Projects

Approved for inclusion:

A. Newcombe

cc: Divisional Director, Infrastructure
Director, Real Estate
Divisional Director, Community Planning & Real Estate
Divisional Director, Corporate & Protective Services
Director, Financial Services
Director, Communications
Manager, Strategic Land Development
Manager, Parking Services

LIBRARY PARKADE

Transfer of Funding



LIBRARY PARKADE EXPANSION

- ▶ 197 new stalls
- ▶ Retail frontage
- ▶ 2014 tender
\$1.5M over budget



LIBRARY PARKADE EXPANSION

- ▶ 197 new stalls
- ▶ Retail frontage
- ▶ 2014 tender
- \$1.5M over budget



- ▶ Value engineered,
re-designed & re-
costed

▶ Budget	\$ 6,237,970
▶ <u>Projected total cost</u>	<u>\$ 7,000,700</u>
▶ Net (deficit)	(\$ 762,730)
▶ <u>Transfer from #306301</u>	<u>\$762,730</u>
▶ Net	\$0

RECOMMENDATIONS

- ▶ “THAT Council receives for information the report . . .”
- ▶ “AND THAT Council amend the 2015 Financial Plan Capital Budget approved for the Library Parkade Expansion project, from \$6,237,970 to \$7,000,700, funded from the Ellis Parkade Project . . .”

Q and A



Report to Council



Date: February 12, 2015
Rim No. 0550-01
To: City Manager
From: Lauren Sanbrooks, Planner II
Subject: Grant Administration Agreement for Heritage Grants Program

Recommendation:

THAT Council authorizes the City to enter into a Grant Administration Agreement for the Heritage Grants Program with the Central Okanagan Heritage Society in the form attached to the Report from the Planner II dated February 12, 2015;

AND THAT Council authorizes the Mayor and City Clerk to execute all documents associated with this Agreement.

Purpose:

To consider executing a Grant Agreement with the Central Okanagan Heritage Society to administer and adjudicate the 2015 Heritage Grants on behalf of the City of Kelowna.

Background:

Since 2008, the City of Kelowna Heritage Grants Program (CoKHGP) has been administered by the Central Okanagan Heritage Society (COHS). The annual funds available for the CoKHGP is \$35, 000. The contract with COHS to administer the CoKHGP is \$8, 773 (see attachment - Costs for management of the City of Kelowna Heritage Grants Program - 2014).

The attached 2015 Grant Administration Agreement itemizes roles and responsibilities of both the COHS and the City of Kelowna to ensure the highest value is delivered back to the community with the grant funding of the CoKHGP. The term of this agreement is for one year, during which time staff will be evaluating the comprehensive delivery of all heritage programs and organizations (including the CoKHGP).

Internal Circulation:

Cultural Services Manager

Existing Policy:

OCP Objective 9.2 - Policy 3 - Financial Support.

Continue to support the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through grants, incentives and other means.

City of Kelowna Heritage Strategy 2007-2016 - Mission Statement:

The City of Kelowna will take a proactive approach to managing its heritage program more effectively, developing more heritage tools including incentives for the conservation of cultural/natural landscapes and commercial, industrial and built heritage, and fostering new partnerships and alliances with tourism initiatives, other local communities and organizations.

Financial/Budgetary Considerations:

\$8,773 for grant administration is within an existing approved budget.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Personnel Implications:

External Agency/Public Comments:

Submitted by:

L. Sanbrooks, Planner II

Approved for inclusion:



Danielle Noble-Brandt, Department Manager of Policy & Planning

Attachments:

Grant Administration Agreement

Costs for management of the City of Kelowna Heritage Grants Program - 2014

cc:

City Clerk

Central Okanagan Heritage Society

Heritage Grants Program Administration Agreement



This Agreement dated for reference February 12, 2015, is

BETWEEN:

City of Kelowna, a municipality incorporated under the Local Government Act, R.S.B.C. 1979, c. 290 and having its municipal office at 1435 Water Street, Kelowna, British Columbia V1Y 1J4

(the "City")

AND:

Central Okanagan Heritage Society a registered charity, incorporated in 1982 in the Province of British Columbia, and having its offices at 1060 Cameron Avenue, Kelowna, British Columbia, V1Y 8V3.

(the "COHS")

To adjudicate and administer the:

City of Kelowna 2015 Heritage Grants Program - \$35, 000;

The City of Kelowna (hereafter referred to as the City) will provide financial assistance to non-profit and community organizations to provide programs of benefit to the community in accordance with the City of Kelowna Official Community Plan Objective 9.2 Policy 3 – Financial Support. Continue to support the conservation, rehabilitation, interpretation, operation and maintenance of heritage assets through grants, incentives and other means.

This Agreement will be governed by and will be construed and interpreted in accordance with the laws of the Province of British Columbia.

To ensure the successful administration of the Heritage Grants Program grants, this agreement is hereby established between the City and the Central Okanagan Heritage Society (hereafter referred to as COHS) as follows:

1. The term of this agreement will be for one year, commencing January 1, 2015 and ending December 31, 2015.
2. The mandate for COHS will drive its governance and operations for the administration of the Heritage Grants Program.

We will build awareness of the distinct heritage of the Central Okanagan through conservation, collaboration, advocacy and education for the benefit of current and future generations.

3. The City of Kelowna Heritage Grants Program Committee (hereafter referred to as the Committee) will evaluate requests for heritage grants from property owners with properties listed on the Kelowna Heritage Register. The program will be administered by COHS as per the City of Kelowna's guidelines (Appendix A). In particular, COHS will:
 - a) Be the primary point of contact for inquiries from grant applicants for the Heritage Grants Program.
 - b) Distribute grant application forms to eligible property owners.
 - c) After the grant application deadlines, March 17, 2015, June 2, 2015, September 1, 2015 and November 3, 2015, review submitted grant applications to determine eligibility and comprehensiveness of the application to ensure the Committee can make an informed and responsible decision. If minor gaps are identified, COHS will contact applicant to offer them an opportunity to fill in the gaps / answer questions.

- d) Evaluate requests, advise the Committee and make recommendations. COHS agrees that it will apply the criteria set out in the Terms of Reference (Appendix A) for the approval and distribution of grants.
 - e) Convene and facilitate a meeting of the Committee to review each grant application as a group and to formulate recommendations for grant awards. These meetings are scheduled for April 7, 2015, June 16, 2015, September 15, 2015 and November 17, 2015. Costs and expenses associated with the grants advisory committee meetings are to be paid by the COHS.
 - f) Ensure that comprehensive minutes are recorded by a qualified minute taker / transcriber at the Committee meeting, documenting the discussion and rationale for recommendations. Any costs associated with recording of minutes are to be paid by the COHS.
 - g) Prepare minutes from the Committee for distribution to and approval by the Committee members. Upon approval by the Committee, the minutes will be provided to the City.
 - h) Facilitate payment of grant awards to successful applicants.
 - i) Provide staff with a draft summary report containing the Committee's decisions for awarding grants, with summary information about each of the successful applicants / projects for the year. The report is due in the 4th quarter of 2015.
 - j) Write and present a year-end report to City Council containing the Committees' decisions for awarding grants, with summary information about each of the successful applicants / projects. The Council presentation is tentatively scheduled for February, 2016, during Heritage week, and will be presented by COHS.
 - k) Upon request or if concerns arise, provide the City with all the property owner's information including, but not limited to application forms, supplementary materials, and final reports on the use of grant funds.
4. COHS will write and present an annual report to City Council.
- a) The Council presentation and annual report is tentatively scheduled for February, 2016, during Heritage week, and will be presented by COHS.
 - b) The presentation will be consistent with *'Council Presentations by Community Stakeholders'*.¹
 - c) The presentation and annual report will include the Committees' decisions for awarding grants with an overview of the tool used to determine the successful recipients.
 - d) The presentation and annual report will also include the summary information about each of the successful applicants / projects that were selected for 2015.
 - e) The presentation and annual report will also include the summary information about projects that were rescinded, incomplete or delayed for 2015.
 - f) The annual report will include a breakdown of the administration fees, in addition to the breakdown of the grant money.
 - g) The presentation will include a breakdown of the grant money.
5. The administration costs for COHS will include:
- a) Staffing costs related to administration of the Heritage Grants Program.
 - b) Office supplies and photocopying related to administration of the grant program
 - c) On-going file management of all inquiries to the COHS to the program.
 - d) A portion of overhead.
 - e) Volunteer recognition including refreshments for meetings.
- For the sake of clarity, administration costs to NOT include:
- f) Membership with any heritage organization such as Heritage BC or Heritage Canada.
 - g) Website costs (the application form will be hosted on the City of Kelowna's website).
 - h) A plaque recognition program.
 - i) The organization of any workshops or public education programs.
6. The City will:

¹ To be provided by City staff.

- a) Pay \$8,773 inclusive of any applicable taxes to COHS for review and administration services, and to adjudicate the 2015 Heritage Grants Program.
 - b) Advertise the City's Heritage Grants Program.
 - c) Print out the mail out letters for the Heritage Grants Program and provide the corresponding envelopes.
 - d) Provide COHS with disbursement of funds for the Heritage Grants Program, upon City Council funding approval.
7. All communication for the City of Kelowna's Heritage Grants Program will recognize that the City provides all of the funding for the program. City recognition requires that all communication be on City of Kelowna letterhead & envelopes, and all 'Thank You' letters will be forwarded to the Policy and Planning Department at the City of Kelowna. Policy and Planning can be contacted for letterhead and envelopes (250.469.8419 or lsanbrooks@kelowna.ca).
8. Communications between the COHS and the City of Kelowna will, in most instances be between Janice Henry, Executive Director of COHS, and the Planner II in the Policy and Planning Department.
9. No COHS documentation will be attached to any mail outs regarding the program.
10. COHS will:
 - a) Deliver demonstrable public benefit;
 - b) Use sound governance and management practices;
 - c) Maintain financial sustainability;
 - d) Ensure transparency in operations and reporting; and
 - e) Commit to a public service mindset.
11. Upon request, or if concerns arise, provide the City with all the Organization's information with regard to administering the Heritage Grant Program including, but not limited to, final reports on the use of grant funds.
12. Both parties agree that it is their intention to receive, review and adjudicate applications and disburse the Heritage Grants Program and will cooperate to this end.
13. This agreement may be renewed, with amendments as needed, for future years.

IN WITNESS WHEREOF, THE City and COHS have executed this Agreement on the date first above written.

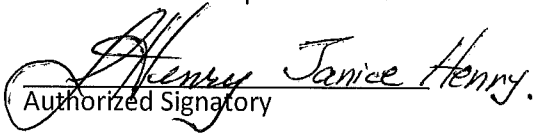
THE CORPORATE SEAL OF
THE CITY OF KELOWNA

Was hereunto affixed in the presence of:

Mayor

City Clerk

THE CORPORATE SEAL OF
THE CENTRAL OKANAGAN HERITAGE SOCIETY
Was affixed in the presence of:


Authorized Signatory

Authorized Signatory

Central Okanagan Heritage Society

Costs for management of the City of Kelowna Heritage Grants Program - 2014

The Central Okanagan Heritage Society is now completed its seventh year of managing the City of Kelowna - Heritage Grants Program.

For 2014 the society received a contract for a total amount of \$8,773 for the administration of the program. The costs allocated to the program for 2014 are:

• Wages for program manager Lorri Dauncey, including, wages/holiday pay Work Safe BC/EI/ CPP	\$6,578
• Wages/benefits allocated to Janice Henry - contract management and oversight of program	\$ 400
• Year-end accounting allocation	\$ 120
• Monthly bookkeeping allocation times twelve months	\$ 180
• Appreciation event for volunteers	\$ 75
• Kilometers for meetings and site visits	\$ 60
• Office supplies/overhead/miscellaneous	\$ 430
• Postage	\$ 125
• Telephone and internet allocation	\$ 240
• GST	<u>\$ 417</u>
TOTAL COSTS	\$ 8,625
Profit dollars	\$ 148

CITY OF KELOWNA

BYLAW NO. 11057

Amendment No. 5 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.11057, being Amendment No. 5 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

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 2015 rates effective on May 6, 2015:

1. Single Family Residential Properties - Metered

A combined bi-monthly flat **rate** meter service charge of Twenty-Four Dollars and Ten Cents (\$24.10) bi-monthly in 2015, Twenty-Four Dollars and Fifty-Eight Cents (\$24.58) bi-monthly in 2016 plus a consumption charge as follows:

	May 6, 2015	May 6, 2016
First 60 cubic metres	\$0.412 per cubic metre	\$0.420 per cubic metre
Next 100 cubic metres	\$0.554 per cubic metre	\$0.565 per cubic metre
Next 90 cubic metres	\$0.840 per cubic metre	\$0.857 per cubic metre
Balance of cubic metres	\$1.681 per cubic metre	\$1.715 per cubic metre

2. Single Family Residential Properties - Required to Have a Meter But Do Not

A bi-monthly flat charge of \$800.00.

3. Commercial, Industrial and Institutional (collectively, "Non-Residential") Properties - Metered

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

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

	Bi-Monthly Flat Change	
	In 2015	In 2016
5/8" (15 mm)	\$24.10	\$24.58
3/4" (20 mm)	\$29.42	\$30.00
1" (25 mm)	\$37.84	\$38.60
1½" (37 mm)	\$56.66	\$57.80
2" (50 mm)	\$91.34	\$93.16
3" (75 mm)	\$299.18	\$305.16
4" (100 mm)	\$408.24	\$416.40
6" (150 mm)	\$689.60	\$703.40
8" (200 mm)	\$908.54	\$926.70

Plus a consumption charge of \$0.475 for the year 2015, \$0.485 for the year 2016, per cubic metre for all **Water Meter** sizes.

4. Mixed Use properties

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

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

	Bi-Monthly Flat Change	
	In 2015	In 2016
5/8" (15 mm)	\$24.10	\$24.58
3/4" (20 mm)	\$29.42	\$30.00
1" (25 mm)	\$37.84	\$38.60
1½" (37 mm)	\$56.66	\$57.80
2" (50 mm)	\$91.34	\$93.16
3" (75 mm)	\$299.18	\$305.16
4" (100 mm)	\$408.24	\$416.40
6" (150 mm)	\$689.60	\$703.39
8" (200 mm)	\$908.54	\$926.70

Plus a consumption charge of \$0.467 for the year 2015, \$0.476 for the year 2016, 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 \$19.50 bi-monthly for the year 2015 and a flat charge of \$19.89 bi-monthly for the year 2016.

For non-residential properties and **Multi-Family Residential** properties a bi-monthly flat charge of \$128.40 for 2015 and a bi-monthly flat charge of \$130.97 for 2016.

6. Fire Protection Use

For **Fire Protection Use** a bi-monthly flat **rate** charge of 51.24 for 2015, \$ 52.26 for 2016.

7. Beaver Lake Industrial Area Properties

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

Meter Size	Bi-Monthly Flat Charge	
	2015	2016
5/8" (15mm)	\$19.87	\$19.89
3/4" (20 mm)	\$28.44	\$29.00
1" (25 mm)	\$37.76	\$38.52
1½" (37 mm)	\$79.60	\$81.20
2" (50 mm)	\$128.42	\$130.98
3" (75 mm)	\$303.64	\$309.70
4" (100 mm)	\$492.96	\$502.82
6" (150 mm)	\$1039.08	\$1059.86
8" (200 mm)	\$1265.06	\$1290.36

Plus a consumption charge of \$0.288 per cubic metre for 2015 and \$0.294 per cubic metre for 2016.

8. Park and Non-ALR Farm Use - Metered

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

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

	Bi-Monthly Flat Change	
	In 2015	In 2016
5/8" (15 mm)	\$24.10	\$24.58
3/4" (20 mm)	\$29.42	\$30.00
1" (25 mm)	\$37.84	\$38.60
1½" (37 mm)	\$56.66	\$57.80
2" (50 mm)	\$91.34	\$93.16
3" (75 mm)	\$299.18	\$305.16
4" (100 mm)	\$408.24	\$416.40
6" (150 mm)	\$689.60	\$703.39
8" (200 mm)	\$908.54	\$926.70

Plus a consumption charge of \$0.360 for the year 2015, \$0.367 for the year 2016

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 Five Hundred Eighty-Eight Dollars and Seventeen Cents (\$588.17) in 2015, Five Hundred and Ninety-Nine Dollars and Ninety-Four Cents (\$599.94) in 2016, 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 \$0.110 for 2015, \$0.112 for 2016 per cubic metre.

Agricultural Properties - required to have a meter but do not

For unmetered **Agricultural** properties a yearly flat rate of One Hundred Thirty-Two Dollars and Sixty Cents (\$132.60) for the year 2015, One Hundred Thirty-Five Dollars and Fifty-Three Cents (\$135.25) for the year 2016 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:

	Bi-Monthly Flat Change	
	In 2015	In 2016
5/8" (15 mm)	\$24.10	\$24.58
¾" (20 mm)	\$29.42	\$30.00
1" (25 mm)	\$37.84	\$38.60
1½" (37 mm)	\$56.66	\$57.80
2" (50 mm)	\$91.34	\$93.16
3" (75 mm)	\$299.18	\$305.16
4" (100 mm)	\$408.24	\$416.40
6" (150 mm)	\$689.60	\$703.39
8" (200 mm)	\$908.54	\$926.70

Plus a consumption charge of \$0.414 in 2015, \$0.422 in 2016, per cubic metre for all **Water Meter** sizes.

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

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

	Bi-Monthly Flat Change	
	In 2015	In 2016
5/8" (15 mm)	\$24.10	\$24.58
¾" (20 mm)	\$29.42	\$30.00
1" (25 mm)	\$37.84	\$38.60
1½" (37 mm)	\$56.66	\$57.80

2" (50 mm)	\$91.34	\$93.16
3" (75 mm)	\$299.18	\$305.16
4" (100 mm)	\$408.24	\$416.40
6" (150 mm)	\$689.60	\$703.39
8" (200 mm)	\$908.54	\$926.70

Plus a consumption charge of:

	May 6, 2015	May 6, 2016
First 60 cubic metres	\$0.473 per cubic metre	\$0.483 per cubic metre
Next 100 cubic metres	\$0.624 per cubic metre	\$0.637 per cubic meter
Next 90 cubic metres	\$0.945 per cubic metre	\$0.964 per cubic metre
Balance of cubic metres	\$1.892 per cubic metre	\$1.930 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 \$0.82 for 2015 and \$0.85 for 2016 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 bi-monthly flat charge, as follows:

Meter Size	Bi-Monthly Flat Charge
------------	------------------------

5/8" (15 mm)	\$15.46
3/4" (20 mm)	\$15.46
1" (25 mm)	\$31.76
1½" (37 mm)	\$70.08
2" (50 mm)	\$113.44
3" (75 mm)	\$265.90
4" (100 mm)	\$362.82
6" (150 mm)	\$612.80
8" (200 mm)	\$807.36

14. Water Quality Enhancement Reserve Fund Contribution - Water Uses That Do Not Require a Meter:
A bi-monthly flat charge as follows: \$15.46

CITY OF KELOWNA

BYLAW NO. 11058

Amendment No. 33 to Sewerage System User Bylaw No. 3480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Sewerage System User Bylaw No. 3480 be amended as follows:

1. THAT the table in Section 4. be deleted that reads:

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

And replaced with a new table that reads:

	2015	2016
Flat Rate per Month	\$19.59	\$19.98
Bi-Monthly Rate	\$39.18	\$39.96

2. AND THAT the table in Section 5(1) be deleted that reads:

	2012	2013	2014
Flat Rate per Month/ Bi-Monthly	\$0.82/m ³	\$0.84/m ³	\$0.86/m ³

And replaced with a new table that reads:

	2015	2016
Flat Rate per Month/ Bi-Monthly	\$0.88/m ³	\$0.90/m ³

3. AND THAT the table in Section 5(1) be deleted 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
Bi-Monthly			\$21.00

And replaced with a new table that reads:

	Effective May 6, 2015	Effective May 6, 2016
Metered base rate per month	\$10.71	\$10.92
Bi-Monthly	\$ 21.42	\$ 21.84

4. This bylaw may be cited for all purposes as "Bylaw No.11058, being Amendment No. 33 to Sewerage System User to Bylaw No. 3480."
5. This bylaw shall come into full force and effect and is binding on all persons as of May 6, 2015.

Read a first, second and third time by the Municipal Council this 16th day of February, 2015.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk