

City of Kelowna Public Hearing AGENDA



Tuesday, August 23, 2016
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

(b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reason-able opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing. This Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may be broadcast and recorded by Castanet.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after August 9, 2016 (date of notification) are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Council debate on the proposed bylaws is scheduled to take place during the Regular Council meeting after the conclusion of this Hearing. It should be noted, however, that for some items a final decision may not be able to be reached tonight.

(e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.

2. Notification of Meeting

The City Clerk will provide information as to how the Hearing was publicized.

3. Individual Bylaw Submissions

3.1 Agri-tourist Accommodation (A1t), BL11265 (TA16-0006) - City of Kelowna 4 - 13

To amend Zoning Bylaw No. 8000 by prohibiting the use of Agri-tourist Accommodation within the A1 - Agriculture 1 Zone, from the date of adoption of the Text Amendment, with the exception of existing conforming operations and those applications currently in process.

3.2 Upper Mission Drive (E of), BL11266 (OCP16-0011) & BL11267 (Z16-0041) - Calcan Joint Venture 14 - 26

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

4. Termination

5. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Land Use Management);
- (b) The Chair will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (f) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the

gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: August 8, 2016
RIM No. 1210-10
To: City Manager
From: Community Planning Department (MS)
Application: TA16-0006
Subject: Agri-tourist Accommodation (A1t)

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA16-0006 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in the Report from the Community Planning Department dated August 8, 2016 be considered by Council;

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

AND FURTHER THAT effective August 8, 2016, in accordance with Development Applications Bylaw No. 10540 Section 2.1.2 (d), Council directs staff to not accept new zone amending applications for Agri-tourist Accommodation in the Agriculture 1 - A1t zone until Text Amendment Bylaw No. 11265 has had final reading consideration.

2.0 Purpose

To amend Zoning Bylaw No. 8000 by prohibiting the use of Agri-tourist Accommodation within the A1 - Agriculture 1 Zone, from the date of adoption of the Text Amendment, with the exception of existing conforming operations and those applications currently in process.

3.0 Community Planning

Community Planning supports the amendment to prohibit future use of agri-tourist accommodation as a permitted use in Section 11 - A1t-Agriculture 1 with Agri-tourist Accommodation Zone from Zoning Bylaw No. 8000. Staff notes that this would not impact current conforming operations, nor applications currently in process.

This is in response to challenges agri-tourist accommodation presents with respect to maintaining compliance of the use with respect to:

- Seasonality;
- Temporary (no more than 30 days);
- For tourists; and
- Accessory and subordinate to agriculture.

4.0 Proposal

4.1 Background

Agri-tourist accommodation is a permitted non-farm use in the Agricultural Land Reserve (ALR) according to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (ALC Regulation). While the use is a permitted non-farm use by the Agricultural Land Commission (ALC), the activity is not designated as a "farm use" and therefore may be regulated or prohibited by a local government bylaw (see attached ALC Bulletin Policy #5)¹. Section 3(1) of the ALC Regulation states that agri-tourist accommodation is one of the uses:

'permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw'.

The City of Kelowna currently regulates this use by allowing agri-tourist accommodation as a secondary use if the accommodation is associated with an agri-tourism activity which is subordinate and secondary to the principal agriculture use. The intent of City of Kelowna's A1t zone has been to provide assistance to bona fide farmers who wish to provide seasonal accommodation proven to be in aid of and directly associated with established farm operations that include an agri-tourism component. Accommodations temporary in nature may be operated on a seasonal basis subordinate to the agricultural operation.

Staff continue to meet with members of the public regarding the use and misuse of existing agri-tourist accommodation operations in the City. It is clear that a number of residents are impacted by this land use and farm operators await clear direction on this matter.

Staff notes that Metro Vancouver has policy which prohibits municipal servicing, specifically sewer, into the Agricultural Land Reserve². This restriction has been a strong deterrent to requests for Agri-tourist Accommodation units in Metro Vancouver³.

4.2 Project Description

The proposed amendment will prohibit future agri-tourist accommodation within the A1 - Agriculture 1 Zone within the City. The prohibition amendment stems from the challenges for the City to maintain compliance of this permanent secondary use that must be accessory to agriculture, which by nature is a use that can change from year to year. Additional challenges to enforcement and compliance are met with the requirements of seasonality, a maximum 30 day stay, and intended for tourists only. City enforcement resources has been challenged to maintain compliance on existing operations. While some operations are compliant, the expectation is that additional operations would require additional enforcement efforts overall.

The use became a permitted use under the ALC Regulation in 2003. Since then, the City of Kelowna has 15 existing agri-tourist operations operating under the ALC Regulation prior to the City of Kelowna Agri-tourist Accommodation (A1t) Zoning Amendment passed by Council in 2010. Two properties have been zoned A1t since 2010, both of which are under development but have not started operation. Of the 15 that were in operation prior to 2010:

- 5 operations are in court proceedings with the City regarding non-compliance;
- 4 operations have outstanding non-compliance concerns;
- 4 operations are compliant; and
- 2 operations are zoned, but under development / yet to develop.

¹ ALC, March 2003. Permitted Uses in the ALR: Agri-tourism Accommodation – Policy #5 – Bulletin.

² Metro Vancouver, 2010. Metro Vancouver 2040 Regional Growth Strategy. p. 29.

³ K. Grout, February, 2016. CEO, Agricultural Land Commission, personal communication.

Bylaw complaints from neighbours and compliance issues include:

- Noise;
- Visual impacts (unsightly premises);
- Permanent use (additional decks, RVs not on wheels);
- Difficulty to enforce the continuation of farming;
- No supporting agri-tourism activities (e.g. tours or farm experience);
- Complaints of residents and guests of RV site to neighbouring farms regarding normal farm practice (e.g. spraying, early morning noise, dust); and
- Additional illegal RV storage.

Given the challenges of maintaining compliance with the bylaw regulations of this use, and an understanding that additional operations, overall, will likely pose similar challenges and bylaw enforcement resources, the text amendment proposes to prohibit further agri-tourist accommodation operations within the City of Kelowna.

Staff notes that, with this text amendment:

- The A1t zone and use will remain for those properties currently zoned;
- The prohibition would apply going forward from the date of the report; and
- Operations conforming to the ALC Regulation prior to 2010 could remain, within the compliance requirements of the Regulation.

The details of the text amendment are outlined in Schedule "A".

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use⁴

With respect to lands outside the Permanent Growth Boundary, Chapter 4 of the OCP states:

- Lands outside the permanent growth boundary will not be supported for urban uses.

Farm Protection Development Permit Guidelines⁵

Farm Protection Development Permit Guidelines include:

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

⁴ City of Kelowna Official Community Plan, Chapter 4.7 (Future Land Use).

⁵ City of Kelowna Official Community Plan, Chapter 15.2 (Farm Protection DP Guidelines).

Objective 5.33 Protect and enhance local agriculture⁶.

Policy. 1 Protect Agricultural Land.

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

Policy .3 Urban Uses.

Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Policy .7 Non-farm Uses.

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.

Objective 5.34 Preserve productive agricultural land⁷.

5.2 City of Kelowna Agriculture Plan

ALR Application Criteria⁸

Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

5.3 City Development Applications Bylaw No. 10540

Bylaw Amendments Section 2.1.2.(d)

Notwithstanding Schedule '2' of this bylaw, Council may, by resolution, agree to postpone giving consideration to individual amendments to an Official Community Plan Bylaw or Zoning Bylaw until completion of any major review that the said bylaw may be undergoing at the time of the request.

6.0 Authority and Considerations

Legal/Statutory Authority:

Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), the "Regulation", Section 3 (1) (a)

Section 3 (1) "the following land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw:

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

⁶ City of Kelowna 2030 Official Community Plan: Greening Our Future (2011), Development Process Chapter; p. 5.33.

⁷ City of Kelowna 2030 Official Community Plan: Greening Our Future (2011), Development Process Chapter; p. 5.34.

⁸ City of Kelowna Agriculture Plan (1998); p. 130.

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

Considerations not applicable to this report:

Financial/Budgetary Considerations
Personnel Implications
Alternate Recommendation
Communications

Report prepared by:

Melanie Steppuhn, Planner Specialist

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

Reviewed by
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Approved for Inclusion: Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Schedule "A" - Text Amendment TA16-0006
ALC Regulation Policy #5

Cc:


Divisional Director of Community Planning & Real Estate
Divisional Director of Corporate and Protective Services
Divisional Director of Communications and Information Services
Director Development Services
Bylaw Services Manager
Building & Permitting Manager
City Clerk
Policy & Planning Manager

Schedule A - TA16-0006
List of Amendments to Zoning Bylaw No. 8000 (A1t - Agriculture 1 with Agri-tourist Accommodation Zone)

Zoning Bylaw No. 8000				
No.	Section	Existing	Proposed	Explanatory Note
1.	Replace 11.1.3 (c) Secondary Uses	(c) agri-tourist accommodation (A1t only)	(c) agri-tourist accommodation use prohibited except for operations existing and in conformance prior to prior to July 25, 2016.	The prohibition of the use will apply going forward.
2.	Delete 11.6.7 (f) Other Regulations	(f) A "t" notation shown on Schedule "A" as part of the identified zone classification indicates that a secondary use in the form of agri-tourist accommodation is permitted on the properties so designated, subject to meeting the conditions of use of the zone. A "t" zoning classification on a property shall be established by rezoning the subject property to the "t" version of parent zone.		
3.	Delete 11.1.8 Other Regulations - Agri-tourist accommodation	<p>a) Purpose</p> <p>Agri-tourist accommodation shall be accessory and subordinate to a legitimate agriculture operation. The intent is to augment or subsidize and not to replace or compete with farm income.</p> <p>b) Farm status</p> <p>As per Agricultural Land Commission regulation, all or part of the lot on which the use is located must be classified as a farm under the Assessment Act.</p> <p>c) Site coverage</p>		

	<p>Site coverage for agri-tourist accommodation shall not exceed 5% inclusive of buildings, landscaping, access, and servicing/sanitary facilities.</p> <p>d) Minimum lot size</p> <p>Agri-tourist accommodation shall not be located on lots smaller than 4.0 ha in size.</p> <p>e) Maximum number of agri-tourist accommodation units permitted</p> <p>For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:</p> <table><tr><td>Lot size (hectares)</td><td>< 4.0</td><td>4.00 to 5.99</td><td>6.00 to 6.99</td><td>7.00 to 7.99</td></tr><tr><td>Agri-tourist accommodation units *</td><td>✖</td><td>5 units</td><td>6 units</td><td>7 units</td></tr></table> <p>* See Section 11.1.8(g)</p> <p>g) Bed & breakfasts</p> <p>When a bed and breakfast is present on the lot, the number of agri-tourist accommodation units permitted shall include the number of the sleeping units of the bed and breakfast use.</p> <p>h) Location</p> <p>Agri-tourist accommodation shall be located so as to minimize the impacts on arable land, recognizing that the use is intended to support agriculture and not replace it. All agri-tourist accommodation units shall be located within 30.0 m of the road frontage of the lot, or within 30.0 m of the principal dwelling, or a location acceptable to the Director of Land Use Management. No agri-tourist accommodation shall be permitted within 10.0 m of any lot line other than the front lot line.</p> <p>i) Access, buffering and landscaping</p> <p>Access driveways for agri-tourist accommodation shall be water permeable (i.e. not asphalt or concrete) and a Level 5 Landscape Buffer (incl. fencing) is required around the</p>	Lot size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	Agri-tourist accommodation units *	✖	5 units	6 units	7 units		
Lot size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99									
Agri-tourist accommodation units *	✖	5 units	6 units	7 units									

		<p>perimeter of the agri-tourist accommodation, and at an affected property line to mitigate the impact of agri-tourist accommodation on abutting properties.</p> <p>j) Servicing</p> <p>Agri-tourist accommodation shall be serviced according to the requirements and approval where applicable of the City of Kelowna, the Health Authority, and the water purveyor or Irrigation District having authority, including but not limited to the following:</p> <p>i. If the agri-tourist accommodation includes recreational vehicles and where individual water and sewer connections are not provided a sanitary dump facility is to be provided on the property.</p> <p>ii. Adequate bathroom facilities with hot and cold running water are required for agri-tourist accommodation campsites.</p>		
4	Relocate and Amend Section 11.1.8 (f)	<p>f) Recreational vehicles</p> <p>Outside storage of recreational vehicles is not permitted, other than recreational vehicles that are registered to the property owner. Storage of recreational vehicles is not permitted on the recreational vehicle site. No structures are permitted at recreational vehicle sites or at campsites.</p>	<p>Relocate to Section 11.1.7 Other Regulations</p> <p>(f) Recreational vehicles</p> <p>Outside storage of recreational vehicles is not permitted, other than two recreational vehicles that are registered to the property owner.</p>	<p>Amend the restriction of RV storage in the A1 - Agriculture 1 zone to the whole zone.</p>

 Agricultural Land Commission Act	<p style="text-align: right;">Policy #5 March 2003</p> <p style="text-align: center;">PERMITTED USES IN THE ALR: AGRI-TOURISM ACCOMMODATION</p>
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This policy provides advice to assist in the interpretation of the Agricultural Land Commission Act, 2002 and Regulation. In case of ambiguity or inconsistency, the Act and Regulation will govern.

REFERENCE:

Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), the “Regulation”, Section 3 (1) (a)

Section 3 (1) “the following land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw:

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

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

Section 1 (1)

“agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act

“sleeping unit” means

- (a) a bedroom or other area used as a bedroom in a cabin, dwelling or accessory building, and*
- (b) a tent or recreational vehicle on a campsite*

INTERPRETATION:

The Regulation permits accommodation for agri-tourism on a farm, provided all the following three criteria are met:

1. All or part of the parcel must be classified as a farm under the *Assessment Act*;
2. The accommodation must be 10 or fewer sleeping units including seasonal campsites, seasonal cabins or short term use of bedrooms, including bed and breakfast bedrooms allowed under Section 3 (1) (d) of the Regulation; and
3. The total developed area for this use including buildings, landscaping and access, (driveways and parking), must be less than 5% of the total parcel area.

Local governments may prohibit this use or allow the use with the above restrictions. The local government may also have additional requirements for such things as parking, signage, setbacks etc.

Under this Regulation, agri-tourism accommodation can only be located on an ALR parcel that is assessed as a farm, and the accommodation use must be accessory to the principle use of the property which is farming. This use is permitted only if the property is assessed as ‘farm’ and if the assessment changes, this use is no longer permitted.

The use of campsites or cabins (separate from dwellings) for agri-tourist accommodation must be seasonal which this policy interprets as less than 12 months of the year. In other words, the campsites or cabins must not be available for paying guests for the full year or 12 consecutive months. A single tent or a single recreational vehicle on a campsite on the parcel counts as one sleeping unit.

However bedrooms in a dwelling or building accessory to a dwelling, may be offered for tourist accommodation year round, or the full 12 months, i.e. there is no 'seasonal' requirement for this type of sleeping unit. A bedroom, or other area such as a living room used as a bedroom (i.e. with a bed), counts as one sleeping unit. All the sleeping units must be used only for tourist accommodation for paying guests.

The farm on which the accommodation is located may be comprised of one or several parcels of land owned or operated by a farmer as a farm business.

The maximum limit of 10 sleeping units includes the number of bed and breakfast bedrooms permitted under Section 3 (1) (d) of the Regulation. For example, if there are already 3 bed and breakfast bedrooms on a parcel, only 7 additional sleeping units may be permitted under the Regulation, to meet the maximum of 10 in total. See Commission Policy "Permitted Uses in the ALR: Bed and Breakfast Use".

Agri-tourism accommodation uses that do not meet the conditions established in the Regulation, for example uses with more than 10 sleeping units, require application to and approval from the Commission.

Where a zoning bylaw is in place, this use must be specifically permitted by the bylaw.

TERMS:

Short term – means the use by a tourist of bedroom accommodation for agri-tourism for a period of not more than 30 consecutive days. The term 'tourist' used in this policy, means a person who travels from place to place away from their permanent residence for pleasure or business.

REPORT TO COUNCIL



Date: August 8 , 2016

RIM No. 1250-30

To: City Manager

From: Community Planning (DB)

Application: OCP16-0011/ Z16-0041 **Owner:** Calcan Joint Venture

Address: (E OF) Upper Mission Dr. **Applicant:** Dave Lange

Subject: OCP16-0011/ Z16-0041

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

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

Existing Zones: P3- Parks and Open Spaces, RH1 - Hillside Large Lot Residential, RH3 - Hillside Cluster Housing

Proposed Zones: P3- Parks and Open Spaces, RH1 - Hillside Large Lot Residential, RH3 - Hillside Cluster Housing

1.0 Recommendation

THAT Official Community Plan Bylaw Amendment No. OCP16-0011 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of North East ¼ Section 14 Township 28 SDYD Except Plans KAP57304 and EPP48322 from the Multiple Unit Residential to Single/Two Unit Residential, from Single/Two Unit Residential to Multiple Unit Residential, and from Multiple Unit Residential to Major Park/Open Space (Public) as shown on Map "A" attached to the report of Community Planning, dated August 8, 2016 be considered by Council;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the Report of Community Planning, dated August 8, 2016;

AND THAT Rezoning Application No. Z16-0041 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of North East ¼ Section 14 Township 28 SDYD Except Plans KAP57304 and EPP48322 from RH3-Hillside Cluster Housing to RH1-Hillside Large Lot Housing, From RH1-Hillside Large Lot Housing to RH3-Hillside Cluster Housing, and from RH1-Hillside Large Lot Housing to P3-Park and Open Space as shown on Map "B" attached to the report of Community Planning, dated August 8, 2016 be considered by Council;

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

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

2.0 Purpose

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

3.0 Community Planning

Planning Staff support the proposal as it is seen to be an administrative exercise to reflect the detailed subdivision layout. The proposed amendments will result in a net gain in natural open space while maintaining the overall vision of the Official Community Plan for the area.

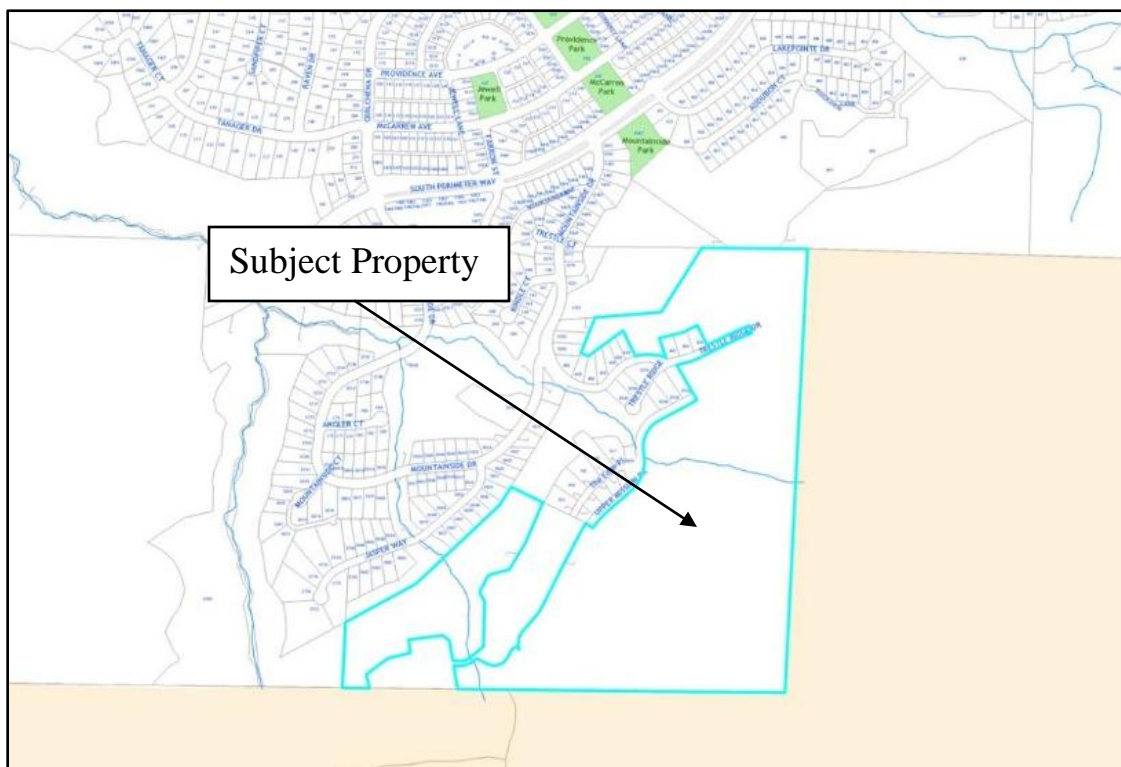
4.0 Proposal

4.1 Project Description

This applicant is seeking Council support to amend the OCP future land use designation and rezone portions of the second phase of the Trestle Ridge development. The detailed lot configuration and road design has now been created for this phase and this application is intended to align the zoning and OCP designations with the proposed lot layout.

4.2 Site Context

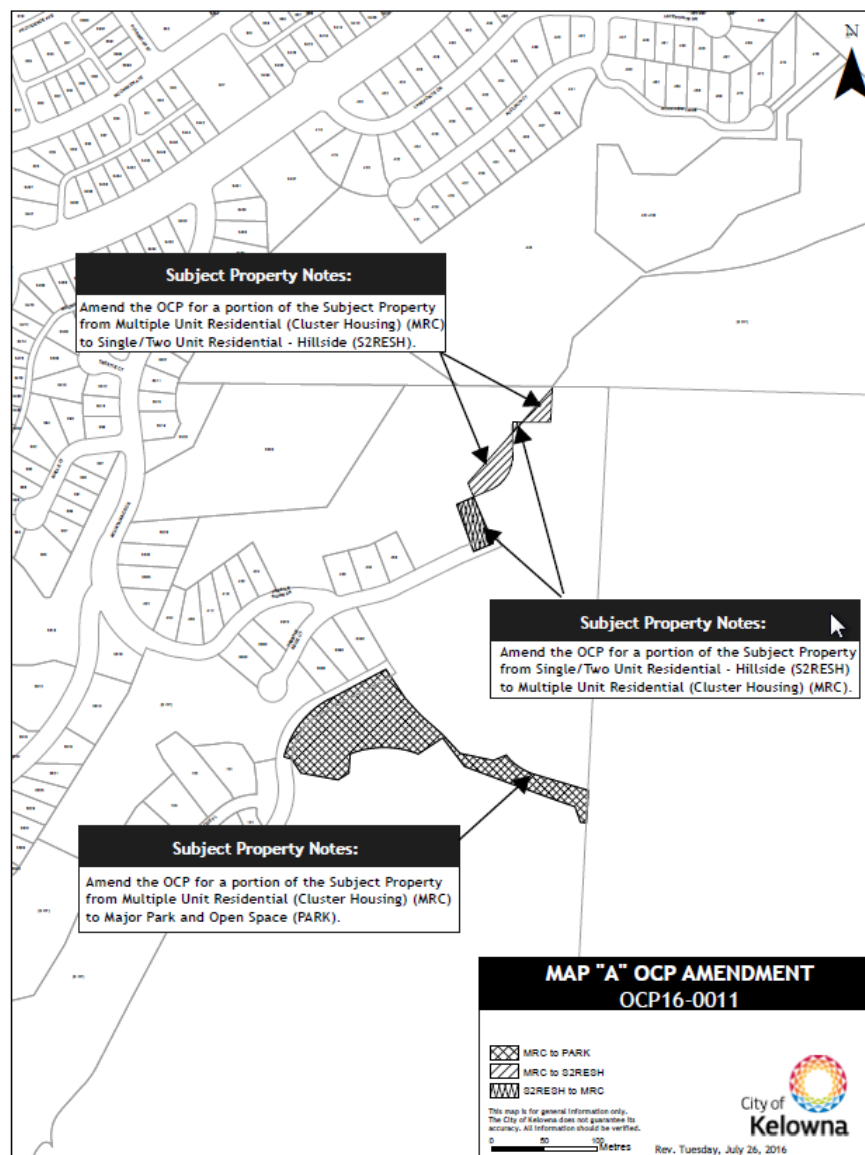
Subject Properties Map:



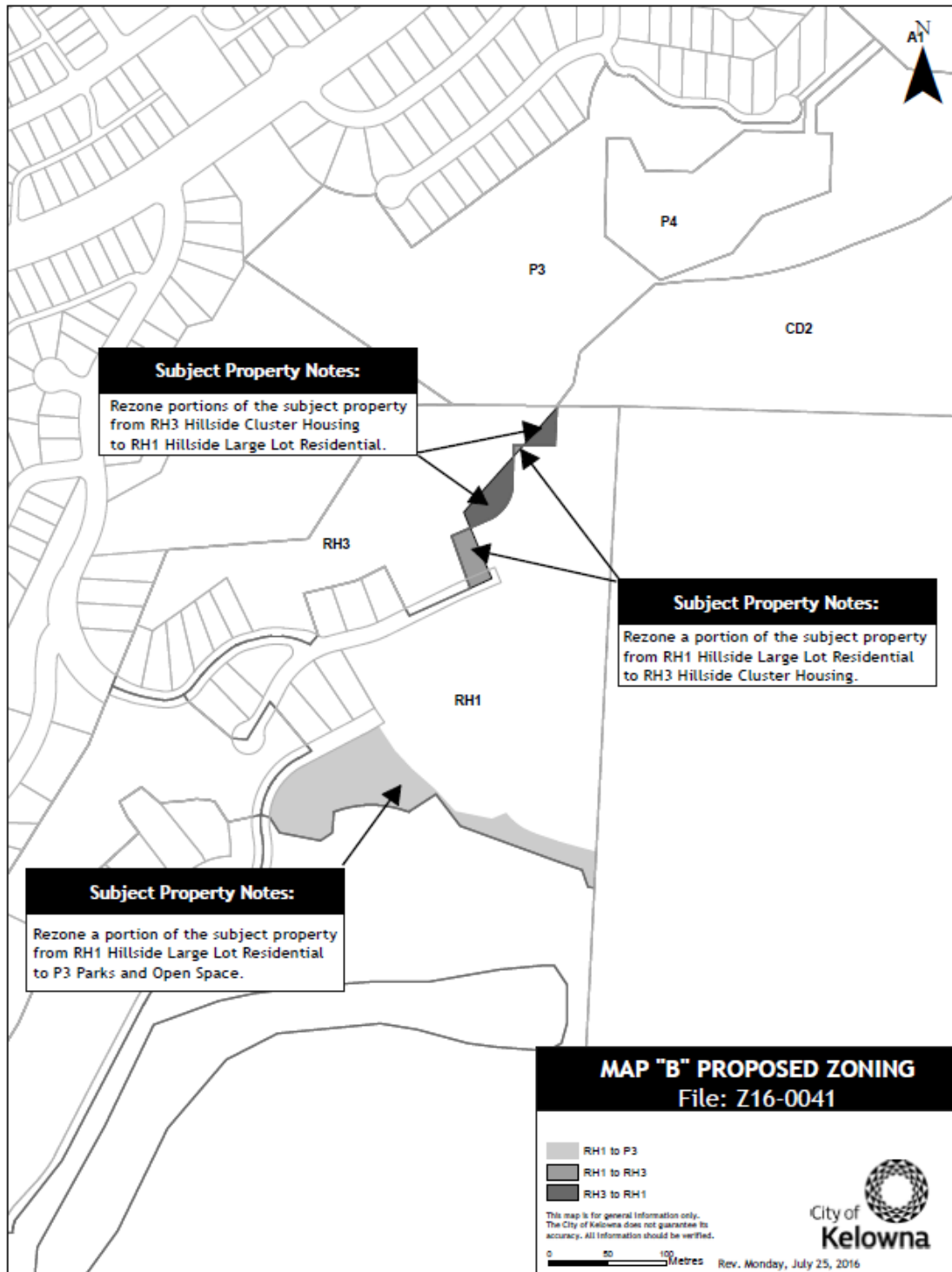
The subject property is located at the Southwest of town in a predominantly single family neighbourhood. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	CD2 - Kettle Valley Comprehensive Development	Single/Two Unit Residential
East	Regional District of Central Okanagan	Single Family Housing
South	P3 - Parks and Open Spaces	Park
West	CD2 - Kettle Valley Comprehensive Development	Single Family Housing

4.3 Proposed OCP amendments



4.4 Proposed Zoning Amendment



Application Chronology

Date of Application Received:	July 5, 2016
Public Notification Received:	July 25, 2016

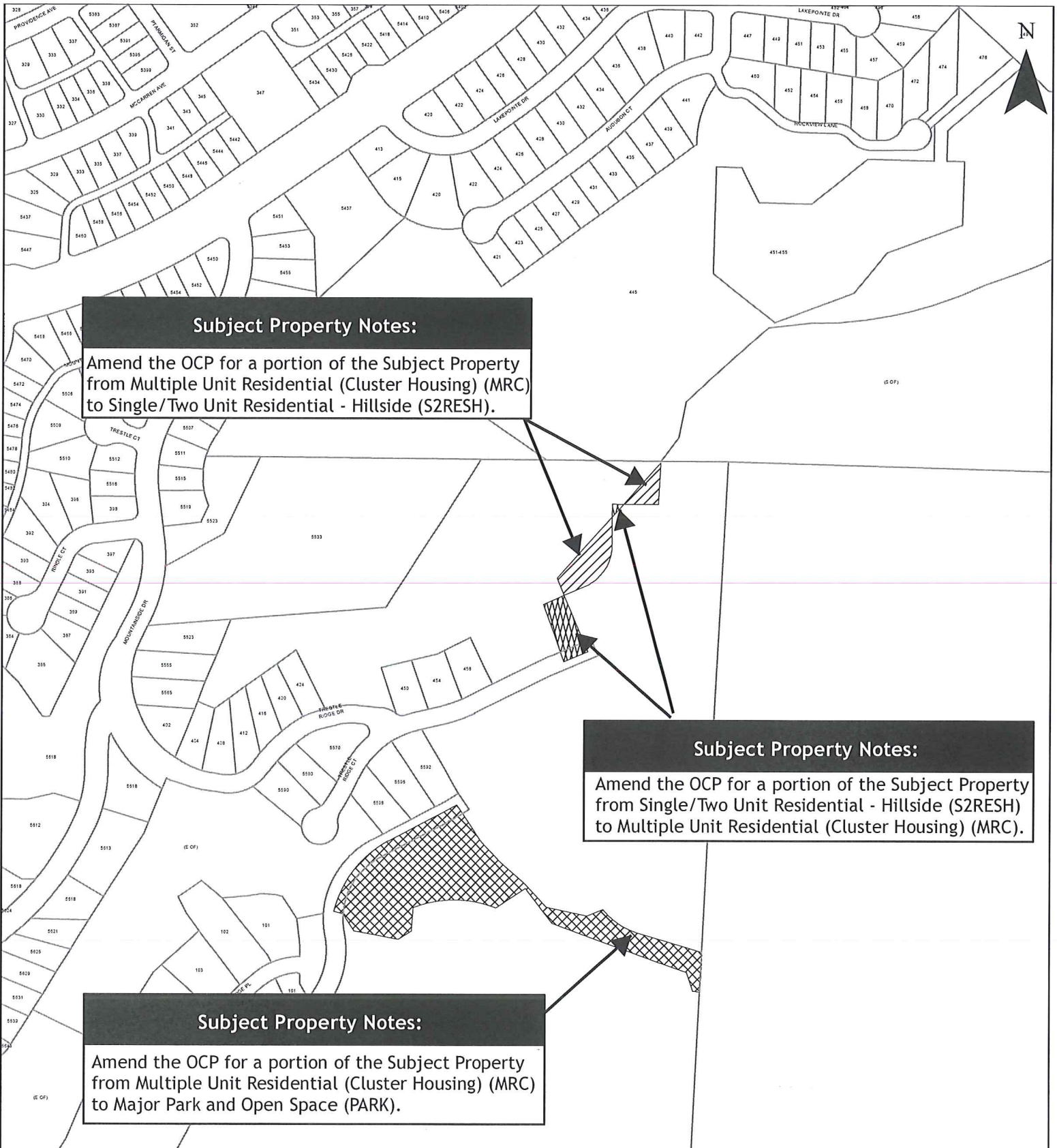
Report prepared by:

Damien Burggraeve, Land Use Planner




Approved for Inclusion: ☐ Ryan Smith, Community Planning

Attachments:

Map A
Map B
Subdivision Layout
Development Engineering Requirements
Public Consultation



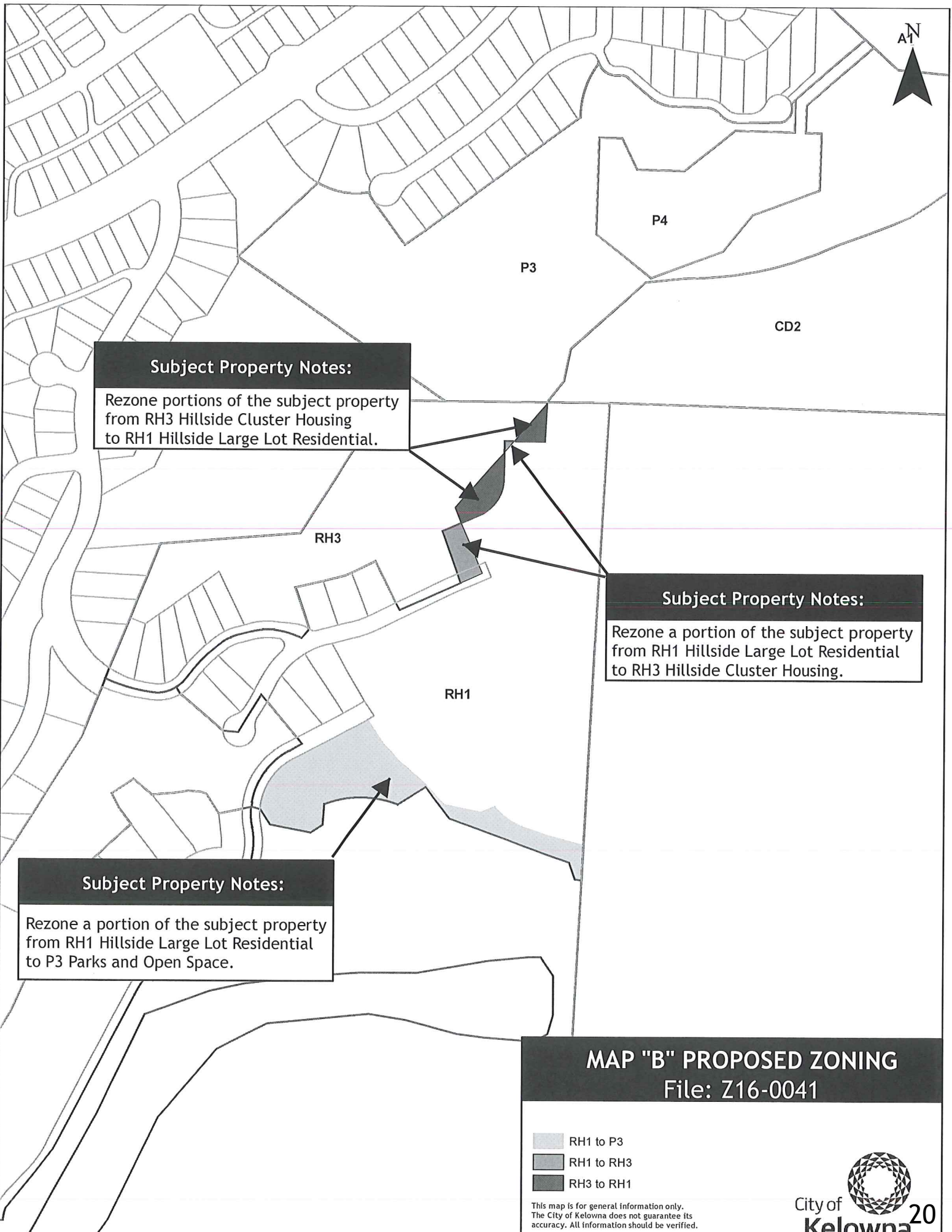
**MAP "A" OCP AMENDMENT
OCP??-????**

-  MRC to PARK
-  MRC to S2RESH
-  S2RESH to MRC

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 50 100 Metres

Rev. Monday, July 25, 2016



Subject Property Notes:

Rezone portions of the subject property from RH3 Hillside Cluster Housing to RH1 Hillside Large Lot Residential.

Subject Property Notes:

Rezone a portion of the subject property from RH1 Hillside Large Lot Residential to RH3 Hillside Cluster Housing.

Subject Property Notes:

Rezone a portion of the subject property from RH1 Hillside Large Lot Residential to P3 Parks and Open Space.

MAP "B" PROPOSED ZONING
File: Z16-0041

- RH1 to P3
- RH1 to RH3
- RH3 to RH1

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 50 100 Metres

Rev. Monday, July 25, 2016

LEGEND

- RH3 TO RH1
- RH1 TO RH3
- RH1 TO P3



SCALE 1:5000
 DATE MAY 5, 2016
 APPROVED
 DESIGN BY CWH
 DRAWN BY NKR
 CHECKED BY



ENGINEERING • PLANNING • GEOMATICS
 602-1708 DOLPHIN AVE. KELOWNA B.C. V1Y 9S4
 PHONE (250) 980-5500 FAX (250) 980-5511

TRESTLE RIDGE PHASE 2
 REZONING APPLICATION - PROPOSED CHANGES

CITY OF KELOWNA

MEMORANDUM

Date: July 26, 2016
File No.: Z16-0041
To: Subdivision Approving Officer (DB)
From: Development Engineer Manager (PI)
Subject: Upper Mission Dr (E of)

The Development Engineering comments and requirements regarding this Development Permit application are as follows:

1. General.

- a) This rezoning application to adjust boundaries to conform to current DP & PLR Application does not compromise municipal infrastructure.

Purvez Irani, MS, P Eng., PTOE
Development Engineering Manager

JF

Public Information and Consultation Process

Rezoning and OCP Amendment for Trestle Ridge Phase 2

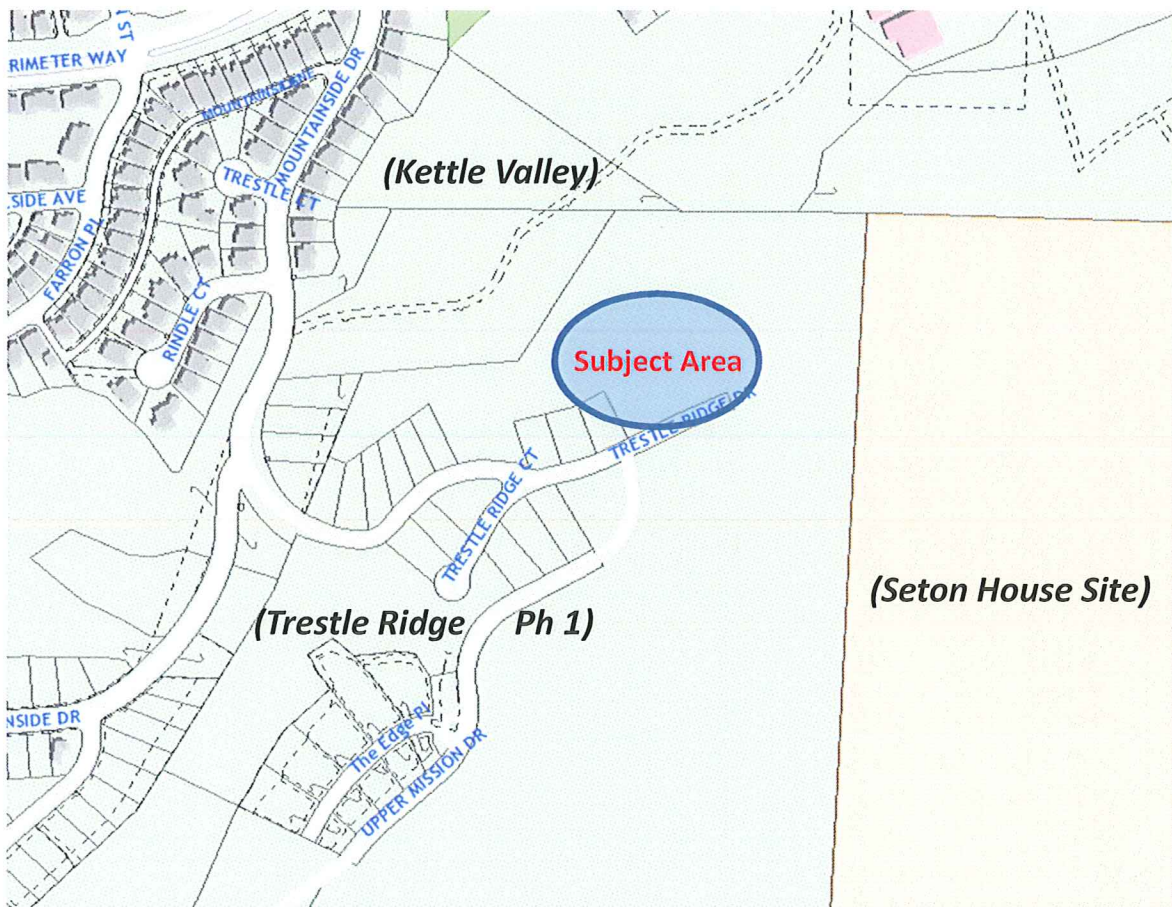
Dear Neighbour:

Due to the success of Phase 1 of the Trestle Ridge community, a second phase is being pursued. As part of Phase 2, more detailed topographic information, planning and design has taken place which led to minor lot line refinements requiring adjustments to the current Official Community Plan Land use Plan and current Zoning.

As neighbours, Calcan Joint Ventures Ltd. would like you to be aware of these changes and our efforts to work with the City of Kelowna to obtain approval for these changes.

Location of the proposed Changes:

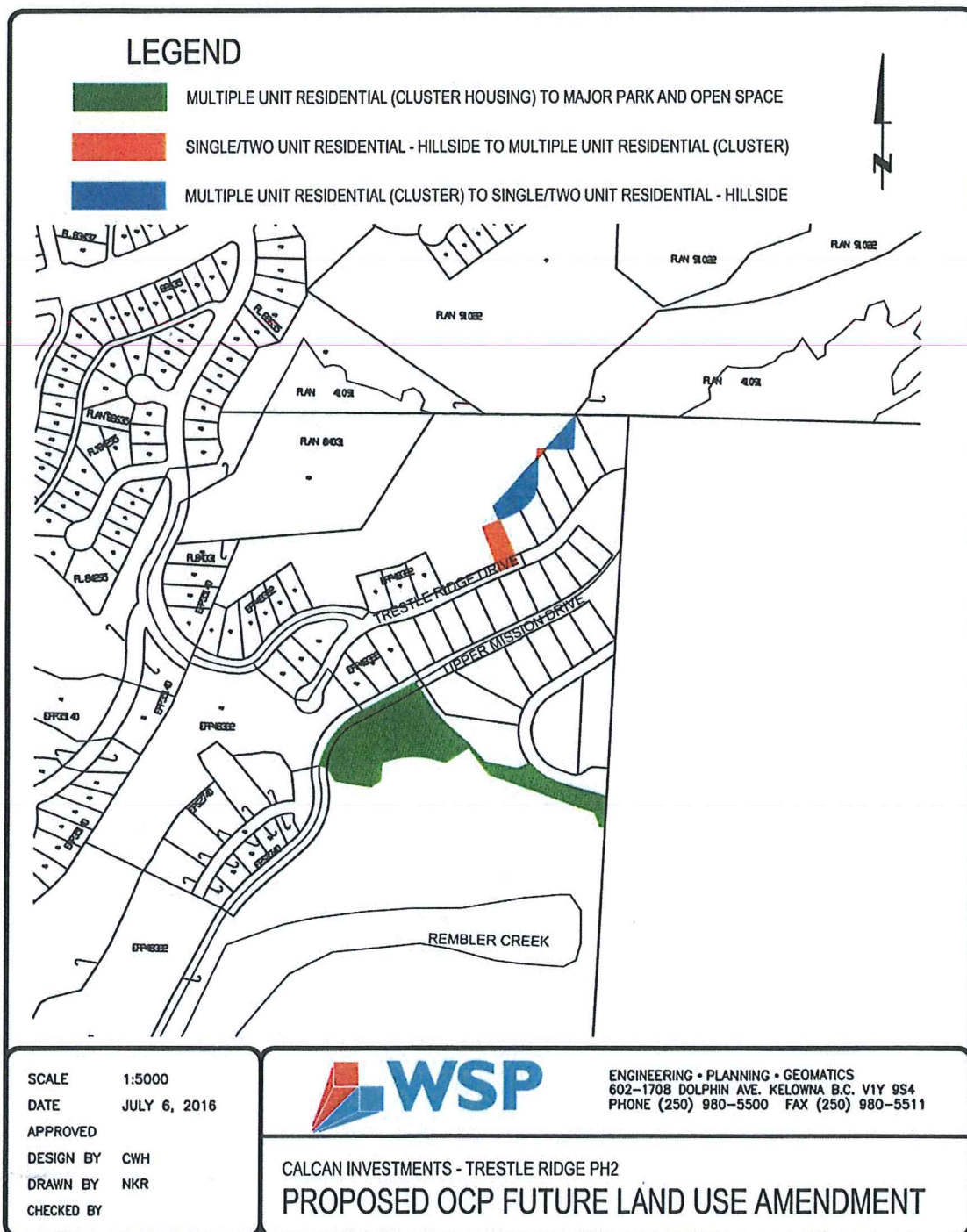
The changes relate to future lots being developed as an extension to Phase 1 in Trestle Ridge as noted on the plan below:



Description of OCP Changes:

No new land use designations are proposed in the area. Changes are minor adjustments to current land use designations that justify the refined lot lines. The result is an addition to proposed park area, and a net reduction of both Single/Two Unit Residential and Multi Unit Cluster Housing.

The Map below indicates the refinements proposed to the Future Generalized Land Use of the Official Community Plan:



Description of Zoning Changes:

Similarly, no new zones are being introduced in the area. Changes are minor and also justify the refined lot lines. The net result is an addition to P3-Park and Open Space zone, and a net reduction of both RH1 – Hillside Large Lot Residential and RH3 - Hillside Cluster Housing zones.

The Map below indicates the refinements proposed to Zoning:



For More Information:

For additional information or to address any questions or comments you may have regarding these applications please feel free to contact the following:

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