

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, October 4, 2016
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. **Call to Order**
2. **Reaffirmation of Oath of Office**
The Oath of Office will be read by Councillor Gray.
3. **Confirmation of Minutes** 1 - 7
Public Hearing - September 20, 2016
Regular Meeting - September 20, 2016
4. **Bylaws Considered at Public Hearing**
 - 4.1 **720 Valley Road, BL11276 (OCP16-0010) - Valley Land Subdivision Ltd.** 8 - 9
Requires a majority of all members of Council (5).
To give Bylaw No. 11276 second and third readings in order to change the future land use designation of the subject property.
 - 4.2 **BL11277 (TA16-0009) - CD27, Valley Lands Comprehensive Development Zone** 10 - 12
To give Bylaw No. 11277 second and third readings in order to a new CD27 - Valley Lands Comprehensive Development Zone.
 - 4.3 **720 Valley Road, BL11278 (Z16-0046) - Valley Land Subdivision Ltd.** 13 - 14
To give Bylaw No. 11278 second and third readings in order to rezone the subject properties to the new CD27 - Valley Lands Comprehensive Development Zone.
 - 4.4 **3441, 3451, 3461 & 3471 Lakeshore Road, BL11280 (OCP16-0007) - 0984342 BC Ltd.** 15 - 15
Requires a majority of all members of Council (5).
To give Bylaw No. 11280 second and third readings in order to change the future land use designation of the subject properties to facilitate a proposed 6-storey mixed-use building.

- 4.5 3441, 3451, 3461 & 3471 Lakeshore Road, BL11281 (Z16-0040) - 0984342 BC Ltd. & City of Kelowna** **16 - 17**
- To give Bylaw No. 11281 second and third readings in order to rezone the subject properties to facilitate a proposed 6-storey mixed-use building.
- 4.6 1787 Mountain Avenue, BL11282 (Z16-0004) - Janice & William Henry** **18 - 18**
- To give Bylaw No. 11282 second and third readings, and adoption, in order to rezone the subject property to facilitate the development of a carriage house.
- 4.7 700 McCurdy Road, BL11283 (Z16-0025) - Silver City Holdings Inc.** **19 - 19**
- To give Bylaw No. 11283 second and third readings in order to rezone the subject property to facilitate a lot consolidation.
- 4.8 760 Mitchell Road, BL11284 (Z16-0015) - Terrence Dewar** **20 - 20**
- To give Bylaw No. 11284 second and third readings in order to rezone the subject property to facilitate the conversion of an existing accessory building to a carriage house.
- 4.9 1960 Paly Road, BL11285 (LUC16-0003) - Discharge of Land Use Contract LUC78-1034 (M27805) - Krista Eve Almeida & Stephen Glegg** **21 - 21**
- To give Bylaw No. 11285 second and third readings in order to discharge the existing Land Use Contract on the subject property.
- 4.10 1280 Wilmot Avenue, BL11286 (Z15-0060) - Romesha Ventures Inc.** **22 - 23**
- To give Bylaw No. 11286 second and third readings in order to rezone a portion of the subject property to allow the creation of four residential lots and the designation of approximately 2.4 ha of natural area parkland.

5. Reminders

6. Termination



City of Kelowna

Public Hearing

Minutes

Date: Tuesday, September 20, 2016
 Location: Council Chamber
 City Hall, 1435 Water Street

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

Council Members Absent: Councillors Ryan Donn and Charlie Hodge

Staff Present: Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith and Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the Hearing to order at 6:01 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on August 9, 2016 and by being placed in the Kelowna Capital News issues on Friday, August 12 and Wednesday, August 17, 2016 and by sending out or otherwise delivering 97 statutory notices to the owners and occupiers of surrounding properties between August 9 and August 12, 2016.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

3. Individual Bylaw Submissions

3.1 866 Glenmore Drive, BL11273 (Z16-0044) - Jefferey & Linda Giebelhaus

Councillor Sieben joined the meeting at 6:05 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application.

The City Clerk advised that no correspondence or petitions had been received.

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

Applicant Representative was present and available for questions.

No one from the gallery came forward.

There were no further comments.

4. Termination

The Hearing was declared terminated at 6:07 p.m.

Mayor

/acm

City Clerk



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, September 20, 2016
Location: Council Chamber
City Hall, 1435 Water Street

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

Council Members Absent: Councillors Ryan Donn and Charlie Hodge

Staff Present: Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Community Planning Department Manager, Ryan Smith and Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 6:07 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Given.

3. Confirmation of Minutes

Moved By Councillor Given/Seconded By Councillor Gray

R706/16/09/20 THAT the Minutes of the Public Hearing and Regular Meeting of September 6, 2016 be confirmed as circulated.

Carried

4. Bylaws Considered at Public Hearing

4.1 866 Glenmore Drive, BL11273 (Z16-0044) - Jeffery & Linda Giebelhaus

Moved By Councillor Given/Seconded By Councillor Gray

R707/16/09/20 THAT Bylaw No. 11273 be read a second and third time.

Carried

5. Notification of Meeting

The City Clerk advised that Notice of Council's consideration of these Development Variance Permit Applications and Heritage Alteration Applications was given by sending out or otherwise delivering 144 statutory notices to the owners and occupiers of surrounding properties between September 6 and September 9, 2016.

The correspondence and/or petitions received in response to advertising for the applications on tonight's Agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

6. Development Permit and Development Variance Permit Reports

6.1 4338 Gallaghers Fairway South, DVP16-0164 - Debra June Sieben

Staff:

- Displayed a PowerPoint presentation summarizing the application.

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

Letter of Support

Larry and Jeannine Erickson, Gallaghers Fairway S, Kelowna
Bruni Zenker and Felix Newman, Gallaghers Boulevard South, Kelowna

Letter of Opposition

Doug and Michelle Rosser, Gallaghers Fairway South, Kelowna

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

Randy Sieben, Applicant/Owner

- Commented that staff did a great job with the presentation.
- Advised that the grade at the time of purchase was level with the neighbour nine years ago.
- The development next door triggered the requirement for a retaining wall.
- Believes there was no other choice but to do it this way to protect the integrity of his foundation.
- Advised that the retaining wall was designed by a geotechnical engineer.
- Confirmed a Building Permit would be applied for in order for the City to inspect the construction of the wall.
- Responded to questions from Council.

Gallery:

Doug Rosser, Gallaghers Fairway South

- I am the immediate neighbour to the subject property and the elevations were not at grade as stated by the Applicant.
- Raised concerns with having to view a 12 foot wall as well as safety concerns living on the downside of it.
- Raised concern with documentation submitted regarding Applicant's geotech report.
- Engaged another geotech to examine the wall and it was stated that the construction did not follow recommendations of the design letter and identified issues with the wall.
- Spoke to the original plan to have a tiered wall with a 4 foot wall on his property, with his neighbour, however, negotiations broke down.
- Advised that part of the existing wall encroaches on his property and cannot be removed without causing the entire wall to collapse; taking the Applicant to court to seek a court order for the removal of the wall encroaching on his property.

- Raised concern that the Applicant has up to 2 years before the development variance permit expires; willing to accept the variance, as staff recommended, provided it complies with the bylaw and is done with 30 to 60 days.
- Responded to questions from Council.

Michelle Rosser, Gallaghers Fairway South

- I am the immediate neighbour to the applicant and purchased the lot 7 years ago.
- Spoke to the construction timelines and construction of wall between the two properties.
- Spoke to the encroachment of the wall onto their property as well as on a City covenant.
- Believes the applicant has a history of ignoring rules and stop work orders.
- Would like to see the pony walls removed.
- In support of development variance permit with the condition of a shorter timeframe.
- Responded to questions from Council.

Randy Sieben, Applicant/Owner

- Advised that Gallagher's approved the house he built with a flat grade.
- Spoke to the building permit required to ensure the wall is up to geotechnical standards.
- Advised that it was the construction of a basement by his neighbour that triggered the wall be required.
- Advised that the encroaching pony wall built at the Rosser's request.

There were no further comments.

Moved By Councillor Given/Seconded By Councillor Stack

R708/16/09/20 THAT Council authorizes the issuance of Development Variance Permit No. DVP16-0164 for Strata Lot 51, Section 2, Township 26, Osoyoos Division Yale District Strata Plan KAS2124, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 and an Undivided 1/130 Share in Common Lot 1 Plan KAP63646 (See Plan as to Limited Access) and an Undivided 1/1560 Share in Common Lot G Plan KAP53116 (See Plan as to Limited Access), located at 4338 Gallaghers Fairway South, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 7.5.9: Fencing and Retaining Walls Regulation

To vary the height of a side retaining wall from 1.2 metres to up to 2.4 metres in accordance with the drawings attached to the Development Variance Permit shown in Schedule "A"

AND THAT prior to the issuance of the Development Variance Permit, a Section 219 Covenant be registered on title requiring the following:

1. That the retaining wall be the sole responsibility of the upland property owner;
2. That the retaining wall be kept in good repair; and
3. That the retaining wall be inspected every five (5) years by a Professional Engineer who is licensed in the Province of British Columbia

AND THAT prior to the issuance of the Development Variance Permit, the retaining wall be reduced to a maximum height of 1.2 m in any area not being varied by this application, as shown in Schedule "A";

AND FURTHER THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued.

Carried

6.2 268 Lake Avenue, BL11240 (Z16-0005) - Frank Renou & Joan Chapman

Moved By Councillor Gray/Seconded By Councillor Given

R709/16/09/20 THAT Bylaw No. 11240 be adopted.

Carried

6.3 268 Lake Avenue, DVP16-0039 & HAP16-0003 - Frank Renou & Joan Chapman

Staff:

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

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

Letter of Opposition

Rudy Schoenfeld, Maple Street, Kelowna
Ed Guy, Lake Avenue, Kelowna

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

Applicant was not present.

Gallery:

Ed Guy, Lake Avenue

- Also speaking on behalf of daughter who is the owner of the carriage house that this application affects.
- Clarified that they are not opposed to the carriage house just the location of the window directly facing the bedroom window only five meters from it; the privacy of that bedroom would be severely compromised.
- Displayed photographs on the ELMO.
- Referenced the Official Community Plan guidelines regarding design of buildings, placement of windows and respect of privacy.
- Proposed a solution by moving the window from the gable to a dormer to face the north side.
- Responded to questions from Council.

There were no further comments.

Moved By Councillor Sieben/Seconded By Councillor Given

R710/16/09/20 THAT final adoption of Rezoning Bylaw No. 11240 be considered by Council;

AND THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP15-0000 for Lot A, District Lot 14, ODYD, Plan 42536, located at 268 Lake Avenue, Kelowna, BC subject to the following:

1. The dimensions and siting of the primary dwelling to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the primary dwelling to be constructed on the land, be in accordance with Schedule "B";
3. The dimensions and siting of the carriage house to be constructed on the land be in accordance with Schedule "C";

4. The exterior design and finish of the carriage house to be constructed on the land be in accordance with Schedule "D";

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 9.5b.1(e): Carriage House Regulations

To vary the upper floor area of the carriage house from 75% of the carriage house footprint (required) to 80% (proposed);

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**Councillors DeHart and Stack - Carried
Opposed**

7. Reminders - N/A

8. Termination

The meeting was declared terminated at 7:19 p.m.

Mayor

/acm



City Clerk

CITY OF KELOWNA

BYLAW NO. 11276

Official Community Plan Amendment No. OCP16-0010 - Valley Land Subdivision LTD., Inc. No. BC1078341 720 Valley Road

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 a portion of Lot A, Sections 32 and 29, ODYD, Plan EPP54061, located on Valley Road, Kelowna, B.C., from the MRM - Multiple Unit Residential (Medium Density) designation to the MRL - Multiple Unity Residential (Low Density) designation as per Map "A" attached;
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 September, 2016.

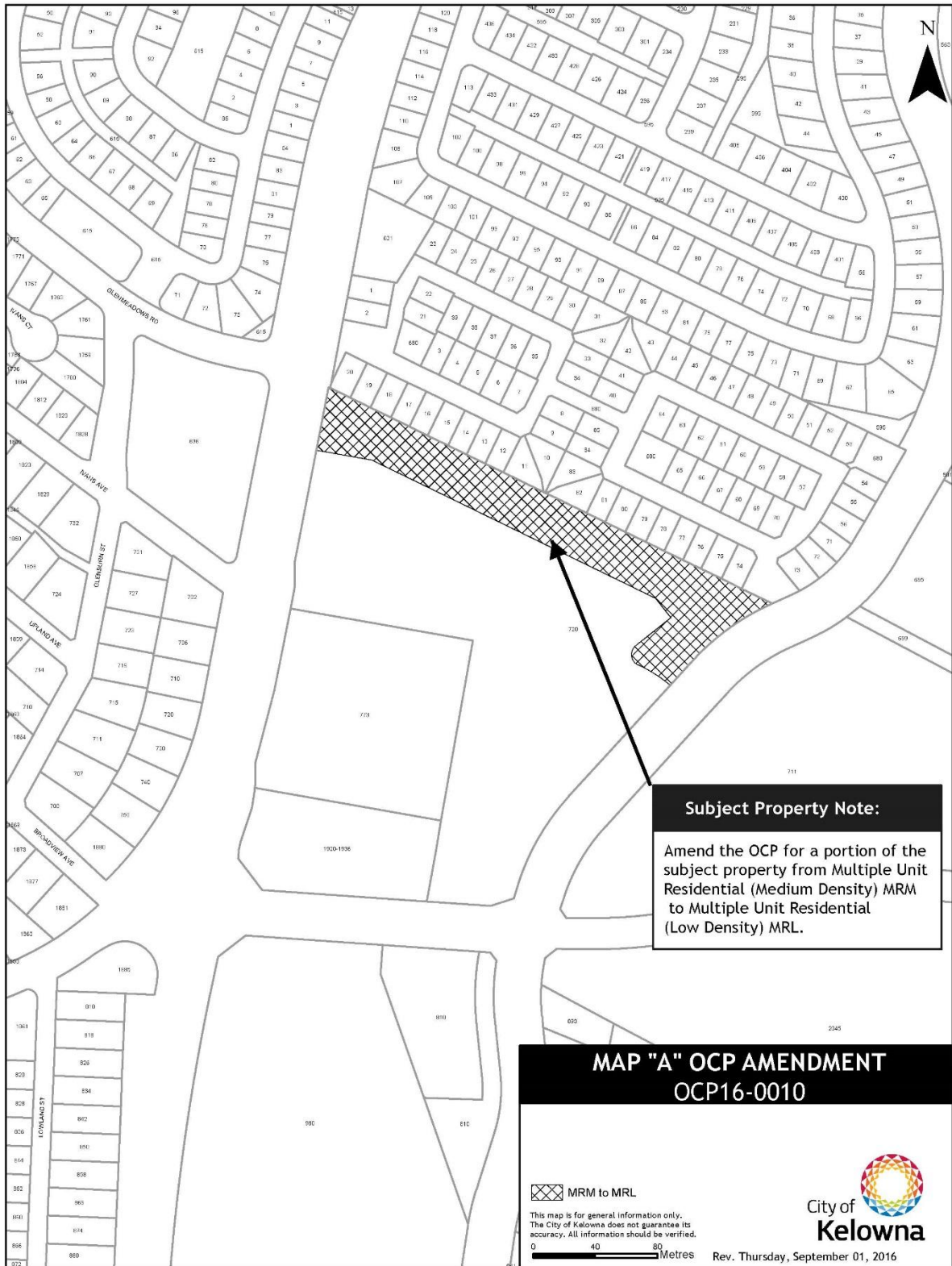
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11277
TA16-0009 - CD27 - Valley Lands Comprehensive
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 City of Kelowna Zoning Bylaw No. 8000 be amended by adding to Schedule B - Comprehensive Development Zones a new **CD27 - Valley Lands Comprehensive Development zone** 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 September, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CD27 – Valley Land Subdivision

1.1 Purpose

The purpose is to provide a **zone** for the orderly multiple unit residential development of the properties at the intersection of Valley Road and Summit Drive.

1.2 Principal Uses

The **principal uses** in this **zone** are:

- a) **boarding and lodging houses**
- b) **community garden**
- c) **congregate housing**
- d) **group home, major**
- e) **multiple dwelling housing**
- f) **supportive housing**

1.3 Secondary Uses

The **secondary uses** in this **zone** are:

- a) **agriculture, urban**
- b) **child care centre, major**
- c) **community recreation services**
- d) **home based businesses, minor**
- e) **multi-residential shared gardens**

1.4 Buildings and Structures Permitted

- a) **apartment housing**
- b) **stacked row housing**
- c) permitted **accessory buildings** and **structures**

1.5 Subdivision Regulations

- a) The minimum **lot width** is 15.0 m.
- b) The minimum **lot depth** is 35.0 m.
- c) The minimum **lot area** is 1400 m².

1.6 Development Regulations

- (a) The maximum **floor area ratio** is 1.2

Where the required **parking spaces** (excluding visitor stalls) are provided totally beneath habitable space of a principal **building** or beneath **useable** common amenity areas providing that in all cases, the **parking spaces** are screened from view, the **floor**

area ratio may be increased by the percentage of required parking provided under the building to a maximum net floor area for the zone of 1.35.

- (b) The maximum **site coverage** is 40%.

This may be increased to 50% if the developer can achieve additional **private open space** (a minimum of 20% on top of the bylaw requirement) within the footprint of the building.

The maximum **site coverage** of **buildings**, driveways, and parking areas is 65%.

- (c) The maximum **height** is as permitted in the RM5 – Medium Density Multiple Housing zone.
- (d) The minimum **site front yard** is 6.0 m.
- (e) The minimum **site side yard** is 4.5m for a portion of a **building** not over 2½ **storeys**, and 7.0m for portions of a **building** in excess of 2½ **storeys**.
- (f) The minimum **site rear yard** is 9.0 m.

1.8 Other Regulations

- (a) A minimum area of 7.5 m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 15.0 m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 25.0 m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (b) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

CITY OF KELOWNA
BYLAW NO. 11278
Z16-0046 - Valley Land Subsivision Ltd., Inc. No. BC1078341
720 Valley Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot A, Sections 32 and 29, Township 26, ODYD, Plan EPP54061 located on Valley Road, Kelowna, B.C., from the A1 - Agricultural 1 zone to the CD27 - Valley Lands Comprehensive Development zone as per Map "B" attached;
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 September, 2016.

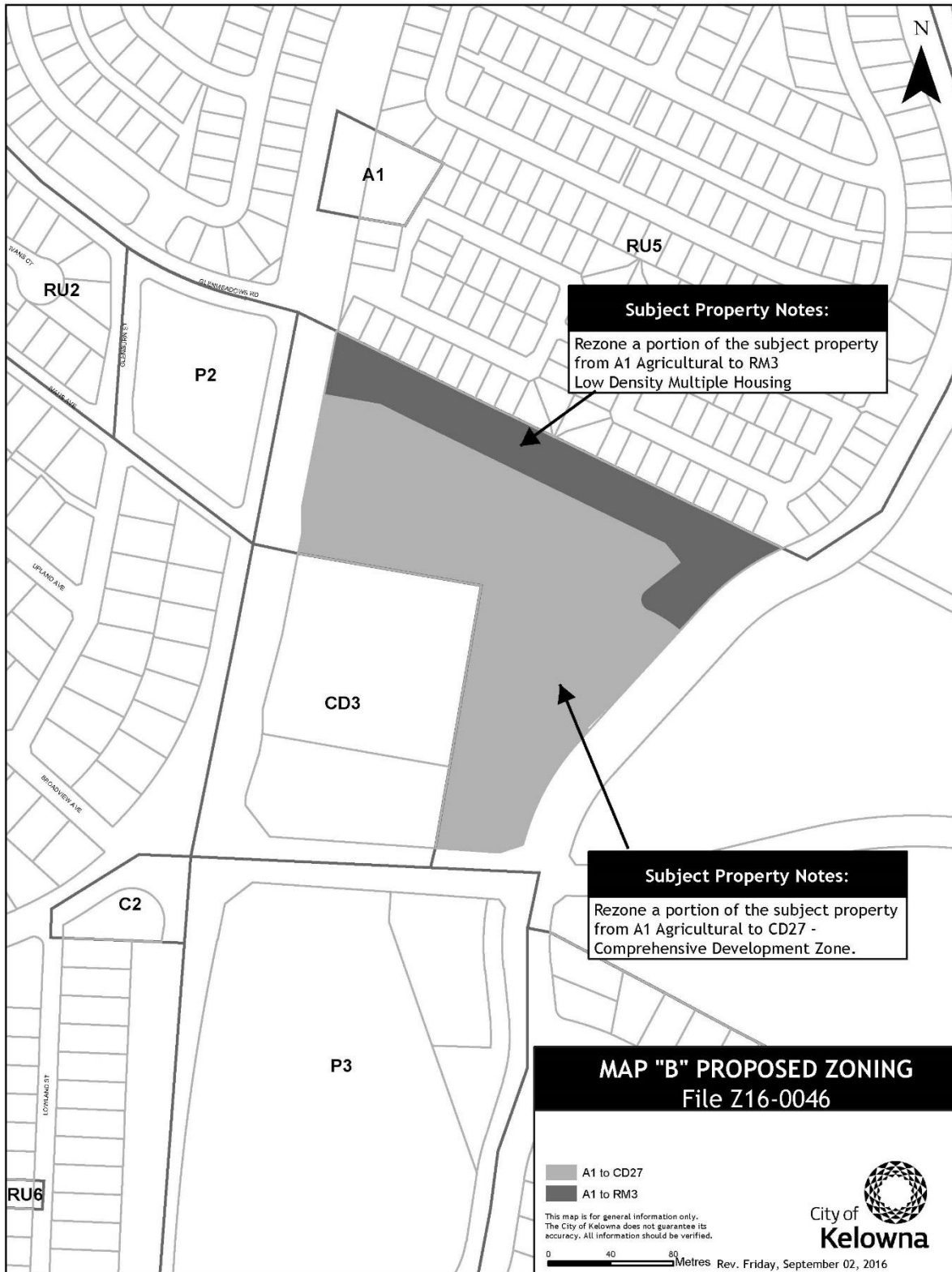
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11280

Official Community Plan Amendment No. OCP16-0007 0984342 BC Ltd., Inc. No. 0984342 3441, 3451, 3461 & 3471 Lakeshore Road

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 Lot 36, District Lot 134, ODYD, Plan 3886, located on Lakeshore Road, Kelowna, B.C., from the S2RES - Single / Two Unit Residential designation to the MXR - Mixed Use (Residential / Commercial) designation;
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 September, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11281
Z16-0040 - 0984342 BC Ltd., Inc. No. 0984342 and
the City of Kelowna -
3441, 3451, 3461, 3471 Lakeshore Road

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

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

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

Lot 36, District Lot 134, ODYD, Plan 3886 located on 3471 Lakeshore Road, Kelowna, BC from the RU6 - Two Dwelling Housing zone to the C4 - Urban Centre Commercial zone;

Lot 37, District Lot 134, ODYD, Plan 3886, except Plan 40525 located on 3461 Lakeshore Rd, Kelowna, from the C9 - Tourist Commercial zone to the C4 - Urban Centre Commercial zone;

Lot 38, District Lot 134, ODYD, Plan 3886, except Plan 40525 located on 3461 Lakeshore Rd, Kelowna, from the C9 - Tourist Commercial zone to the C4 - Urban Centre Commercial zone;

Lot 39, District Lot 134, ODYD, Plan 3886, Except Plan KAP76671 located on 3451 Lakeshore Rd, Kelowna, from the C9 - Tourist Commercial zone to the C4 - Urban Centre Commercial zone; and

Lot 3, District Lot 134, ODYD, Plan 38150, located on 3441 Lakeshore Rd, Kelowna, the C9 - Tourist Commercial zone to the C4 - Urban Centre Commercial zone.

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

Read a first time by the Municipal Council this 12th day of September, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11282
Z16-0004 - Janice and William Henry
1787 Mountain Avenue

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 29, Township 26, ODYD, Plan EPP62461 located on Mountain Avenue, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of September, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11283
Z16-0025 - Silver City Holdings Inc., Inc. No. 243348
700 McCurdy Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot A, District Lot 143, ODYD, Plan 23765 located on McCurdy Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the I2 - General Industrial zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of September, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11284
Z16-0015 - Terrence Dewar
760 Mitchell Road

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

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 13, Section 22, Township 26, ODYD, Plan 25984 located on Mitchell Road, Kelowna, B.C., from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 12th day of September, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11285

Discharge of Land Use Contract LUC78-1024 - (M27805) 1960 Paly Road

WHEREAS a land use (the “Land Use Contract”) is registered at the Kamloops Land Title Office under number M27805 against lands in the City of Kelowna particularly known and described as Lot 17, Section 17, Township 23, ODYD, Plan 31701 (the “Lands”), located at 1960 Paly Road, Kelowna, B.C.;

WHEREAS Section 546 of the *Local Government Act* provides that a land use contract that is registered in a Land Title Office may be discharged in the manner specified in the Land Use Contract, by bylaw following a public hearing on the proposed bylaw;

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

1. This Bylaw may be cited for all purposes as “Land Use Contract LUC78-1024 Discharge Bylaw”.
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this 12th day of September, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11286
Z15-0060 - Romesha Ventures Inc., Inc. No. BC0452408
1280 Wilmot Avenue

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 a portion of Lot 1, Section 13, Township 26, ODYD, Plan KAP82094 Except Plans KAP85143 and KAP86150 located on Wilmot Avenue, Kelowna, B.C., from the A1 - Agricultural 1 Zone to the RU1h - Large Lot Housing Hillside zone and from the RU1 - Large Lot Residential zone to the P3 - Parks and Open Spaces zone as shown on Map "A" attached;
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 19th day of September, 2016.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

