



CITY OF WEST KELOWNA REGULAR COUNCIL AGENDA

Tuesday, March 12, 2019, 1:30 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

1. CALL THE REGULAR COUNCIL MEETING TO ORDER

This meeting is open to the public and all representations to Council form part of the public record. This meeting is being webcast live and will be archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

Recommended Motion:

THAT the agenda be adopted as presented.

4. ADOPTION OF MINUTES

4.1 Minutes of the February 26, 2019 Regular Council Meeting

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5. MAYOR AND COUNCILLOR'S REPORTS

5.1 Mayor Milsom

5.1.1 Regional District of Central Okanagan Regional Board Highlights

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Highlights from the February 25, 2019 Regional Board Meeting

6. DELEGATIONS

6.1 Gavin Newall, Kairo Baxter, Jack Gaetz, Katrina Bilinton and Jesse Reid,
Students from Mt. Boucherie School

15

Mayor's Youth Forum, 2019

7. UNFINISHED BUSINESS

7.1 Councillor de Jong

The following was provided as a Notice of Motion at the February 26, 2019 regular Council meeting and is now before Council for consideration:

THAT Council direct staff to include in the 2019 Zoning Bylaw Review, a specific review of the A1 Agriculture zone including recommendations regarding:

- Setbacks from property lines on agricultural properties; and
- Siting of buildings on agriculture parcels that house non-traditional farming activities such as wine tasting rooms, wine making facilities and cideries; and

THAT the recommended amendments be referred to the appropriate provincial agencies to ensure best practices are reflected in the City of West Kelowna's Zoning Bylaw.

8. DIVISION REPORTS

8.1 DEVELOPMENT SERVICES

Recommended Motion:

THAT Council give third reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.18, 2017 (File: Z 11-15); and

THAT Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.15, 2017 (File: Z 11-15); and

THAT the wildlife corridor width not be accepted as proposed and that it be further reviewed for expansion at the Development Permit stage in concert with detailed subdivision designs; and

THAT Council direct staff to schedule the bylaws for consideration of adoption following:

- Submission of the following conceptual design drawings and cost estimates to the satisfaction of the General Manager of Development Services prior to registration within the required covenants noted below:
 - Park and staging area improvements;
 - Off-site storm water infrastructure improvements;
 - Off-site water infrastructure improvements; and
 - Off-site road improvements to Benedick Road;
- Registration of a blanket pedestrian Statutory Right of Way for future connections through the subject property between Kalamoir Park and Casa Palmero Park;
- Registration of a blanket Statutory Right of Way for future stormwater connections through the rural lot in accordance with the City's Master Drainage Plan;
- Registration of a Section 219 covenant that requires:
 - The dedication and construction of the proposed park and staging area as a condition of future subdivision;
 - The collection and piped conveyance of drainage from the Lakeridge Road area through the subject property to the stormwater system as a condition of future subdivision;
 - The expansion of the wildlife corridor in accordance with the Hillside Development Permit guidelines at time of subdivision;

- Requires ongoing monitoring of the slide area during development of the residential site in accordance with reporting and recommendations of the geotechnical engineer;
- Registration of a Section 219 covenant that restricts future subdivision until the following items have been constructed in general accordance with the approved conceptual design drawings and cost estimates:
 - Off-site storm water infrastructure improvements;
 - Off-site water infrastructure improvements; and
 - Off-site road improvements to Benedick Road;
- Registration of a Section 219 Covenant on the rural lot that:
 - Restricts the developable area to ensure that no infrastructure or development be placed in the slide area until such time as the slide area has been deemed safe by a Geotechnical Engineer;
 - Requires future development proposals/applications to include a record of ongoing geotechnical monitoring; and
 - Acknowledges that the owner agrees to save harmless the City in the event of any future geotechnical event should it occur.

8.1.2 Z 18-08, Official Community Plan Amendment and Rezoning, 2377 and 2401 Thacker Drive

60

Recommended Motion:

THAT Council give first and second readings to City of West Kelowna Zoning Amendment Bylaw No. 0154.74, 2019; and

THAT Council not support the proposed City of West Kelowna Official Community Plan amendment to change the Resource Land designation to Single Family; and

THAT Council direct staff to schedule the bylaw for public hearing.

8.1.3 LUCA 18-02, Land Use Contract Discharge Bylaw No. 0261, 3195 Sunset Place

75

Recommended Motion:

THAT Council give third reading and adopt Land Use Contract Discharge Bylaw No. 0261, 2019.

8.1.4 Z 16-05, Official Community Plan Amendment Bylaw No. 0100.43 and Zoning Amendment Bylaw No. 0154.43, 2295 Shannon Way 85

Recommended Motion:

THAT Council adopt City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.43, 2016 (File: Z 16-05); and

THAT Council adopt City of West Kelowna Zoning Amendment Bylaw No. 0154.43, 2016 (File: Z 16-05).

8.1.5 DP 18-37, Industrial Development Permit with Variance, 1480 Western Road 92

Recommended Motion:

THAT Council authorize the issuance of a Minor Industrial Development Permit (DP 18-37) to construct an addition to an existing building on 1480 Western Road subject to the conditions outlined in the attached Development Permit; and

THAT Council authorize variances to Zoning Bylaw No. 154 in accordance with the Site Plan (Attachment 4), dated February 11, 2019, as follows:

- Section 4.4.1(a) to reduce the number of required parking spaces for a cannabis production facility from 34 spaces to 22;
- Section 4.11.1 to not require a 1.5m landscape strip surrounding parking; and
- Section 12.1.5(f).1 to reduce the front parcel setback from 4.5m to 0.0m for the existing building;

THAT issuance of the Development Permit be withheld pending the following:

- Receipt of an approved landscape security in the amount of \$28,320.31 to the satisfaction of the General Manager of Development Services; and
- Execution of a maintenance agreement for landscaping works within the City road right-of-way to the satisfaction of the GM of Development Services.

8.1.6	TUP 18-06, Temporary Use Permit, 3489 Fenton Road	106
	<u>Recommended Motion:</u>	
	THAT Council approve the issuance of a Temporary Use Permit (File: TUP 18-06) for a period of three years to permit wedding ceremonies subject to the conditions of the attached permit	
8.1.7	Local Area Water Service, Rose Valley Water System, 2749 and 2769 Shannon Lake Road	131
	<u>Recommended Motion:</u>	
	THAT Council give first, second and third reading to "City of West Kelowna Rose Valley Water System Merger Amendment Bylaw No. 0239.04, 2019".	
8.2	ENGINEERING AND PUBLIC WORKS	
8.2.1	Powers Creek-Gellatly Road Bridge Replacement	135
	Information Report from the Design and Inspection Technologist	
8.2.2	2019 Storm Drainage - Operating Budget/Discretionary Funds Allocation	142
	Information Report from the Roads and Drainage Supervisor	
8.2.3	Capital Fees for New Sanitary Sewer and Water Connections to Properties and Existing Structures	152
	<u>Recommended Motion:</u>	
	THAT Council adopt City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.55, 2018.	
8.2.4	Application to Host RBC Cup 2021	157
	Information Report from the Parks, Recreation and Culture Manager	

8.3 FINANCE, ADMINISTRATIVE AND PROTECTIVE SERVICES

8.3.1 Water Rates Bylaw 0028.61, 2019 159

Recommended Motion:

THAT Council give first, second and third reading to "City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.61, 2017".

8.3.2 2019 - 2028 Draft Financial Plan - Amendment 167

Recommended Motion:

THAT Council authorize staff to amend and give early approval to the capital project C2019-0072, Domestic Water Meters, to include 400 additional meters at a net cost of \$115,000.

8.4 CHIEF ADMINISTRATIVE OFFICER

8.4.1 Neighbourhood Association Event Grants 169

Information Report with Decision Points

8.4.2 Late 2019 Grant in Aid Application from Glenrosa Residents Association 173

Information Report with Decision Points

9. CORRESPONDENCE AND INFORMATION ITEMS

10. NOTICE OF MOTION

11. ADJOURNMENT OF THE REGULAR MEETING

The next Council meeting is scheduled for Tuesday, March 26, 2019 at 6:00 p.m. in the City of West Kelowna Council Chambers.