



City of West Kelowna

2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6
Tel (778)797.1000 Fax (778)797.1001

October 4th, 2022

Via email

File No: Z 22-07 & DVP 22-08

BMK133 Holdings Inc. Inc. No. BC0716837
1240 Industrial Road
Kelowna, BC V1Z 1G5

Dear Michael Hoffman:

**Re: Development Variance Permit & Zoning Amendment
1195 INDUSTRIAL RD - Lot 2, DL 506, ODYD, Plan KAP18464, Except Plan H16956**

On Tuesday, September 20, 2022 the Municipal Council of the City of West Kelowna passed the following resolution (C264/22):

THAT Council rescind third reading of Zoning Bylaw No. 0154.117; and

THAT Council give third reading as amended to Zoning Bylaw No. 0265.07, 2022; and

THAT Council adopt Zoning Bylaw No. 0265.07, 2022; and

THAT Council authorize the issuance of a Development Variance Permit (DVP 22-08) for 1195 Industrial Road to vary S4.4.1(a) of the Zoning Bylaw No. 0265 to reduce the number of required parking spaces for a personal service establishment from 6 spaces to 5 spaces.

Should you have any questions regarding this matter, please contact Yvonne Mitchell, Planner II at 778-797-8830.

Yours truly,

Casey Loudoun

Casey Loudoun
Planning Technician

Attach: Bylaw 0265.07, Permit for DVP 22-08

cc:

Building Department
Development Engineering
BC Assessment Authority
Advisory Planning Commission (APC)

CITY OF WEST KELOWNA

BYLAW NO. 0265.07

A BYLAW TO AMEND "ZONING BYLAW NO. 0265"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0265" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0265.07, 2022".

2. Amendments

"Zoning Bylaw No. 0265" is hereby amended as follows:

2.1 By adding the following to S. 12.1.4 Site Specific Uses, Buildings and Structures:

- (d) On Lot 2 District Lot 506 Osoyoos Division Yale District Plan 18464 Except Plan H16956 (#105 and 106 - 1195 Industrial Road): Personal Service Establishment, as indicated on Schedule 'A' and 'B' and forming part of this bylaw.

2.2 By depicting the change on "Zoning Bylaw No. 0265 Schedule B" (Zoning Bylaw Map).

READ A FIRST AND SECOND TIME THIS 12th DAY OF JULY, 2022

PUBLIC HEARING HELD THIS 23rd DAY OF AUGUST, 2022

READ A THIRD TIME THIS 23rd DAY OF AUGUST, 2022

APPROVED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 1st DAY OF SEPTEMBER, 2022

RESCIND THIRD READING AND READ A THIRD TIME AS AMENDED THIS 20TH DAY OF SEPTEMBER, 2022

ADOPTED THIS 20TH DAY OF SEPTEMBER, 2022

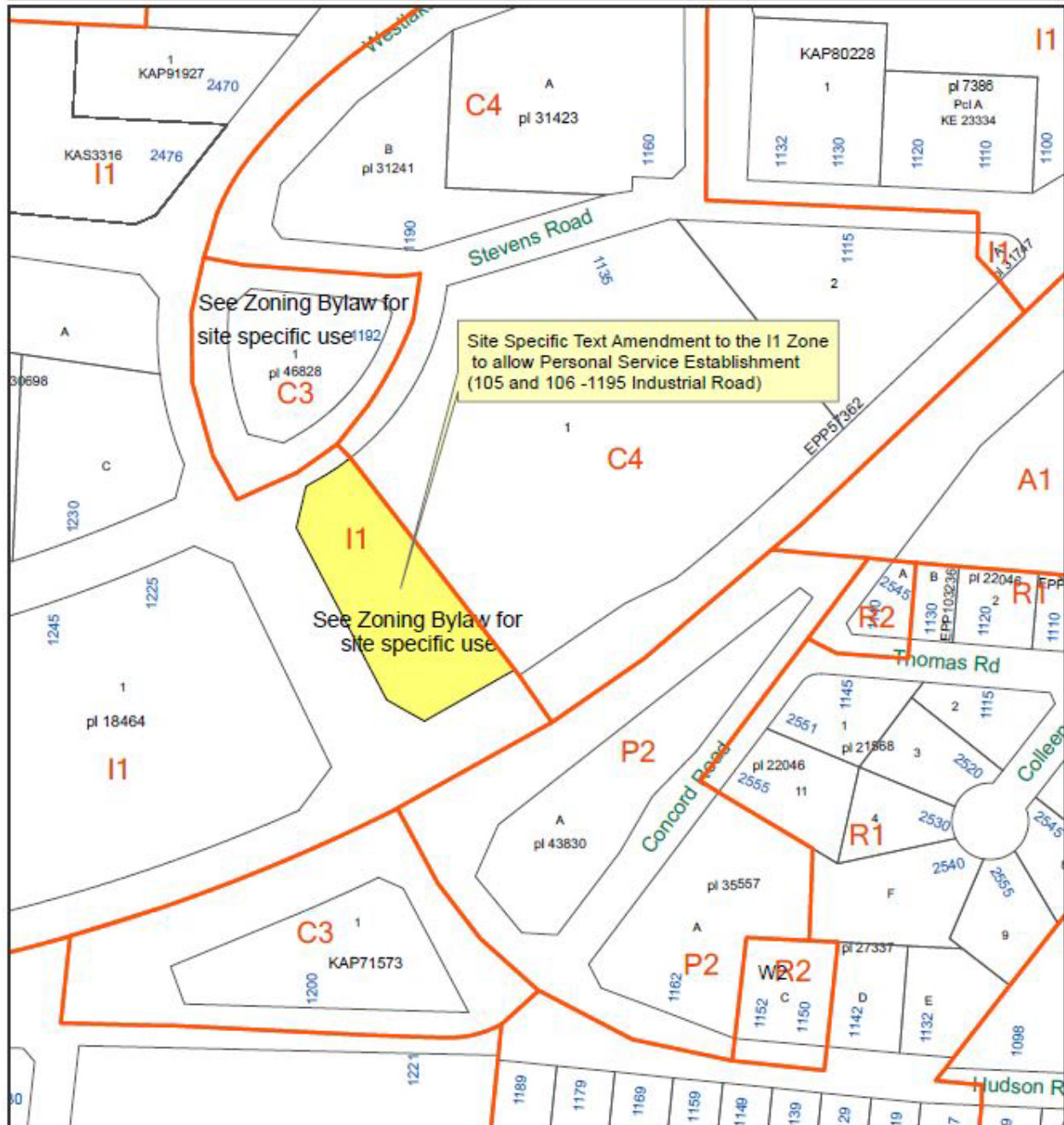
MAYOR

CORPORATE OFFICER



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0265.07



LEGEND

- Subject Property
- Zoning Boundary
- Parcels

0 25 50 100 150 Meters

1:2,500

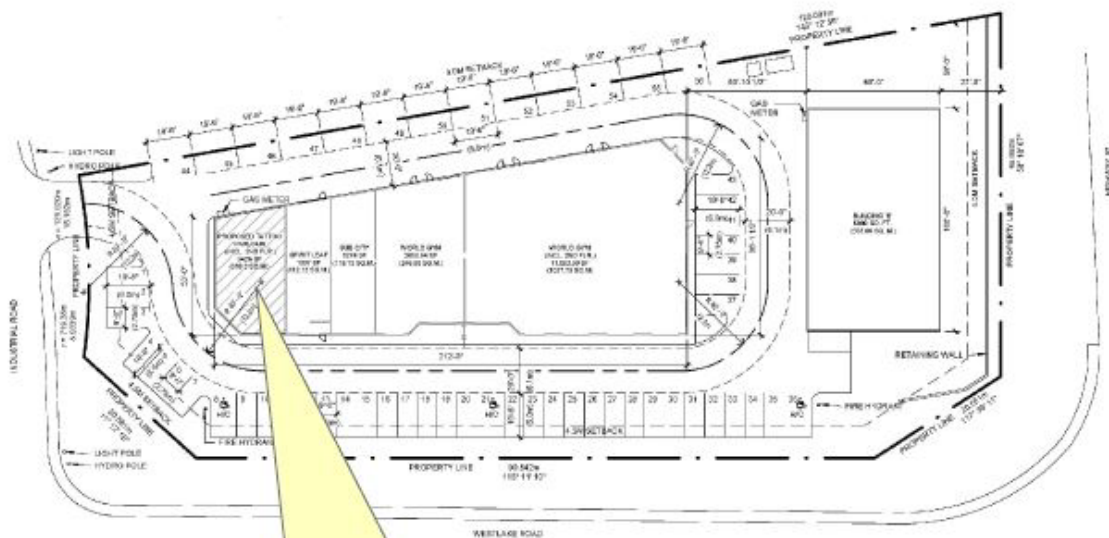


Date: 2022-09-07



CITY OF
WEST
KELOWNA

SCHEDULE 'B' of BYLAW NO. 0265.07



Site Specific Text Amendment to the Zoning Bylaw
to allow Personal Service Establishment

SWATCH DENOTES SCOPE OF WORK
SITE PLAN
SCALE: 1/32" = 1'-0"

File: Z 22-07

Legal Description: Lot 2 District Lot 506 Osoyoos Division Yale District

Plan 18464 Except Plan H16956

Address: #105 and 106 - 1195 Industrial Road, West Kelowna, BC

Date: 2022-09-07



**CITY OF WEST KELOWNA
DEVELOPMENT VARIANCE PERMIT
DVP 22-08**

To: BMK133 Holdings Inc., Inc. No. BC0716837
1240 Industrial Road
Kelowna, BC
V1Z 1G5

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

Lot 2 District Lot 506 ODYD Plan 18464 Except Plan H16956
(1195 Industrial Road)

3. This permit allows for a reduction in the number of parking spaces required for a Personal Service Establishment located in Unit 105 and 106. The permit varies S4.4.1(a) of the Zoning Bylaw No. 0265 to reduce the number of required parking spaces for a personal service establishment from 6 spaces to 5 spaces.
4. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit.
5. **This Permit is not a Building Permit.**

AUTHORIZING RESOLUTION NO C264/22 PASSED BY THE MUNICIPAL COUNCIL ON
SEPTEMBER 20TH, 2022.

ISSUED ON October 3rd, 2022

Signed on October 3, 2022

Courne Boback

CORPORATE OFFICER

Schedules:

- A. Site Plan
- B. Parking Calculation