



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

March 17, 2023

Via email

File No: Z 22-02 & DP 22-06

Scott Walkinshaw  
1353 Ellis Street, Unit 100  
Kelowna, BC V1Y 1Z9

Dear Scott Walkinshaw:

**Re: Zoning Amendment &  
Development Permit**

**3746A WETTON RD - Lot A, DL 5059&5069, ODYD, Plan EPP69264**

On Tuesday, March 14, 2023 the Municipal Council of the City of West Kelowna passed the following resolution (C147/23):

***THAT*** Council adopt "Zoning Bylaw No. 0265.09, 2022"; and

***THAT*** Council authorize the issuance of a Development Permit (DP 22-06) for 3746A Wetton Road with the following variances:

- *That the 0.6m siting exemption for balconies (s.3.8.4(a)ii.b)) into the required minimum siting distance from the interior side exterior side parcel boundary be increased from 35% of the overall length of the building face to 100%.*
- *That the maximum height for a principal building (s. 10.10.5(f)) be increased from 10.0 m to a maximum of 3 storeys to 13.7m to a maximum of 4 storeys*
- *That the front parcel boundary setback (s.10.10.5(g)i.) be reduced from 4.5m to 2.9m*
- *That the minimum distance parking spaces shall be located from the front parcel boundary in multiple residential zones (s.4.3.2(b)) be reduced from 3.0m to 0.71m; and*

***THAT*** issuance of the Development Permit be withheld pending receipt of:

- *Landscaping security in the amount of **\$90,927.87**, and*

***THAT*** if the Development Permit has not been issued within one year from the date of approval, the Permit with variances shall be deemed to have been refused and the file closed.

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 0265.09

cc:

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

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**CITY OF WEST KELOWNA**

**BYLAW NO. 0265.09**

**A BYLAW TO AMEND "ZONING BYLAW NO. 0265"**

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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. 0265.09, 2022".

2. Amendments

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

2.1 By adding the following to S. 10.10.4 Site Specific Uses, Buildings and Structures:

- (f) On Lot A District Lots 5059 and 5069 Osoyoos Division Yale District Plan EPP69264 (3746A Wetton Road): 0.95 FAR, as indicated on Schedule 'A' 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 13<sup>TH</sup> DAY OF DECEMBER, 2022

PUBLIC HEARING HELD THIS 24<sup>TH</sup> DAY OF JANUARY, 2023

READ A THIRD TIME THIS 24<sup>TH</sup> DAY OF JANUARY, 2023

APPROVED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 9<sup>TH</sup> DAY OF FEBRUARY, 2023

ADOPTED THIS 14<sup>TH</sup> DAY OF MARCH, 2023

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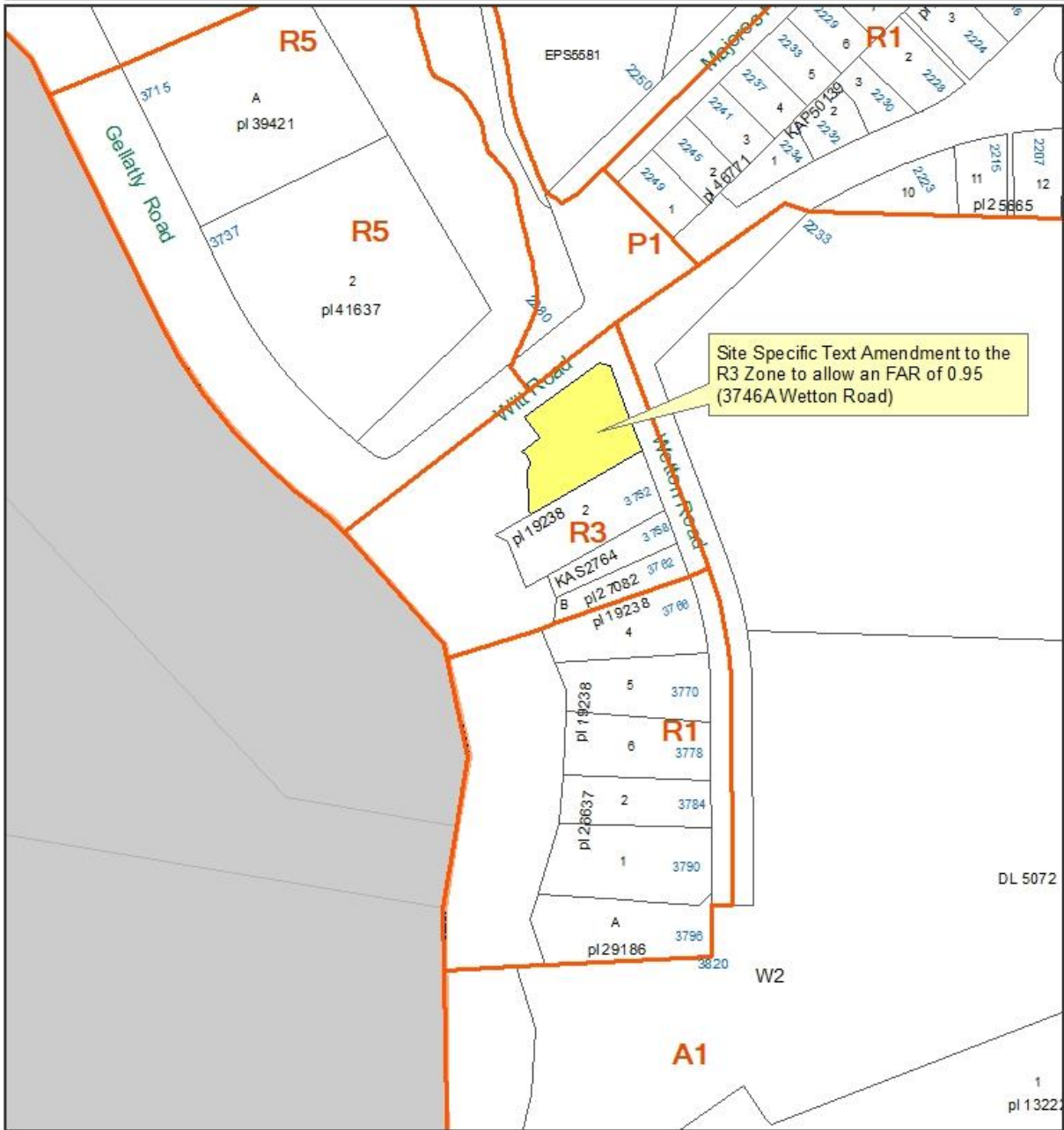
MAYOR

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CORPORATE OFFICER



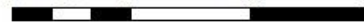
# SCHEDULE 'A' of BYLAW NO. 0265.09



**LEGEND**

-  Subject Property
-  Zoning Boundary
-  Parcels

0 25 50 100 150 Meters



1:2,500

