



City of West Kelowna

2760 Cameron Road, West Kelowna, British Columbia V1Z 2T6

Tel (778)797.1000 Fax (778)797.1001

September 22, 2023

File No: Z 20-08

1087032 BC LTD
301-1026 16 AVE NW

Dear Robert Moskovitz:

Re: Zoning Amendment

2211 CAMPBELL RD - ALL THAT PORTION OF DISTRICT LOT 522, GROUP 1, OSOYOOS DIVISION YALE DISTRICT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID DISTRICT LOT; THENCE SOUTH 11 CHAINS 61 LINKS MORE OR LESS ALONG THE WESTERLY BOUNDARY; THENCE EASTERLY PARALLEL TO THE NORTHERLY BOUNDARY TO OKANAGAN LAKE; THENCE FOLLOWING THE SHORE LINE OF SAID LAKE IN A NORTH EASTERLY DIRECTION TO THE NORTH EAST CORNER OF SAID DISTRICT LOT 522; THENCE WESTERLY ALONG THE NORTH BOUNDARY TO THE POINT OF COMMENCEMENT AND CONTAINING BY A MEASUREMENT 16 ACRES MORE OR LESS.

On Tuesday, September 12, 2023 the Municipal Council of the City of West Kelowna passed the following resolution (C314/23):

THAT Council adopt the City of West Kelowna Official Community Plan Amendment Bylaw No. 100.62, 2021;

THAT Council rescind third reading to the City of West Kelowna Zoning Amendment Bylaws No. 154.96 and 154.97, 2021;

THAT Council give third reading as amended to the City of West Kelowna Zoning Amendment Bylaws No. 265.16 and 265.17, 2023;and

THAT Council adopt the City of West Kelowna Zoning Amendment Bylaws No. 265.16 and 265.17, 2023.

Should you have any questions regarding this matter, please contact Jayden Riley, Planner III at 778-797-8830.

Yours truly,

Casey Loudoun

Casey Loudoun
Planning Technician

Attach: OCP Bylaw 100.62, Zoning Bylaw 0265.16, Zoning Bylaw 0265.17

cc: George Mylonas gmylonas@landstarcommunities.com
Norman Lecavalier nlecavalier@shaw.ca
Building Department
Development Engineering
BC Assessment Authority
Advisory Planning Commission (APC)

CITY OF WEST KELOWNA

BYLAW NO. 0100.62

A BYLAW TO AMEND “OFFICIAL COMMUNITY PLAN BYLAW NO. 0100”

WHEREAS the Council of the City of West Kelowna desires to amend “CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN BYLAW NO. 0100” 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 OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0100.62, 2021”.

2. Amendments

“City of West Kelowna Official Community Plan Bylaw No. 0100” is hereby amended as follows:

2.1 By changing the designation on a portion of all that portion of District Lot 522, Group 1, ODYD, more particularly described as follows: commencing at the north west corner of said District Lot; thence south 11 chains 61 links more or less along the westerly boundary; thence easterly parallel to the northerly boundary to Okanagan Lake; thence following the shoreline of said lake in a north easterly direction to the north east corner of said District Lot 522; thence westerly along the north boundary to the point of commencement and containing by a measurement 16 acres more or less, as shown on Schedule ‘A’ attached to and forming part of this bylaw from Agricultural to Low Density Multiple Family.

2.2 By depicting the change on “City of West Kelowna Official Community Plan Bylaw No. 0100 Schedule 1” (Land Use Plan).

READ A FIRST TIME THIS 24TH DAY OF AUGUST, 2021
READ A SECOND TIME THIS 14TH DAY OF DECEMBER, 2021
PUBLIC HEARING HELD THIS 9TH DAY OF FEBRUARY, 2022
READ A THIRD TIME THIS 19TH DAY OF APRIL, 2022
ADOPTED THIS 12TH DAY OF SEPTEMBER, 2023

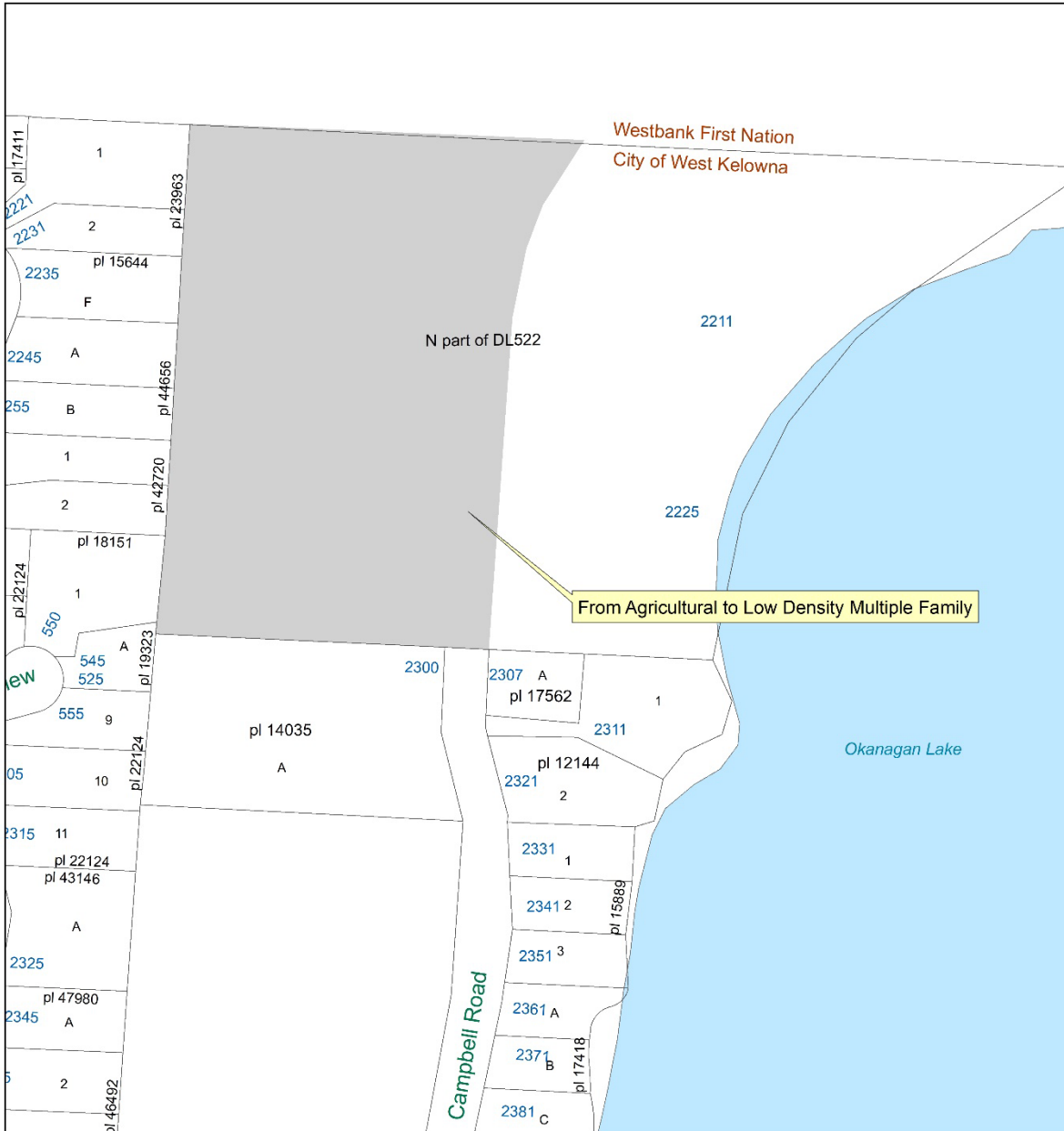
MAYOR

CORPORATE OFFICER





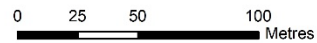
CITY OF WEST KELOWNA

SCHEDULE 'A' of BYLAW NO. 0100.62

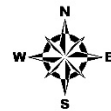


LEGEND

-  From Agricultural to Low Density Multiple Family
-  Parcels



1:2,400



Date: 07/07/2021

CITY OF WEST KELOWNA

BYLAW NO. 0265.16

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. 0265.16, 2023".

2. Amendments

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

2.1 By changing the zoning on a portion of all that portion of District Lot 522, Group 1, ODYD, more particularly described as follows: commencing at the north west corner of said District Lot; thence south 11 chains 61 links more or less along the westerly boundary; thence easterly parallel to the northerly boundary to Okanagan Lake; thence following the shoreline of said lake in a north easterly direction to the north east corner of said District Lot 522; thence westerly along the north boundary to the point of commencement and containing by a measurement 16 acres more or less, from Agricultural Zone (A1) to Low Density Multiple Residential Zone (R3) as shown on Schedule 'A' attached to and forming part of this bylaw.

2.2 By adding to Part 10 – Low Density Multiple Residential Zone (R3), s. 10.10.4, Site Specific Uses, Buildings and Structures, the following:

(g) On the R3 zone portion of District Lot 522, Group 1, ODYD:

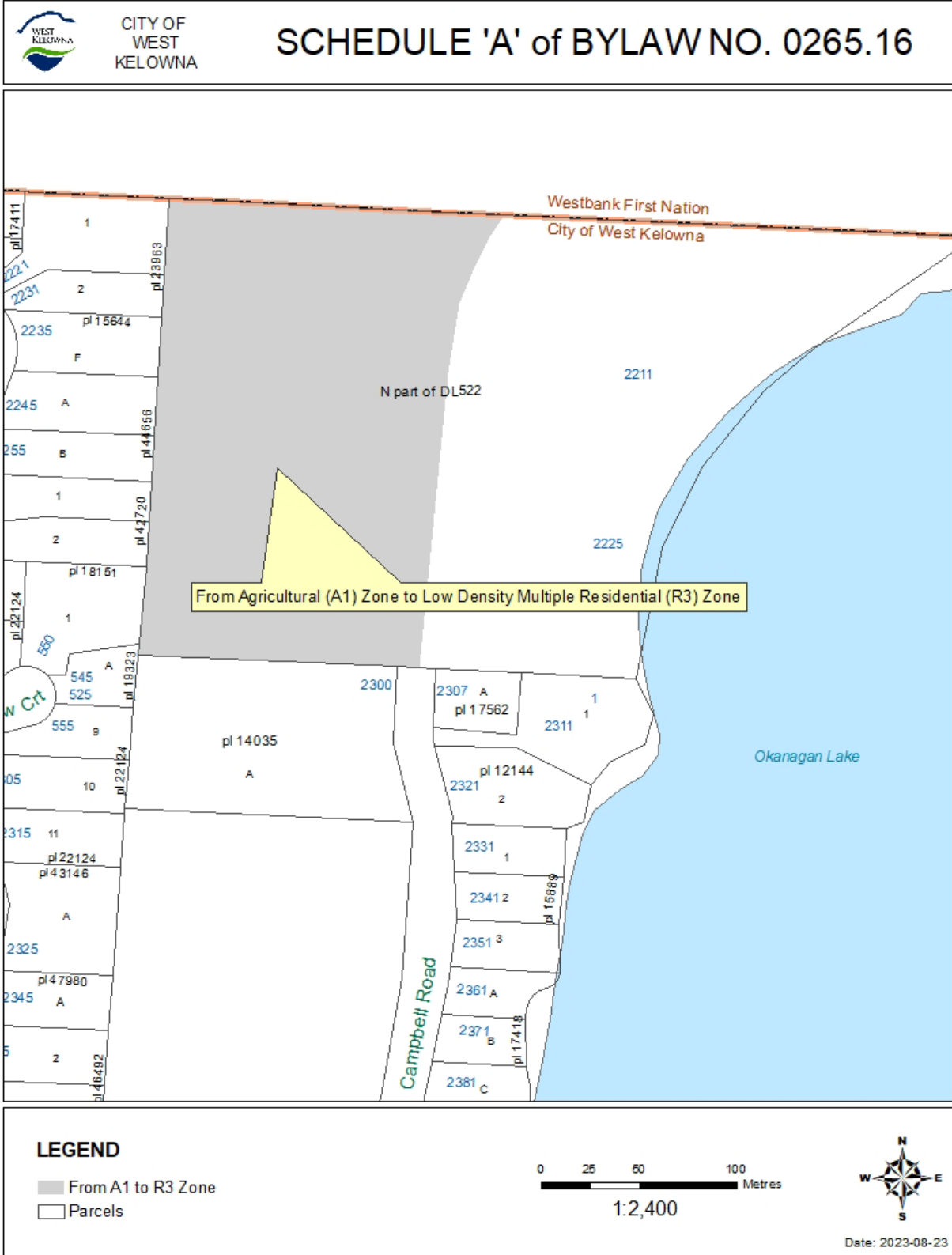
- .1 The parking requirements shall include parking for any boat slips accessory to the upland residential use in any dock permitted on or fronting District Lot 522, Group 1, ODYD sited as indicated on Schedule 'B' attached to and forming part of Zoning Amendment Bylaw No. 0265.16; and
- .2 Despite Section 10.10.2, no more than 60 dwelling units are permitted in either duplex or townhouse form.

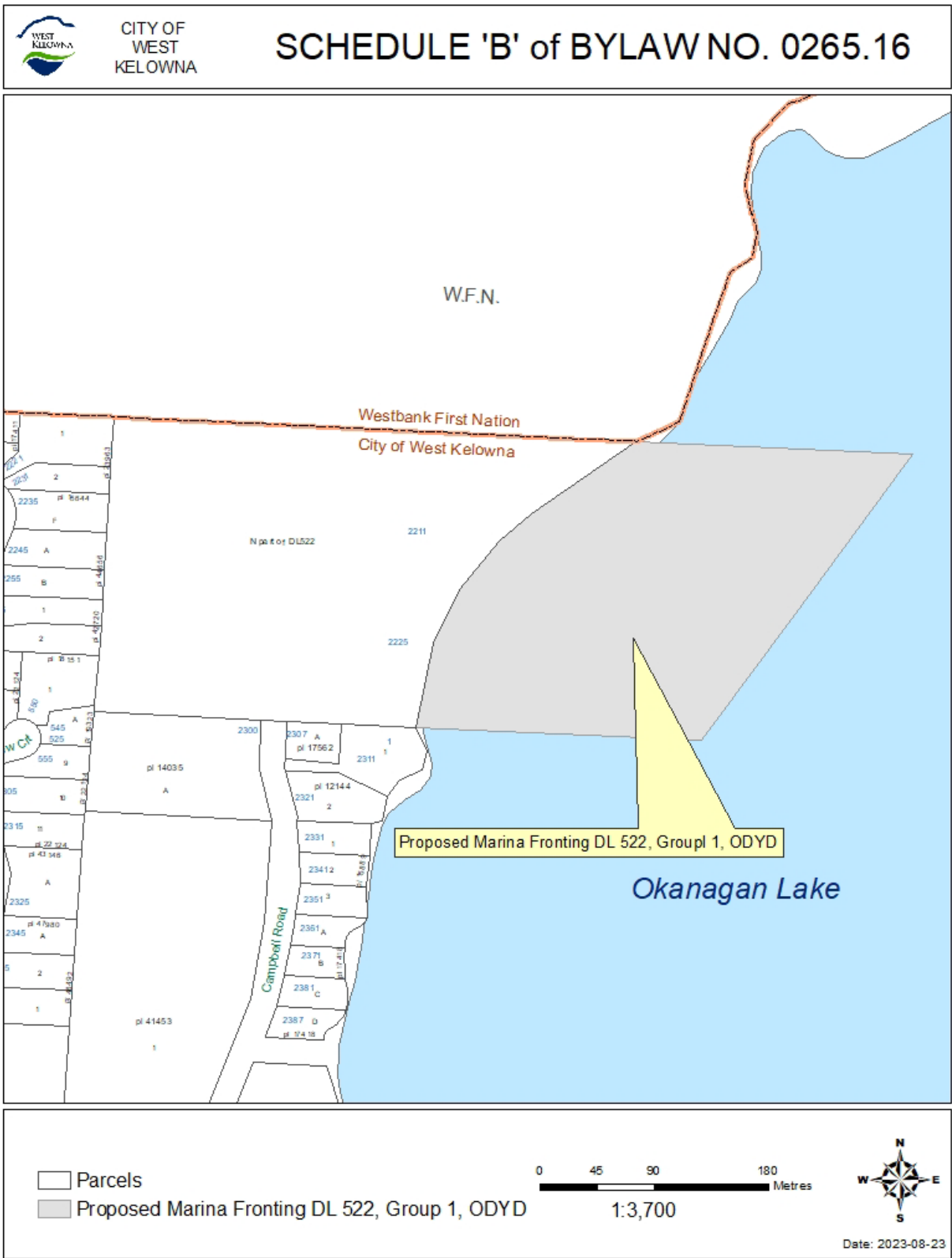
2.3 By depicting the change on "Zoning Bylaw No. 0265 Schedule B" (Zoning Bylaw map).

READ A FIRST TIME THIS 24TH DAY OF AUGUST, 2021
READ A SECOND TIME THIS 14TH DAY OF DECEMBER, 2021
PUBLIC HEARING HELD THIS 9TH DAY OF FEBRUARY, 2022
READ A THIRD TIME THIS 19TH DAY OF APRIL, 2022
RESCIND THIRD READING, READ A THIRD TIME AS AMENDED AND ADOPTED THIS 12TH
DAY OF SEPTEMBER, 2023

MAYOR

CORPORATE OFFICER





CITY OF WEST KELOWNA

BYLAW NO. 0265.17

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. 0265.17, 2023".

2. Amendments

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

2.1 By adding to Part 8 – Agricultural Zone (A1), s. 8.1.4 Site Specific Uses, Buildings and Structures, the following:

(f) On a portion of District Lot 522, Group 1, ODYD:

- .1 Dock and temporary moorage access, including vehicular and pedestrian, is permitted as sited generally within the area indicated on Schedule 'B' attached to and forming part of Zoning Amendment Bylaw No. 0265.17.

2.2 By changing the zoning on a portion of the unsurveyed Crown land being part of the bed of Okanagan Lake and fronting on District Lot 522, Group 1, ODYD, more particularly described as follows: commencing at the north west corner of said District Lot; thence south 11 chains 61 links more or less along the westerly boundary; thence easterly parallel to the northerly boundary to Okanagan Lake; thence following the shoreline of said lake in a north easterly direction to the north east corner of said District Lot 522; thence westerly along the north boundary to the point of commencement and containing by a measurement 16 acres more or less, as shown on Schedule 'A' attached to and forming part of this bylaw, from Recreational Water Use Zone (W1) to Intensive Water Use Zone (W2).

2.3 By adding to Part 6 – Intensive Water Use Zone (W2), s. 6.2.4, Site Specific Uses, Buildings and Structures, the following:

(d) On the unsurveyed Crown foreshore being part of the bed of Okanagan Lake and fronting District Lot 522, Group 1, ODYD:

- .1 No structure shall be greater than 130 m meters in length, as measured from the natural boundary; and
- .2 Despite Section 6.2.2(c), no more than one boat slip per upland residential unit is permitted for the docking of boats accessory to the

upland residential use sited as indicated on Schedule 'C' attached to and forming part of Zoning Amendment Bylaw No. 0265.17;

- .3 Despite Section 6.2.2(b), Boat launch shall not be permitted; and
- .4 Despite Section 6.2.2(d), Retail, convenience shall not be permitted.

2.4 By depicting the changes on "Zoning Bylaw No. 265 Schedule B" (Zoning Bylaw Map).

READ A FIRST TIME THIS 24TH DAY OF AUGUST, 2021

READ A SECOND TIME THIS 14TH DAY OF DECEMBER, 2021

PUBLIC HEARING HELD THIS 9TH DAY OF FEBRUARY, 2022

READ A THIRD TIME THIS 19TH DAY OF APRIL, 2022

RESCIND THIRD READING, READ A THIRD TIME AS AMENDED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2023

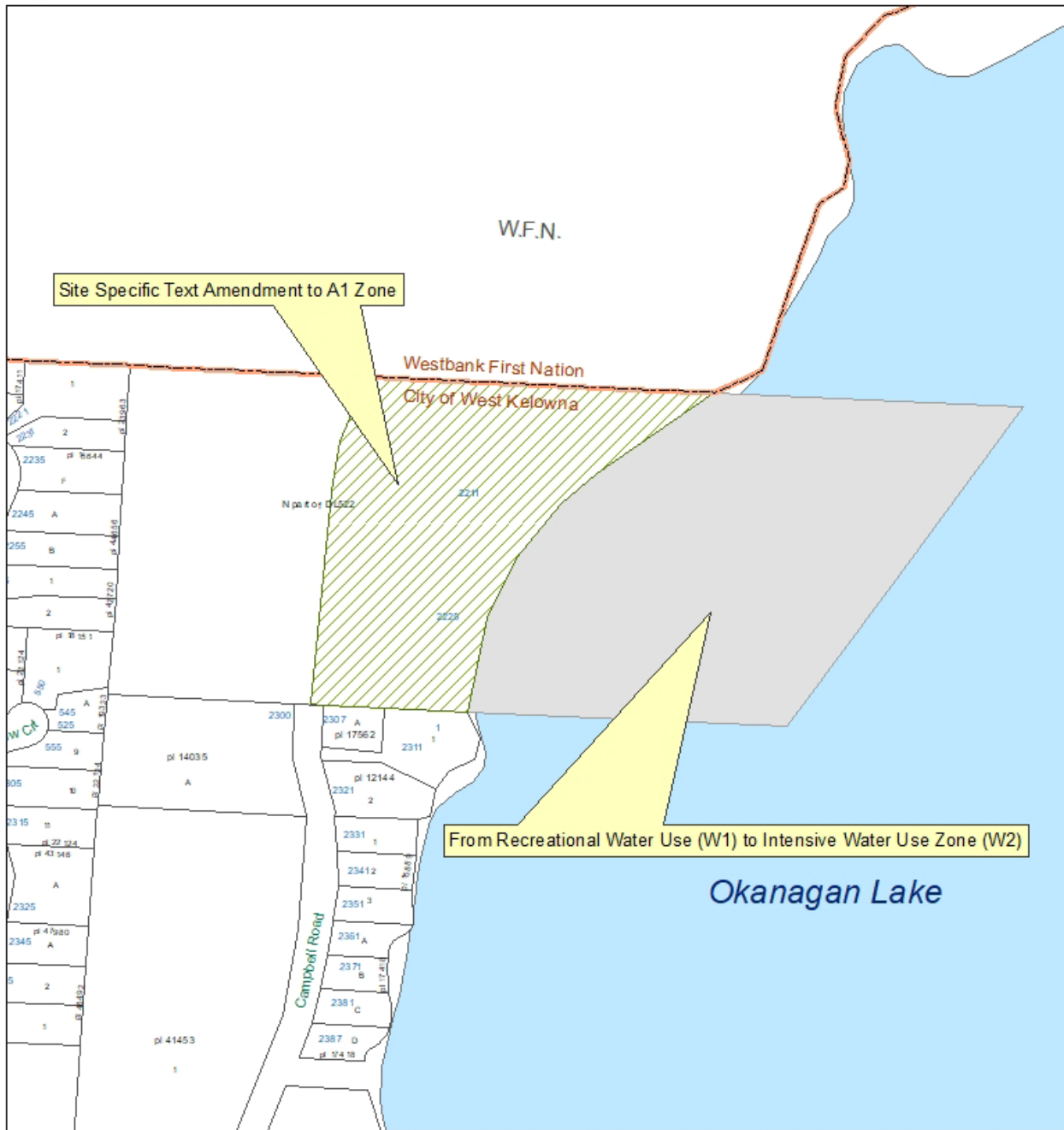
MAYOR

CORPORATE OFFICER

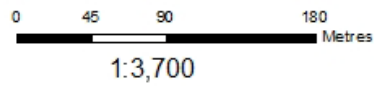


CITY OF
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SCHEDULE 'A' of BYLAW NO. 0265.17



- Parcels
- Site Specific Text Amendment to A1 Zone
- From Recreational to Intensive Water Use

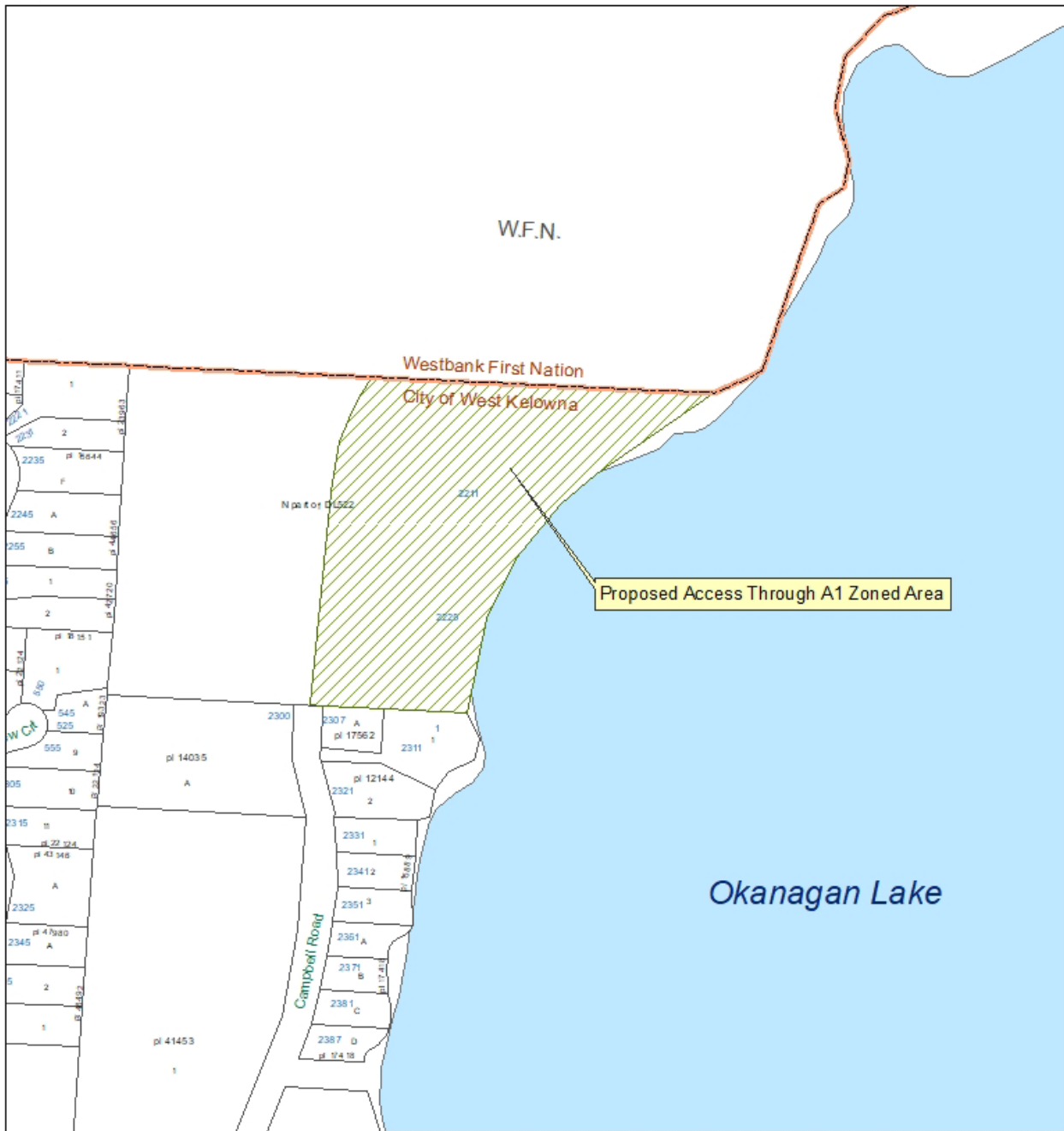


Date: 2023-08-23

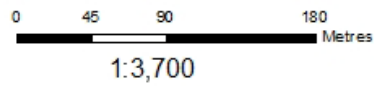


CITY OF
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SCHEDULE 'B' of BYLAW NO. 0265.17



- Parcels
- Proposed Location for Site Specific Uses

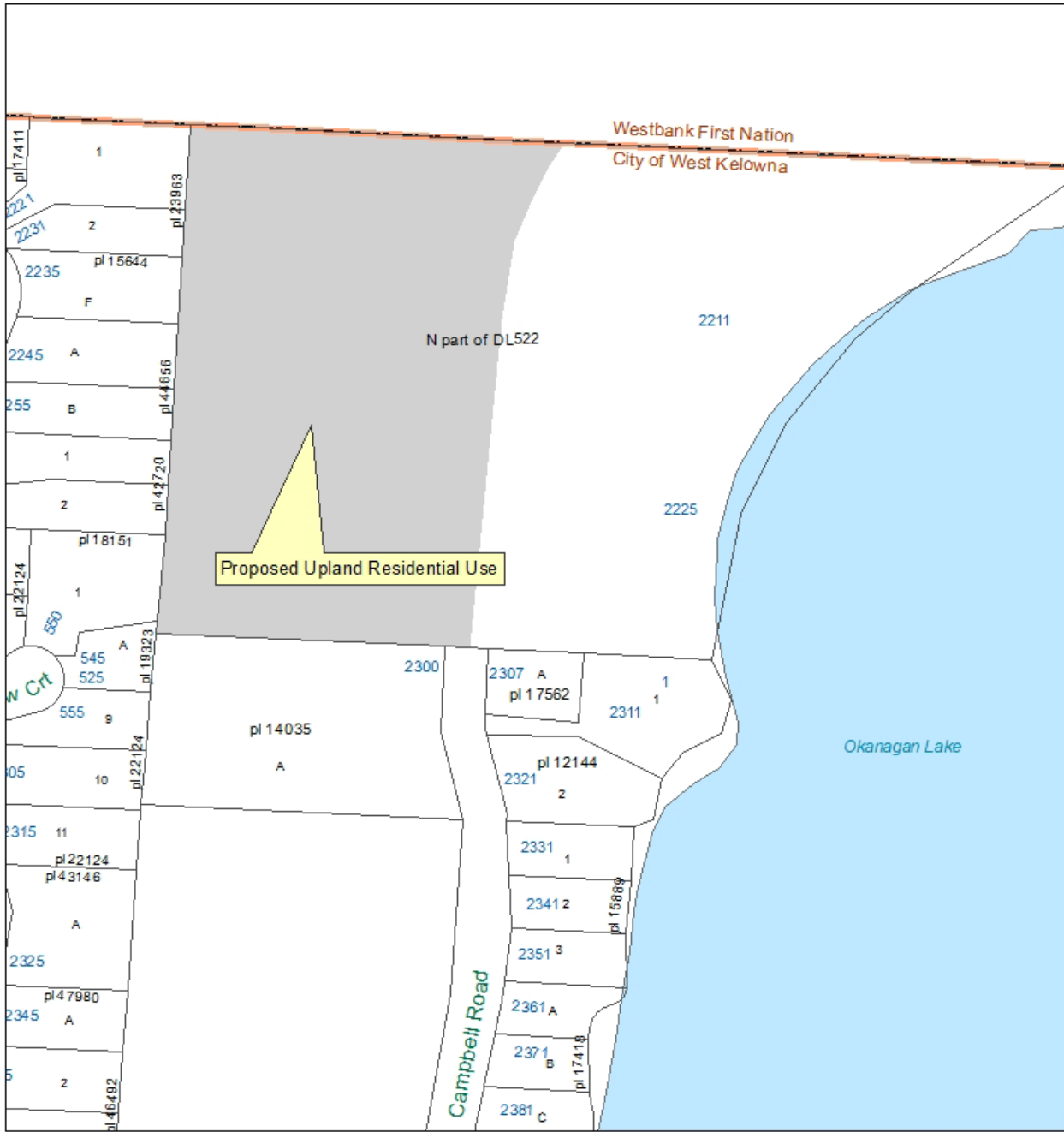


Date: 2023-08-23



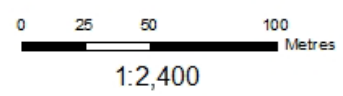
CITY OF
WEST
KELOWNA

SCHEDULE 'C' of BYLAW NO. 0265.17



LEGEND

- Proposed Upland Residential Use
- Parcels



Date: 2023-08-23