



COUNCIL REPORT
Development Services
For the July 23rd, 2019 Council Meeting

DATE: July 11, 2019 File: Z 19-01
TO: Paul Gipps, CAO
FROM: Hailey Rilkoff, Planner I
RE: Application: Official Community Plan Amendment Bylaw No. 0100.50 and
Zoning Amendment Bylaw No. 0154.83
Legal: Lot 1, DL 3493, ODYD, Plan KAP17359 Except Plan 25556
Address: 3060 Seclusion Bay Road
Owner: Sky High Metals Corp.
Agent: Kevin Johnson / Bear Land Development Services

RECOMMENDED MOTION:

THAT Council give second reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.50, 2019;

THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.83, 2019; and

THAT Council direct staff to schedule the proposed bylaw amendment for a Public Hearing.

RATIONALE:

- Council provided direction on January 23, 2018 at first reading of OCP Amendment Bylaw No. 0100.50 to proceed with an application and review for rezoning in relation to the development proposal on this site;
- The proposed CD8 Zone is tailored to the sites unique characteristics and the applicant's vision;
- The site is adjacent to a similarly zoned development (Seclusion Bay Resort) and is not a property that is typical of the Rural Reserve designation.
- The applicant will obtain necessary water and sewerage approvals from the Province prior to adoption of the CD8 zone;
- A Statutory Right of Way will be secured for pedestrian access to provide for future regional trail connections between the District of Peachland and Goats Peak Regional Park;
- A Section 219 No Build-No Disturb Covenant will be registered within the Upper Development Area to ensure environmental protection of sensitive areas; and
- Geotechnical and Environmental reports were submitted which support the proposal and provide recommendations for future analyses and works during the detailed design stages for the development and servicing.

LEGISLATIVE REQUIREMENTS:

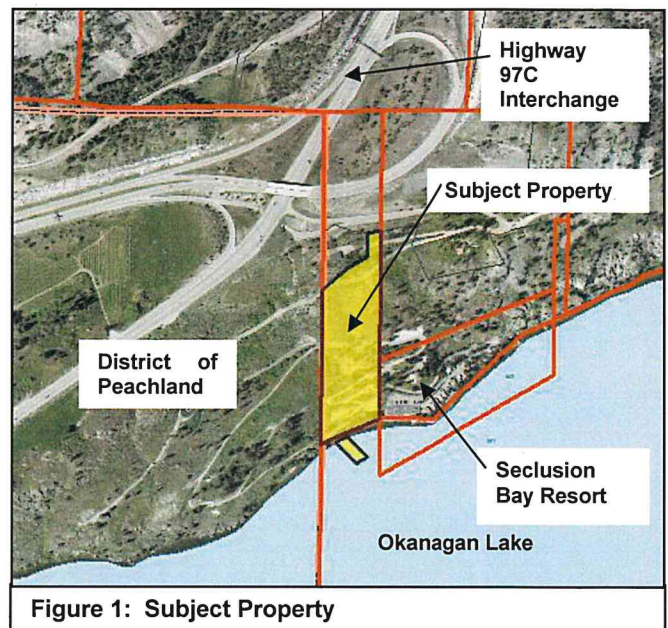
Council has the authority under Part 14, s. 472 of the *Local Government Act* to amend the Official Community Plan. Council has the authority under Part 14 (s. 479) of the *Local Government Act* (LGA) to amend its Zoning Bylaw.

BACKGROUND:

Location and Context

The subject property currently zoned Rural Residential Small Parcel (RU2) and is 2.48 hectares in size (6.1 acres) (*Attachment 1 and 2; Figure 1*). The property is vacant due to wildfires in 2010 that destroyed the existing dwelling. The property is steeply sloped on the northern half (greater than 30 percent) and slopes moderately on the south half towards Okanagan Lake. The subject property includes several paved roadways providing access over the property to adjacent properties by easement. An existing structure is located on the waterfront, in addition to a dock, grassy area, and beach. The property is composed of talus rock outcrops, natural springs, and secondary regrowth after the wildfires. The surrounding land uses include:

- North – Rural Residential Small Parcel (RU2) and Highway 97C (Okanagan Connector) interchange
- West – District of Peachland Zoning A-2 Rural (Non-ALR)
- East – Seclusion Bay Resort, is split zoned: Campground, Cabin, and Motel Commercial (C5) and Rural Residential Large Parcel (RU4).
- South – Okanagan Lake



Proposal

The applicant proposes to amend the Official Community Plan (OCP) land use designation on the lower (lakefront) portion of the property from Resource Land to Tourist Commercial. Additionally, the applicant proposes to amend the zoning of the subject property from the Rural Residential Small Parcel Zone (RU2) to a Comprehensive Development Zone (CD) to support the development of 16 single detached dwelling units. The CD Zone proposes year-round and short-term occupancy in the lower development area and an upper conservation and servicing area. The applicant also proposes to amend the waterfront from the Recreational Water Use Zone (W1) to the Intensive Water Use Zone (W2) to provide for additional boat slips with boatlifts and visitor moorage.

The applicant's vision is for a strata development of 16 eco-villas (single detached dwelling units), an amenity building, and a dock extension to accommodate one boat slip per unit, boatlifts, and visitor moorage (*Attachment 3; Figure 2*). The proposed single detached dwelling units would be approximately 185 m² (1,991 ft²) in area and include kitchen and bathroom facilities (*Figure 3*). The development concept, as proposed, is envisioned by the applicant to utilize the natural features and environmental assets of the site to minimize development

impacts. The applicant anticipates the proposed development will result in a positive economic benefit to the community through the permitted short-term tourist accommodations in addition to development DCC's. Due to the lack of community servicing the applicant is proposing on-site servicing (i.e. water, sanitary sewer, storm sewer) for the property, however Provincial approval for these servicing systems will be required prior to rezoning.

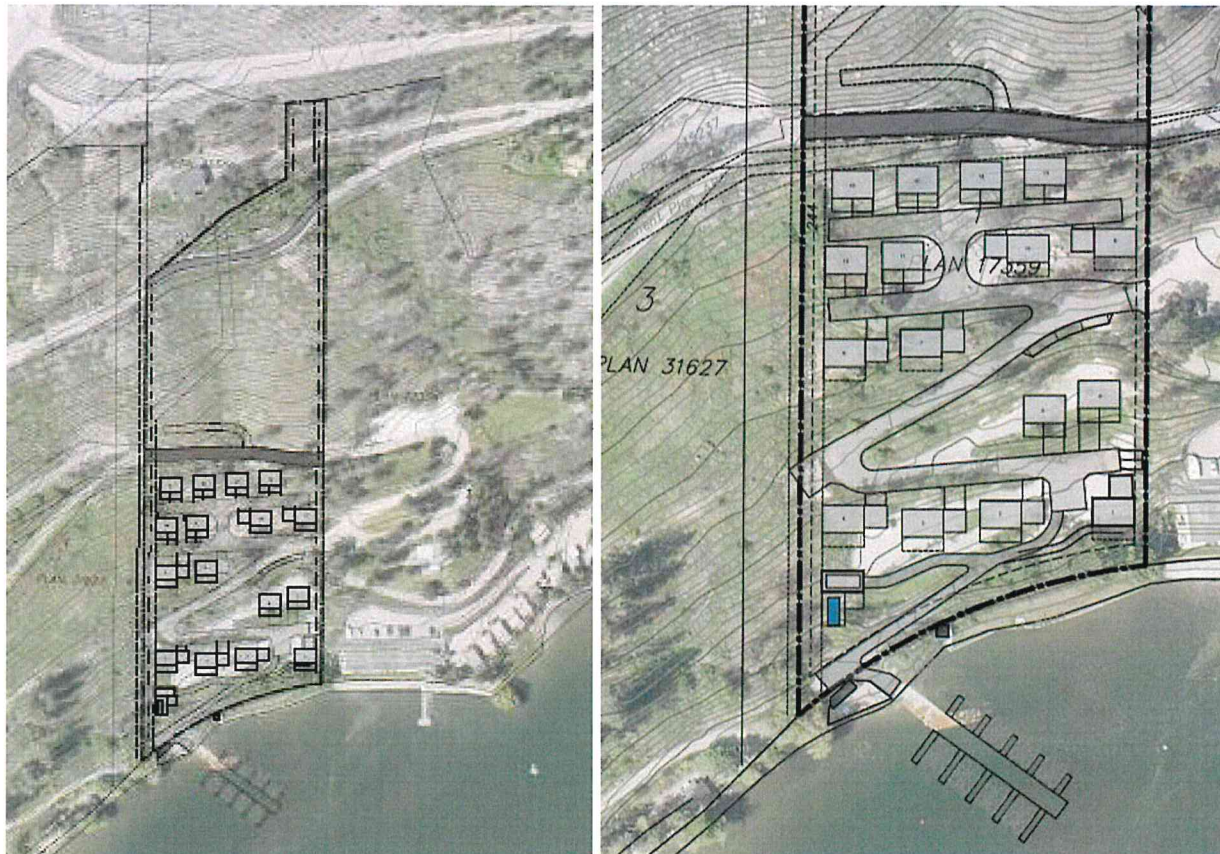


Figure 2: Conceptual Site Plan for 3060 Seclusion Bay Road



Figure 3: Conceptual Eco-Villa Design

The applicant has proposed a suite of development features to support their vision for an eco development:

- Reuse of stormwater for landscaping
- Planned supplemental wind and solar energy
- Proposed Ecoflo® Biofilter for pre-treatment of waste water
- Plans to select green building materials and goals for net-zero energy units
- Low flow plumbing and energy efficient appliances

The registration of a Section 219 Covenant on the property is recommended to guarantee that green building design and the applicant's proposed eco-features are tied to the land and any future development.

BYLAW AND POLICY REVIEW

Regional Growth Strategy (RGS) RDCO Bylaw No. 1336

The proposal does not align with several policies within the RGS (see the RDCO Referral Response on p. 8).

Official Community Plan (OCP) Bylaw No. 0100

The Growth Management Designation (GMD) for the subject property is Rural Reserve.¹ The parcel is located outside of the Rural Reserve Boundary, which is the growth boundary derived from servicing capabilities and long-term infrastructure planning. The Rural Reserve Boundary is intended to promote more efficient use of land and infrastructure and focus growth within existing developed areas. Rural Reserve policies do not support rezoning applications to facilitate subdivision outside the Rural Reserve Boundary.² However, at the previous first reading of the OCP Amendment Bylaw No.0100.50 on January 23, 2018, Council provided direction for staff to consider this development proposal within the rural reserve. The subject property is not typical of the Rural Reserve designation due to it's proximity to a similarly zoned development (Seclusion Bay Resort), proximity to the Highway 97 Exchange , and potential development site adjacent in the District of Peachland.

The Land Use Designation (LUD) for the subject property is Resource Land. Resource Land policies seek to minimize road access and protect the resource and environmental values of parcels outside the Rural Reserve Boundary. Accordingly, rezoning applications to facilitate subdivisions that would create parcels less than 30 hectares in size are not typically supported.³

The proposed Tourist Commercial land use designation applies to projects that are developed primarily for tourist use. Tourist Commercial policies direct developments to be sensitive to environmental impacts, emphasize high-quality green building design, and encourage transportation and pedestrian connectivity.⁴ Examples of existing developments that are designated as Tourist Commercial in the OCP include: The Cove Lakeside Resort, Barona Beach Resort, Casa Loma Lakeshore Resort, and Mission Hill Winery. Attachment 4 includes excerpts of OCP policies that relate to the subject application.

Tourist commercial developments can foster local economic development which is supported by the OCP's Economic Sustainability policies, such as supporting economic development that protects and promotes the community's natural assets (e.g. Okanagan Lake).

Development Permit Areas

The subject property is located in three Development Permit Areas (DPAs): Aquatic Ecosystem DPA, Sensitive Terrestrial Ecosystem DPA, and the Hillside DPA. These DPAs identify areas of environmental, riparian and hillside (geotechnical) concerns and will require further analysis prior to development. At the Development Permit stage, existing development within the

¹ The West Kelowna Official Community Plan (s. 3.2, pp. 25-54) delineates and describes the Growth Management Designations throughout the community. Growth Management Designations are intended to identify growth priority areas and support OCP Land Use Designations. Although Growth Management Designations are more descriptive than they are regulatory, a proposal to amend the OCP Land Use Designation for a property should be considered with regard to the policies contained in both the respective Growth Management Designation and the Land Use Designation.

² Official Community Plan Bylaw No. 0100, Part 3 – Objectives and Policies, s. 3.2.11 Rural Reserve

³ Official Community Plan Bylaw No. 0100, Part 3 – Objectives and Policies, s. 3.3.9 Resource Land

⁴ Official Community Plan Bylaw No. 0100, Part 3 – Objectives and Policies, s. 3.3.3 Commercial

foreshore shall be assessed by the Environmental Assessment report with recommendations for required restoration or compensation to be determined. In addition, a Commercial Development Permit is required to address form and character, siting, access and landscaping considerations for the proposed development.

Parks Master Plan & Recreational Trails Master Plan

In addition to the Waterfront Plan, both the Parks Master Plan and the Recreational Trails Master Plan identify and value future trail connections in the vicinity of the subject property, such as pedestrian access through the subject property providing recreational and active transportation connections between the District of Peachland and Goats Peak Regional Park. Accordingly, the applicant proposes to provide a statutory right of way (SRW) for public access over the upper portion of the property to provide a connection from Drought Road in the District of Peachland to Goat's Peak Regional Park. This pedestrian pathway aligns with the Okanagan Trail 2000 initiative and the RDCO's RGS, which envisions recreational and alternate transportation routes linking communities in the Okanagan Valley. As the exact routing of this connection has not been finalized and is an ongoing process that will involve further discussions with stakeholders within the region, in order to ensure that a feasible connection is established it is recommended that an SRW for public access along or adjacent to the current shared access road be secured.

Waterfront Plan

The Waterfront Plan identifies an opportunity through future development to support expanded public spaces and facilities through land dedication and community amenity contributions. However, the plan also realizes that steep slopes and private land ownership present limitations to additional lake accesses and public spaces. Although the Waterfront Plan notes that as properties develop in the waterfront area, securing trail connections should be a priority, the waterfront of the subject property is difficult to access from existing established trail networks in the area. The SRW over the subject property for public access will support new regional linkages between neighbourhoods, parks, and communities in place of a waterfront trail.

Zoning Bylaw No. 0154

The applicant is proposing to rezone the subject property from the Rural Residential Small Parcel Zone (RU2) to a Comprehensive Development Zone (CD8) and to rezone the waterfront from the Recreational Water Use Zone (W1) to the Intensive Water Use Zone (W2) (Figure 4 and 5). The applicant has requested a Comprehensive Development Zone in order to design the zoning regulations specific to the site conditions. The CD8 Zone will allow for 16 residential/tourism units with a maximum floor area of 185 m² that may be used for short-term or long-term occupancies.



Figure 4: Proposed Conceptual Rendering

		dwelling unit) • 100 m ² (per amenity building) • 100m ² (combined accessory buildings and structures)	
Max. Parcel Coverage	10%	40%	30%
Max. Building Height	9.0 m	9.0 m to a maximum of two storeys	9.0 m (3 storeys)
Siting Regulations - Setback			
Front Parcel Boundary	6.0 m	6.0 m	4.5 m
Rear Parcel Boundary	7.5 m	6.0m	3.0 m (6.0 abutting a residential zone)
Interior Parcel Boundary	4.5 m	3.0 m	3.0 m (6.0 abutting a residential zone)
Exterior Side Parcel Boundary	4.5 m	N/A	4.5 m

The proposed CD8 Zone is designed to fit the proposal with the character of the site and to allow uses that are complementary to the adjacent Seclusion Bay Resort property. The siting regulations meet and exceed the setbacks of the C5 Zone. The proposed building height of 9 m is limited to a maximum of two storeys, which is one storey less than permitted for Seclusion Bay Resort. The subject property will have a greater density than Seclusion Bay Resort; however, less units will be located on the subject property. A density comparison between the proposal and the adjacent Seclusion Bay Resort is summarised in Table 2.

Table 2: Density Comparison of Proposal with Seclusion Bay Resort

	Proposal (CD8)	Seclusion Bay Resort (C5)
Parcel Area (ha)	2.477 ha	5.80 ha
Units	16	28
Density (d.u./ha)	6.46	4.83
Floor Area Ratio (FAR)	0.12	0.8

TECHNICAL CONSIDERATIONS:

Servicing

As noted, the subject property is in the Rural Reserve, i.e. outside the urban growth boundary, and there are no plans to extend community services to the subject property. The applicant indicates that the project proposes to accommodate water and sewer services on site (Attachment 6). Concerns about servicing the development with private water and sewer systems include the significant burden placed on private property owners as private systems are typically less reliable than municipal servicing.

Water System

Concerns regarding the water system are exacerbated in this situation because a private water system is proposed to supply firefighting water. Moreover, the City's infrastructure and servicing policies discourage the establishment of new private water systems.⁵ The applicant is proposing to utilize existing springs on the property, which have water licenses and have historically supplied water to the property and adjacent properties including Seclusion Bay

⁵ Official Community Plan Bylaw No. 0100, Part 3 – Objectives and Policies, s. 3.6.2 Water

Resort. Further, the applicant is proposing a lake intake to provide domestic and firefighting water to the development and has applied to the Province for licensing. Provincial approval for the water licence and Interior Health approval of a small water system will be required prior to adoption. The applicant will need to demonstrate that the water supply system meets the requirements of the Works and Services Bylaw No. 0249. A Development Variance Permit application will be required to allow onsite water supply where a community water system is not available.

Sewage Disposal

The applicant is proposing an onsite sewage disposal gravity system that includes pre-treatment of the waste water, flow into a lift station, and a septic field located above the proposed development. The Works and Services Bylaw permits onsite sewage disposal systems when a community waste water system is not available for parcels over one-hectare. Finally, the proposal exceeds the regional standard of one-hectare minimum parcel area for developments without a connection to a community waste water system. The subject property is larger than one hectare; however, the proposed density of 6.46 units per hectare exceeds the expectations of the one-hectare policy.

Stormwater

The applicant proposes to reduce the need for major stormwater infrastructure by implementing onsite rain gardens and integrated stormwater landscape design. The internal road network is proposed to include a bio-swale on the upper side of the road to help reduce flow rates and erosion and also promote ground water infiltration. The proposed stormwater network is proposed to tie into the existing storm drains that discharge at the waterfront which may require additional approval from the Province through a Section 11 Notice. Due to the proximity to the waterfront, no detention systems are anticipated.

Access

The application proposes to maintain use of the existing private access road, which includes various access easement agreements and a portion that actually extends through land in the District of Peachland. The owner is responsible for frontage improvements on Seclusion Bay Road. There is sufficient space for fire truck turning movements on the site and the improvements proposed are suitable for year-round emergency vehicle access. Maintenance of the private access road will not be provided by the City.

Geotechnical

Several geotechnical reports were submitted, including a third party review commenting on the instability on the property and adjacent areas. The reports include a Landslide Assessment Assurance Statement and indicate the subject property is suitable for the intended use. To support the application, a geotechnical report has been submitted that indicates that the subject property is suitable for the proposed sewage disposal system.

Environmental

An environmental report has been submitted that provides recommendations to maintain a wildlife corridor in the proposed septic field area, development of a restoration plan during the detailed design stages of the development and compensation areas for encroachment into the 15m riparian setback. A Section 219 No Build No Disturb Covenant will be required to be registered to protect the steep slope and environmentally sensitive areas in the Upper Development Area.

To support the application, an environmental report has also been submitted that indicates that the subject property is suitable for an on-site sewage disposal system. However, the report also identifies that further hydrogeological issues remain to be understood and that additional works and analysis will be required at the time of detailed system design. Additional environmental

reporting will be required as part of the Development Permit process for the proposed development.

REFERRAL RESPONSES

Interior Health

No concerns for the rezoning proposal provided that the size of the sewerage system is determined by the estimated daily sewage produced in a development and the soil characteristics of the land. Interior Health approval to operate a small water system will also be required prior to adoption of the Zoning Bylaw Amendment.

Regional District of Central Okanagan

The subject property is located within the Rural Reserve and the proposal does not align with the policies of the Regional Growth Strategy (RGS). Specifically, the proposal does not align with the following RGS policies:

- Support logical and sequential growth patterns that minimize urban encroachment into rural areas⁶;
- Protect the rural areas that offer a rural lifestyle choice⁷; nor
- Limit development to the identified urban/village centres in current community plans to provide a range of amenities and services⁸.

RDCO supports future recreational and active transportation opportunities in the Seclusion Bay area that allows for regional linkages, open space connectivity, and pedestrian infrastructure. To support the goals of the Okanagan Trail 2000 and Active Transportation Corridors it is recommended a Statutory Right of Way for pedestrian access over the subject property be secured as a condition of rezoning.

District of Peachland

The District of Peachland Council was presented the referral and provided the following response:

- That the applicant register a blanket statutory right of way on the subject property for public access to support inter-regional active transportation opportunities in accordance with the RDCO Regional Growth Strategy and the Peachland Parks and Recreation Master Plan;
- That a development permit be issued prior to any works occurring on the lands within the District of Peachland; and
- That prior to consideration of rezoning, a comprehensive hydrogeological assessment be completed, including full design of the on-site treatment and disposal system approved by Interior Health.

Advisory Planning Commission

The Advisory Planning Commission considered the application on May 15, 2017 and supported the proposal as presented.

PUBLIC NOTIFICATION

Development Proposal signs have been posted on site in accordance with Development Applications Procedures Bylaw No. 0249.

⁶ RDCO Regional Growth Strategy, Policy 3.2.1.1

⁷ RDCO Regional Growth Strategy, Policy 3.2.1.3

⁸ RDCO Regional Growth Strategy, Policy 3.2.1.9

ALTERNATE MOTIONS:

1. **THAT** Council rescind first reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.50, 2018 and abandon the bylaw; and

THAT Council deny reading City of West Kelowna Zoning Application Z 19-01..

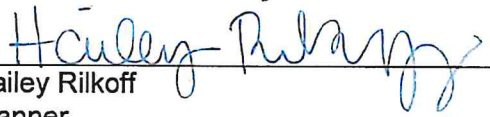
Should Council deny the proposal, the file will be closed. As per the City's Procedures Bylaw, the applicant may re-apply for a similar proposal 6 months after initial Council Consideration.

2. **THAT** Council postpone second reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.50, 2018; and

THAT Council postpone first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.83, 2019.

Should Council postpone consideration of the proposed bylaw amendment, further direction to staff on how to proceed is required.

Respectfully submitted,


Hailey Rilkoff
Planner


'Bob Dargatz'
Bob Dargatz
Development Manager


Nancy Henderson
GM Development Services

Powerpoint: Yes ☒ No ☐

Attachments:

1. Context Map
2. Subject Property Map
3. Seclusion Bay Summary Report – Executive Summary (1 page)
4. OCP Policy Excerpts
5. Draft CD8 Zone
6. Conceptual Servicing Plan
7. Minutes of the Advisory Planning Commission
8. OCP and Zoning Bylaw Amendments

Approved for Agenda	
 Paul Gipps, CAO	July 18, 2019 Date

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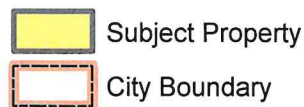
CITY OF
WEST
KELOWNA

CONTEXT MAP: Z 19-01



File: Z 19-01

Legal Description: Lot 1, DL 3493, ODYD,
Plan 17359 Except Plan 25556

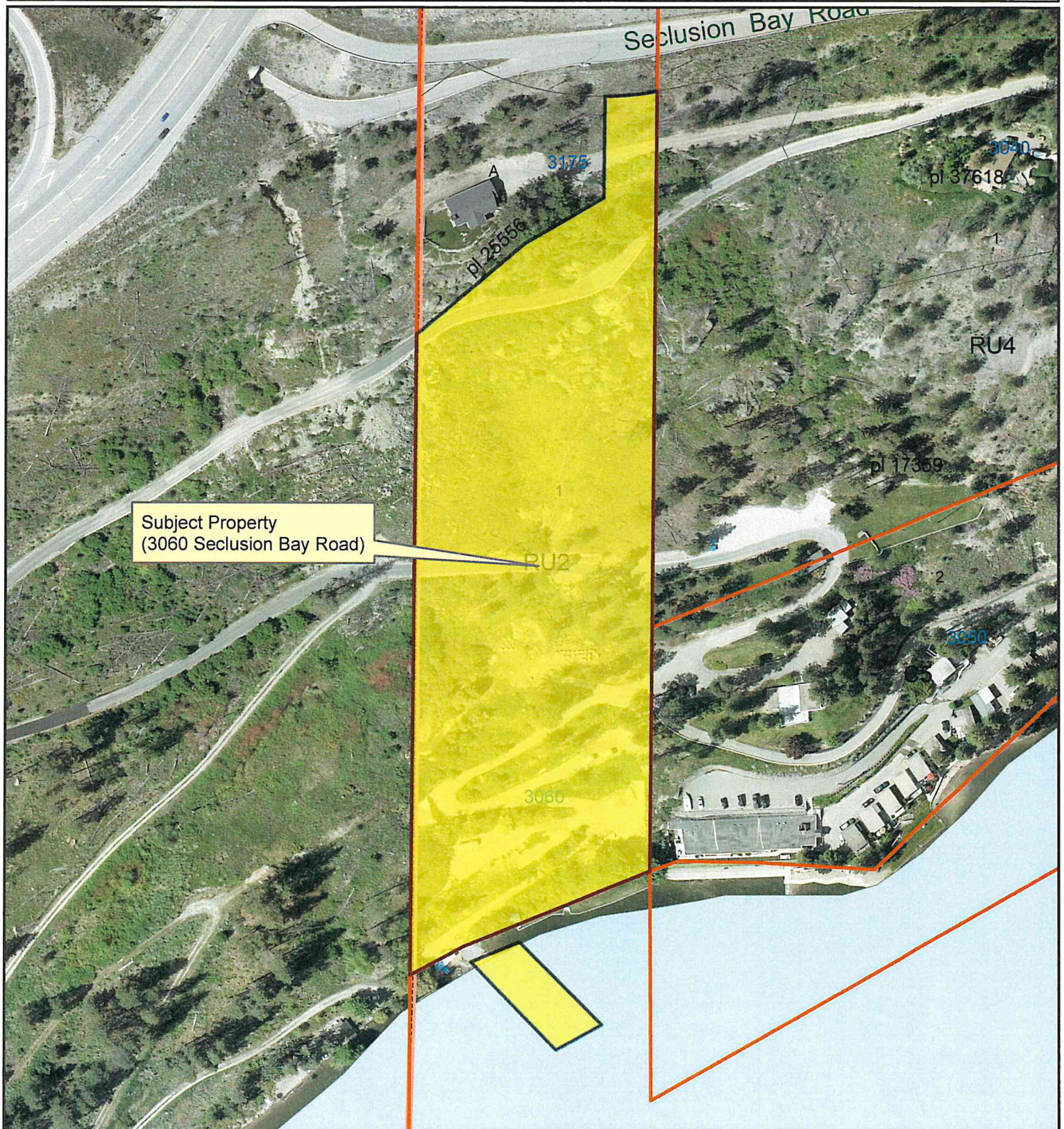


0 105 210 420
Metres





SUBJECT PROPERTY: Z 19-01



File: Z 19-01

Legal Description: Lot 1, DL 3493, ODYD,
Plan 17359 Except Plan 25556

LEGEND

- Subject Property
- Zoning Boundary
- Parcels

0 25 50 100 Metres

1:2,000



Date: 2019-01-24

1.0 Executive Summary

The applicants, Sky High Metals Ltd. (Trent and Ester Kitsch), have had previous discussions with City Staff regarding the re-development and revitalization of the 6.1 acre lot at **3060 Seclusion Bay Road**, located in the City of West Kelowna. The site and existing home was destroyed and has remained vacant since the wildfires in July of 2010. A positive Initial Consideration for an OCP amendment for the development proposal has been received (**OCP 17-03**). As recommended by city staff, the applicant, and agent (Bear Land Development Services Ltd.), wish to advance the OCP amendment and rezoning process simultaneously moving forward. A Comprehensive Development rezoning approach has been selected for the proposed strata development due to the unique character of the site, specific land uses proposed, and to provide assurances and certainty to the owner, neighbouring community, and the City.

The application proposes a rezoning change to the subject property from **Rural Residential Small Parcel Zone (RU2)** to a **Comprehensive Development Zone (CD)**, as per drawings provided (Z-01 & Z-02).



The proposed CD zone includes specific land uses and definitions which supports the proposed strata development, including **16 Eco-Villas** and an amenity building (Pool Cabana) with outdoor pool. The proposed CD zone also permits an **Eco-Servicing** strategy, as the subject property will remain off-grid from municipal services.

In addition to the CD zone, the proposed development includes an extension of the existing dock, which requires rezoning from **Recreational Water Use (W1)** to **Intensive Water Use Zone (W2)** to provide for additional boat slips (one per unit), with boat lifts, and visitor moorage.



The proposed CD zone supports the natural progression and revitalization of this previously disturbed and neglected site. The proposed CD zone also helps ensure the property conforms to similar uses, size and scale to the adjacent property, Seclusion Bay Resorts, which is zoned Commercial and Rural Residential. The development also provides direct tourism-related economic benefit to the City West Kelowna and Westbank Town Center from short-term and long-term vacation rentals. Additional, economic benefits result from consulting, manufacturing, and construction related jobs.

The development puts no additional burden on existing or future city infrastructure, maintenance, or operational services as a result of the Eco-Serving Strategy. The City will realize an additional tax revenue increase of approximately \$150,000-\$200,000 per year, in perpetuity. This additional investment, along with associated development, application, and administration fees will help pay for other capital projects that benefits the entire community.

Policy Review

Official Community Plan Bylaw No. 0100

Section 2 Community Context, Vision and Guiding Principles

2.4 Our Community Vision

How We Will Grow: The community retains a smaller town feel as it guides future development through designation of growth areas [...].

2.5 Guiding Principles

2.5.1 OCP Guiding Principles for Planning & Design

- Recognize and help create positive and unique characteristics of place
- Create compact, complete and safe neighbourhoods

Section 3 Objectives and Policies

3.2 Growth Management Designations (GMDs)

GMDs assist in the prioritization of long-range planning and servicing needs by directing new development to focused priority areas. The designations also create opportunities to design development incentives for specific areas, such as Boucherie and Westbank Centres, the Corridor and Neighbourhoods. Tools available to local government to expedite development in priority areas should be considered where possible and staff resources directed to those development applications that comply with the GMDs (p. 26).

3.2.1 General Objectives and Policies

Overall Growth Management Designation Objectives

1. GMD designated lands are the priority areas for new growth and development in West Kelowna.
2. Ensure municipal servicing efficiency through prioritizing development of full urban services in already developed neighbourhoods within the Rural Reserve Boundary and promoting infill development on vacant or underutilized lands within serviced areas.
3. Protect environmentally significant lands, including sensitive ecosystems, hillsides and natural areas identified by the community.
4. Promote more efficient use of finite resources and encourage compact development patterns that also reduce the consumption of these resources.
5. Preserve and enhance the view and natural quality of hillsides which contribute to the positive image of West Kelowna, providing aesthetic, social, cultural and economic community benefits.

Overall Growth Management Policies

1. Focus new growth and development in Boucherie and Westbank Centres, Gellatly Village, the Corridor and Neighbourhoods.
2. Discourage greenfield development outside of existing developed areas or approved Comprehensive Development Plan areas.

3.2.10 Waterfront

Waterfront Objectives

1. Increase public waterfront access opportunities in CWK.
2. Over the long term, identify, plan and strive to complete a continuous public access waterfront trail.
4. Promote tourist commercial uses at specified locations.

3.2.11 Rural Reserve

Rural Reserve Objectives

2. Identify lands for future community needs (parkland, natural areas, future transmission or transportation corridor, [...]) in advance of urban expansion.

Rural Reserve Policies

1. In the next 5 to 10 years, no new additional greenfield areas in Rural Reserve lands are expected to be required to meet the needs of the community. After this time period, a CWK land analysis should be completed to identify potential new greenfield development opportunities based on any identified need. This analysis will bring greater certainty regarding future residential supply, as well as the orderly provision of supporting infrastructure.
2. Subdivision in the Rural Reserve is not supported, except where zoning amendments are not required and minimum parcel sizes within the designation can be met.

3.3 Land Use Designations

3.3.3 Commercial

Commercial Policies

12. Ensure that all Tourist Commercial development includes the creation of facilities and amenities for the tourists that they draw to the area, that also benefit the surrounding local community. They should also generate opportunities for interaction with and employment for members of the community.
13. Projects developed primarily for tourist use should be sensitive to the environmental impacts of their placement and a primary emphasis should be placed on high quality green building design and extensive well maintained landscaping. Buffering of abutting uses and service areas as well as transit and pedestrian connectivity will be encouraged.

3.3.9 Resource Land

Resource Land Policies

3. In order to minimize road access and to protect resource and environmental values, subdivision is not supported within the Resource Land designation, where lands are

outside the Rural Reserve Boundary and require any zoning amendment allowing parcel sizes less than 30 hectares.

3.6 City Infrastructure & Services

3.6.1 General Objectives and Policies

City Infrastructure Objectives

1. Develop orderly, efficient and integrated infrastructure plans to meet current and future community needs in an efficient and sustainable manner.
5. Support infill development as a means of efficient use of existing infrastructure.

City Infrastructure Policies

2. Plan, design and develop infrastructure in cooperation with the Westbank First Nation, the RDCO and adjacent municipalities, where such infrastructure is of mutual benefit.
3. Consider opportunities for non-traditional approaches to infrastructure development and management that may be of community benefit, including:
 - b. Power generation on watercourses or at dam facilities;
 - d. Incorporating recreational opportunities (e.g. pedestrian and cycling trails);
 - e. Environmental design (e.g. bio-swales).

Water Servicing & Conservation Policies

6. Discourage the establishment of new private water system providers within West Kelowna, except for non-potable water systems for agricultural use only.

3.9 Economic Sustainability

3.9.1 General Objectives and Policies

Economic Sustainability Actions

4. Through the development of a Waterfront Plan, create and maintain public access to West Kelowna's waterfront, and encourage tourist commercial development on the waterfront that enhances the community's natural assets.

Waterfront Plan

Section 5 Land Use & Development

- Public input suggests that new waterfront development that supports the public nature of the waterfront is desirable. However, it is important to maintain the character and integrity of the waterfront area (p. 50).

Section 6 Recreation

Recreation Opportunities and Issues

- Future development in the waterfront area, as well as throughout West Kelowna, could support expanded public spaces and facilities through land dedication and community amenity contributions (p. 66).

Section 7 Connectivity & Access

7.2.5 Connected Waterfront Trail

This process, as well as previous initiatives, including Trail 2000, have identified the importance of a complete waterfront trail connection. The popularity of the existing 1.5 km Gellatly Recreational Corridor attests to the significance of a linked waterfront for the people of West Kelowna.

A connected trail along the waterfront will be a prize amenity and will promote the waterfront as a recreation destination for visitors. Successful waterfront trails stimulate tourism and bolster the economy (p. 136).

CD8 – Comprehensive Development Zone (Seclusion Bay)

1. Purpose

To allow for single detached dwellings and tourist accommodation, including vacation rentals. The zone provides the opportunity for the preservation of environmentally sensitive areas, two or more permitted uses, and private servicing.

2. Definitions

All definitions of Zoning Bylaw No. 0154 apply unless specified or modified in this comprehensive development zone.

- (a) **Single Detached Dwelling:** a dwelling with only 1 dwelling unit, with a maximum gross floor area of 185 m² (1,991 ft²), and that may be occupied for periods of less than 30 days.

3. Development Areas

3.1 Development Areas Within CD 8 Zone

This CD Zone is divided into three development areas, as shown on the attached Figure 1:

- (a) Upper Area
 - i. Ensures environmental protection of sensitive areas with conservation and preservation of open spaces. Provides opportunity for private servicing infrastructure including a water reservoir, water treatment system, waste water disposal field(s), solar panels, wind turbines, and related accessory buildings and structures.
- (b) Lower Area
 - i. Includes a maximum of 16 single detached dwellings, 1 amenity building or structure, solar panels and supporting servicing infrastructure.
- (c) Riparian Area
 - i. Ensures environmental protection of sensitive riparian areas with conservation, open spaces and limited recreational access.

3.2 Development Areas Table

	Development Area	Area
.1	Upper Area	1.11 ha (2.74 ac)
.2	Lower Area	1.17 ha (2.89 ac)
.3	Riparian Area	0.2 ha (0.49 ac)
.4	Total Parcel Area	2.48 ha (6.12 ac)

4. Permitted Uses and Zoning Regulations By Development Area

The following regulations are specific to each development area identified in the attached Figure 1; development in these areas shall occur in conformance with the following regulations.

4.1 Upper Area

.1 Principal Uses, Buildings and Structures:

- (a) Private servicing infrastructure (water reservoir, water treatment system, waste water disposal field(s), solar panels, and wind turbines)

.2 Secondary Uses, Buildings and Structures

- (b) Accessory uses, building and structures

4.2 Lower Area

.1 Principal Uses, Buildings and Structures

- (a) Single detached dwelling
(b) Amenity building or structure (primarily used for accessory pool uses, community gathering and events)

.2 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
(b) Home based business, minor
(c) Private servicing infrastructure (water treatment, waste water treatment, solar panels)

4.3 Regulations Table

DEVELOPMENT REGULATIONS		
(a)	Maximum Floor Area Ratio	0.13
(b)	Maximum Density	
.1	Single Detached Dwelling	16
.2	Amenity Building or Structure	1
(b)	Maximum Gross Floor Area per Building	
.1	Single Detached Dwelling	185 m ² (1,991.3 ft ²)
.2	Amenity Building or Structure	100 m ² (1,076.4 ft ²)
.3	Accessory Building or Structure	200 m ² (2152.8 ft ²) of all accessory buildings and structures combined
(c)	Maximum parcel coverage	40%
(d)	Maximum building height	9.0 m (29.5 ft) to a maximum of 2 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(e)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the	
.1	Interior parcel boundary	3.0 m (9.8 ft)
.2	Front parcel boundary (Seclusion Bay Road)	6.0 m (19.7 ft)
.3	Rear parcel boundary (Okanagan Lake)	6.0 m (19.7 ft)

CD8 ZONE

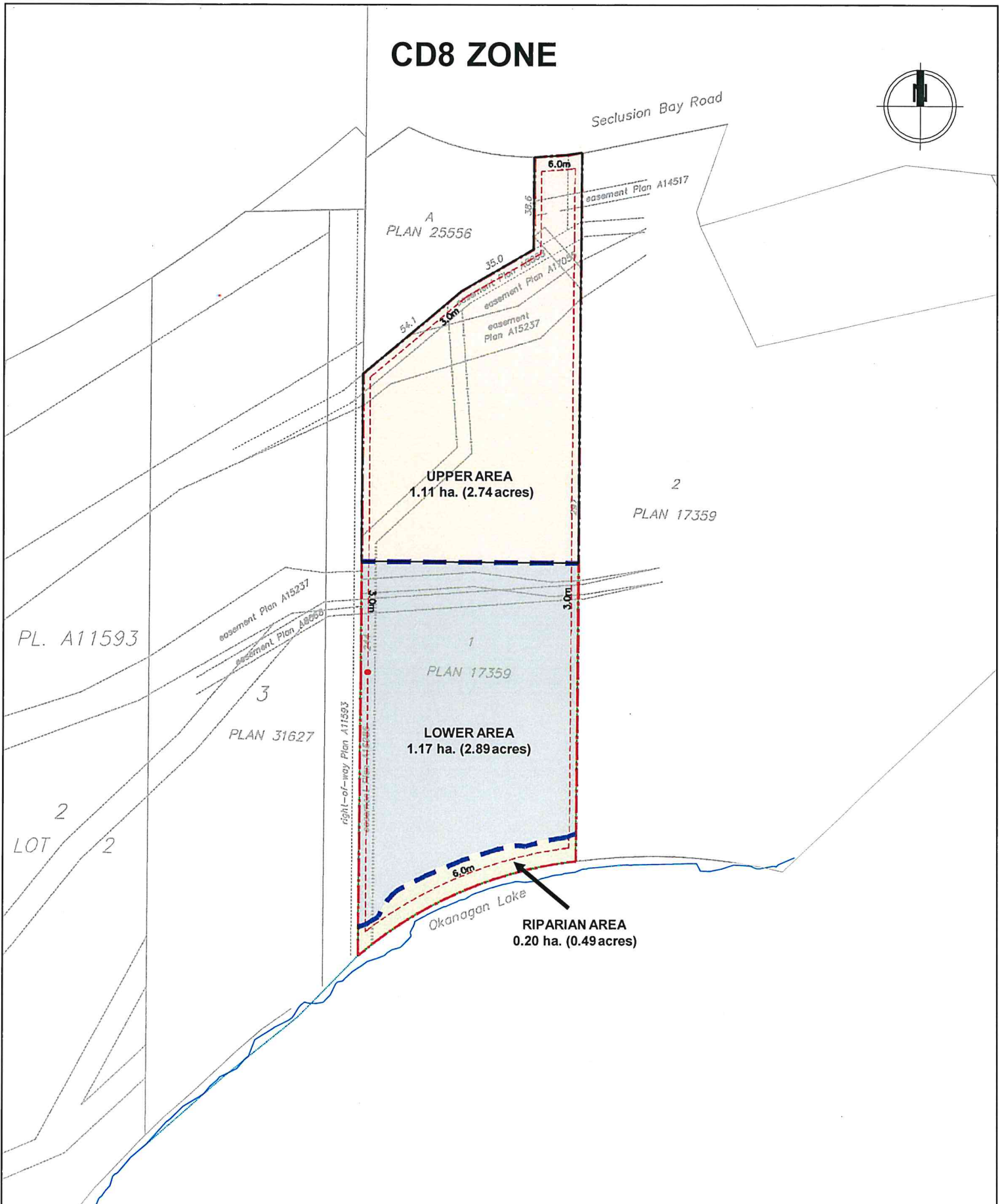
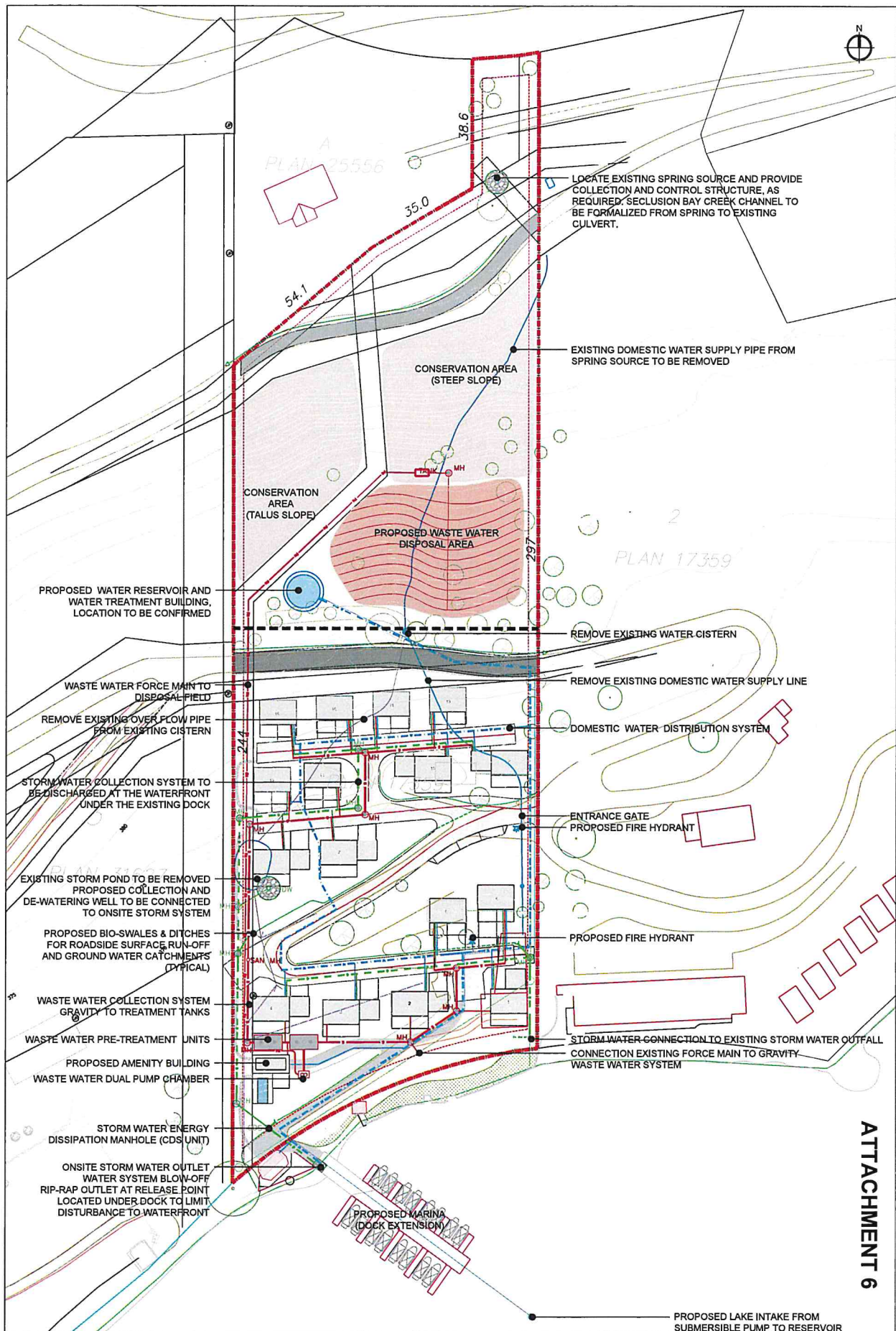


FIGURE 1
CD ZONE PLAN & DEVELOPMENT AREAS



ATTACHMENT 6

CITY OF WEST KELOWNA

BYLAW NO. 0100.50

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. 0100.50, 2018".

2. Amendments

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

2.1 By changing the designation on the lower (lakefront) portion of Lot 1, DL 3493, Plan KAP17359 Except Plan 25556 as shown on Schedule 'A' attached to and forming part of this bylaw from Resource Land to Tourist Commercial.

2.2 By depicting the change on "City of West Kelowna Official Community Plan Bylaw No. 0100 Schedule B" (Land Use map).

READ A FIRST TIME THIS 23RD DAY OF JANUARY, 2018

READ A SECOND TIME

PUBLIC HEARING HELD

READ A THIRD TIME

ADOPTED

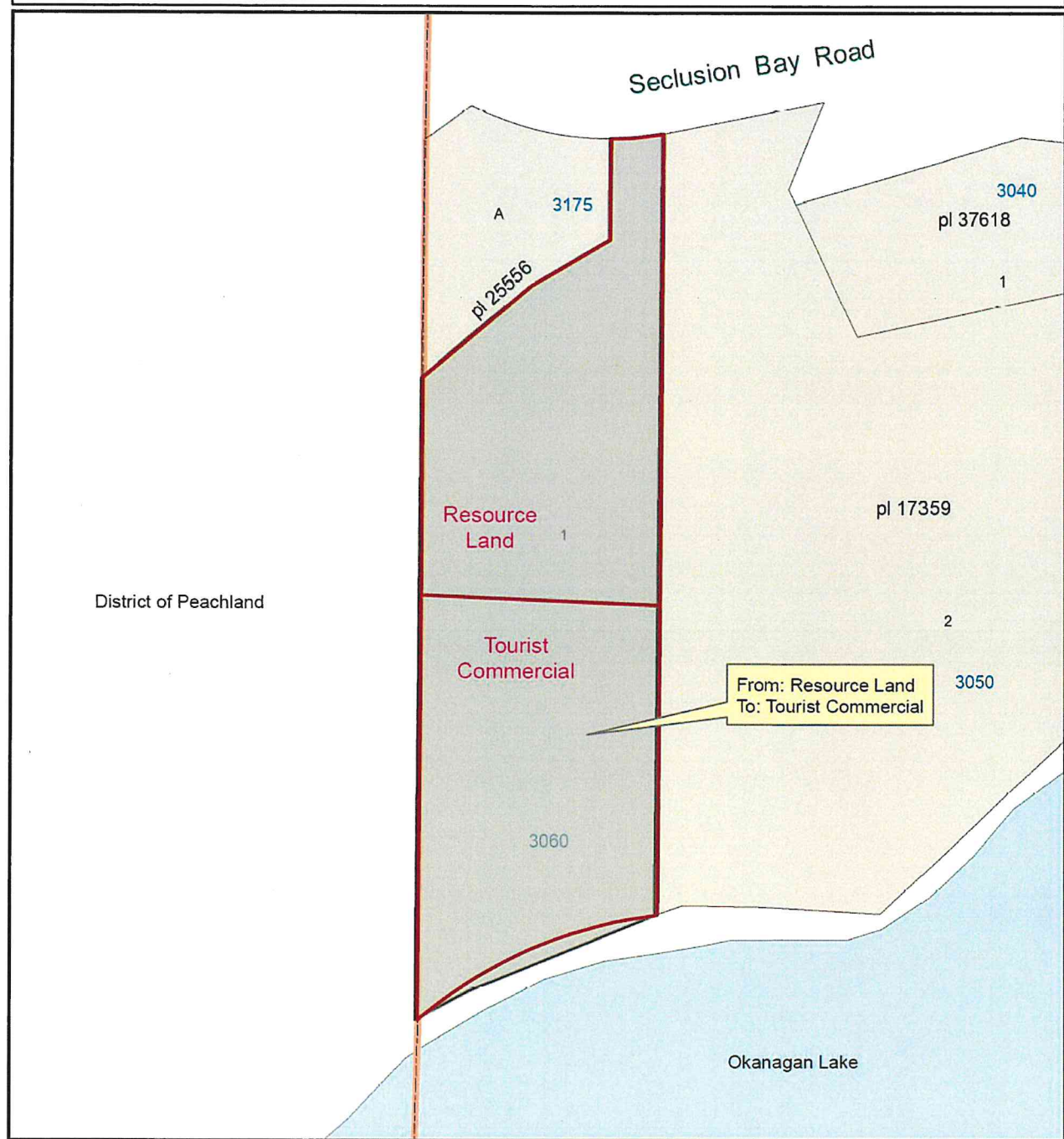
MAYOR

CITY CLERK



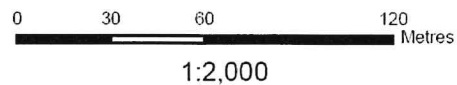
CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0100.50



LEGEND

- Parcels
- City Boundary



Date: 25/01/2018

CITY OF WEST KELOWNA

BYLAW NO. 0154.83

A BYLAW TO AMEND "ZONING BYLAW NO. 0154"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" 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. 0154.83, 2019".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

- 2.1 By changing the zoning on Lot 1, DL 3493, ODYD, Plan KAP17359 Except Plan 25556 as shown on Schedule 'A' attached to and forming part of this bylaw from Rural Residential Small Parcel Zone (RU2) to Comprehensive Development Zone (CD8).
- 2.2 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2019
PUBLIC HEARING HELD
READ A THIRD TIME
ADOPTED

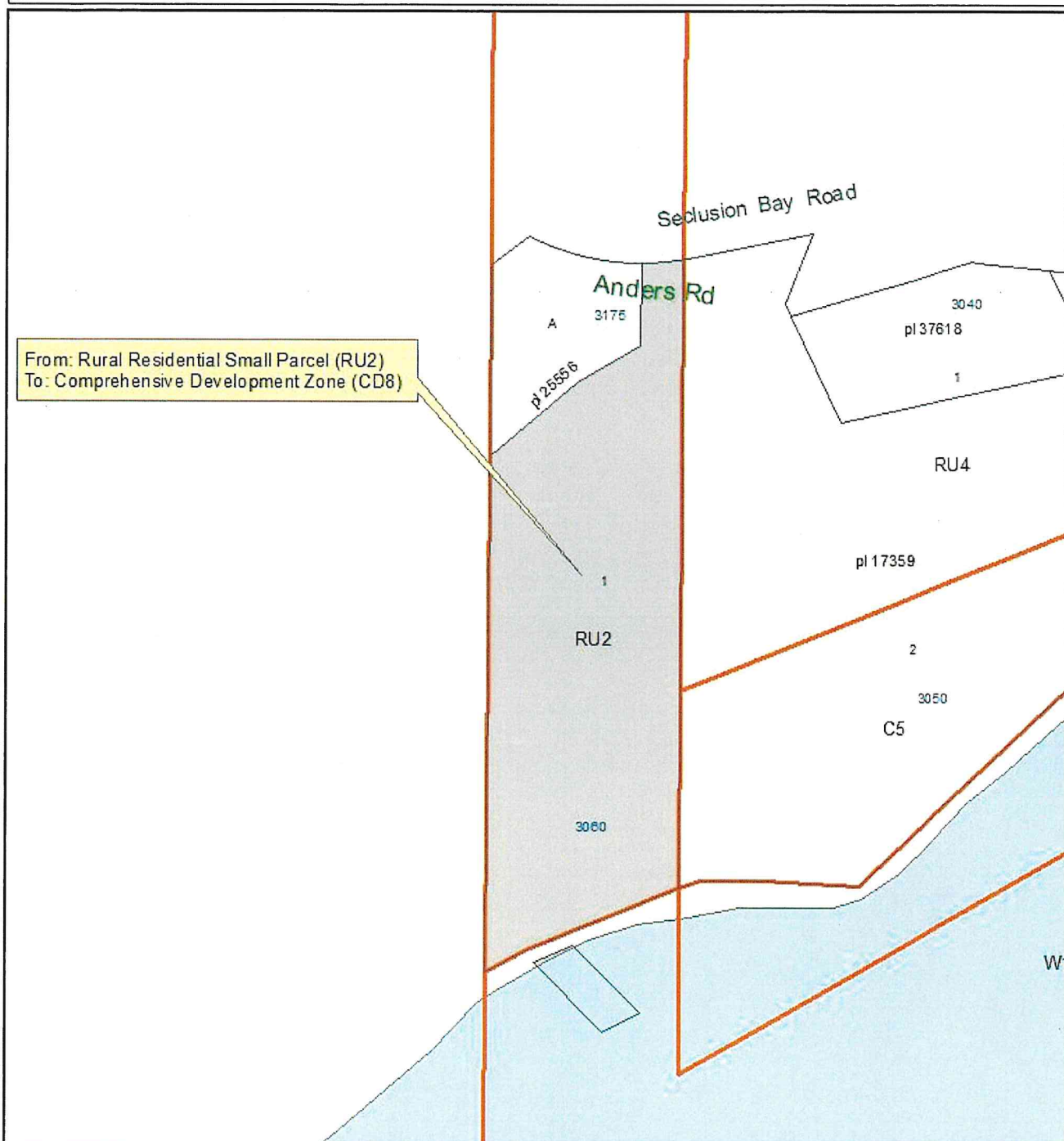
MAYOR

CITY CLERK



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0154.83



LEGEND

- From RU2 to CD8
- Zoning Boundary
- Parcels

0 35 70 140 Metres
1:2,500

