



City of West Kelowna

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

December 14, 2020

File No: Z 19-01

Sky High Metal Corp
200-1021 Ellis St
Kelowna, BC V1Y 1Z3

Dear Sky High Metal Corp:

**Re: Official Community Plan & Zoning Amendment
3060 SECLUSION BAY RD - Lot 1, DL 3493, ODYD, Plan KAP17359
Except Plan 25556.**

On Tuesday, December 08, 2020 the Municipal Council of the City of West Kelowna passed the following resolution (C313/20):

THAT Council adopt Official Community Plan Amendment Bylaw No. 0100.50 and
Zoning Amendment Bylaw No. 0154.83.

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

Yours truly,

A handwritten signature in black ink, appearing to be "Brent Magnan", written over a horizontal line.

Brent Magnan
Planning Manager

/MJ

Attach: 1. Zoning Bylaw 154.83
2. OCP Bylaw 100.50

cc: Bear Land Development Services
Building Department
Development Engineering
Advisory Planning Commission (APC)

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 adding the attached zoning regulations for the CD8 – Comprehensive Development Zone (Seclusion Bay Road) to Part 14 – Comprehensive Development Zones.
- 2.2 By adding the zone "Comprehensive Development Zone (Seclusion Bay Road)" and zone abbreviation "CD8" to Part 5 – Establishment of Zones, Table 5.1.
- 2.3 By adding "CD8 – Comprehensive Development Zone (Seclusion Bay Road)" to the Table of Contents.
- 2.4 By changing the zoning on Lot 1, DL 3493, ODYD, Plan KAP17359 Except Plan 25556 (3060 Seclusion Bay Road) 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).
- 2.5 By changing the zoning on the surveyed Crown foreshore being part of the bed of Okanagan Lake and fronting Lot 1, DL 3493, ODYD, Plan KAP17359 Except Plan 25556 (3060 Seclusion Bay Road) 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).
- 2.6 By depicting the changes on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS 23RD DAY OF JULY, 2019

RESCIND SECOND READING THIS 13TH DAY OF AUGUST, 2019

READ A SECOND TIME AS AMENDED THIS 13TH DAY OF AUGUST, 2019

PUBLIC HEARING HELD THIS 12TH DAY OF NOVEMBER, 2019

READ A THIRD TIME THIS 14TH DAY OF JANUARY, 2020

APPROVED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 23RD DAY OF JANUARY, 2020

ADOPTED THIS 8TH DAY OF DECEMBER, 2020

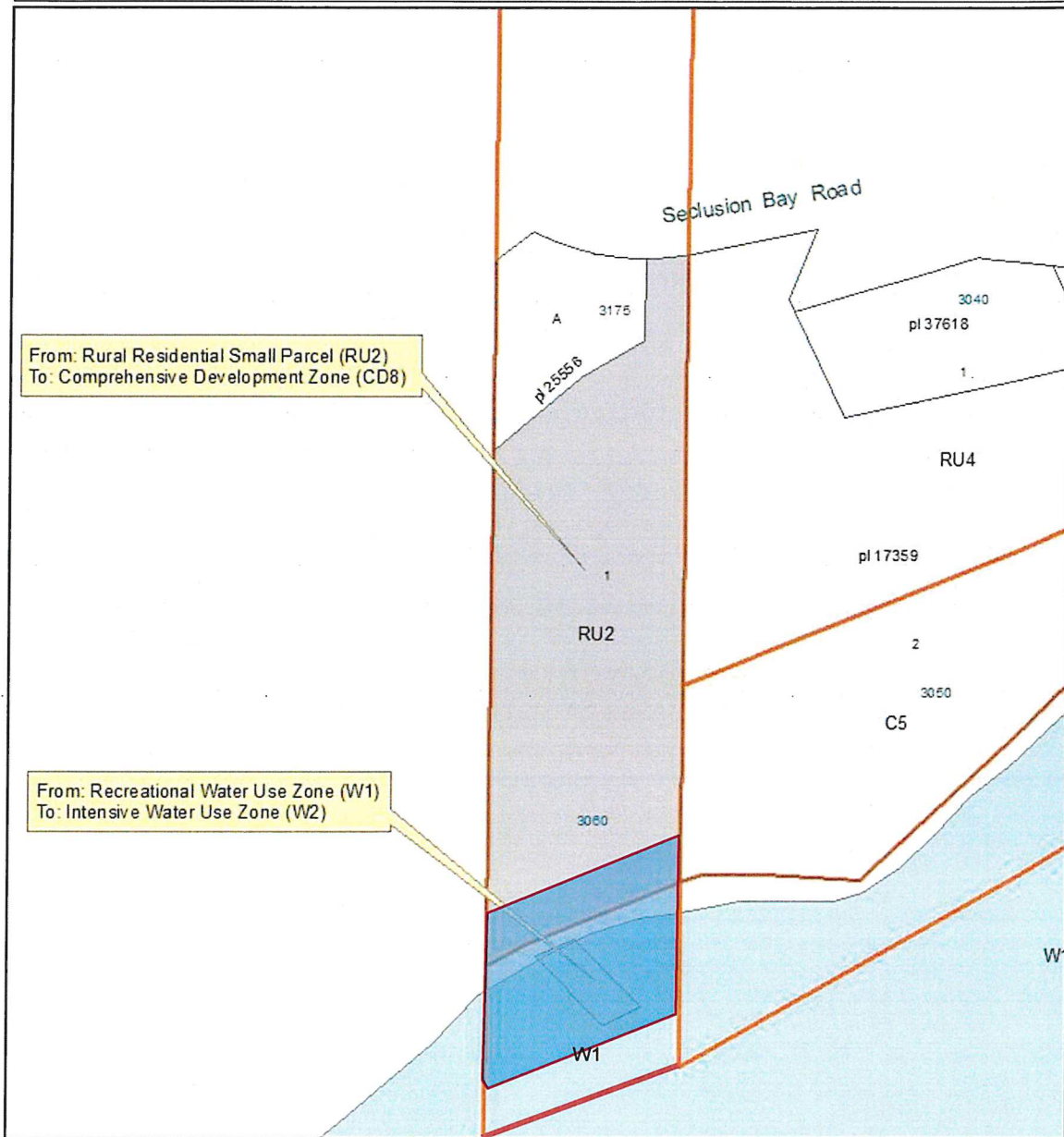
MAYOR

CITY CLERK



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0154.83



- LEGEND**
- From RU2 to CD8
 - Zoning Boundary
 - From W1 to W2
 - Parcels

0 37.5 75 150 Metres
1:2,500



Date: 2019-12-23

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 CD8 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

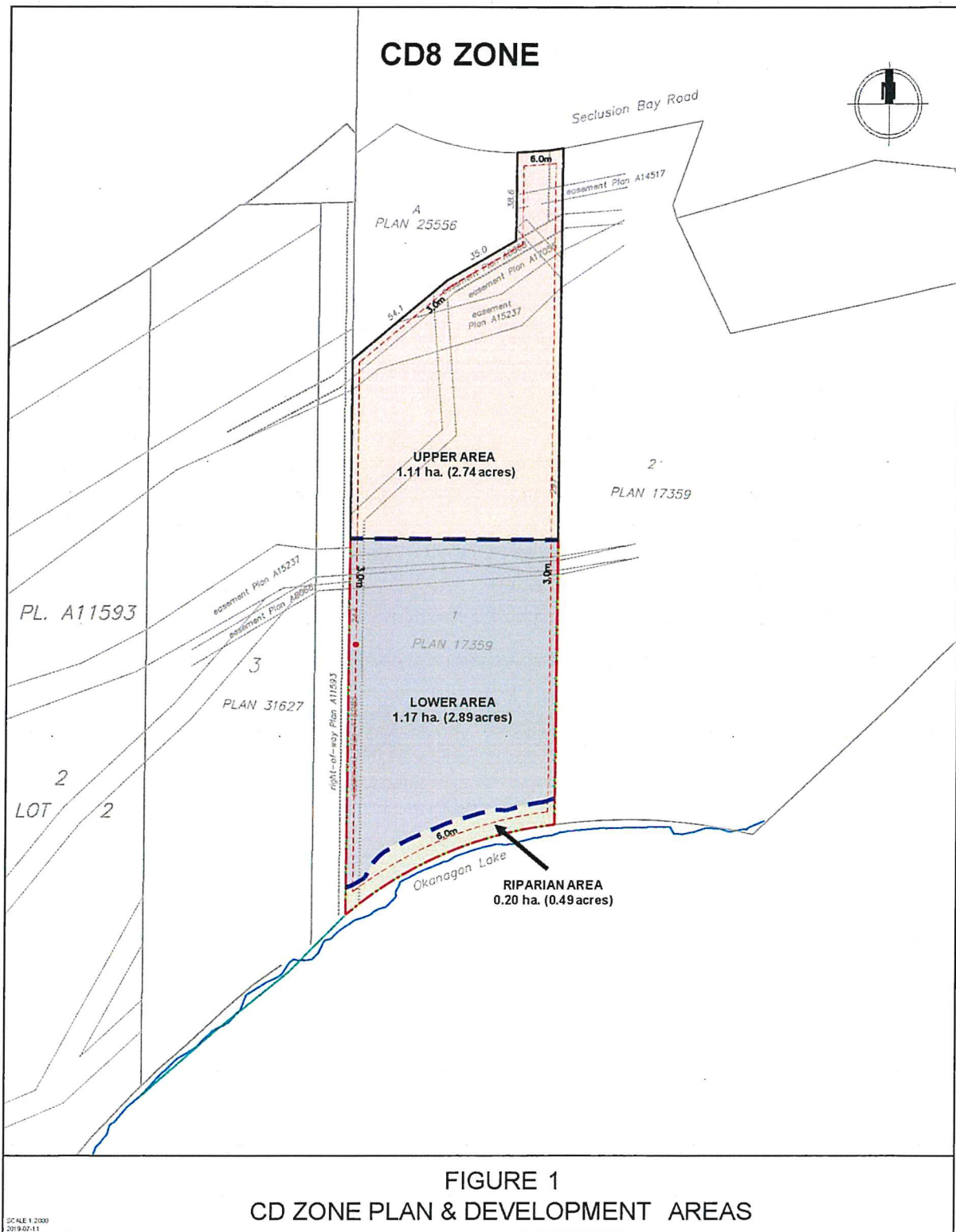
- (a) Single detached dwelling
- (b) Amenity building or structure (primarily used for accessory pool uses, community gathering and events)

.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 right-hand column opposite that feature:	
.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)



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 THIS 23RD DAY OF JULY, 2019
PUBLIC HEARING HELD THIS 12TH DAY OF NOVEMBER, 2019
READ A THIRD TIME THIS 14TH DAY OF JANUARY, 2020
ADOPTED THIS 8TH DAY OF DECEMBER, 2020

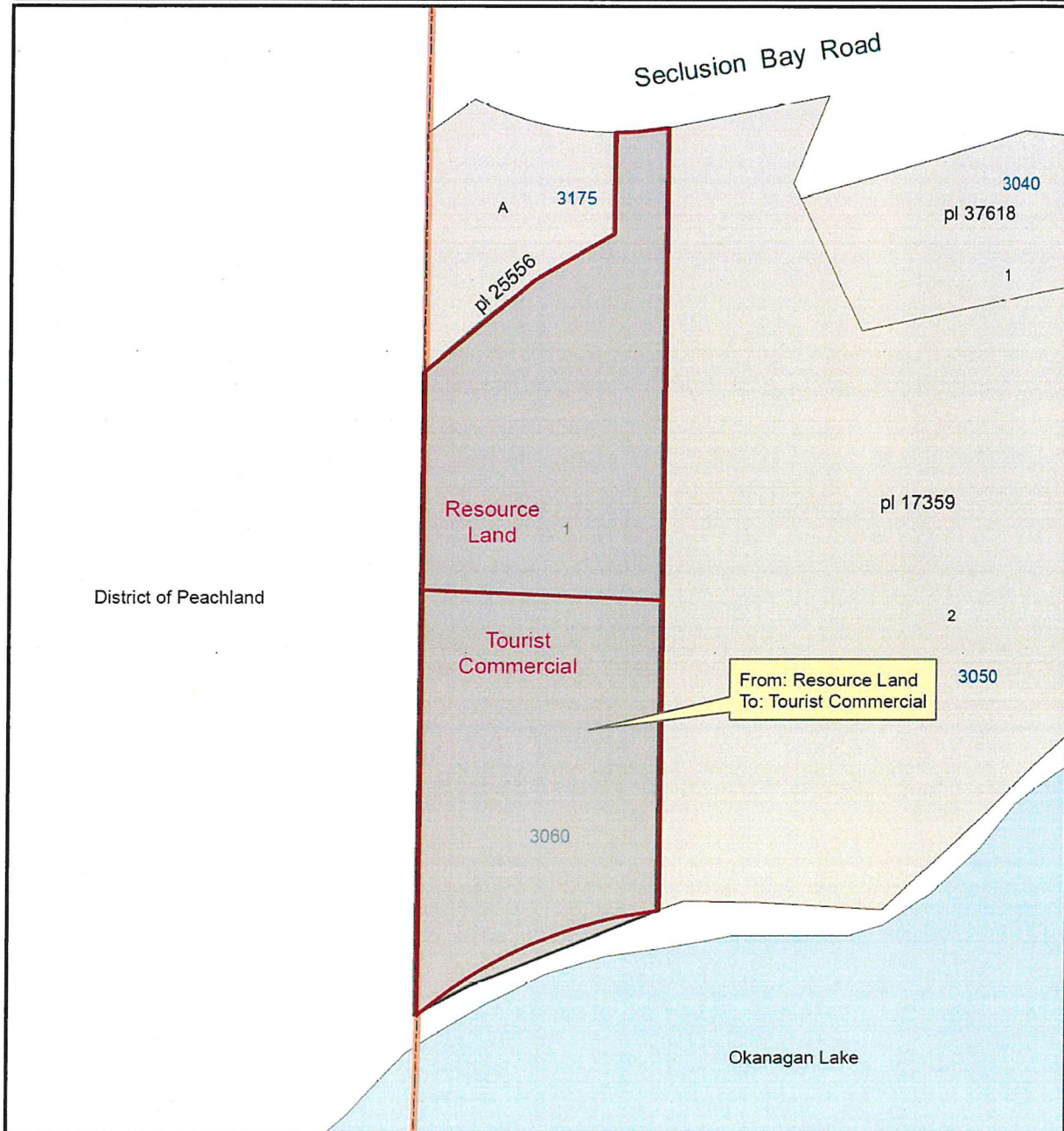
MAYOR

CITY CLERK



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0100.50



LEGEND

- Parcels
- City Boundary

0 30 60 120 Metres

1:2,000



Date: 25/01/2018