
CITY OF WEST KELOWNA

BYLAW NO. 0154.107

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. 0154.107, 2021".

2. Amendments

"Zoning Bylaw No. 0154" 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:

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

- .1 Parking and parkade structures, as sited generally as indicated on Schedule 'B', attached to and forming part of Zoning Amendment Bylaw No. 0154.107, to accommodate required parking associated with the marina fronting on District Lot 522; and
- .2 Marina access, including vehicular and pedestrian, as sited generally as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.107.

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 Commercial Water Use Zone (W3).

2.3 By adding to Part 6 – Commercial Water Use Zone (W3), s. 6.3.4, Site Specific Uses, Buildings and Structures, the following:

- (b) 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;
- .2 Despite Section 6.3.2(c), Marina use shall not permit more than 242 boat slips where:
 - i. boat slips may be used for the docking of boats for public use, including temporary or long term rental of the slips;
 - ii. 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. 0154.107;
 - iii. 4 boat slips are permitted for the moorage of emergency watercraft only; and
 - iv. Any excess boat slips in the marina not tied to an upland residential use are required to provide parking as per boat slip parking requirements identified in Table 4.1 in Section 4.4.
- .3 Despite Section 6.3.2(b), Boat launch shall not be permitted;
- .4 Despite Section 6.3.2(d), Retail, convenience shall not be permitted; and
- .5 Despite Section 6.3.2(c), Marina use shall not permit the servicing, repair or construction of boats and other water vessels.

2.4 By depicting the changes on "Zoning Bylaw No. 154 Schedule B" (Zoning Bylaw Map).

READ A FIRST TIME THIS
READ A SECOND TIME THIS
PUBLIC HEARING HELD THIS
READ A THIRD TIME THIS
ADOPTED THIS

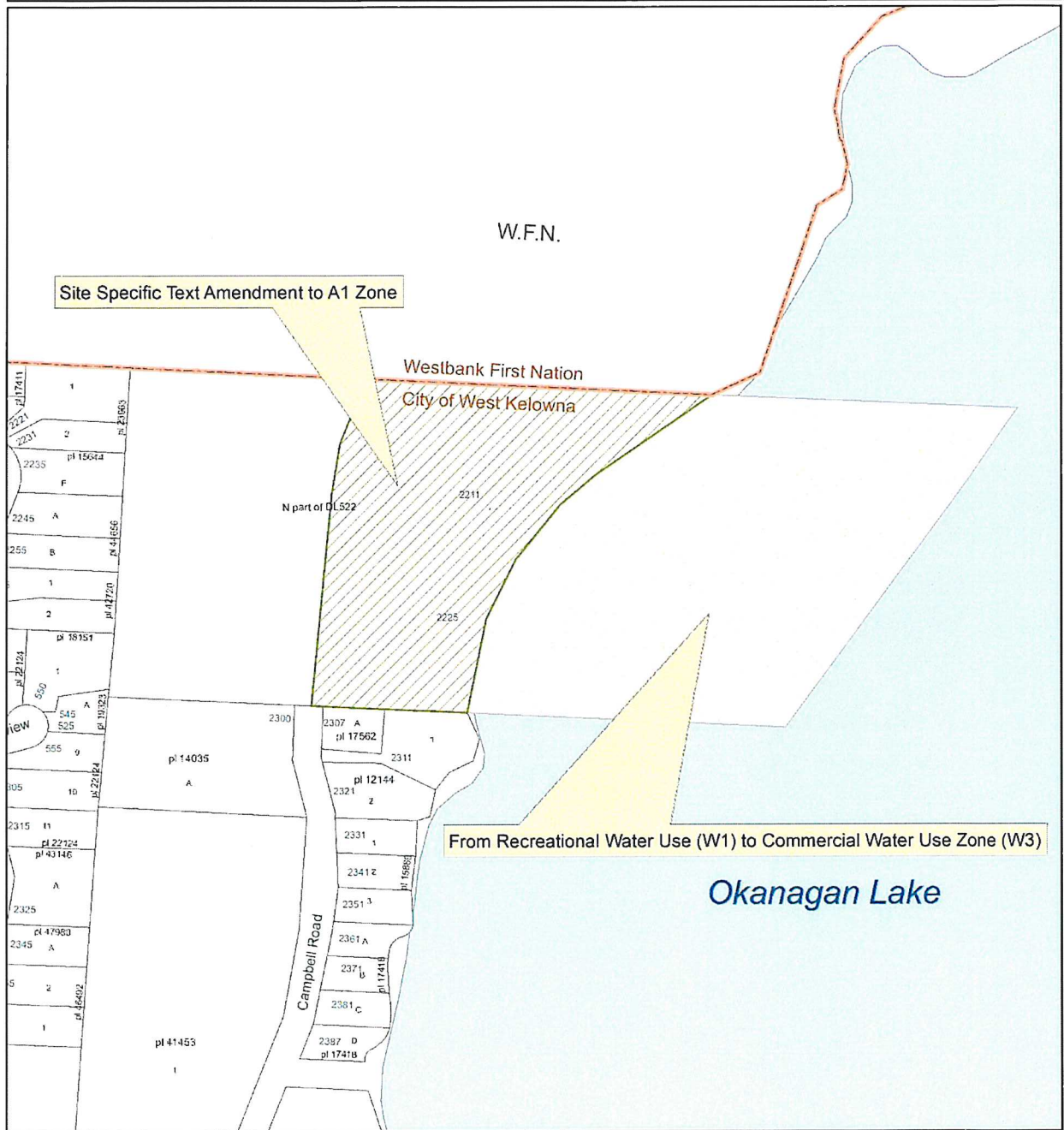
MAYOR

CITY CLERK



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0154.107



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



1:3,700

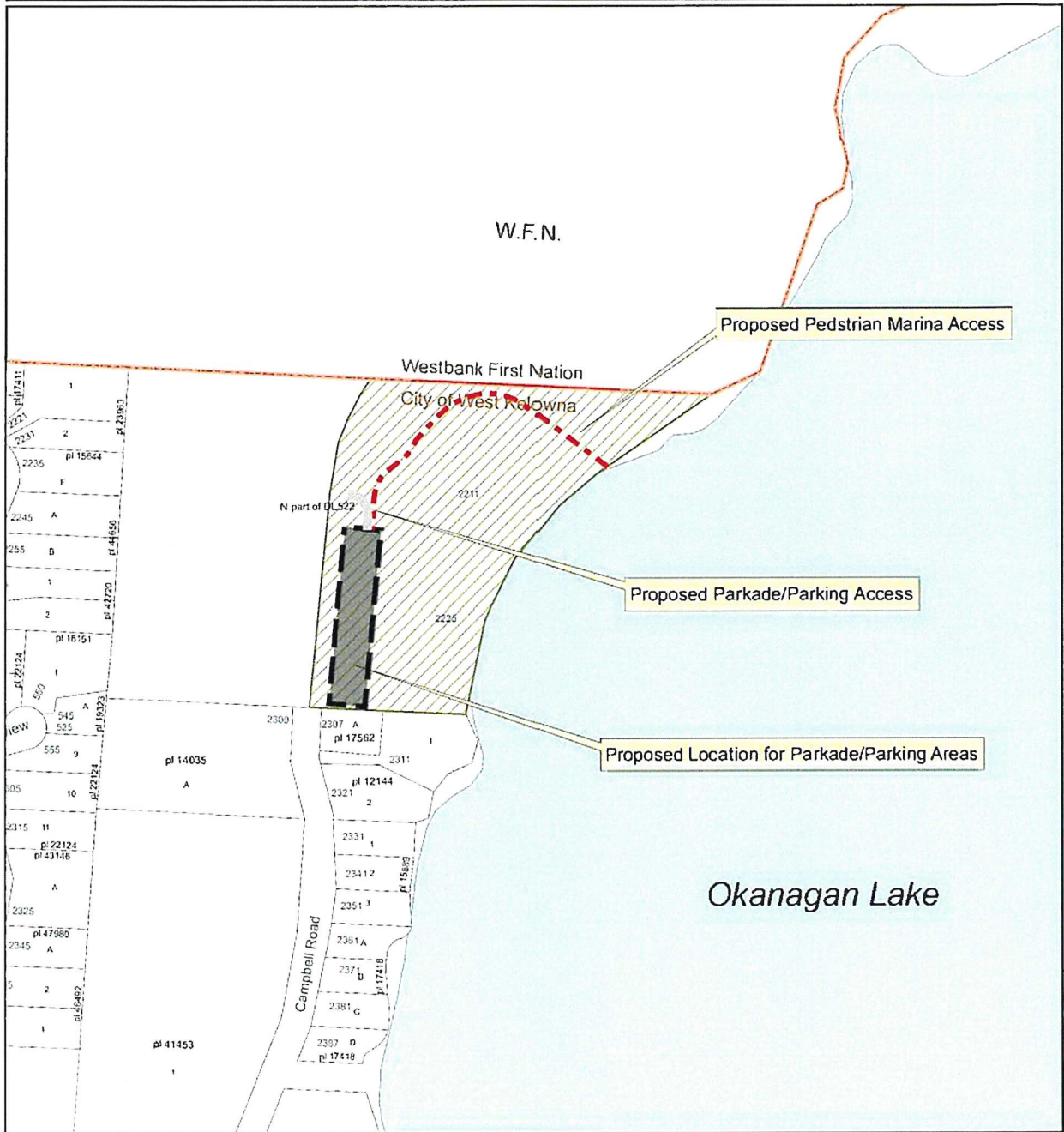


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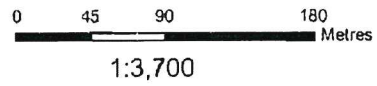


CITY OF WEST KELOWNA

SCHEDULE 'B' of BYLAW NO. 0154.107



- Parcels
- Proposed Location for Site Specific Uses

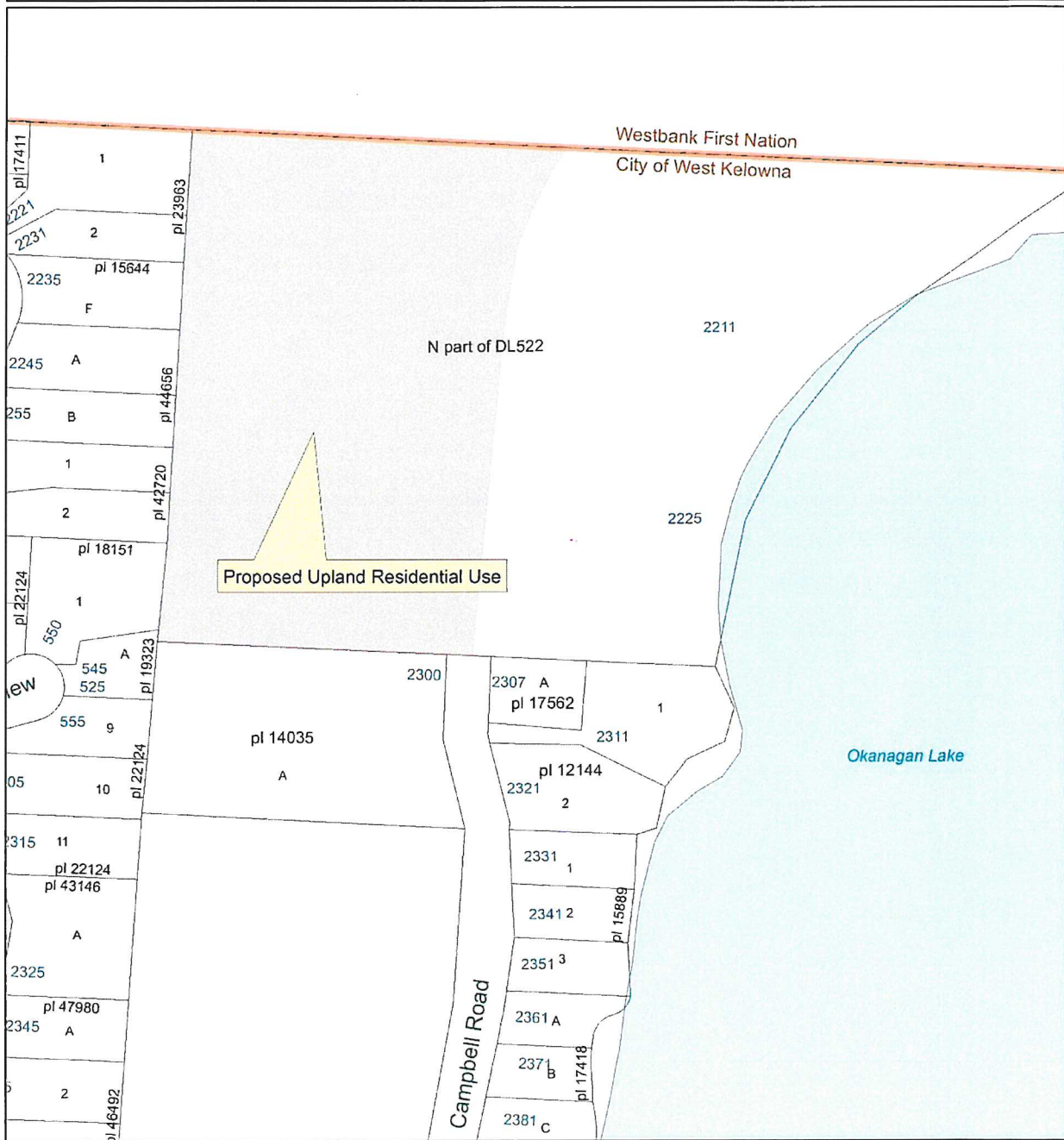


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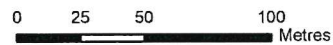
CITY OF WEST KELOWNA

SCHEDULE 'C' of BYLAW NO. 0154.107



LEGEND

- Proposed Upland Residential Use
- Parcels



1:2,400



Date: 2021-08-18