



DATE: August 12, 2019 File: Z19-01

TO: Paul Gipps, CAO

FROM: Hailey Rilkoﬀ, Planner I

RE: Application: Zoning Amendment Bylaw No. 0154.83 (Z19-01)  
 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 rescind second reading of City of West Kelowna Zoning Amendment Bylaw No. 0154.83, 2019; and

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

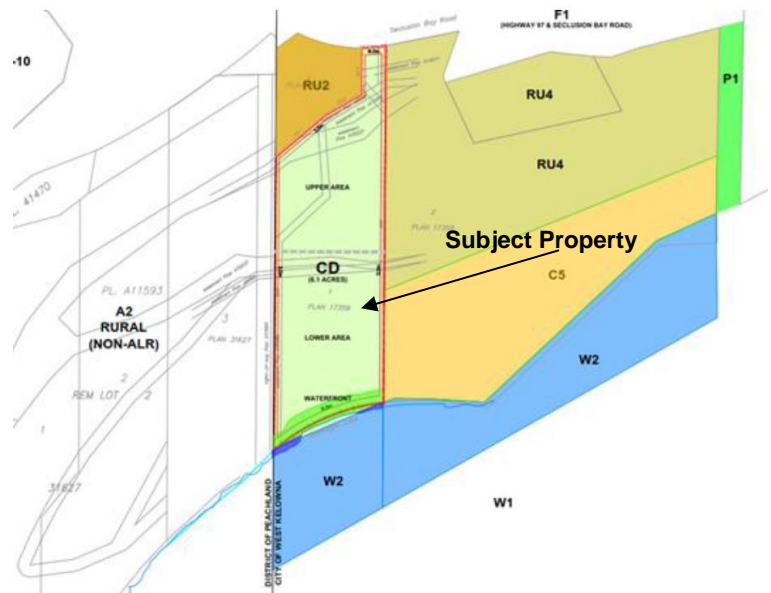
**THAT** Council direct staff to schedule the proposed bylaw amendment for a Public Hearing

**LEGISLATIVE REQUIREMENTS:**

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

**BACKGROUND:**

On July 23, 2019, Council considered Official Community Plan and Zoning Bylaw Amendments for 3060 Seclusion Bay Road. Council gave second reading to OCP Amendment Bylaw No. 0100.50, 2019 and gave first and second reading to Zoning Amendment Bylaw No. 0154.83, 2019. While the Council Report addressed the proposed rezoning of the waterfront from the Recreational Water Use Zone (W1) to the Intensive Water Use Zone (W2), only the



**Figure 1: Proposed Comprehensive Development Zone (CD8) and Intensive Water Use Zone (W2)**

change of the upland property from RU2 to CD8 was included in Bylaw No. 0154.83 as read. An amendment to Zoning Bylaw No. 0154.83, 2019 is required to include the change from the waterfront use change from the Recreational Water Use Zone (W1) to the Intensive Water Use Zone (W2), which is the intent of this report.

**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 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.

COUNCIL REPORT/RESOLUTION HISTORY:

Date	Report Topic/Resolution	Resolution No.
July 23, 2019	<p><b>THAT</b> Council give second reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.50, 2019; and</p> <p><b>THAT</b> Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.83, 2019; and</p> <p><b>THAT</b> Council direct staff to schedule the proposed bylaw amendment for a public hearing.</p>	C281/19
January 23, 2018	<b>THAT</b> Council give first reading to Official Community Plan Amendment Bylaw No. 0100.50 (File: OCP 17-03).	C101/18

REVIEWED AND APPROVED BY:

Brent Magnan, Planning Manager  
 Nancy Henderson, GM Development Services  
 Shelley Schnitzler, Legislative Services Manager  
 Paul Gipps, CAO

Powerpoint: Yes  No

Attachments:

1. Zoning Amendment Bylaw No. 0154.83
2. CD8 (Seclusion Bay) Zone