
CITY OF KELOWNA

MEMORANDUM

Date: February 27, 2001
File No.: (3360-20) **TA01-002**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. TA01-002 OWNER: WEINMASTER HOMES

FOR: BYLAW 8000 APPLICANT: AS ABOVE

PURPOSE: TO AMEND ZONING BYLAW 8000

REPORT PREPARED BY: BARB WATSON

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding the following to clause 1.4.3(c) of Use and Regulations:

“and constituency offices for federal and provincially elected representatives when located in an industrial, commercial or institutional zoned property. Any signage for the exempt uses will be required to meet the requirements of the Sign Bylaw for the existing zone of the property”;

AND THAT Text Amendment No. TA01-002 be forwarded to a Public Hearing.

2.0 ADVISORY PLANNING COMMISSION

The subject application was reviewed by the APC where they passed the following recommendation at their regular meeting on February 6, 2001:

That the Advisory Planning Commission supports Zoning Bylaw Amendment Application No. TA01-001 by Weinmaster Homes Ltd. (Bruce Weinmaster), to amend the clause in Section 1.4.3 to include constituency offices as exempted use in areas zoned Industrial, Commercial and Institutional.

3.0 SUMMARY

The proposed amendment to the City of Kelowna Zoning Bylaw is to allow the elected representatives the most flexibility in locating their constituency offices after the campaign office is no longer required. The proposal is to amend the exemption definition in Section 1.4 of Zoning Bylaw 8000 to include constituency offices. This exemption for the constituency office would be for use only and restricted to industrial,

commercial and institutional zones. Any signage for the exempt uses will be required to meet the requirements of the existing zone for the property.

4.0 BACKGROUND

4.1 The Proposal

Exempting the use of the constituency office provides a transition from pre-election to elected representative. Under the current exemption only campaign offices are exempt, resulting in the elected representative perhaps requiring relocating after the election has occurred. The exemption is proposed for federal and provincial candidates.

The exemption for the constituency office would be limited to Industrial, Commercial and Institutional zones, while the campaign office exemption would remain unchanged to provide the most flexibility for potential candidates.

The applicant wishes to amend the bylaw as a candidate for the provincial election wishes to open a campaign office and convert it into a constituency office should he be the next representative. Within the existing zone for the subject property, the constituency office is currently not permitted. Due to the electoral boundaries varying from those of the Municipality, the candidate wishes to choose a location most central to the riding to best serve the constituency. As such, the text amendment would allow the elected representative to convert a campaign office into a constituency office where the campaign office was located in a zone which did not permit office uses.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning and Development Services

BW/hb
Attach.