

CITY OF KELOWNA

BYLAW NO. 9054

Official Community Plan Amendment No. OCP03-0009 Glenwest Properties (Ekistics Town Planning Inc./Paul Rosenau) Glenmore Highlands

A bylaw to amend the "City of Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 19.1 - **GENERALIZED FUTURE LAND USE** of Schedule "A" of "City of Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600" be amended by changing the Generalized Future Land Use designation of Lot A, Sec. 6, Twp. 23, ODYD, Plan KAP70041; Lot A, Sec. 32, Twp. 26, ODYD, Plan KAP55949 except Plan 70047; South West 1/4 of Sec. 5, Twp. 23, ODYD; North West ¼ of Sec. 5, Twp. 23, ODYD except Plan 20895; Part of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568; North East ¼ of Sec. 5, Twp. 23, ODYD, except Plans 896, B645 & KAP69724; Part of Lot A, Secs. 4, 5, 8, & 9, Twp. 23, ODYD, Plan KAP69724 except Plan KAP71944; Part of South East ¼ of Sec. 8, Twp. 23, ODYD except Plan 22400 & KAP69724; Part of North East ¼ of Sec. 8, Twp. 23, ODYD except Plan KAP69724; Part of South East ¼ of Sec. 17, Twp. 23, ODYD; Part of South West ¼, Sec. 16, Twp. 23, ODYD, located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, B.C., from the "Single/Two Unit Residential, Multiple Unit Residential – low density, Multiple Unit Residential – low density transition, Mixed Residential Commercial, Major Park/Open Space, Future Urban Reserve" designations to the "Single/Two Unit Residential, Multiple Unit Residential – low density, Neighbourhood Commercial, Public Services/Utilities, Major Park/Open Space" designations as shown on *Map "A"*;
2. AND THAT OCP Bylaw Amendment No. OCP03-0009 to amend Map 7.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by refining the Natural Environment/Hazardous Condition Development Permit Area Designation (slopes over 30%) for Lot A, Sec. 6, Twp. 23, ODYD, Plan KAP70041; Lot A, Sec. 32, Twp. 26, ODYD, Plan KAP55949 except Plan 70047; South West 1/4 of Sec. 5, Twp. 23, ODYD; North West ¼ of Sec. 5, Twp. 23, ODYD except Plan 20895; Part of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568; North East ¼ of Sec. 5, Twp. 23, ODYD, except Plans 896, B645 & KAP69724; Part of Lot A, Secs. 4, 5, 8, & 9, Twp. 23, ODYD, Plan KAP69724 except Plan KAP71944; Part of South East ¼ of Sec. 8, Twp. 23, ODYD except Plan 22400 & KAP69724; Part of North East ¼ of Sec. 8, Twp. 23, ODYD except Plan KAP69724; Part of South East ¼ of Sec. 17, Twp. 23, ODYD; Part of South West ¼, Sec. 16, Twp. 23, ODYD, located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, BC, as shown on *Map "B"* attached to the report of Planning & Corporate Services Department, dated June 18, 2003, be considered by Council;
3. AND THAT OCP Bylaw Amendment No. OCP03-0009 to amend Map 6.2 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by adding the General

Commercial Development Permit Area Designation for that Part of the South West ¼ of Sec. 5, Twp. 23, ODYD; located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, BC, as shown on *Map "B1"* attached to the report of Planning & Corporate Services Department, dated June 18, 2003, be considered by Council;

4. AND THAT OCP Bylaw Amendment No. OCP03-0009 to amend Map 14.2 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by adding the Trail Network for Lot A, Sec. 6, Twp. 23, ODYD, Plan KAP70041; Lot A, Sec. 32, Twp. 26, ODYD, Plan KAP55949 except Plan 70047; South West 1/4 of Sec. 5, Twp. 23, ODYD; North West ¼ of Sec. 5, Twp. 23, ODYD except Plan 20895; Part of Lot 8, Sec. 8, Twp. 23, ODYD, Plan 29568; North East ¼ of Sec. 5, Twp. 23, ODYD, except Plans 896, B645 & KAP69724; Part of Lot A, Secs. 4, 5, 8, & 9, Twp. 23, ODYD, Plan KAP69724 except Plan KAP71944; Part of South East ¼ of Sec. 8, Twp. 23, ODYD except Plan 22400 & KAP69724; Part of North East ¼ of Sec. 8, Twp. 23, ODYD except Plan KAP69724; Part of South East ¼ of Sec. 17, Twp. 23, ODYD; Part of South West ¼, Sec. 16, Twp. 23, ODYD, located west of Union Road and East of Clifton Road & Rio Drive, Kelowna, BC, as shown on *Map "C"* attached to the report of Planning & Corporate Services Department, dated June 18, 2003, be considered by Council;
5. AND THAT pursuant to Section 882 of the *Local Government Act*, each reading of this bylaw receive an affirmative vote of a majority of all members of the Council;
6. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

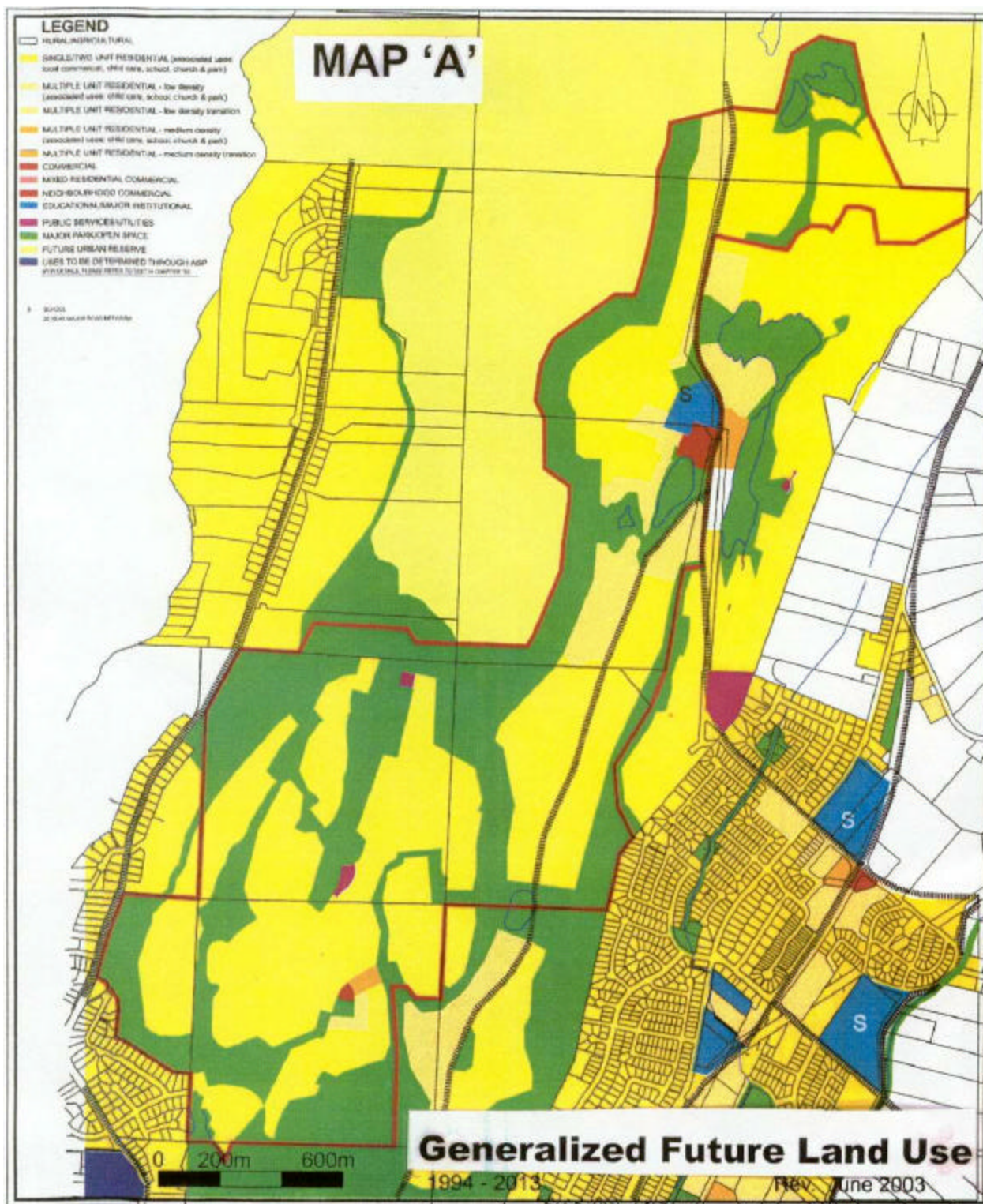
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

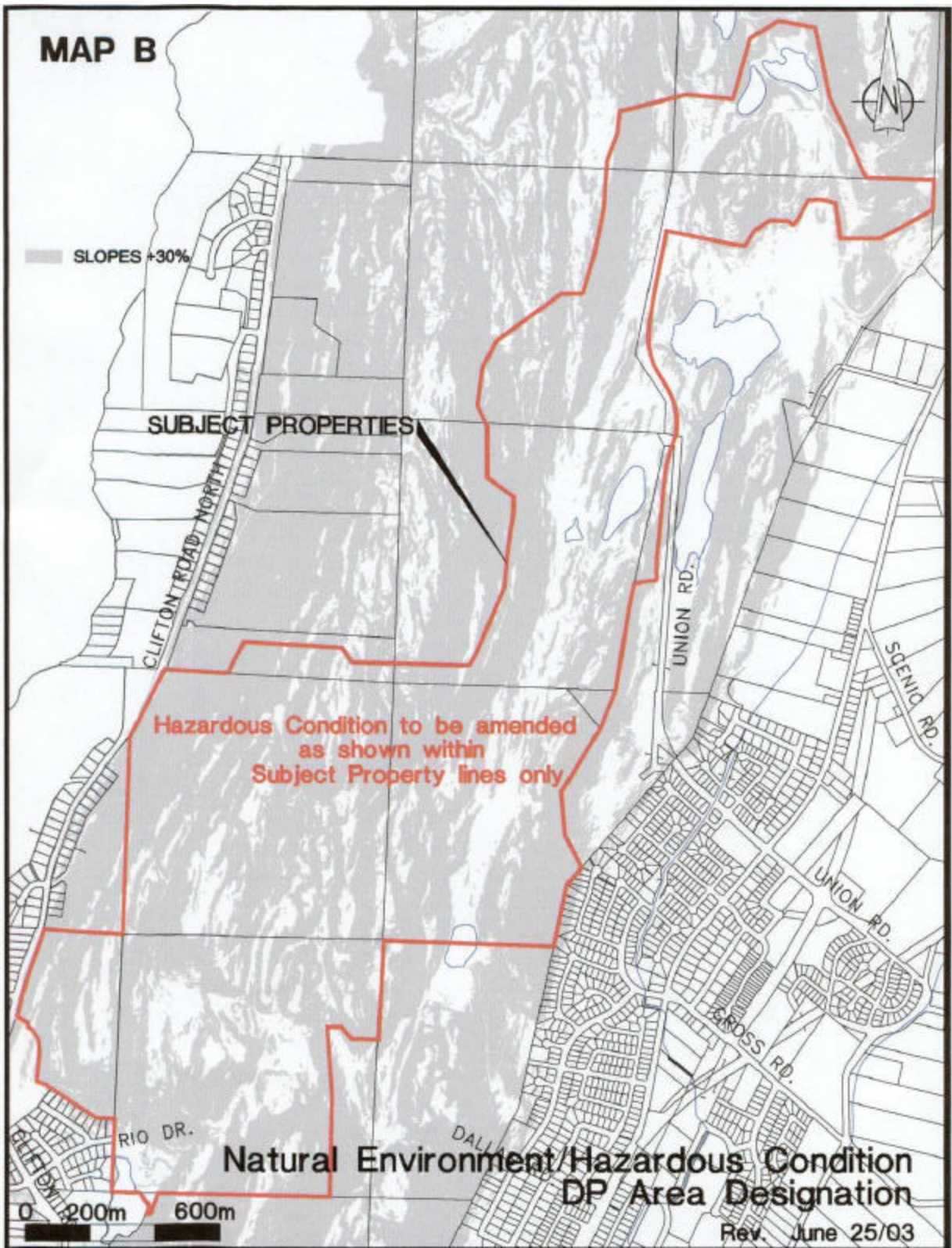
Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



MAP B



MAP B1

LEGEND

GENERAL COMMERCIAL & INDUSTRIAL DP AREAS
Properties abutting arterial roads and Chaguan Lake are subject to Development Permit Designation

URBAN CENTRE DP AREAS *

- A City Centre
- B Highway Centre
- C South Parkway Town Centre
- D Rutland Town Centre

VILLAGE CENTRE DP AREAS *

- 1 Glenora Valley
- 2 North Mission
- 3 Okanagan
- 4 Black Mountain
- 5 Mission Village
- 6 Capri

GENERAL MULTIPLE UNIT DP AREA
All multiple unit residential properties within the City are subject to DP Designation.

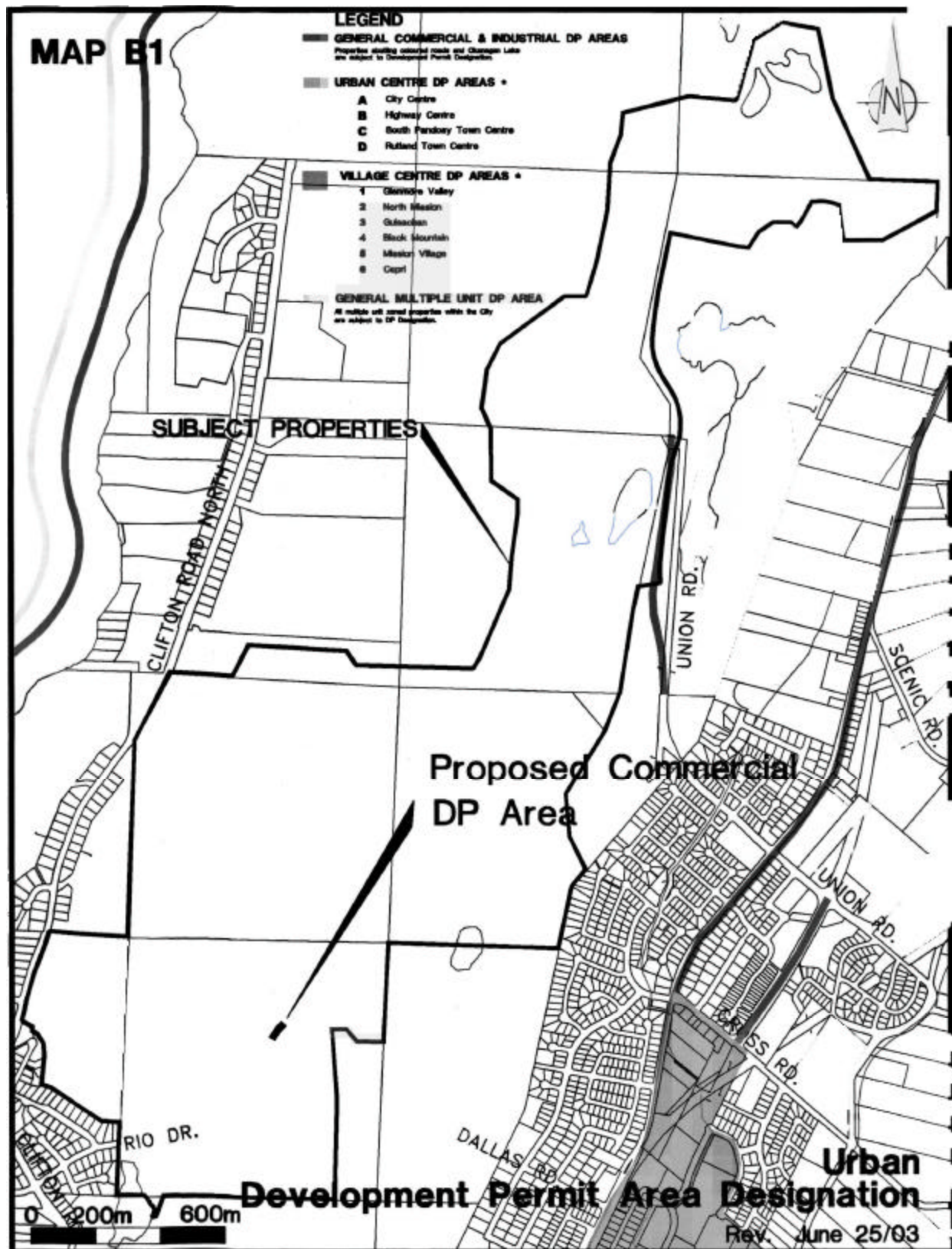
SUBJECT PROPERTIES

Proposed Commercial DP Area

0 200m 600m

Development Permit Area Designation

Rev. June 25/03



MAP C

- LEGEND**
- New Trails
 - Trails
 - Creek Trails
 - TRAIL HEADS
 - Proposed Links
 - ALR

