

# CITY OF KELOWNA

## BYLAW NO. 9094

**Official Community Plan Amendment No. OCP03-0012 – Colin Day; Balbir Singh  
and Preminder Jeet Wariache; 590921 BC Ltd;  
Black Mountain Irrigation District  
(Weninger Construction and Design Ltd./Marlin Weninger)  
Bell Mountain Area  
(East of Lone Pine Drive/ South of Swainson Road)**

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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 Table 19.1 of the Kelowna Official Community Plan (1994-2013) Bylaw 7600 be amended by deleting line 11 in its entirety;
2. AND 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, located on SE ¼ of Sec. 24, Twp. 26, ODYD, Except Plans KAP54413, KAP58342, KAP59957, KAP63620, and KAP69503; Lot 2, Sec. 24 & 25, Twp. 26, ODYD, Plan KAP62397; Lot A, Sec. 19, Twp. 27, ODYD, Plan 31717; Lot B, Sec. 19, Twp. 27, ODYD, Plan 31717; Lot D1, Sec. 3 & 19, Twp. 27, ODYD, Plan 1760, Except Plan 33849, Kelowna, B.C., from "Single/Two Family Residential and Rural/Agricultural" to "Single/Two Unit Residential; Multiple Unit Residential – Low Density; Multiple Unit Residential – Medium Density; Commercial; Major Park/Open Space; and Private Recreational", as shown on Map "A" attached to and forming part of this bylaw;
3. 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;
4. 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

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Mayor

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City Clerk



## LEGEND:

### PROPOSED LAND USE:

- SINGLE/TWO UNIT RESIDENTIAL
- MULTIPLE UNIT RESIDENTIAL—low density
- MULTIPLE UNIT RESIDENTIAL—med. density
- NEIGHBORHOOD/◆ TOURIST COMMERCIAL
- MAJOR PARK/OPEN SPACE
- PRIVATE RECREATION
- ACCESS

### SENSITIVE ECOSYSTEMS:

- GR GRASSLAND
- MPPF MATURE PONDENOSA PINE FOREST
- WN WETLAND
- SES SHALLOW, ERODIBLE SOILS
- OES OUTCROP AND ERODIBLE SOILS
- RI RIPARIAN

OVER JOLE SLOPE

NOTE:  
"MAJOR PARK/OPEN SPACE" WITHIN THE LOWE PINE  
ESTATES DEVELOPMENT, WEST OF THE BELL  
MOUNTAIN PROJECT, GENERALLY REPRESENTS THE  
PROPOSED RECREATION AND OPEN SPACE  
DEVELOPMENT ON THE BELL MOUNTAIN SECTION PLAN

MPP 619

FIGURE 2.1

BELL MOUNTAIN  
AREA STRUCTURE PLAN  
PROPOSED LAND USE

SCALE - 1" = 1,500'  
DATE - DEC. 2002  
PROJECT 55231  
Revised September 8, 2003