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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** October 21, 2004  
**File No.:** (3360-20) **Z03-0072**

**To:** City Manager

**From:** Planning & Corporate Services Department

**Subject:**

APPLICATION NO. Z03-0072                      OWNER: OKANAGAN SIKH TEMPLE  
AND CULTURAL SOCIETY

AT: 1145, 1125 RUTLAND ROAD N.      APPLICANT: TED J. THOMAS & ASSOC.

PURPOSE: TO REZONE THE SUBJECT PROPERTIES TO PERMIT THE  
CONSTRUCTION OF A NEW SIKH TEMPLE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: PAUL McVEY

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 9189 be considered by the Municipal Council.

2.0 SUMMARY

This application has been made to rezone the subject properties from the existing RU1 – Large Lot Housing zone to the P2 - Education and Minor Institutional zone in order to permit the construction of a new, 773 m<sup>2</sup> (net) temple facility for the Okanagan Sikh Temple and Cultural Society. The temple will be operated in conjunction with the existing facility located on the adjacent lot immediately south of the subject properties. The associated zone amending bylaw No. 9189 received 3<sup>rd</sup> reading on March 23<sup>rd</sup>, 2004.

3.0 PLANNING and CORPORATE SERVICES DEPARTMENT COMMENTS

The applicant has now satisfied the requirements of the Works and Utilities Department. It is now appropriate for Council to give the zone amending bylaw fourth reading and adopt the bylaw.

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Andrew Bruce  
Manager of Development Services

Approved for inclusion

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

PMc/pmc  
Attach.

**FACT SHEET**

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| <b>1. APPLICATION NO.:</b>   | Z03-0072   |
| <b>2. APPLICATION TYPE:</b>  | Rezoning   |
| <b>3. OWNER:</b>   | Okanagan Sikh Temple & Cultural Society  |
| • ADDRESS  | PO Box 2101 Station R  |
| • CITY   | Kelowna, BC  |
| • POSTAL CODE  | V1X 4Z6  |
| <b>4. APPLICANT/CONTACT PERSON:</b>  | Mr. Ted Thomas   |
| • ADDRESS  | Ted J. Thomas & Associates   |
| • CITY   | #220 – 1715 Dickson Ave.   |
| • POSTAL CODE  | Kelowna, BC  |
| • TELEPHONE/FAX NO.:   | V1Y 9G6  |
| <b>5. APPLICATION PROGRESS:</b>  | 763-5220/763-2206  |
| Date of Application:   | Dec 16, 2003   |
| Date Application Complete:   | Dec 16, 2003   |
| Servicing Agreement Forwarded to Applicant:  | N/A  |
| Servicing Agreement Concluded:   | N/A  |
| Staff Report to Council:   | October 21, 2004   |
| <b>6. LEGAL DESCRIPTION:</b>   | Lot A & B, Sec. 26, Twp. 26,<br>O.D.Y.D., Plan 32402                                   |
| <b>7. SITE LOCATION:</b>   | South East corner of Sumac Road<br>East and Rutland Road North                         |
| <b>8. CIVIC ADDRESS:</b>   | 1145, 1125 Rutland Road North  |
| <b>9. AREA OF SUBJECT PROPERTY:</b>  | 4937.3m <sup>2</sup>   |
| <b>10. AREA OF PROPOSED REZONING:</b>  | 4937.3m <sup>2</sup>   |
| <b>11. EXISTING ZONE CATEGORY:</b>   | RU1 – Large Lot Housing  |
| <b>12. PROPOSED ZONE:</b>  | P2 – Education and Minor Institutional   |
| <b>13. PURPOSE OF THE APPLICATION:</b>   | To Rezone The Subject Properties To<br>Permit The Construction Of A New<br>Sikh Temple |
| <b>14. MIN. OF TRANS./HIGHWAYS FILES NO.:</b><br><b>NOTE: IF LANDS ARE WITHIN 800 m OF A<br/>CONTROLLED ACCESS HIGHWAY</b> | N/A  |
| <b>15. DEVELOPMENT PERMIT MAP 13.2<br/>IMPLICATIONS</b>  | N/A  |

SUBJECT PROPERTY MAP

