
CITY OF KELOWNA

MEMORANDUM

Date: April 28, 2006
File No.: Z06-0022

To: City Manager

From: Planning & Corporate Services Department

Subject: To Correct Discrepancies in the Zoning Boundaries for Schedule "A" of Zoning Bylaw No. 8000

Report Prepared By: Jen Csikos

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000, Schedule "A" be amended by changing the zoning classification of the following properties shown on "Map 1" to "Map 11" inclusive as attached to Planning & Corporate Service Department report dated April 28, 2006;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

2.0 BACKGROUND

The following Maps #1 through to Map #11 are presented as "housekeeping amendments" to Schedule "A" of the City of Kelowna Zoning Bylaw. Some mapping amendments are as result of the subdivision of the properties occurring after the adoption of the zoning amending bylaws that allowed for the development of these properties. The intent of most amendments, however is to make the zoning boundaries consistent with the legal lot lines of the property. As such Maps #1-11 are therefore considered as "housekeeping" amendments.

2.1 SUMMARY OF ERRONEOUS ZONING

Map 1:

- i) Part of Lots 1-13, Section 6, Township 26, ODYD, Strata Plan KAS2882 located at 670 Lequime Rd, Kelowna, B.C., from the P2 – Education and Minor Institutional zone to the RM3 – Low Density Multiple Housing zone;
- ii) Part of Lots 1-47, Section 6, Township 26, ODYD, Strata Plan KAS2684 located at 688 Lequime Rd, Kelowna, B.C., from the RM3 – Low Density Multiple Housing zone to the RM5 – Medium Density Multiple Housing zone;

Map 2:

- i) Part of Lot A, Section 32, Township 29, ODYD, Plan KAP76254 located at 4324 Bedford Lane, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone;

- ii) Part of Lot 2, Section 32, Township 29, ODYD, Plan KAP76256 located at 4255 Bedford Rd, Kelowna, B.C., from the A1 – Agriculture 1 zone to the RR1 – Rural Residential 1 zone;

Map 3:

- i) Part of Lot shown as “Park” on Plan 52450 located at 1856 Canyon Falls Ct, Kelowna, B.C., from the P4 – Utilities zone to the P3 – Parks and Open Space zone;

Map 4:

- i) Part of Lot A, Section 31, Township 26, ODYD, Plan KAP80354 located at (W OF) Knox Mountain Dr. Kelowna, B.C., from the A1 – Agriculture 1 zone to the P3 - Parks and Open Space zone;

Map 5:

- i) Part of Lot A, District Lot 125, ODYD, Plan KAP79375 located at 1580 Hwy 33 W, Kelowna, B.C., from the C4 – Urban Centre Commercial to the C9 – Tourist Commercial zone;

Map 6:

- i) Part of Lot A, Section 23, Township 26, ODYD, Plan KAP80688 located at 1276 Teasdale Rd, Kelowna, B.C., from A1 – Agriculture 1 zone to A1s – Agriculture 1 with Secondary Suite;
- ii) Part of Parcel A (Plan B5620) of Lot 2, Sections 23 and 24, Township 26, ODYD, Plan 2329, Except Plans H13224 and KAP80688 located at 1255 Belgo Rd., Kelowna, B.C., from the A1s – Agriculture 1 with suite to A1 – Agriculture 1;

Map 7:

- i) Parts of Lots 13, 19, 20 and 36, Section 24, Township 28, SDYD, Plan KAP79047 located at 522 and 520 South Crest Dr. and 513 and 515 Quartz Ct. Kelowna, B.C., from the RU2 – Medium Lot Housing zone to the RU1 – Large Lot Housing zone;
- ii) Part of Lot 21, Section 24, Township 28, SDYD, Plan KAP79047 located at 517 Quartz Ct. Kelowna, B.C., from the RU1 – Large Lot Housing to the RU2 – Medium Lot Housing zone;

Map 8:

- i) Parts of the West ½ of Section 14, Township 23, ODYD, Except Plans H16596, KAP51877, KAP47192, KAP53641, KAP53790 and KAP57365, Except Plan KAP73608 located at 5520 Hwy 97 N., Kelowna, B.C., from the I5 – Extraction zone to the CD15 – Airport Business Park zone and to P3 – Parks and Open Space zone;

Map 9:

- i) Part of Lot 1, District Lot 123, ODYD, Plan KAP51422 located at 2659 Norris Rd., Kelowna, B.C., from the P4 – Utilities zone to the I2 – General Industrial zone;
- ii) Part of Lot 2, District Lot 123, ODYD, Plan KAP51422 located at 2611 Norris Rd., Kelowna, B.C., from the I2 – General Industrial zone to the P4 – Utilities zone;

Map 10:

- i) Part of Lot A, Sections 14, 15, 22 and 23, Township 23, ODYD, Plan KAP56201, Except Plans KAP68068 and KAP80682 located at 3025 Quail Ridge Blvd. from the CD6L – Comprehensive Residential Golf Resort (Liquor Primary) to the CD6 – Comprehensive Residential Golf Resort zone.

Map 11:

- i) Parts of Lot B, Section 19, Township 27, ODYD, Plan KAP80286 located at South of Swainson Rd., from the RU1h – Large Lot Housing (Hillside Area) zone to the RU1hs – Large Lot Housing (Hillside Area) with Secondary suite.

3.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The Planning & Corporate Services Department recommends support for these zoning bylaw mapping amendments.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

JC

Attachments:

Housekeeping Maps 1 - 11