
CITY OF KELOWNA

MEMORANDUM

Date: December 6, 2007
File No.: ST07-33
To: City Manager
From: Ron Dickinson, Manager – Inspection Services
Subject: Stratification of Units 1 – 12, 3753 Lakeshore Road, Kelowna, B.C.
on Lot A, ODYD Plan 12063, District Lot 134

RECOMMENDATION:

THAT the application to stratify the 12 unit multiple housing at 3753 Lakeshore Road (6 – 2 unit dwellings) be approved in the name of Bernie Breitureuz.

BACKGROUND:

1. The City's Building Inspector has inspected the structure and found it suitable for stratification. The applicant has met the requirements of Council Policy 148.
2. Attached hereto are the location plan, plot plan and a copy of a signed declaration from the owner. The units are currently tenanted.
4. The property is located in the City of Kelowna RM3 zone.

EXISTING POLICY: Policy No. 148 – Strata Conversion of Existing Occupied Building / Strata Property Act.

INTERNAL CIRCULATION TO: Works & Utilities, Community Development & Real Estate, Tax Department, Fire Department, Bylaw Division and Utilities Department.

Considerations that were not applicable to this report:

LEGAL/STATUTORY AUTHORITY:

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

FINANCIAL/BUDGETARY CONSIDERATIONS:

PERSONNEL IMPLICATIONS:

TECHNICAL REQUIREMENTS:

EXTERNAL AGENCY/PUBLIC COMMENTS:

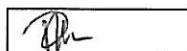
ALTERNATE RECOMMENDATION:

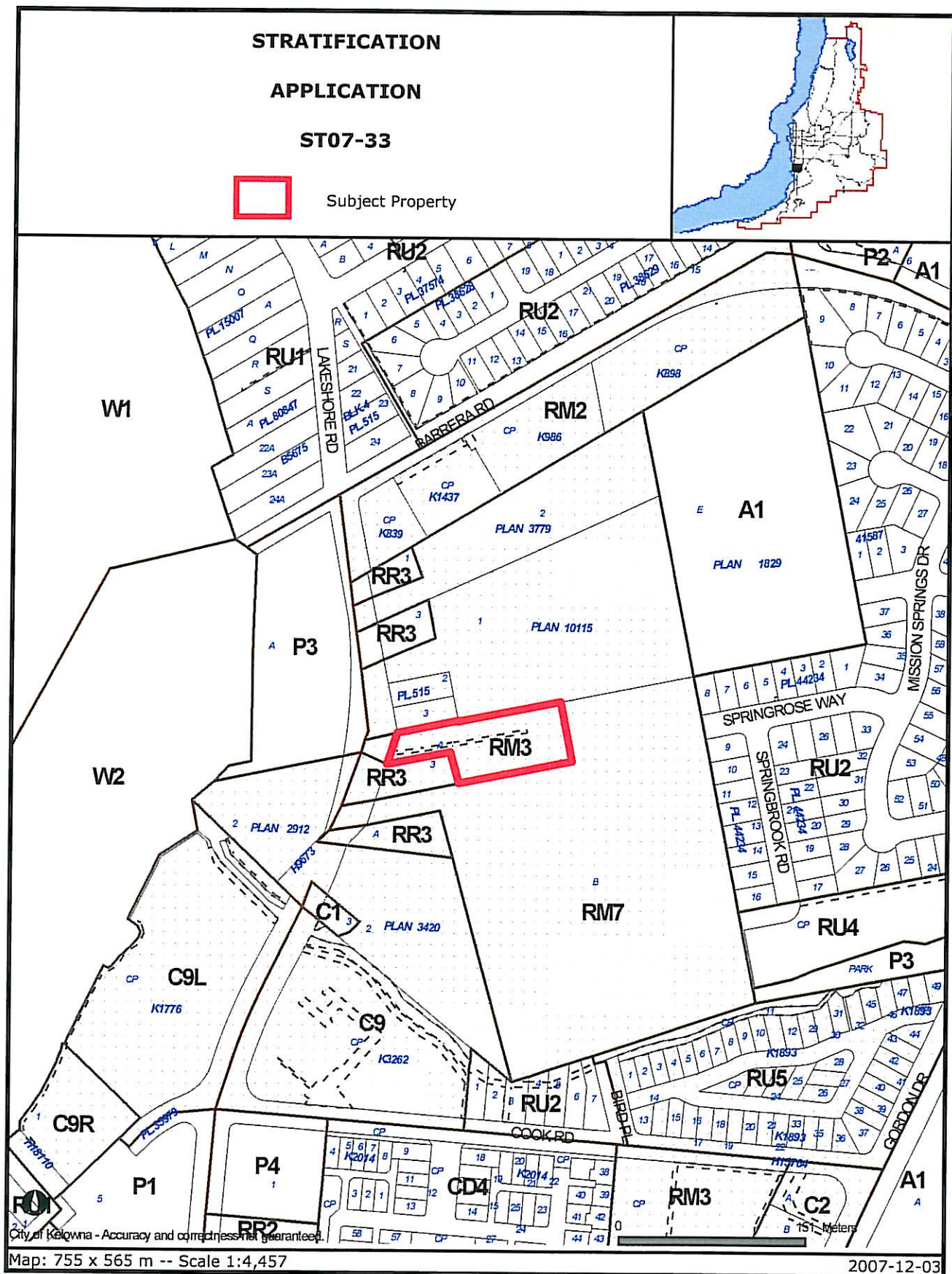
Submitted by:



Ron Dickinson, Manager – Inspection Services

Approved for Inclusion:





Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

B. C. LAND SURVEYOR'S CERTIFICATE

ON LOT A, PLAN 12063,
D. L. 134, O.D.Y.D.

SCALE 1:750 All distances are in metres.



CLIENT : DENISE BRECKENRIZ
FILE No. : 1016050
FB/PG : ENG PLANS

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AND DATED

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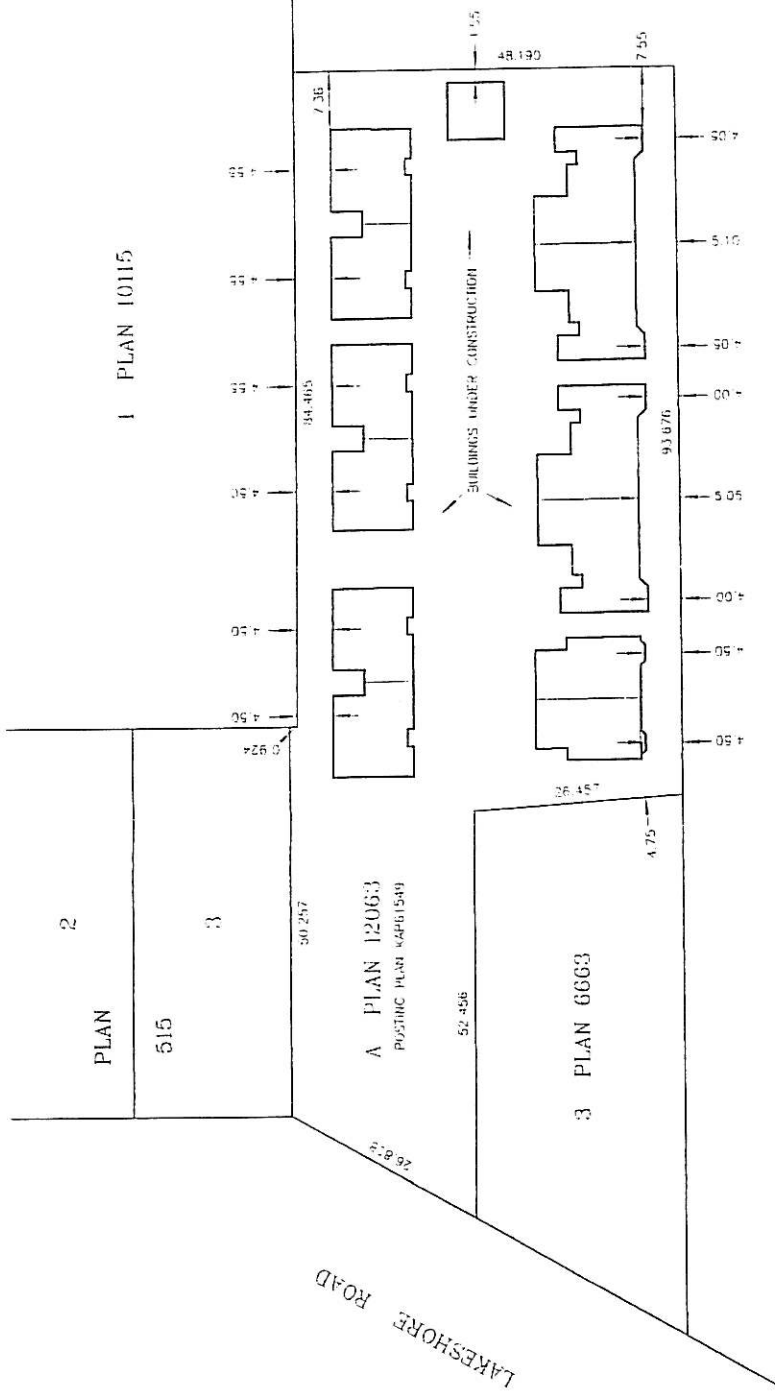
Certified correct this 18th day of April, 2000.

[Signature]

R. R. Runnalls B.C.L.S.

R. R. RUNNALLS & ASSOCIATES
land surveyors

2 - 1470 Water Street Phone (250) 763-7322
Kelowna, B.C. V1Y 1J5 Fax (250) 763-4413
E-mail: rrunnalls@bc-synoptico.ca



B PLAN 12063

B. C. LAND SURVEYOR'S CERTIFICATE

ON LOT A, PLAN 12063,
D. L. 134, O.D.Y.D.

SCALE 1:750 All distances are in metres.



CLIENT : BERNIE BREIKREUZ
FILE No. : 101865C
FB/PG : 307/22

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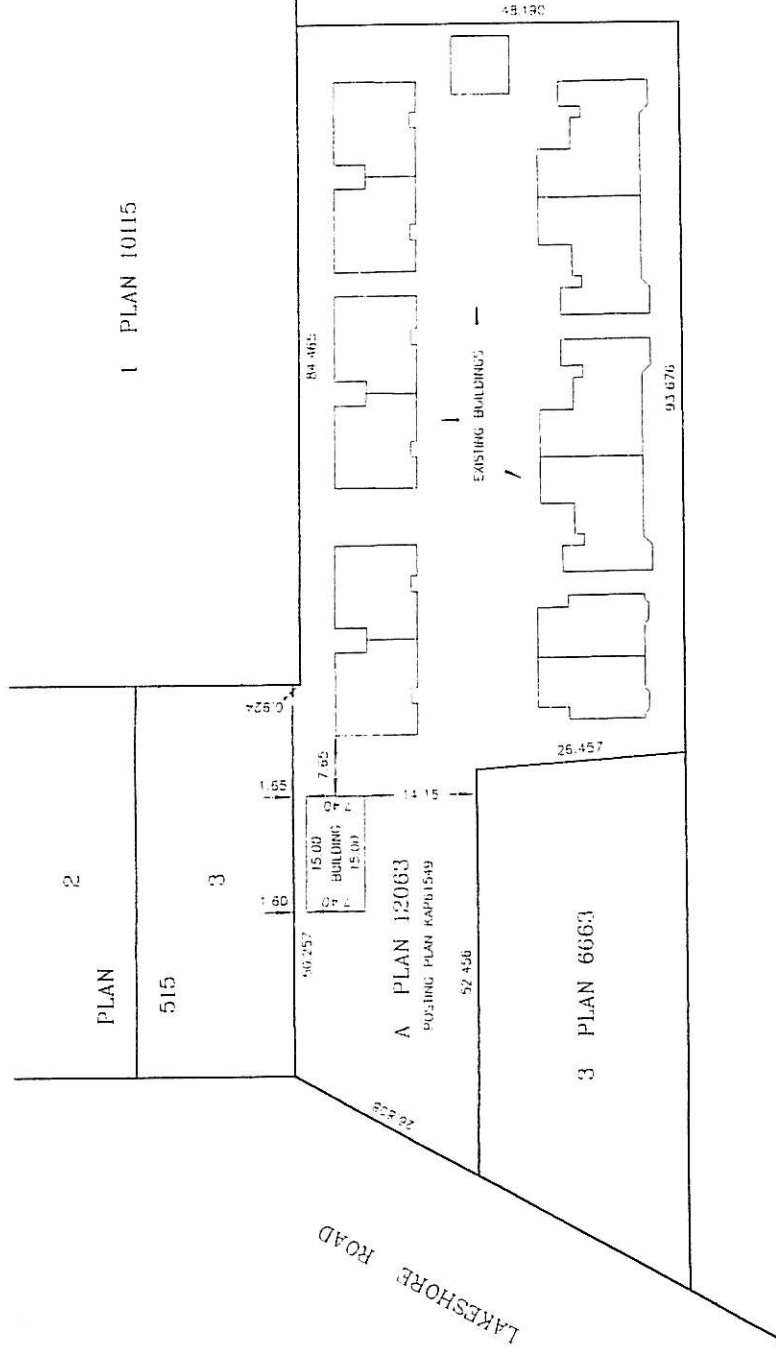
Certified correct this 14th day of November, 2000.

N.R. Denby

B.C.L.S.

RUNNALLS, DENBY & ASSOCIATES
land surveyors

2 - 1470 Water Street Phone (250) 763-7322
Kelowna, B.C. V1Y 1J5 Fax (250) 763-4413
E-mail: runnalls@bc.sympatico.ca



B PLAN 12063

STRATA CONVERSION APPLICATION

DECLARATION

CANADA
PROVINCE OF
BRITISH COLUMBIA

I, BERNIE BREITURETZ of
situated in the City of Kelowna, in the Province of British Columbia, do solemnly declare:

That I am the owner of those lands and premises legally described as follows:

Lot A, District Lot 134, ODYD Registered Plan 12063

3753 Lakeshore Road, Kelowna, B.C.

That I have made written application to the City of Kelowna to convert the existing building into strata lots under the Strata Property Act of British Columbia.

That I personally delivered the attached notification of my intention to stratify the subject land and premises to all tenants of said premises on the 03rd day of


DECEMBER, 2007 (must be delivered at least ten (10) days prior to the application being presented to Council for consideration).

That I have reviewed and acted upon all items set out in the City of Kelowna Strata Conversion Policy No. 148.

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath, and by virtue of the **CANADIAN EVIDENCE ACT**.

Declared before me at Kelowna,
in the Province of British Columbia
this 4th day of

DECEMBER, 2007


OWNER


COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH COLUMBIA

MARDELLE A. CORBETT
A COMMISSIONER FOR TAKING
AFFIDAVITS FOR BRITISH COLUMBIA
1435 Water Street, Kelowna B.C.