

---

CITY OF KELOWNA

MEMORANDUM

---

**Date:** April 17, 2008  
**File No.:** ST07-26  
**To:** City Manager  
**From:** Ron Dickinson, Manager – Inspection Services  
**Subject:** Stratification of Units 230, 232 & 234 Scarboro Road, Kelowna, B.C.  
on Lot 14, ODYD Plan 17497, Section 23, Township 26

---

**RECOMMENDATION:**

THAT the application to stratify the 3 unit multiple housing dwelling be approved in the name of Allan Lipkovits and Paul Snook.

**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. Two units are currently vacant and one unit 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:

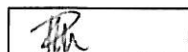
ALTERNATE RECOMMENDATION:

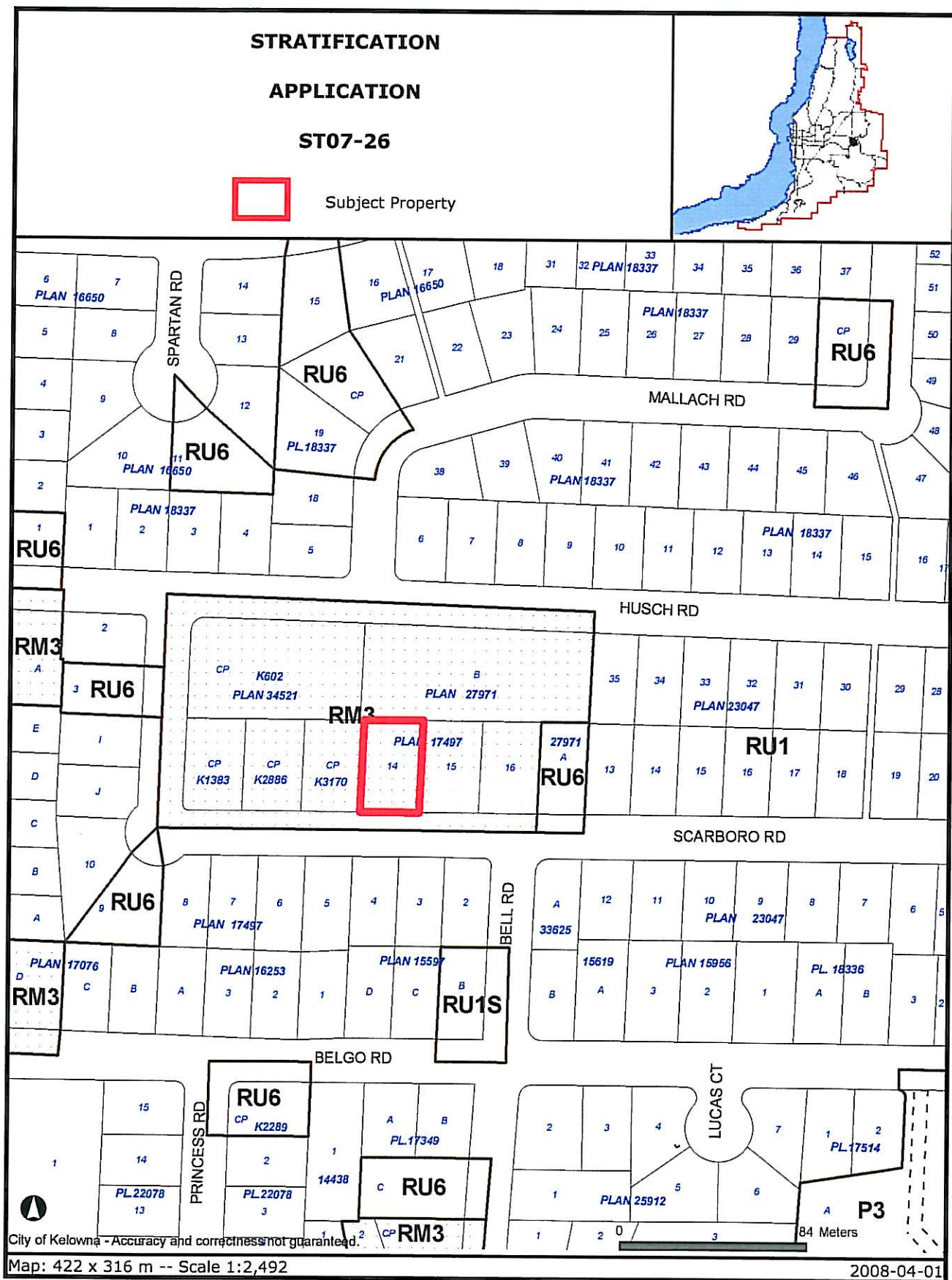
Submitted by:



Ron Dickinson, Manager – Inspection Services

Approved for Inclusion:



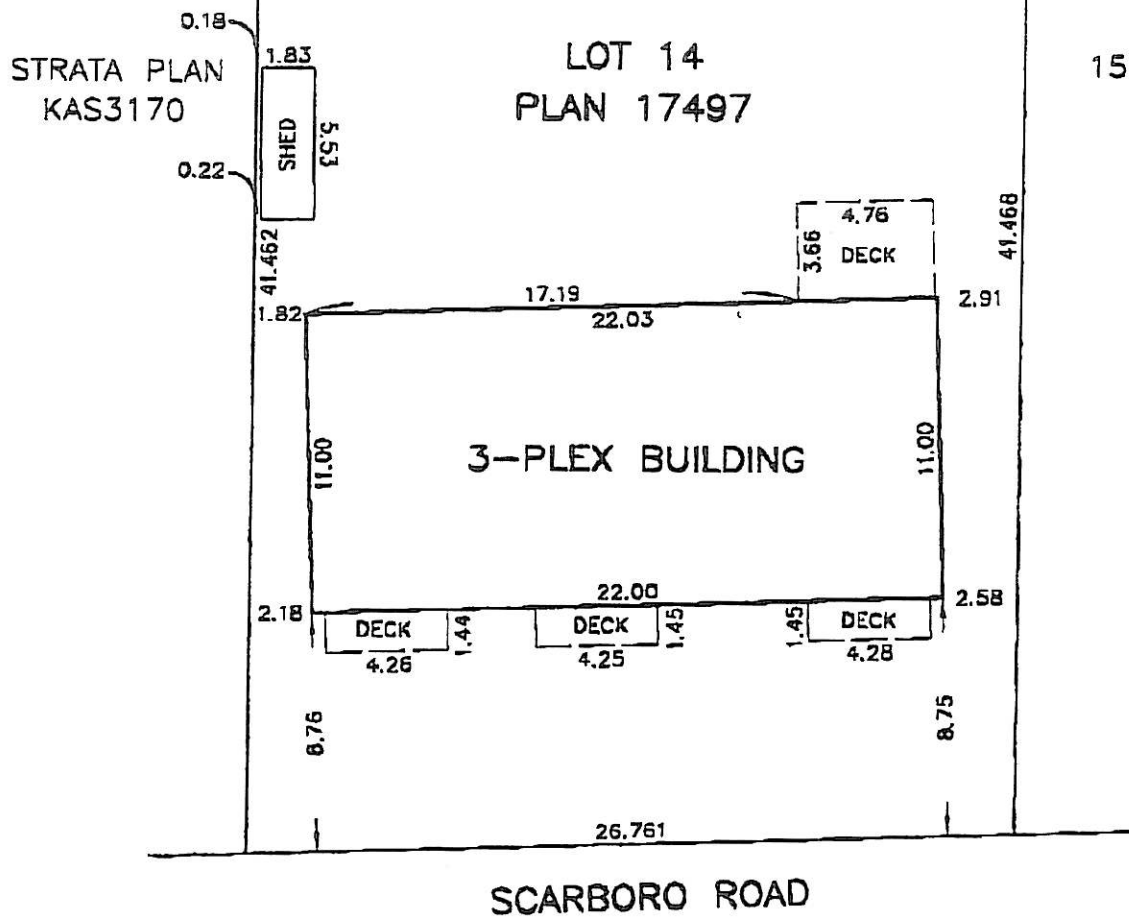


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

# B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 14, PLAN 17497, SEC. 23, TP. 26, O.D.Y.D.

230A-230C SCARBORO ROAD

B  
PLAN 27971



I HEREBY CERTIFY THAT THE ABOVE  
SKETCH SHOWS THE REGISTERED  
DIMENSIONS OF THE ABOVE DESCRIBED  
PROPERTY AND RELATIVE LOCATION OF  
THE BUILDINGS THEREON.

*T.E. Ferguson*  
B.C.L.S., C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY  
SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY  
AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: AL LIPKOVITS

DATE: AUGUST 20, 2007

SCALE: 1:250 METRES

FILE: 17689

© T.E. FERGUSON LAND SURVEYING LTD.

T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS

216-1626 RICHTER STREET, KELOWNA, B.C.

TELEPHONE: (250) 763-3115

FAX: (250) 763-0321

## STRATA CONVERSION APPLICATION

### DECLARATION

CANADA  
PROVINCE OF  
BRITISH COLUMBIA

I, PAUL SNACK of 525 CARAMILLO CRT.  
situated in the City of Kelowna, in the Province of British Columbia, do solemnly declare:

**That** I am one of the registered owner(s) of those lands and premises legally described as follows:

Lot 14, Registered Plan 17497, Section 23, Township 26

230, 232, 234 Scarboro 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 17 day of APRIL, 2008 (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 22<sup>ND</sup> day of

April, 2008.

  
OWNER

  
COMMISSIONER FOR TAKING  
AFFIDAVITS FOR BRITISH COLUMBIA

ELIZABETH A. CAMPBELL  
A COMMISSIONER FOR TAKING  
AFFIDAVITS FOR BRITISH COLUMBIA  
1435 Water Street, Kelowna, B.C.