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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** June 6, 2008  
**FILE NO.:** TA08-0002  
**TO:** City Manager  
**FROM:** Planning & Development Services Department  
**APPLICATION NO.** TA08-0002      **OWNER:** 0765777 BC Ltd  
**AT:** 1690-1698 Powick Rd      **APPLICANT:** Capri Insurance Services LTD.  
**PURPOSE:** TO AMEND ZONING BYLAW 8000 TO MODIFY THE  
DEFINITION OF AUTOMOTIVE AND MINOR RECREATION  
VEHICLE SALES/RENTALS IN SECTION 2 – INTERPRETATION  
SECTION TO INCLUDE 'VEHICLE INSURANCE SERVICES'  
**REPORT PREPARED BY:** CARLIE FERGUSON

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**1.0 RECOMMENDATION**

THAT Zoning Bylaw Text Amendment No. TA08-0002 to amend City of Kelowna Zoning Bylaw No. 8000 by replacing the existing definition of "Automotive and Minor Recreation Vehicle Sales/Rentals" with revised definition as outlined in Schedule "A" of the report of the Planning & Development Services Department dated June 6, 2008 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA08-0002 be forwarded to a Public Hearing for further consideration;

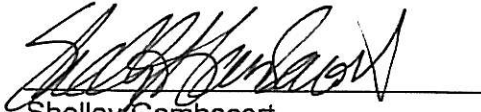
**2.0 SUMMARY**

- The applicant is seeking a text amendment to include the use of 'vehicle insurance services' to the definition of automotive and minor recreation vehicle sales/rentals as defined in the Zoning Bylaw 8000. Details of the proposed text amendment are provided in the attached Schedule "A".

**3.0 STAFF COMMENTS**

The applicant is proposing a text amendment to amend the definition for AUTOMOTIVE AND MINOR RECREATION VEHICLE SALES/RENTALS in order to accommodate vehicle insurance services as a complimentary use to an automotive or minor recreation vehicle sales/rentals facility within the C10 – Service Commercial zone.

The logic behind this application is that vehicle insurance services is a consistent and complimentary use to those already included in the existing definition of AUTOMOTIVE AND MINOR RECREATION VEHICLE SALES/RENTALS. Staff concluded that it would be appropriate to redefine this definition with the addition of vehicle insurance services.

A handwritten signature in black ink, appearing to read 'Shelley Gambacort', is written over a horizontal line.

Shelley Gambacort

Current Planning Supervisor

CF/cf

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## ATTACHMENTS

Schedule "A"

**SCHEDULE “A”**  
**TA08-0002 – Definition of Automotive and Minor Recreation**  
**Vehicle Sales/Rentals**

<b>Zoning Bylaw No. 8000</b>		
<b>Section</b>	<b>Existing Wording</b>	<b>Proposed Wording</b>
2.3.3 General Definitions	AUTOMOTIVE AND MINOR RECREATION VEHICLE SALES/RENTALS means the retail sale or rental of new or <b>used</b> automobiles, bicycles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light <b>recreational vehicles</b> , together with incidental maintenance services and sales of parts. It includes automobile dealerships but does not include dealerships for the sale of trucks with a gross <b>vehicle</b> weight of more than 4100 kg. or the sale of motorhomes with a gross <b>vehicle</b> weight of more than 5500 kg. of a length of more than 6.7 m.	AUTOMOTIVE AND MINOR RECREATION VEHICLE SALES/RENTALS means the retail sale or rental of new or used automobiles, bicycles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light <b>recreational vehicles</b> , together with <u>vehicle insurance services</u> , incidental maintenance services, and sales of parts. It includes automobile dealerships but does not include dealerships for the sale of trucks with a gross <b>vehicle</b> weight of more than 4100 kg. or the sale of motorhomes with a gross <b>vehicle</b> weight of more than 5500 kg. <u>or</u> a length of more than 6.7 m.