

CITY OF KELOWNA

BYLAW NO. 10098

Text Amendment No. TA07-0006

Kinnikinnik Developments Inc. and Glenmore-Ellison Improvement District (Kinnikinnik Developments Inc.) 3650 & 4001 Finch Road, (W of) Glenmore Road North, 1890, 2230 & (N of) McKinley Road, and (W of) & 3280 Slater Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT subsection **1.3 DEVELOPMENT REGULATIONS** of **Section 17, Schedule "B" CD18 – Vintage Landing Comprehensive Resort Development** be amended as follows:
 - (a) by deleting the sentence "Maximum stay is 240 days." in both Type A and Type B of part (b);
 - (b) by deleting part (f) in its entirety and replacing it with the following:

"Within the comprehensive zone, 19,000m² floor area of employee accommodation can be built. (defined as floor area net as per City of Kelowna General Definitions)"
 - (c) by deleting part (h) in its entirety and replacing it with the following:

"Every phase of development will be controlled by a Development Permit and shall confirm the floor area net of resort accommodation, village commercial, and/or employee accommodation, and will be controlled by a restrictive covenant and amended at the time of Development Permit."
2. AND THAT parts (o) through (q) inclusive of subsection **1.3 DEVELOPMENT REGULATIONS** of **Section 17, Schedule "B" CD18 – Vintage Landing Comprehensive Resort Development** are deleted in their entirety and all subsequent parts are renumbered, beginning with part (r) being renamed part (o), and ending with part (aa) being renamed part (x).
3. AND THAT the new parts (o) through (r) inclusive and part (x) of subsection **1.3 DEVELOPMENT REGULATIONS** of **Section 17, Schedule "B" CD18 – Vintage Landing Comprehensive Resort Development** are deleted and replaced with the following:

- “(o) The minimum setback from the CD Zone boundary for all uses shall be 10m (33 ft.) with the exception of the CD Zone boundary that fronts Okanagan Lake riparian management area or any park areas where the setback will be 1.5m.
 - (p) The minimum front yard is 0.0m.
 - (q) The minimum side yard is 0.0m.
 - (r) The minimum rear yard is 0.0m.
 - (x) A publicly accessible trail system will be provided by statutory right-of-way in favour of the City of Kelowna throughout the development property. Specific locations and right-of-way widths will be determined at time of Development Permit and in general accordance with the Vintage Landing Area Structure Plan.”
4. AND THAT a new part (y) be added to subsection **1.3 DEVELOPMENT REGULATIONS** of **Section 17, Schedule “B” CD18 – Vintage Landing Comprehensive Resort Development** as follows:
- “(y) Road design will be as per the City of Kelowna Hillside Standards.”
5. AND THAT the CD18 – Vintage Landing Comprehensive Resort Development Site Plan in **Section 17, Schedule “B” CD18 – Vintage Landing Comprehensive Resort Development** be deleted and replaced by a new site plan as per Map “1” attached to and forming part of this bylaw.
6. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 6th day of October, 2008.

Amended at first reading by the Municipal Council this 20th day of October, 2008.

Considered at a Public Hearing on the 28th of October, 2008.

Read a second and third time by the Municipal Council this 24th day of November, 2008.

Approved under the Transportation Act this 8th day of December, 2008.

Robert Bitte
(Approving Officer-Ministry of Transportation)

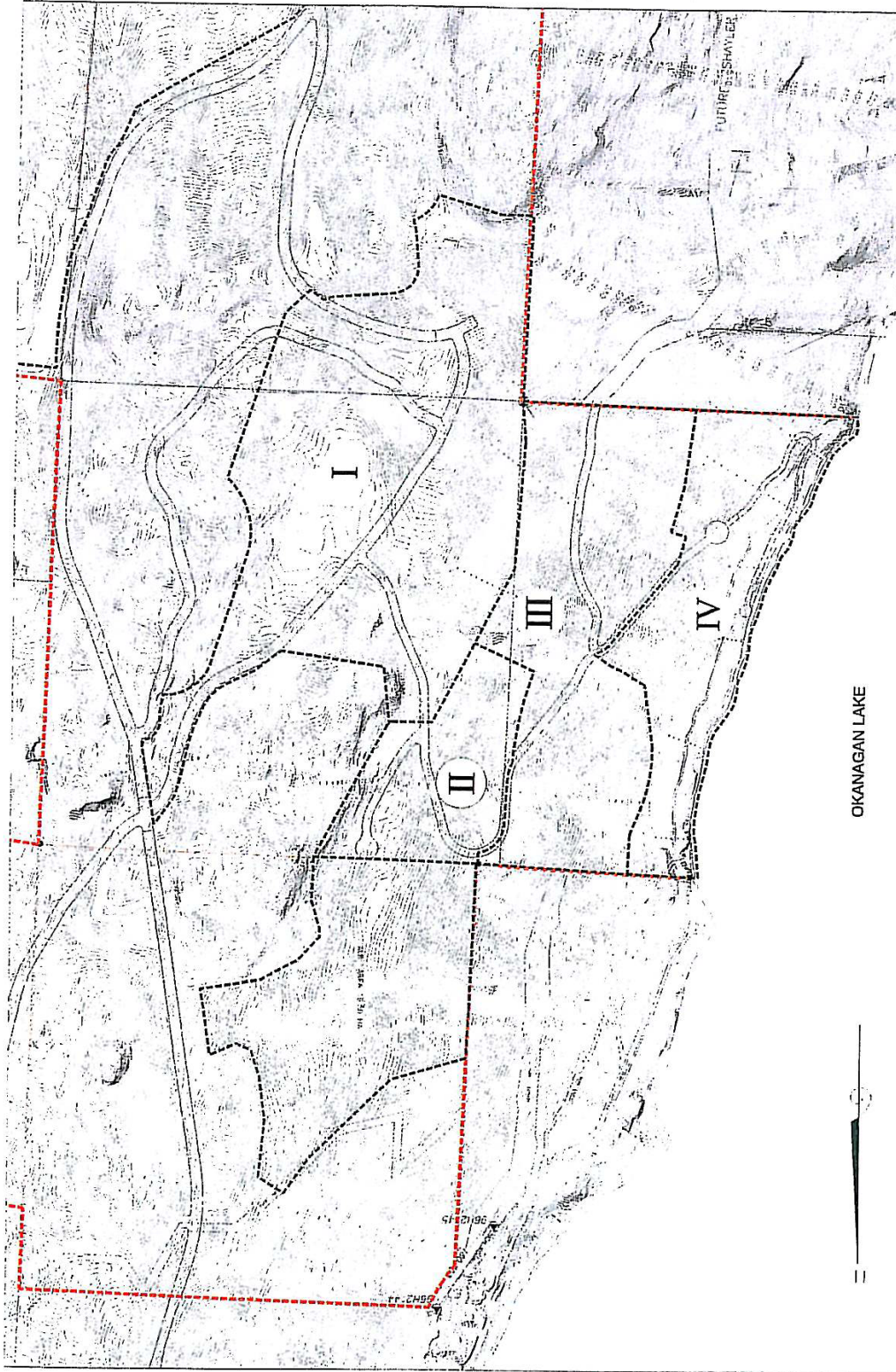
Adopted by the Municipal Council of City of Kelowna on the

Mayor

City Clerk



KEY
MAP
1:750
Oct. 2007



OKANAGAN LAKE



Vintage Landing Comprehensive Development Zone MAP "1"

REVISED VINTAGE LANDING
COMPREHENSIVE RESORT
DEVELOPMENT SITE PLAN