

City of Kelowna

Regular Council Meeting

AGENDA



Tuesday, September 25, 2018

6:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

2. Reaffirmation of Oath of Office

The Oath of Office will be read by Councillor Hodge.

3. Confirmation of Minutes

Public Hearing - September 18, 2018

Regular Meeting - September 18, 2018

4. Bylaws Considered at Public Hearing

4.1 1655 Dilworth Dr, BL11493 (Z17-0055) - PC Urban Enterprise Holdings

1 - 1

To give Bylaw No. 11493 second and third readings in order to rezone the subject property from the I3 - Heavy Industrial zone to the I2 - General Industrial zone.

4.2 Grouse Ave, Phoebe Ct, Raven Dr, Sandpiper Ct, Stellar Dr, Tanager Ct, Tanager Dr & Thrasher Ave, LUCT18-0001 (BL11611) - Various Owners

2 - 10

To give Bylaw No. 11611 second and third readings, and be adopted, in order to early terminate multiple LUC77-1001 from multiple properties as per Schedule A.

4.3 Grouse Ave, Phoebe Ct, Raven Dr, Sandpiper Ct, Stellar Dr, Tanager Ct, Tanager Dr & Thrasher Ave, Z18-0054 (BL11612) - Various Owners

11 - 23

To give Bylaw No. 11612 second and third readings, and be adopted, in order to rezone multiple properties from the RR1 - Rural Residential 1 zone to the RU1 - Large Lot Housing and RR3 - Rural Residential 3 zones as per Schedule B.

4.4 Grouse Ave 5321, LUC18-0002 (BL11637) - Neil & Linda Sauverwald

24 - 24

To give Bylaw No. 11637 second and third readings, and be adopted, in order to discharge Land Use Contract No. 77-1001.

- 4.5 Grouse Ave 5321, Z18-0030 (BL11651) - Neil & Linda Sauverwald** 25 - 25
- To give Bylaw No. 11651 second and third readings, and be adopted, in order to rezone the subject property from the RR1 - Rural Residential 1 zone to the RU1 - Large Lot Housing zone.
- 4.6 Buckhaven Ct 4975, (S of) Steele Rd, OCP18-0009 (BL11669) - Pamela Blaskovich, Ponds Ventures Inc. No. BCo862732** 26 - 27
- Requires a majority of all members of Council (5).**
- To give Bylaw No. 11669 second and third readings in order to change the future land use designation on the subject properties as per Map A.
- 4.7 Buckhaven Ct 4975, (S of) Steele Rd, Z18-0043 (BL11670) - Pamela Blaskovich, Ponds Ventures Inc. No. BCo862732** 28 - 29
- To give Bylaw No. 11670 second and third readings in order to rezone the subject properties as per Map B.
- 4.8 Brookside Ave 1275, Z18-0018 (BL11671) - 1118374 BC Ltd** 30 - 30
- To give Bylaw No. 11671 second and third readings in order to rezone the subject property from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.
- 4.9 Curlew Drive 461, Z18-0084 (BL11674) - Alexander and Nadja Duffield** 31 - 31
- To give Bylaw No. 11674 second and third readings in order to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone.
- 4.10 Vaughan Ave 889, Z17-0094 (BL11676) - 1568447 Alberta Ltd** 32 - 32
- To give Bylaw No. 11676 second and third readings in order to rezone the subject property from the I2 - General Industrial and I4 - Central Industrial zones to the I4 - Central Industrial zone.

5. Notification of Meeting

The City Clerk will provide information as to how the following items on the Agenda were publicized.

6. Development Permit and Development Variance Permit Reports

- 6.1 Appaloosa Rd 3249, TUP18-0004 - Severino Andolfatto** 33 - 37
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**
- To consider a Staff recommendation to issue a Temporary Use Permit to allow for the temporary storage of Recreational Vehicles.

- 6.2 Quesnel Rd 2820, Z18-0015 (BL11630) - Roderick G. and Lorrie J. Myers 38 - 38**
- To adopt Bylaw No. 11630 in order to rezone the subject property from the RU1 - Large Lot Housing zone to the RU1c - Large Lot Housing with Carriage House zone.
- 6.3 Quesnel Rd 2820, DVP18-0036 - Roderick G. and Lorrie J. Myers 39 - 52**
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**
- To vary the maximum combined site coverage of a carriage house and existing accessory building on the subject property from 130m² (required), to 146m² (proposed).
- 6.4 Wilkinson St 2220, DVP18-0131 - Susanna Viola-Reczka and Antonio Viola 53 - 59**
- City Clerk to state for the record any correspondence received. Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward.**
- To vary the minimum side yard on the subject property to facilitate a two lot subdivision.
- 7. Reminders**
- 8. Termination**

CITY OF KELOWNA
BYLAW NO. 11493
Z17-0055 – 1655 Dilworth Drive

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 as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of portions of Lot 1, District Lots 127 and 531, ODYD, Plan EPP67320 located on Dilworth Drive, Kelowna, B.C., from the I3 – Heavy Industrial zone to the I2 – General Industrial zone;
2. 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 2nd day of October, 2017.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11611

Early Termination of Land Use Contract

LUC77-1001

Grouse Avenue, Phoebe Court, Raven Drive, Sandpiper Court, Stellar Drive, Tanager Court and Tanager Drive

WHEREAS a land use contract (the "Land Use Contract LUC77-1001") is registered at the Kamloops Land Title Office under the charge number P1217 against lands in the City of Kelowna particularly known and described as in Schedule "A" attached (the "Lands"), located at Grouse Avenue, Phoebe Court, Raven Drive, Sandpiper Court, Stellar Drive, Tanager Court and Tanager Drive, Kelowna, B.C.;

AND WHEREAS Section 548 of the *Local Government Act* provides that a local government may impose an early termination to land use contracts registered in a Land Title Office that applies to land within the jurisdiction of the local government;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Early Termination of Land Use Contract LUC77-1001 Bylaw";
2. Land Use Contract LUC77-1001 are hereby terminated as of the date of adoption; and
3. This bylaw will come into force and effect one year after the adoption date.

Read a first time by the Municipal Council this 27th day of August, 2018.

Considered at a Public Hearing this

Read a second and third time by Municipal Council on the

Adopted by the Municipal Council this

Mayor

City Clerk

No.	Legal Description	Address	Parcel Identifier Number	Charge Number	Land Use Contract	Underlying Zone
1	LOT 24 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	5320 Grouse Ave	002-762-340	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
2	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	318 Phoebe Ct	023-941-898	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
3	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	319 Phoebe Ct	023-941-812	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
4	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	324 Phoebe Ct	023-941-880	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
5	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	325 Phoebe Ct	023-941-821	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
6	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	330 Phoebe Ct	023-941-871	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
7	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	331 Phoebe Ct	023-941-839	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
8	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	336 Phoebe Ct	023-941-863	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
9	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	337 Phoebe Ct	023-941-847	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
10	LOT 18 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	343 Phoebe Ct	023-941-855	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
11	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	276 Raven Dr	023-941-952	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
12	LOT 27 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	282 Raven Dr	023-941-944	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
13	LOT 26 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	288 Raven Dr	023-941-936	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
14	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	289 Raven Dr	023-941-766	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
15	LOT 25 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	294 Raven Dr	023-941-928	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

16	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	295 Raven Dr	023-941-774	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
17	LOT 24 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	300 Raven Dr	023-941-910	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
18	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	301 Raven Dr	023-941-782	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
19	LOT 23 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	306 Raven Dr	023-941-901	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
20	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	307 Raven Dr	023-941-791	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
21	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	312 Raven Dr	018-835-490	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
22	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	313 Raven Dr	023-941-804	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
23	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	320 Raven Dr	018-835-481	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
24	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	328 Raven Dr	018-835-473	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
25	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	336 Raven Dr	018-835-465	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
26	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	344 Raven Dr	008-106-061	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
27	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	360 Raven Dr	008-106-045	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
28	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	368 Raven Dr	008-106-037	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
29	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 41660	376 Raven Dr	014-660-253	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
30	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 41660	384 Raven Dr	014-660-237	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
31	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	287 Sandpiper Ct	018-835-562	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

32	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	291 Sandpiper Ct	018-835-554	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
33	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	292 Sandpiper Ct	018-835-571	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
34	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	295 Sandpiper Ct	018-835-546	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
35	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	296 Sandpiper Ct	018-835-589	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
36	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	299 Sandpiper Ct	018-835-538	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
37	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	300 Sandpiper Ct	018-835-597	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
38	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	303 Sandpiper Ct	018-835-520	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
39	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	304 Sandpiper Ct	018-835-601	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
40	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	307 Sandpiper Ct	018-835-511	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
41	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	308 Sandpiper Ct	018-835-619	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
42	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	311 Sandpiper Ct	018-835-503	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
43	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	312 Sandpiper Ct	018-835-627	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
44	LOT 23 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	314 Sandpiper St	003-458-016	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
45	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	315 Sandpiper St	002-098-199	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
46	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	325 Sandpiper St	003-458-008	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
47	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	330 Sandpiper St	003-457-958	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

48	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	335 Sandpiper St	003-457-982	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
49	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	338 Sandpiper St	008-105-812	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
50	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	346 Sandpiper St	008-105-847	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
51	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	354 Sandpiper St	008-105-855	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
52	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	362 Sandpiper St	008-105-880	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
53	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	370 Sandpiper St	008-105-936	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
54	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	378 Sandpiper St	008-105-944	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
55	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	388 Sandpiper St	008-105-961	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
56	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP73329	391 Sandpiper St	025-646-923	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
57	LOT 31 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	297 Stellar Dr	003-458-091	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
58	LOT 32 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	298 Stellar Dr	001-729-055	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
59	LOT 30 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	301 Stellar Dr	003-458-083	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
60	LOT 33 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	302 Stellar Dr	003-458-105	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
61	LOT 29 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	303 Stellar Dr	003-458-075	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
62	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	305 Stellar Dr	003-458-059	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
63	LOT 34 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	306 Stellar Dr	003-458-113	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

64	LOT 27 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	307 Stellar Dr	003-458-041	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
65	LOT 35 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	310 Stellar Dr	003-458-121	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
66	LOT 26 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	311 Stellar Dr	003-458-032	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
67	LOT 36 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	314 Stellar Dr	003-458-130	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
68	LOT 25 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	315 Stellar Dr	001-643-398	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
69	LOT 37 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	318 Stellar Dr	003-458-148	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
70	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	321 Stellar Dr	003-457-877	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
71	LOT 38 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	322 Stellar Dr	003-458-156	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
72	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	323 Stellar Dr	003-457-869	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
73	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	325 Stellar Dr	003-457-826	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
74	LOT 39 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	326 Stellar Dr	001-996-479	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
75	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	327 Stellar Dr	003-457-818	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
76	LOT 40 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	330 Stellar Dr	003-458-172	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
77	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	331 Stellar Dr	003-457-796	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
78	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	335 Stellar Dr	003-457-788	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
79	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	339 Stellar Dr	003-457-770	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

80	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	343 Stellar Dr	003-457-753	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
81	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	347 Stellar Dr	003-457-711	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
82	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	351 Stellar Dr	003-457-745	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
83	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	355 Stellar Dr	003-457-702	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
84	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	358 Stellar Dr	001-796-836	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
85	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	359 Stellar Dr	003-457-699	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
86	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	362 Stellar Dr	003-457-648	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
87	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	363 Stellar Dr	001-796-861	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
88	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	366 Stellar Dr	003-457-672	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
89	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	367 Stellar Dr	001-796-844	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
90	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5385 Tanager Ct	002-286-556	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
91	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5386 Tanager Ct	002-286-564	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
92	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5392 Tanager Ct	002-286-572	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
93	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5397 Tanager Ct	002-286-530	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
94	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5398 Tanager Ct	002-286-629	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
95	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5404 Tanager Ct	002-286-653	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

96	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5409 Tanager Ct	002-286-513	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
97	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5410 Tanager Ct	002-286-700	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
98	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5416 Tanager Ct	002-286-742	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
99	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5421 Tanager Ct	002-286-483	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
100	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5422 Tanager Ct	002-286-751	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
101	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5427 Tanager Ct	002-286-475	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
102	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5428 Tanager Ct	002-286-769	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
103	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	301 Tanager Dr	018-835-732	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
104	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	305 Tanager Dr	029-214-718	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
105	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	309 Tanager Dr	029-214-700	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
106	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	313 Tanager Dr	029-214-670	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
107	LOT 18 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	314 Tanager Dr	018-835-635	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
108	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	317 Tanager Dr	029-214-661	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
109	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	318 Tanager Dr	018-835-643	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
110	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	321 Tanager Dr	029-214-653	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
111	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	322 Tanager Dr	018-835-651	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

112	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	325 Tanager Dr	029-214-645	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
113	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	326 Tanager Dr	018-835-660	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
114	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	329 Tanager Dr	029-214-637	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
115	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	330 Tanager Dr	018-835-678	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
116	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	333 Tanager Dr	029-214-629	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
117	LOT 29 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	334 Tanager Dr	023-941-961	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
118	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	337 Tanager Dr	029-214-611	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
119	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	341 Tanager Dr	029-214-602	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
120	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	345 Tanager Dr	029-214-599	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
121	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	348 Tanager Dr	023-941-758	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
122	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	349 Tanager Dr	029-214-581	P1217	LUC77-1001	RR1 - Rural Residential 1 zone
123	LOT13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	5420 Thrasher Ave	008-106-053	P1217	LUC77-1001	RR1 - Rural Residential 1 zone

CITY OF KELOWNA

BYLAW NO. 11612

Grouse Avenue, Phoebe Court, Raven Drive, Sandpiper Court, Stellar Drive, Tanager Court and Tanager Drive

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 as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "A" attached and forming part of this bylaw located on Grouse Avenue, Phoebe Court, Raven Drive, Sandpiper Court, Stellar Drive, Tanager Court and Tanager Drive, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RU1 – Large Lot Housing zone;
2. AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of parcels outlined in Schedule "B" attached and forming part of this bylaw located on Tanager Court, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RR3 – Rural Residential 3 zone;
3. 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 27th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule A

No.	Legal Description	Address	Parcel Identifier Number	Charge Number	Land Use Contract	Underlying Zone	Proposed Zone
1	LOT 24 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	5320 Grouse Ave	002-762-340	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
2	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	318 Phoebe Ct	023-941-898	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
3	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	319 Phoebe Ct	023-941-812	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
4	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	324 Phoebe Ct	023-941-880	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
5	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	325 Phoebe Ct	023-941-821	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
6	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	330 Phoebe Ct	023-941-871	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
7	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	331 Phoebe Ct	023-941-839	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
8	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	336 Phoebe Ct	023-941-863	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
9	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	337 Phoebe Ct	023-941-847	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
10	LOT 18 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	343 Phoebe Ct	023-941-855	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
11	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	276 Raven Dr	023-941-952	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

12	LOT 27 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	282 Raven Dr	023-941-944	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
13	LOT 26 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	288 Raven Dr	023-941-936	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
14	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	289 Raven Dr	023-941-766	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
15	LOT 25 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	294 Raven Dr	023-941-928	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
16	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	295 Raven Dr	023-941-774	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
17	LOT 24 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	300 Raven Dr	023-941-910	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
18	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	301 Raven Dr	023-941-782	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
19	LOT 23 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	306 Raven Dr	023-941-901	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
20	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	307 Raven Dr	023-941-791	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
21	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	312 Raven Dr	018-835-490	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
22	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	313 Raven Dr	023-941-804	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
23	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	320 Raven Dr	018-835-481	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

24	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	328 Raven Dr	018-835-473	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
25	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	336 Raven Dr	018-835-465	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
26	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	344 Raven Dr	008-106-061	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
27	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	360 Raven Dr	008-106-045	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
28	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	368 Raven Dr	008-106-037	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
29	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 41660	376 Raven Dr	014-660-253	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
30	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 41660	384 Raven Dr	014-660-237	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
31	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	287 Sandpiper Ct	018-835-562	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
32	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	291 Sandpiper Ct	018-835-554	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
33	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	292 Sandpiper Ct	018-835-571	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
34	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	295 Sandpiper Ct	018-835-546	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
35	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	296 Sandpiper Ct	018-835-589	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

36	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	299 Sandpiper Ct	018-835-538	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
37	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	300 Sandpiper Ct	018-835-597	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
38	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	303 Sandpiper Ct	018-835-520	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
39	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	304 Sandpiper Ct	018-835-601	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
40	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	307 Sandpiper Ct	018-835-511	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
41	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	308 Sandpiper Ct	018-835-619	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
42	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	311 Sandpiper Ct	018-835-503	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
43	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	312 Sandpiper Ct	018-835-627	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
44	LOT 23 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	314 Sandpiper St	003-458-016	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
45	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	315 Sandpiper St	002-098-199	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
46	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	325 Sandpiper St	003-458-008	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
47	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	330 Sandpiper St	003-457-958	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

48	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	335 Sandpiper St	003-457-982	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
49	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	338 Sandpiper St	008-105-812	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
50	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	346 Sandpiper St	008-105-847	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
51	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	354 Sandpiper St	008-105-855	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
52	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	362 Sandpiper St	008-105-880	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
53	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	370 Sandpiper St	008-105-936	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
54	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	378 Sandpiper St	008-105-944	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
55	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	388 Sandpiper St	008-105-961	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
56	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP73329	391 Sandpiper St	025-646-923	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
57	LOT 31 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	297 Stellar Dr	003-458-091	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
58	LOT 32 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	298 Stellar Dr	001-729-055	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
59	LOT 30 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	301 Stellar Dr	003-458-083	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

60	LOT 33 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	302 Stellar Dr	003-458-105	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
61	LOT 29 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	303 Stellar Dr	003-458-075	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
62	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	305 Stellar Dr	003-458-059	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
63	LOT 34 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	306 Stellar Dr	003-458-113	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
64	LOT 27 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	307 Stellar Dr	003-458-041	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
65	LOT 35 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	310 Stellar Dr	003-458-121	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
66	LOT 26 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	311 Stellar Dr	003-458-032	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
67	LOT 36 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	314 Stellar Dr	003-458-130	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
68	LOT 25 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	315 Stellar Dr	001-643-398	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
69	LOT 37 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	318 Stellar Dr	003-458-148	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
70	LOT 17 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	321 Stellar Dr	003-457-877	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
71	LOT 38 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	322 Stellar Dr	003-458-156	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

72	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	323 Stellar Dr	003-457-869	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
73	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	325 Stellar Dr	003-457-826	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
74	LOT 39 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	326 Stellar Dr	001-996-479	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
75	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	327 Stellar Dr	003-457-818	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
76	LOT 40 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	330 Stellar Dr	003-458-172	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
77	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	331 Stellar Dr	003-457-796	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
78	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	335 Stellar Dr	003-457-788	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
79	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	339 Stellar Dr	003-457-770	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
80	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	343 Stellar Dr	003-457-753	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
81	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	347 Stellar Dr	003-457-711	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
82	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	351 Stellar Dr	003-457-745	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
83	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	355 Stellar Dr	003-457-702	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

84	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	358 Stellar Dr	001-796-836	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
85	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	359 Stellar Dr	003-457-699	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
86	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	362 Stellar Dr	003-457-648	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
87	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	363 Stellar Dr	001-796-861	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
88	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	366 Stellar Dr	003-457-672	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
89	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32481	367 Stellar Dr	001-796-844	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
90	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5428 Tanager Ct	002-286-769	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
91	LOT 28 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	301 Tanager Dr	018-835-732	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
92	LOT 16 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	305 Tanager Dr	029-214-718	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
93	LOT 15 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	309 Tanager Dr	029-214-700	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
94	LOT 14 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	313 Tanager Dr	029-214-670	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
95	LOT 18 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	314 Tanager Dr	018-835-635	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

96	LOT 13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	317 Tanager Dr	029-214-661	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
97	LOT 19 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	318 Tanager Dr	018-835-643	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
98	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	321 Tanager Dr	029-214-653	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
99	LOT 20 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	322 Tanager Dr	018-835-651	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
100	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	325 Tanager Dr	029-214-645	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
101	LOT 21 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	326 Tanager Dr	018-835-660	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
102	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	329 Tanager Dr	029-214-637	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
103	LOT 22 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP52698	330 Tanager Dr	018-835-678	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
104	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	333 Tanager Dr	029-214-629	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
105	LOT 29 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	334 Tanager Dr	023-941-961	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
106	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	337 Tanager Dr	029-214-611	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
107	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	341 Tanager Dr	029-214-602	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

108	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	345 Tanager Dr	029-214-599	P1217	LUC77- 1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
109	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP60402	348 Tanager Dr	023-941-758	P1217	LUC77- 1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
110	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP27701	349 Tanager Dr	029-214-581	P1217	LUC77- 1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone
111	LOT13 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 38433	5420 Thrasher Ave	008-106-053	P1217	LUC77- 1001	RR1 - Rural Residential 1 zone	RU1 – Large Lot Housing zone

Schedule B

No.	Legal Description	Address	Parcel Identifier Number	Charge Number	Land Use Contract	Underlying Zone	Proposed Zone
1	LOT 5 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5385 Tanager Ct	002-286-556	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
2	LOT 6 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5386 Tanager Ct	002-286-564	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
3	LOT 7 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5392 Tanager Ct	002-286-572	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
4	LOT 4 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5397 Tanager Ct	002-286-530	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
5	LOT 8 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5398 Tanager Ct	002-286-629	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
6	LOT 9 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5404 Tanager Ct	002-286-653	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
7	LOT 3 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5409 Tanager Ct	002-286-513	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
8	LOT 10 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5410 Tanager Ct	002-286-700	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
9	LOT 11 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5416 Tanager Ct	002-286-742	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
10	LOT 2 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5421 Tanager Ct	002-286-483	P1217	LUC77-1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone

11	LOT 12 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5422 Tanager Ct	002-286-751	P1217	LUC77- 1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone
12	LOT 1 SECTION 23 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 35953	5427 Tanager Ct	002-286-475	P1217	LUC77- 1001	RR1 - Rural Residential 1 zone	RR3 – Rural Residential 3 zone

CITY OF KELOWNA

BYLAW NO. 11637

Discharge of Land Use Contract

LUC77-1001 (P1217)

5321 Grouse Avenue

WHEREAS a land use (the "Land Use Contract") is registered at the Kamloops Land Title Office under number P1217 against lands in the City of Kelowna particularly known and described as Lot 18 Section 23 Township 28 SDYD Plan 32481 (the "Lands"), located at Grouse Avenue, Kelowna, B.C.;

WHEREAS Section 546 of the *Local Government Act* provides that a land use contract that is registered in a Land Title Office may be discharged in the manner specified in the Land Use Contract, by bylaw following a public hearing on the proposed bylaw;

NOW THEREFORE, the Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Land Use Contract LUC77-1001 Discharge Bylaw".
2. The Land Use Contract is hereby cancelled and of no further force and effect and the City of Kelowna is hereby authorized and empowered to apply for the discharge of the Land Use Contract from the Lands.

Read a first time by the Municipal Council this 27th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11651
Z18-0030 – 5321 Grouse Avenue

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 as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 18 Section 23 Township 28 SDYD Plan 32481, located on Grouse Avenue, Kelowna, BC from the RR1 – Rural Residential 1 zone to the RU1 – Large Lot Housing zone.
2. 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 27th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 11669

Official Community Plan Amendment No. OCP18-0009 - 4975 Buckhaven Court & (S OF) Steele Road

A bylaw to amend the "Kelowna 2030 – Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 – Official Community Plan Bylaw No. 10500" be amended by changing the Future Land Use designation of portions of Lot A sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781 and EPP72348, located on Buckhaven Court, Kelowna, BC and portions of Lot B Section 20 Township 29 SDYD Plan KAP44335 Except Plan KAP86178, located on (S OF) Steele Road, Kelowna, BC:
 - from the S2RESH – Single Two Unit Residential Hillside designation to the PARK – Major Parks and Open Space designation;
 - from the MRC – Multiple Unit Residential Cluster Housing designation to the S2RESH – Single Two Unit Residential Hillside designation;
 - from the PARK – Major Parks and Open Space designation to the S2RESH – Single Two Unit Residential Hillside designation;as shown on Map "A" attached to and forming part of the bylaw.
2. 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 27th day of August, 2018.

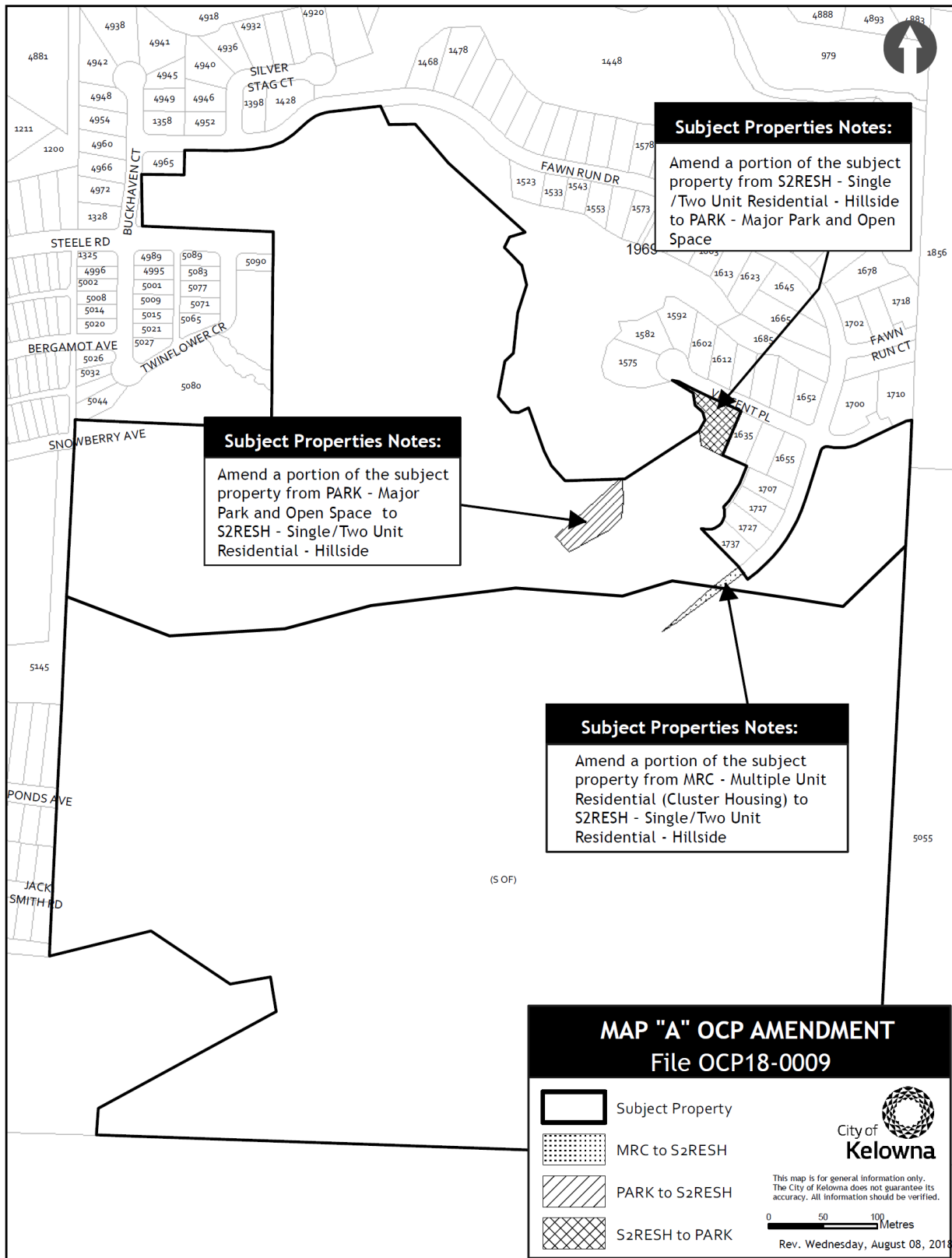
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA

BYLAW NO. 11670

Z18-0043 – 4975 Buckhaven Court & (S of) Steele 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 as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot A sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781 and EPP72348, located on Buckhaven Court, Kelowna, BC and portions of Lot A sections 20 and 29 Township 29 SDYD Plan KAP44335 Except Plans KAP92565, EPP23066, EPP31364, EPP51781 and EPP72348, located on (S OF) Steele Road from the A1 – Agriculture 1 zone to the RU1H – Large Lot Housing Hillside zone and P3 – Parks and Open Space zone as shown on Map "B" attached to and forming part of this bylaw;
2. 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 27th day of August, 2018.

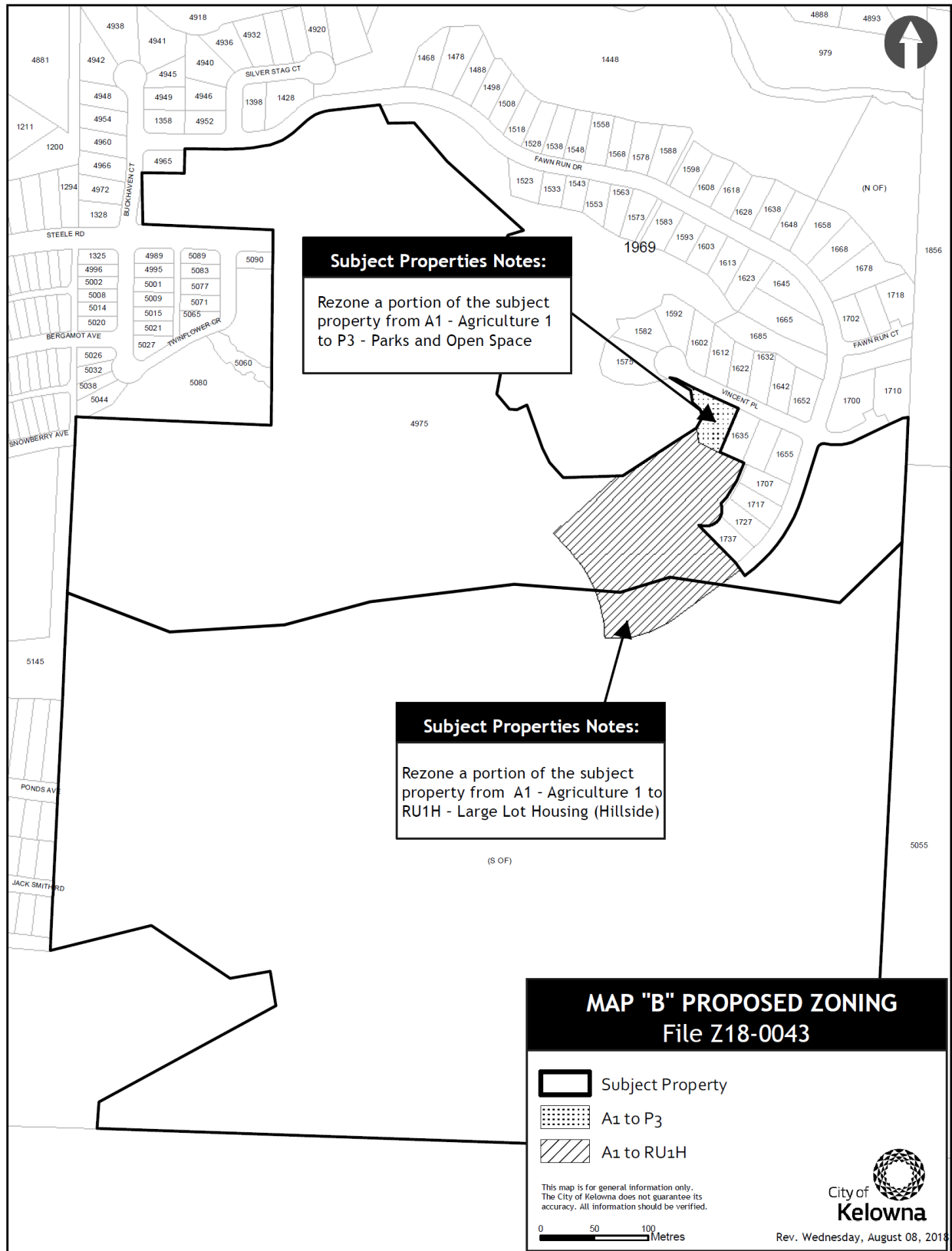
Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



CITY OF KELOWNA
BYLAW NO. 11671
Z18-0018 – 1275 Brookside Avenue

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 as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 3, Section 19, Township 26, ODYD, Plan 10696, Except Plans H14021 and KAP44480, located on Brookside Avenue, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone;
2. 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 27th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11674
Z18-0084 – 461 Curlew Drive

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 as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing Lot 108, Section 23, Township 28, SDYD, Plan 32591, located on Curlew Drive, Kelowna, BC from RR3 – Rural Residential 3 zone to the RU1 – Large Lot Housing zone;
2. This bylaw shall come into full force and effect and is binding on all persons on October 3, 2018 or date of adoption whichever is later.

Read a first time by the Municipal Council this 27th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA
BYLAW NO. 11676
Z17-0094 – 889 Vaughan Avenue

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 as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1 Section 30 Township 26 ODYD Plan EPP34493, located on Vaughan Avenue, Kelowna, BC from the I2 – General Industrial zone and the I4 – Central Industrial zone to the I4 – Central Industrial zone;
2. 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 27th day of August, 2018.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: September 25th, 2018

RIM No. 0940-93

To: City Manager

From: Community Planning Department (AC)

Application: TUP18-0004 **Owner:** Severino Andolfatto

Address: 3249 Appaloosa Rd **Applicant:** Neville J. McDougall

Subject: Temporary Use Permit Application

Existing OCP Designation: IND – Industrial

Existing Zone: A1 - Agriculture

1.0 Recommendation

THAT Council authorizes the issuance of Temporary Use Permit No. TUP18-0004 to permit the temporary outdoor storage of Recreational Vehicles for Lot 49, Section 2, Township 23, ODYD, Plan 18861, located at 3249 Appaloosa Rd, Kelowna, BC for three years.

AND FURTHER THAT any application to extend the permit must be approved by Council prior to this permit expiring.

2.0 Purpose

To consider a Staff recommendation to issue a Temporary Use Permit to allow for the temporary storage of Recreational Vehicles.

3.0 Community Planning

The intent in issuing Temporary Use Permits (TUPs) as outlined in the *Local Government Act* is to allow temporary uses where they might otherwise be prevented under the current Zoning Bylaw and are required to be removed following the expiration of the permit. The owner has been storing recreational vehicles on the subject property starting sometime between 2009 and 2012. In order to legalize that land use, a rezoning application to an industrial zone would be necessary. However, a rezoning would trigger the Hollywood road extension as well as other expensive engineering upgrades. Eventually, Hollywood Road is planned to be built though this property and the owner would like temporary permission to store RVs until the Hollywood Road situation can be worked out.

3.1 Background

This Temporary Use Permit application is a result of bylaw enforcement action. The first notice was issued in December 2017. At that time there was 25 RV's, trailers, and boats being stored on the subject property. The

owner paid the fine and worked with bylaw enforcement to reduce the non-conforming uses and bring the property back into compliance. At this time, 7 RV's remain on the property and the property owner would like more time continue the storage use through a Temporary Use Permit.

3.2 Site Context

The subject property is located within the Highway 97 City Sector, north of Sexsmith Rd and on the west side of Pinto Rd. The lot area is 7,446 m². The property is within the Permanent Growth Boundary and has a future land use designation of IND – Industrial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU5 – Bareland Strata Housing RR2 – Rural Residential 2 A1 - Agriculture	Residential
East	I2 – General Industrial A1 - Agriculture	Industrial
South	I2 – General Industrial A1 - Agriculture	Industrial
West	A1 – Agriculture I6 – Low-Impact Transitional Industrial	Residential & Storage

Subject Property Map: 3249 Appaloosa Rd



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Future Land Use

Temporary Use Permits (TUP).¹

In accordance with the Local Government Act (Sections 879 and 921), an Official Community Plan may designate areas where Council may consider allowing temporary uses, and may specify general conditions regarding the issuance of temporary use permits in those areas.

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated in OCP2030 Commercial, Education / Institutional, Industrial, Mixed Use or Public Service / Utility.

All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

5.0 Technical Comments

None

6.0 Application Chronology

Date of Application Received: July 24th, 2018
Date Public Consultation Completed: August 16th, 2018

Report prepared by: Adam Cseke, Planner
Reviewed by: Terry Barton, Urban Planning Manager
Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Draft TUP18-0004

¹ City of Kelowna Official Community Plan (Future Land Use Chapter 4).

TEMPORARY USE PERMIT



APPROVED ISSUANCE OF TEMPORARY USE PERMIT NO. TUP18-0004

Issued To: Severino Andolfatto
Site Address: 3249 Appaloosa Rd
Legal Description: Lot 49, Section 2, Township 23, ODYD, Plan 18861

Zoning Classification: A1 - Agriculture

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Temporary Use Permit No. TUP18-0004 to permit the temporary outdoor storage of Recreational Vehicles for Lot 49, Section 2, Township 23, ODYD, Plan 18861, located at 3249 Appaloosa Rd, Kelowna, BC be approved for three years.

AND THAT any application to extend the Permit must be approved by Council prior to this Permit expiring.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of \$ _____ n/a .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Temporary Use Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2018.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

CITY OF KELOWNA
BYLAW NO. 11630
Z18-0015 – 2820 Quesnel 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 as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 6, District Lot 135, Osoyoos Division Yale District, Plan 18974, located on Quesnel Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone.
2. 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 25th day of June, 2018.

Considered at a Public Hearing on the 17th day of July, 2018.

Read a second and third time by the Municipal Council this 17th day of July, 2018.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

REPORT TO COUNCIL



Date: September 25, 2018

RIM No. 0940-00

To: City Manager

From: Community Planning Department (BBC)

Application: DVP18-0036 **Owner:** Roderick Glenn Myers and Lorrie Joy Myers

Address: 2820 Quesnel Road **Applicant:** Lorrie Joy Myers

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES - Single / Two Unit Residential

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1c - Large Lot Housing with Carriage House

1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11630 be considered by Council;

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0036 for of Lot 6, District Lot 135, Osoyoos Division Yale District, Plan 18974, located at 2820 Quesnel Road, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The elevations, exterior design and finish of the carriage house to be constructed on the land, be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";

AND THAT variance to the following section of Zoning Bylaw No. 8000 be granted:

Section 9.5b.1 (a): Carriage House Regulations - Development Regulations in Residential Development Zones

To vary the permitted maximum combined site coverage of a carriage house and existing accessory building from 130m² (required), to 146m² (proposed).

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To vary the maximum combined site coverage of a carriage house and existing accessory building on the subject property from 130m² (required), to 146m² (proposed).

3.0 Community Planning

Community Planning supports the proposed variance to vary the maximum combined site coverage of the carriage house and existing accessory building on the subject property from 130m² required, to 146m² proposed on the subject property.

The subject property is located within the Permanent Growth Boundary with urban services at 0.32 acre (0.13 ha). This size of property is relatively large compared with typical urban residential lots and the site coverage variance should not have any significant impact on the property or to neighbouring properties. The variance request allows the applicant to retain the existing accessory building while constructing a new carriage house on-site. Further, the proposed one-storey carriage house should sensitively integrate within the neighbourhood.

To fulfill Council Policy No. 367, the applicant submitted a Neighbour Consultation Summary Form to staff on March 13, 2018, outlining that the neighbours within 50 m of the subject property were notified.

4.0 Proposal

4.1 Background

The applicant applied for rezoning of the subject property in January 2018, and received second and third readings in July 2018.

The subject property has a single family dwelling and an existing detached accessory building used as a double car garage located on the property. The applicant has met the Community Planning Department requirement to demolish a small shed that was attached to the detached garage associated with the rezoning in order to receive final adoption of the Rezoning Bylaw No. 11630 (as per Schedule "A").

4.2 Project Description

The applicant is proposing a single storey carriage house to be located in the southwest corner of the subject property. The RU1c zone regulates that the total footprint of all single storey accessory structures may not exceed the lesser of 20% site coverage on the land, or 130 m² however the total site coverage of the existing accessory building together with carriage house measures 146 m². As the square meters are over the allowable size, a variance is requested to vary the maximum combined area of the carriage house and the detached garage building from 130m², permitted, to 146m², proposed (Schedule A).

The proposal meets all other Zoning Bylaw regulations including on-site parking and setbacks. The colours and materials proposed for the carriage house are consistent with that of the main dwelling and detached garage, maintaining continuity of the buildings on the property, as well, the style is complimentary to the neighbourhood (Schedule B).

The existing shrubs and landscaping along the southern property line will be retained for screening from adjoining property to the south. The applicant is also proposing to construct a privacy fence, replacing the

existing chain-link fencing along the western property line, as well additional landscaping (trees, shrubs and planters) is proposed to delineate a private open space for the residents of the carriage house (Schedule C).

4.3 Site Context

The 0.32 acre (0.13 ha) lot is located on Quesnel Road, near the corner of Rhonda Court, approximately 340 meters west of Gordon Drive, within the South Pandosy – KLO City Sector and is within the PGB. The area is characterized primarily by single family dwellings, with close proximity to parks, schools, and nearby transit on Gordon Drive. Access to the proposed carriage house is from Quesnel Road.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing RU1c - Large Lot Housing with Carriage House	Residential
East	RU1 – Large Lot Housing RU2 – Medium Lot Housing	Residential
South	RU1 – Large Lot Housing RU2 - Medium Lot Housing RU6 – Two Dwelling Housing	Residential
West	RU2 – Medium Lot Housing RU6 - Two Dwelling Housing	Residential

Subject Property Map: 2820 Quesnel Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU1c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot area	550 m ²	1,357 m ²
Lot width	16.5 m	29.9 m (east property line) 21.3 (western property line)
Lot depth	30 m	57.9 m (northern property line) 49.9 m (southern property line)
Development Regulations		
Site coverage (buildings)	40%	11%
Maximum total site coverage (buildings, driveways, & parking)	50%	45%
Max height (of principal dwelling)	9.5m or 2.5 storeys	6.9m (1.5 storey)
One Storey Carriage House Regulations		
Max combined site coverage of carriage house and accessory building	Lesser of 20% or 130m ²	11% / 146m ² ❶
Max footprint of a carriage house	100m ²	96m ²
Footprint of existing accessory building	50m ²	50m ²
Max net floor area of carriage house	100m ²	96m ²
Max height	Lesser of 4.8m or height of existing dwelling	4.3m
Min front Yard	9.0m	+ 40m
Min side yard (south)	1.5m	1.5m
Min side yard (north)	1.5m	+ 10m
Min rear yard	1.5m	1.5m
Min distance to principal dwelling	3.0m	+ 20m
Min private open space	30m ²	90m ²
Min parking	3 stalls	4 stalls
❶ Indicates a requested variance to maximum combined site coverage of carriage house and existing accessory building.		

5.0 Technical Comments

5.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications

5.2 Development Engineering Department

- Please see attached Development Engineering Memorandum (Attachment A) dated February 15, 2018

6.o Application Chronology

Date of Application Received:	January 30, 2018
Date Public Consultation Completed:	March 13, 2018
Date of Initial Consideration for Rezoning Application	June 25, 2018
Date of Public Hearing, Second and Third Readings:	July 17, 2018

Report prepared by:	Barbara B. Crawford, Planner
Reviewed by:	Terry Barton, Urban Planning Manager
Approved for Inclusion:	Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Development Engineering Memorandum
Schedule A – Site Plan of Proposed Carriage House, Existing Detached Garage and Dwelling
Schedule B – Elevations, Exterior Design and Finish of Proposed Carriage House
Schedule C – Proposed Landscaping
Draft DVP18-0036

CITY OF KELOWNA

MEMORANDUM

Date: February 15, 2018
File No.: DVP18-0036
To: Community Planning (BC)
From: Development Engineering Manager (JK)
Subject: 2820 Quesnel Rd

ATTACHMENT A

This forms part of application

DVP18-0036

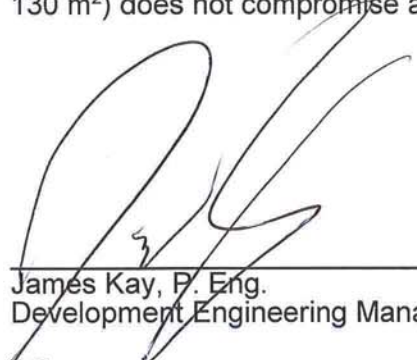
Planner
Initials

BC



The Development Engineering comments and requirements regarding this DVP application are as follows:

This development variance permit for the combined maximum accessory building footprint (proposed new carriage house – 100m² and current garage – 50 m²) to be 150 m² (permitted 130 m²) does not compromise any municipal services.



James Kay, P. Eng.
Development Engineering Manager

AS

PROPOSED CARRIAGE HOUSE LOCATION

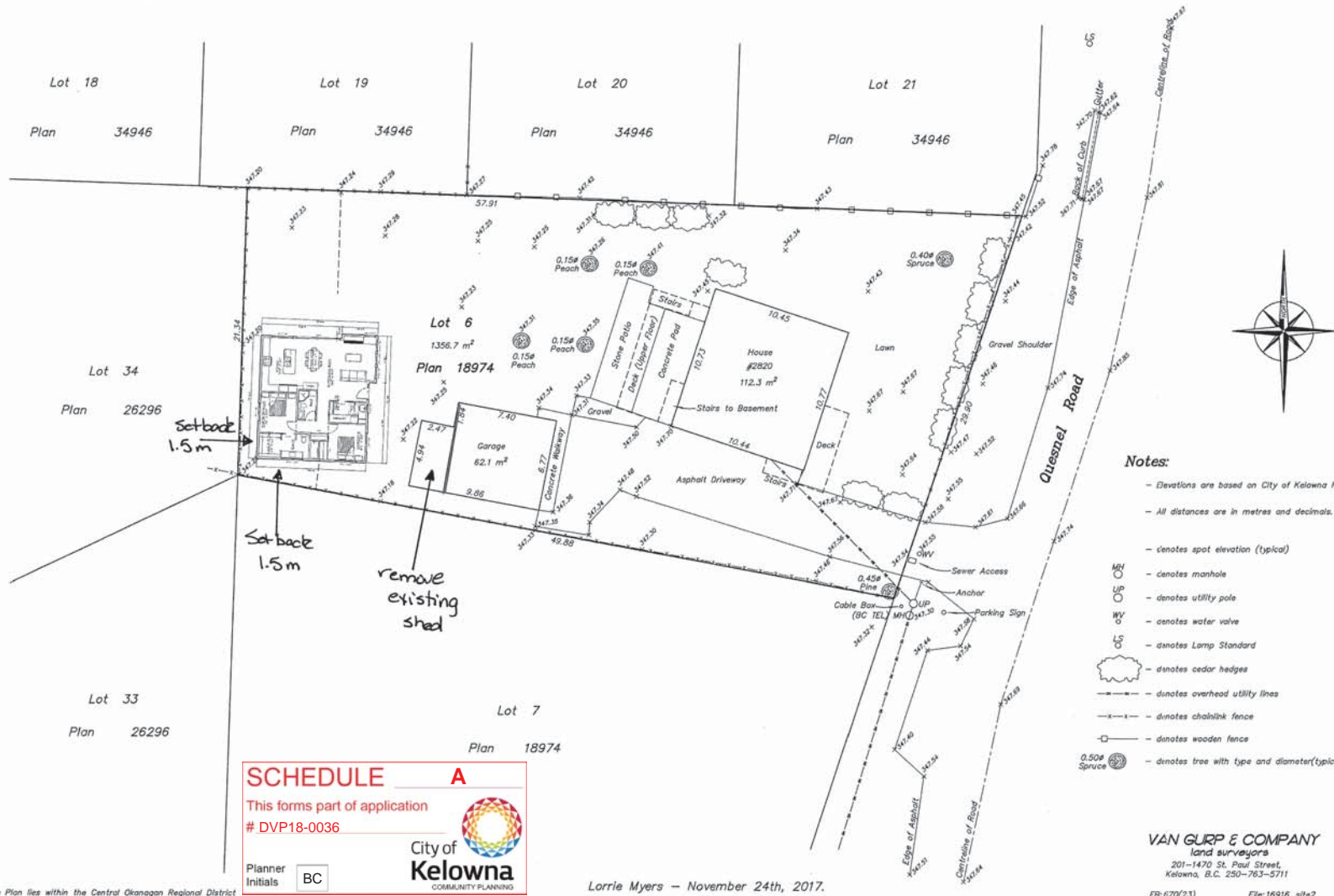
SKETCH PLAN SHOWING SITE INFORMATION ON AND ADJACENT TO
LOT 6, DISTRICT LOT 135, ODYD, PLAN 18974.

2825 Quesnel Road
Lot 6 Plan 18974 District Lot 135
Osoyoos Div. of Yale Land District PID: 008-163-154

Rezoning + Development Variance Permit
Lorrie Myers 250-575-8886 rlmymers@kelus.net

Scale : 1:200 (Metric)
0m 5m 10m 15m 20m

The intended plot size of this plan is 560mm in width by 432mm in height (Sheet size "C") when plotted at a scale of 1:200.



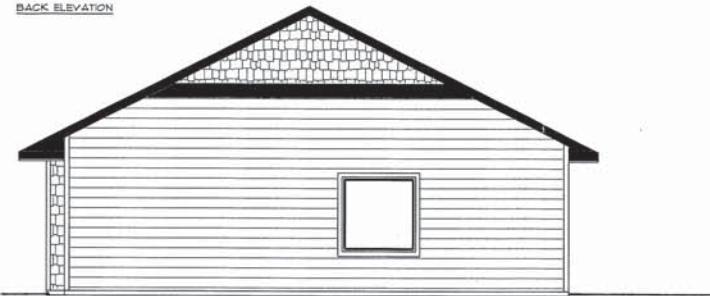
ELEVATIONS

2820 Quesnel Road
 Lot 6 Plan 18974 District Lot 135
 Osoyoos Div of Yale Land District PID: 008-163-154
 Rezoning + Development Variance Permit
 Lorrie Myers 250-575-8886 r.l.myers@kelus.net

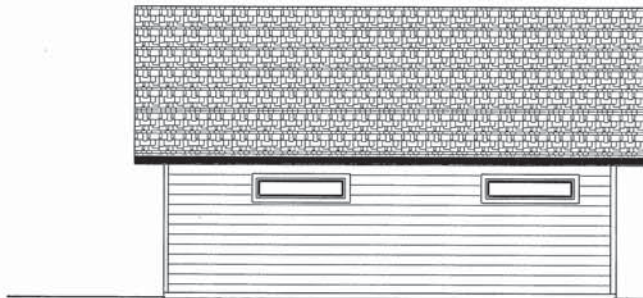
FRONT ELEVATION



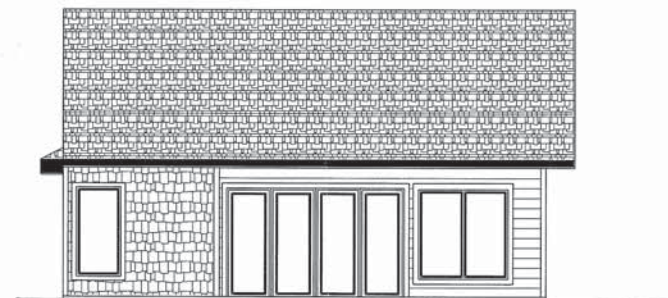
BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



SCHEDULE B
 This forms part of application
 # DVP18-0036
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials BC



LANDMARK
 HOMES & DEVELOPMENTS

101-1865 DILWORTH DR. SUITE 342
 KELOWNA, BC V1Y 9T1
 PH: 250.317.5351
 E-MAIL: landmarkhomesbc@yahoo.ca

DATE: 12/07/17
 AREA: 1078 Sq Ft
 SCALE: 1/8"

PROJECT:
 Rod & Lorrie Myers
 2820 Quesnel Rd.
 carriage house

*all plans are copyright and owned by Landmark Homes unless purchased.



DATE: 12/07/17
 PAGE: 1

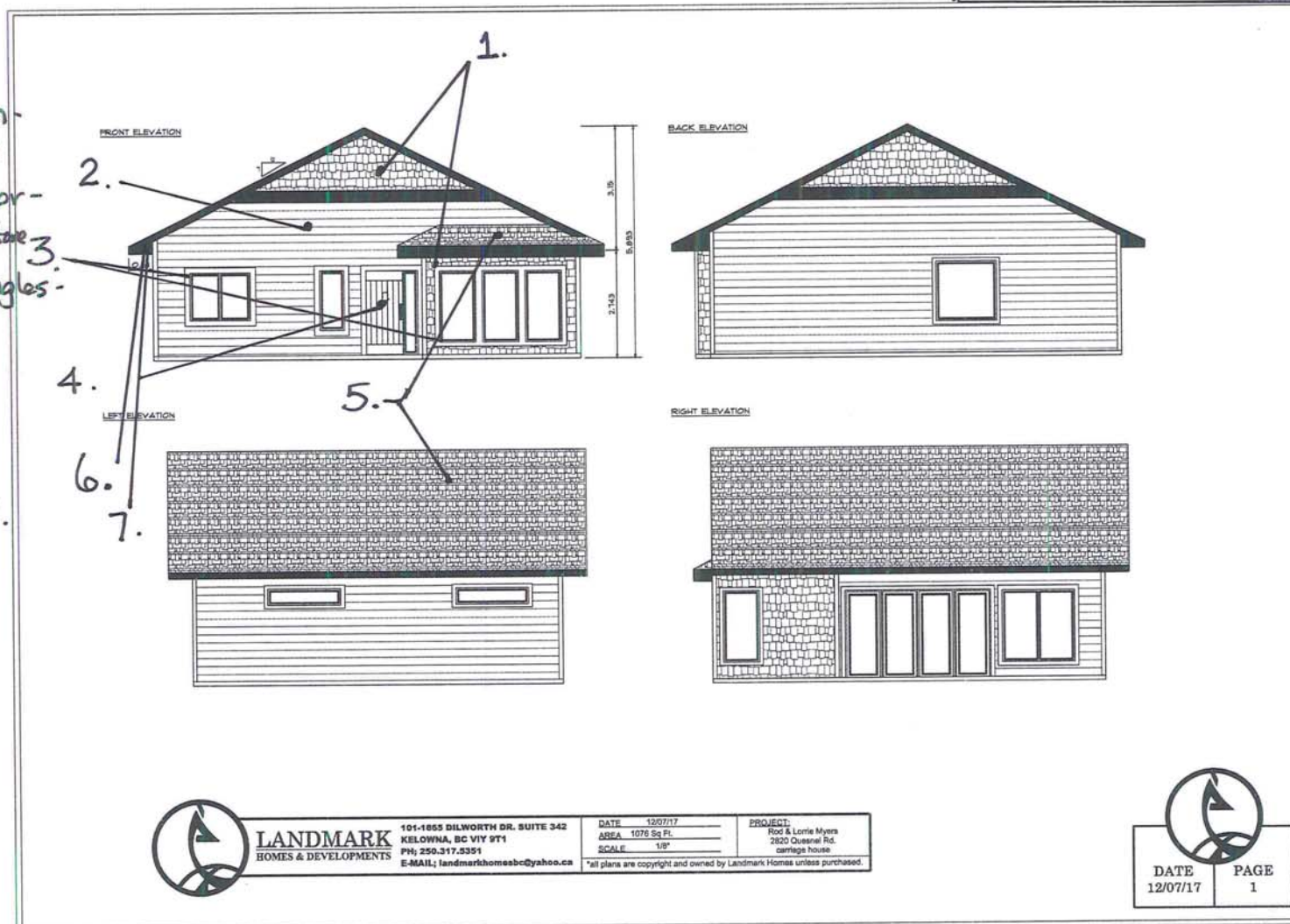
COLOR BOARD KEY

(See Samples on
Pages Following)

2820 Queensel Road
Lot 6 Plan 18974 District Lot 135
Osoyoos Div of Yale Land Dist. PID: 008-163-154

Rezoning + Development Variance Permit
Lorrie Myers 250-575-8886 · rlm Myers @
telus.net

1. Hardie Shakes - Cobblestone
2. Hardie Lap Siding - Cobblestone
3. Hardie Trim - Iron Grey
4. Fiberglass Door - Painted Cobblestone
5. Asphalt Shingles - Charcoal
6. Aluminum Soffits - Wicker
7. Facia - Iron Grey.



LANDMARK
HOMES & DEVELOPMENTS

101-1855 DILWORTH DR. SUITE 342
KELOWNA, BC V1Y 9T1
PH: 250.317.5351
E-MAIL: landmarkhomesbc@yahoo.ca

DATE: 12/07/17
AREA: 1076 Sq Ft
SCALE: 1/8"

*all plans are copyright and owned by Landmark Homes unless purchased.

PROJECT:
Rod & Lorrie Myers
2820 Queensel Rd.
carriage house



DATE
12/07/17

PAGE
1

SCHEDULE B

This forms part of application
DVP18-0036

Planner
Initials

BC



47

COLOR BOARD

LORRIE MYERS - 2820 Quesnel Road
 250.575.6086 Lot 6 Plan 18974 Lot 135
 rlmyers@telus.net Osoyoos Div of Yale Land.
 PID: 008.163.154

SCHEDULE

B

This forms part of application

DVP18-0036

Planner
Initials

BC



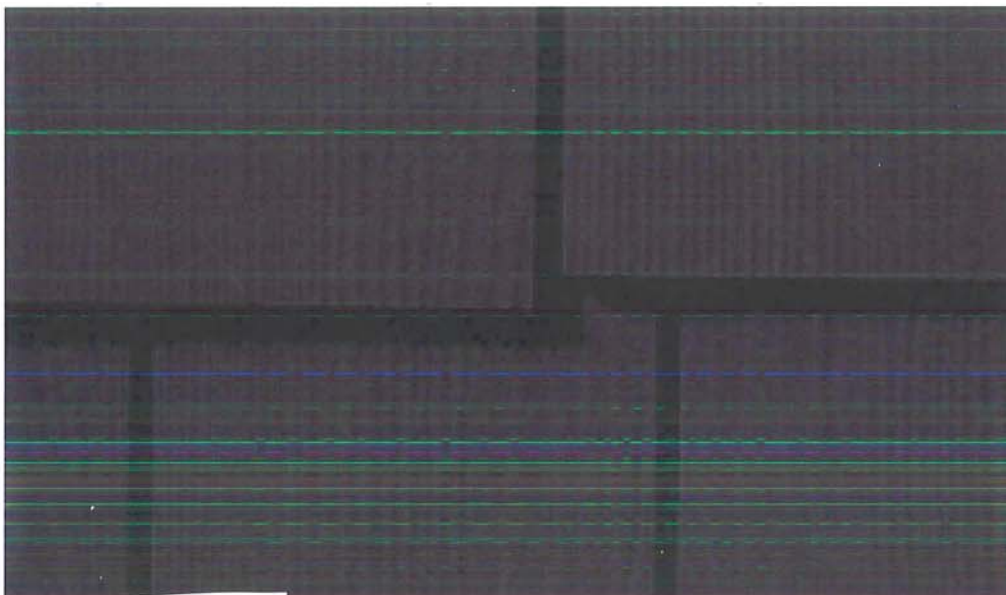
COBBLE STONE

#2. Main Exterior - Hardie Lap
 #1 " " - Hardie Shakes Siding
 #4 Door Color



WICKER

#6. Aluminium soffits



IRON GREY

#3. Door + Window Trim - Hardie Trim
 iron grey 48
 #7. Facia - Iron Grey

#5. Roofing - charcoal Asphalt Shingles

SCHEDULE

B

This forms part of application

DVP18-0036

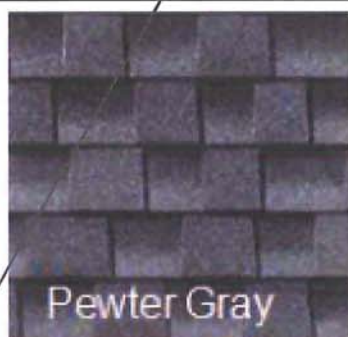
Planner
Initials

BC

City of
Kelowna
COMMUNITY PLANNING



Barkwood



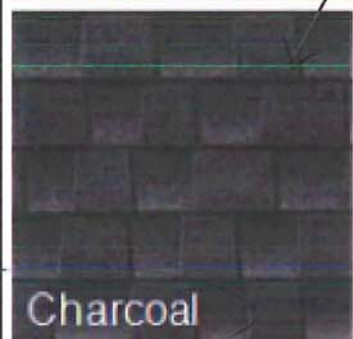
Pewter Gray



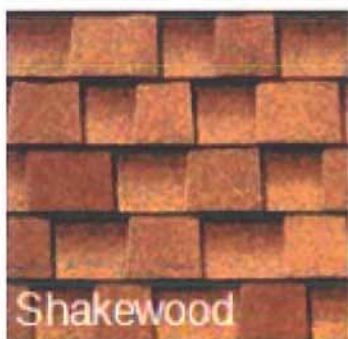
Slate



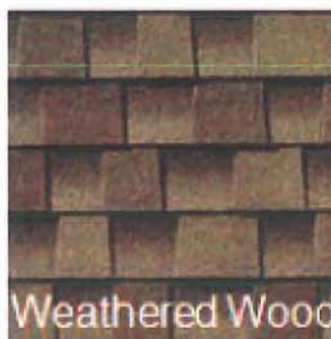
Patriot Red



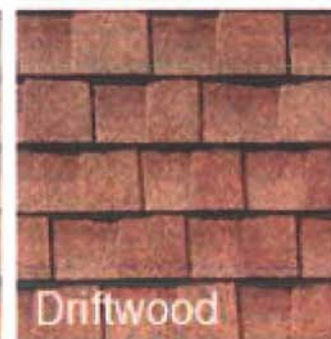
Charcoal



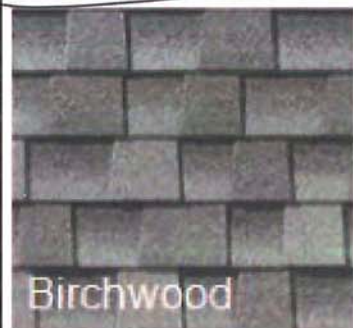
Shakewood



Weathered Wood



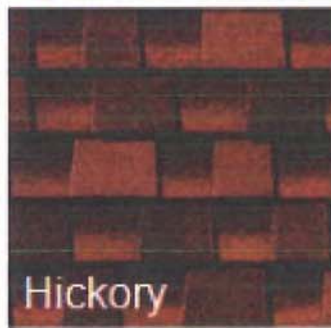
Driftwood



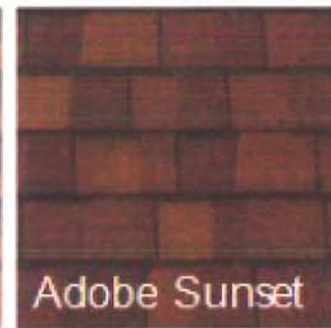
Birchwood



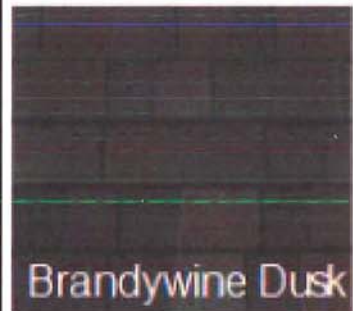
Hunter Green



Hickory



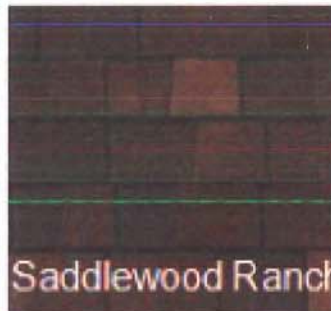
Adobe Sunset



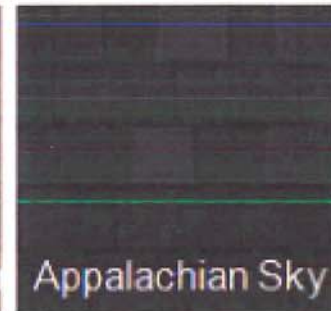
Brandywine Dusk



Golden Harvest



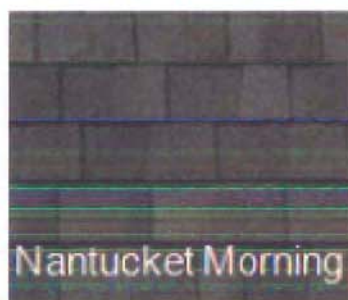
Saddlewood Ranch



Appalachian Sky



Cedar Falls



Nantucket Morning



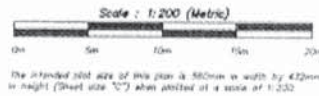
Williamsburg Slate



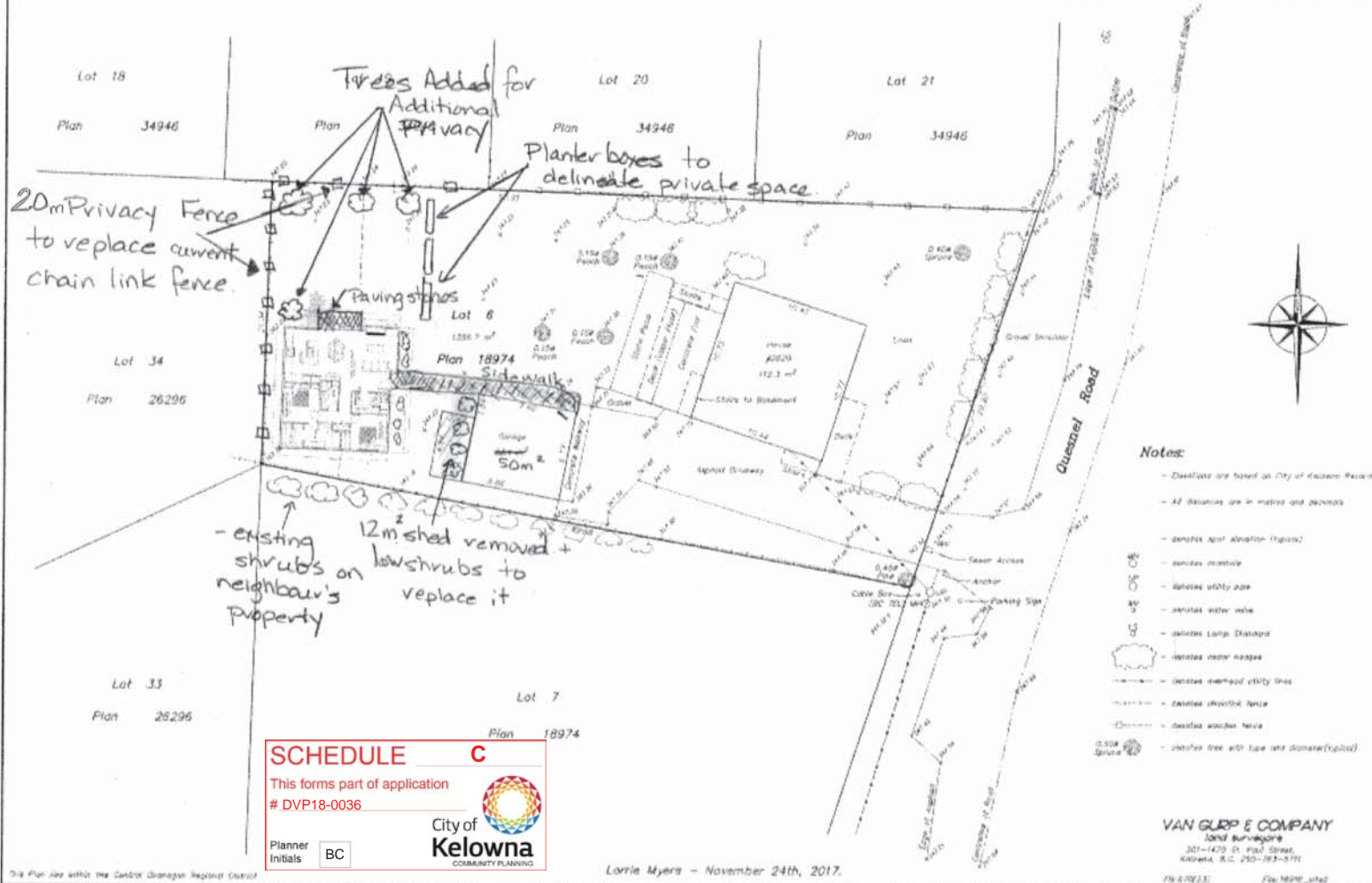
Fox Hollow Gray

LANDSCAPING PLAN

SKETCH PLAN SHOWING SITE INFORMATION ON AND ADJACENT TO
LOT 6, DISTRICT LOT 135, ODYD, PLAN 18974.



2820 Quesnel Road
Lot 6 Plan 18974 District Lot 135
Osoyoos Div. of Yale Land District PID: 008-163-154
Rezoning + Development Variance Permit
Lorrie Myers 250.575-8886 vlmyers@telus.net



Development Variance Permit

DVP18-0036



This permit relates to land in the City of Kelowna municipally known as **2820 Quesnel Road** and legally known as **Lot 6, District Lot 135, Osoyoos Division Yale District, Plan 18974** and permits the land to be used for the following development: **A Carriage House**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: XXXX

Decision By: CITY COUNCIL

Issued Date: XXXX

This permit will not be valid if development has not commenced by XXX, 2020.

Existing Zone: RU1C Future Land Use Designation: S2RES – Single/Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Roderick Glenn Myers and Lorrie Joy Myers

Applicant: Lorrie Joy Myers

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Variance Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Variance Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,";
- b) The elevations, exterior design and finish of the carriage house to be constructed on the land, be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";

That variances to the following section of Zoning Bylaw No. 8000 be granted:

Section 9.5b.1 (a): Carriage House Regulations - Development Regulations in Residential Development Zones

To vary the permitted maximum combined site coverage of a carriage house and existing accessory building from 130m² (required), to 146m² (proposed).

This Development Permit is valid for two (2) years from the date of XXXX, 2018 approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

N/A

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

REPORT TO COUNCIL



Date: August 13, 2018

RIM No. 0940-50

To: City Manager

From: Community Planning Department (SS)

Application: DVP18-0131 **Owner:** Susanna Viola-Reczka
Antonio Viola

Address: 2220 Wilkinson Street **Applicant:** Susanna Viola-Reczka
Antonio Viola

Subject: Development Variance Permit Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU2 – Medium Lot Housing

1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP18-0131 for Lot 4, District Lot 136, ODYD, Plan KAP20116, located at 2220 Wilkinson Street, Kelowna, BC;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.2.6(d): RU2 – Medium Lot Housing Development Regulations

To vary the required minimum side yard from 1.5 m permitted to 0.66 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

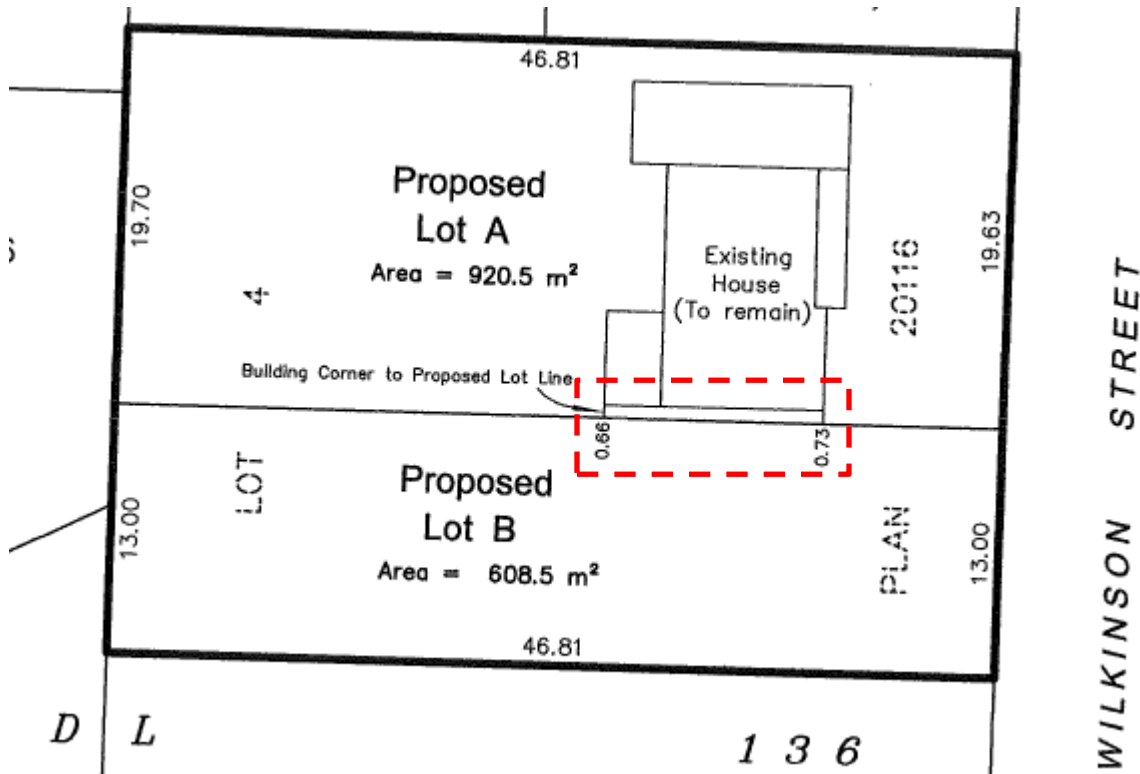
2.0 Purpose

To vary the minimum side yard on the subject property to facilitate a two lot subdivision.

3.0 Community Planning

Community Planning Staff supports the requested variance to reduce the minimum side yard from 1.5 m permitted to 0.66m proposed. The variance will facilitate a two lot subdivision where the south portion of the existing property will be subdivided to create a new residential lot under the RU2 zone. The existing house on the north portion of the property is to be retained.

The property owner intends to retain the existing dwelling on the northern portion of the property, resulting in the variance request along what will become the south side lot line, as shown in the image below. This variance allows the proposed lot on the south portion of the property to meet the RU2 subdivision regulations for lot width. The existing house is one storey and there are no windows on the west façade, alleviating potential concerns regarding spatial separation requirements. No other variances are required as part of the subdivision.



In fulfillment of Council Policy No. 367, the applicant completed neighbourhood consultation by individually contacting properties within 50 m of the subject property. No concerns were raised during this consultation. At the time of writing, Staff has not been contacted with any questions or concerns.

4.0 Proposal

4.1 Site Context

The subject property is located on the west side of Wilkinson Street, south of McBride Road in the City's Central City Sector. The Future Land Use designation in the Official Community Plan is S2RES – Single / Two Unit Residential. The surrounding area is characterized by single dwelling housing development.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Two dwelling housing
East	RU1 – Large Lot Housing	Single dwelling housing

South	RU6 – Two Dwelling Housing	Two dwelling housing
West	RU2 – Medium Lot Housing	Single dwelling housing

Subject Property Map: 2220 Wilkinson Street



4.2 Zoning Analysis Table

Zoning Analysis Table			
CRITERIA	RU ₂ ZONE REQUIREMENTS	PROPOSED LOT A	PROPOSED LOT B
Subdivision Regulations			
Minimum Lot Area	400 m ²	920.5 m ²	608.5 m ²
Minimum Lot Width	13.0 m	13.0 m	19.63 m
Minimum Lot Depth	30.0 m	46.81 m	46.81 m
Development Regulations			
Minimum Front Yard	4.5 m 6.0 m to garage or carport	Meets requirements	Meets requirements
Minimum Side Yard(north)	1.5 m for 1 or 1 1/2 storey 1.8m for 2 or 2 1/2 storey	Meets requirements	n/a
Minimum Side Yard(south)	1.5 m	0.66 m ❶	n/a
Minimum Rear Yard	6.0 m for 1 or 1 1/2 storey 7.5m for 2 or 2 1/2 storey	Meets requirements	n/a

❶ Indicates a requested variance to reduce the required minimum side yard from 1.5m permitted to 0.66m proposed.

5.0 Technical Comments

5.1 Building & Permitting Department

- A Building permit is required and the work completed to address the spatial separation issues prior to the release of the DEVP.

5.2 Development Engineering Department

- See attached memorandum, dated June 25, 2018

6.0 Application Chronology

Date of Application Received: June 22, 2018

Date Public Consultation Completed: August 7, 2018

Report prepared by:

Sergio Sartori, Development Technician

Reviewed by:

☐

Dean Strachan, Subdivision, Suburban and Rural Planning Manager

Approved for Inclusion:

☐

Ryan Smith, Community Planning Department Manager

Attachments:

Draft Development Variance Permit DVP18-0131

Schedule A : Site Plan

A

DVP18-0131



City of Kelowna
COMMUNITY PLANNING

Planner Initials SS

B
PLAN 33051

STRATA
PLAN K524

Note:
Location of existing house
from April, 2004 survey

KAP 453/56

6

19.70

Proposed
Lot A

Area = 920.5 m²

44

Existing
House
(To remain)

2015

19.63

Building Corner to Proposed Lot Line

107

Proposed
Lot B

Area = 608.5 m²

0.66

0.7

NOTICE

13.00

46.81

D	L
-----	-----

1 3 6

A

34849

PLAN

5

B

PLAN

WILKINSON STREET

Development Variance Permit

DVP18-0131



This permit relates to land in the City of Kelowna municipally known as

2220 Wilkinson Street

and legally known as

Lot 4, District Lot 136, OSOYOOS DIVISION YALE DISTRICT PLAN KAP20116 and permits the land to be used for the development with variances to the following section of the Zoning Bylaw 8000:

Section 13.2.6(d): RU2 – Medium Lot Housing Development Regulations

To vary the required minimum side yard from 1.5 m permitted to 0.66 m proposed, as shown on the attached Schedule A.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: August 28, 2018

Decision By: CITY COUNCIL

Issued Date: **DATE**

Development Permit Area: N/A

File Manager: SS

This permit will not be valid if development has not commenced within 2 years of the council approved Date of Decision.

Existing Zone: RU2- Medium Lot Housing

Future Land Use Designation: S2RES – Single Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Tony Viola and Sue Reczka

Applicant: Tony Viola and Sue Reczka

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of August 28, 2018 approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of (n/a)

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**