

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

November 10, 2015

SCHEDULE <u>A</u>
This forms part of development
Permit # <u>214-0033/ocp14-0018</u>

Dear Resident and / or Landowner,

Re. North Clifton Lands Official Community Plan and Zoning Bylaw Map Amendments

Lakeside Communities Inc. (Melcor Developments Ltd.) has made application to the City of Kelowna to amend the Official Community Plan Future Land Use map and Zoning Bylaw map for the area commonly known as the 'North Clifton Area Structure Plan (ASP) lands'. The proposal is to:

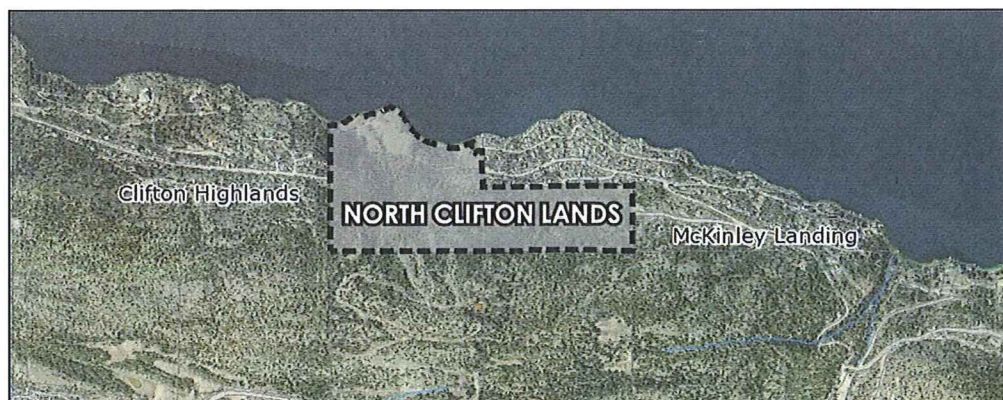
1. Amend City of Kelowna Official Community Plan Map 4.1 from FUR – Future Urban Reserve to PARK - Major Park/Open Space, PARK - Major Park/Open Space to FUR – Future Urban Reserve, PARK - Major Park/Open Space to S2RESH – Single / Two Unit Residential Hillside and S2RES – Single / Two Unit Residential to PARK - Major Park/Open Space designations, as shown within the enclosed figure; and
2. Amend the City of Kelowna Zoning Bylaw Map from from the A1 – Agriculture 1 to RU1H – Large Lot Housing Hillside and to P3 – Parks and Open Space as shown within the enclosed figure.

The purpose of the proposed amendments is to facilitate future residential development, as originally identified within the North Clifton Area Structure Plan (endorsed by City Council in Spring 2014).

North Clifton ASP Lands

The OCP and Zoning Bylaw application encompasses the 'North Clifton Area Structure Plan' lands, which encompasses four parcels, totaling +/- 197.44 acres (+/- 79.90 hectares).

Legal Address	Civic Address
Lot 1, Plan 65503, Section 17, Township 23, ODYD	1855 Bennett Road, Kelowna, BC
Lot 2, Plan 65503, Section 17, Township 23, ODYD	1005 Clifton Road N., Kelowna, BC
S½ NE¼, Section 17, Township 23, ODYD	E of Paly Road, Kelowna, BC
N½ NE¼, Section 17, Township 23, ODYD	E of Paly Road, Kelowna, BC



Public Information Session

Melcor Developments Ltd. will be hosting a Public Information Session offering information about the proposed OCP and Zoning Bylaw amendments. Information pertaining to off-site servicing (Clifton Rd. N. and parks and open space within the Area Structure Plan will also be available. Representatives from Melcor Developments Ltd., MMM Group Ltd., and the City of Kelowna will be available to answer any questions and accept feedback from area residents and landowners. Area residents and landowners may attend the Open House between 3:30pm and 7:30pm on December 2, 2015 at the **Okanagan Jewish Community Association**, 102 Snowsell Street N., Kelowna, BC.

For more information or to provide comments or feedback regarding this proposal, contacts for the corresponding representative are as follows:

MMM Group Ltd.

Davin A. Shillong

E: ShillongD@mmm.ca

Melcor Developments Ltd.

Andrew Bruce

E: ABruce@melcor.ca

City of Kelowna

Damien Burggraeve

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


From Single/Two Unit Residential (S2RES) to Single/Two Unit Residential Hillside (S2RESH)

From Single/Two Unit Residential (S2RES) to Single/Two Unit Residential Hillside (S2RESH)

From Single/Two Unit Residential (S2RES) to Single/Two Unit Residential Hillside (S2RESH)

MAP "A2" OCP AMENDMENT OCP14-0018

 Data Sample: S2RES to S2RESH

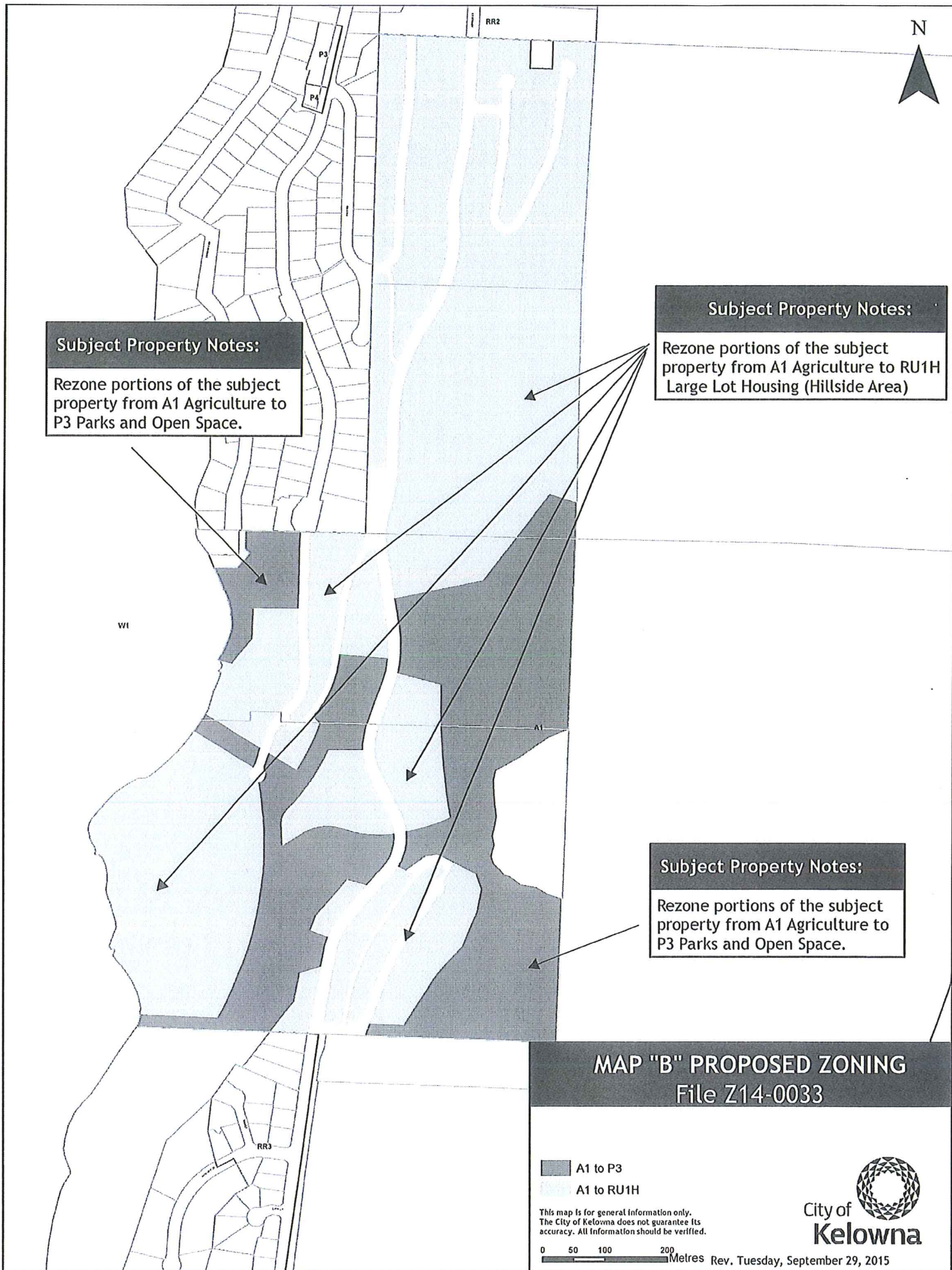
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0 100
Metres

0 50 100 200
Metres

Rev. Thursday, October 08, 2015



Notice Of Public Information Session NORTH CLIFTON OCP AND ZONING AMENDMENT

Date: Wednesday, December 2nd, 2015

Time: 3:30pm - 7:30pm

Location: Okanagan Jewish Community Centre
(102 Snowsell Street North, Kelowna, BC)

The purpose of the Public Information Session is to provide information to the public on the following:

1) Official Community Plan Amendment

- 'Future Urban Reserve' to 'Major Park/Open Space'
- 'Major Park/Open Space' to 'Future Urban Reserve'
- 'Major Park/Open Space' to 'Single/Two Unit Residential Hillside'
- 'Single/Two Unit Residential' to 'Major/Park Open Space'

2) Zoning Bylaw Amendment

- 'Agriculture 1' to 'Large Lot Housing Hillside' and 'Parks and Open Space'

Interested members of the public are invited to drop in between 3:30pm-7:30pm to learn more about the proposed amendments and provide comments and feedback. The developer and managing consultant will be present to answer questions.

For more information, please contact:

Davin A. Shillong, MMM Group Ltd.
P: 250-869-1334

Andrew Bruce, Melcor Developments Ltd.
P: 250-717-8390



