



**Schedule A – CD2 – Kettle Valley Comprehensive Residential Development - Zoning Bylaw No. 8000 Text Amendments**

Amendments  
Initials WM

No.	Section	Relevant Existing	Proposed	Explanation
1.	18 – Schedule B – Comprehensive Development Zones – CD2 – Kettle Valley Comprehensive Residential Development  Kettle Valley Regulating Plan – Overview Map	Kettle Valley Regulating Plan – Overview Map (Nov 10/2016)	Kettle Valley Regulating Plan (Mar 21/2020)	Replace the existing map with the proposed map. To amend the subject property from Type VII to Type III or IV.
2.	CD2 – Kettle Valley Comprehensive Residential Development  Development Type Schedule	Development Type Schedule (Types II-VIIa)	Development Type Schedule (Types II-VIIa)	Replace the existing schedule for proposed schedule. To remove Type VII from the Schedule as there is no existing or proposed development of this type.
3.	CD2 – Kettle Valley Comprehensive Residential Development  1.4(d) replace	<b>Single detached housing, semi-detached housing and row housing</b> (Types II-VII CD2 Map 1): 9.5m	<b>Single detached housing, semi-detached housing and row housing</b> (Types II-VI CD2 Map 1): 9.5m	Replace based on the removal of Type VII.
4.	CD2 - Kettle Valley Comprehensive Residential Development Map 1 (page 3 of 17) to Map 1 (page 15 of 17)		Delete all Diagrams referencing Development Type Schedule with all Map 1 pages	Remove the duplication of each Development Type Map within Bylaw that the Kettle Valley Regulating Plan provides.



## CITY OF KELOWNA

## MEMORANDUM

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**Date:** December 17, 2019  
**File No.:** TA19-0020  
**To:** Land Use Management Department (WM)  
**From:** Development Engineering Manager  
**Subject:** 5533 Mountainside Drive Lot A Plan EPP91489

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The Development Engineering Branch comments and requirements regarding this application for a Text Amendment to change the current Kettle Valley CD2 Type VII zone to CD2 Type III and IV zone to accommodate a 34 lot subdivision are as follows:

The Development Engineering Technologist for this project is John Filipenko. AScT

All requirements associated with this application will be addressed in the pending subdivision application..

The submitted design drawings in support of this application will be reviewed at the PLR application stage.

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James Kay, P. Eng.  
Development Engineering Manager

JF

This forms part of application # TA19-0020

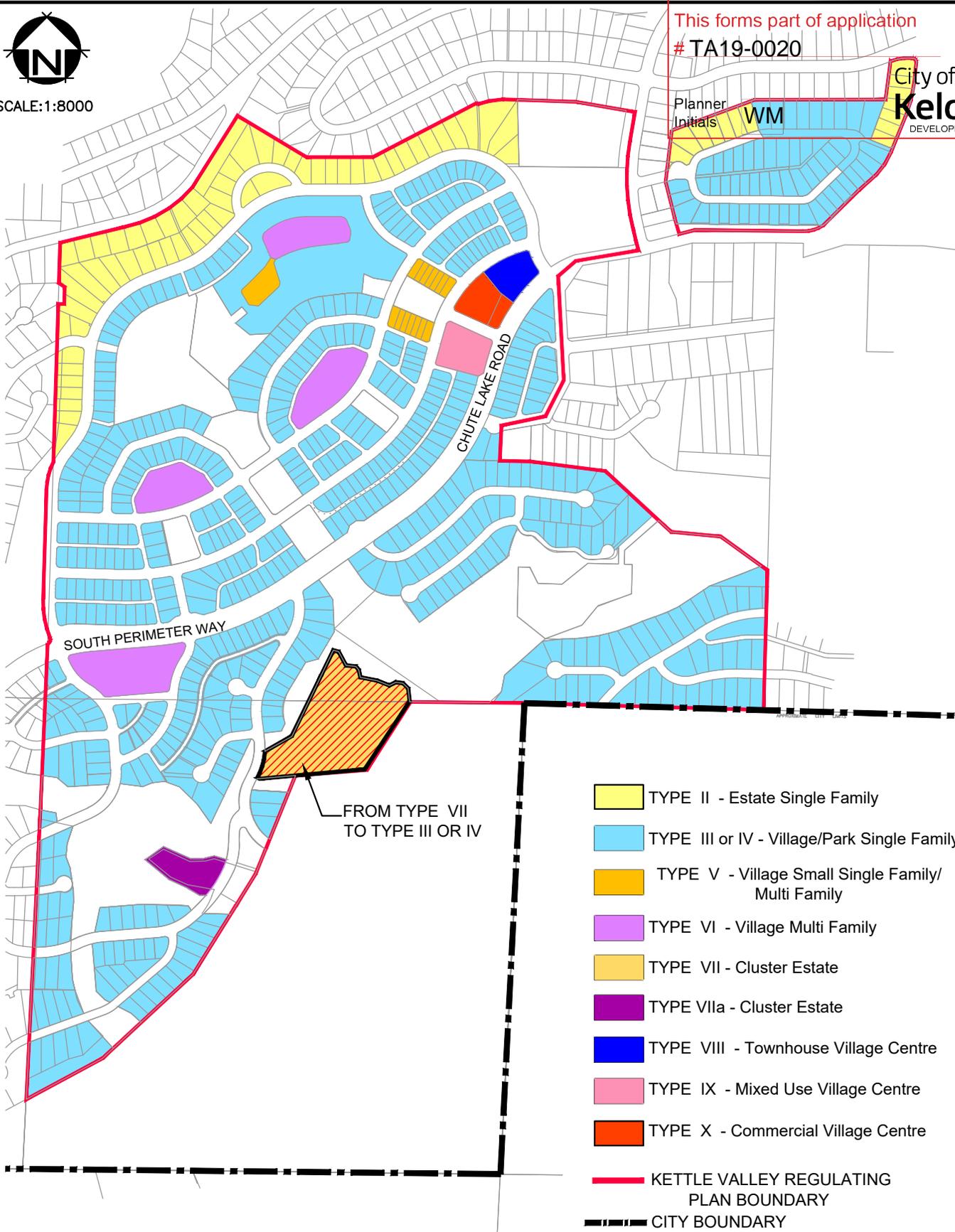


City of Kelowna DEVELOPMENT PLANNING

Planner Initials WM



SCALE:1:8000



FROM TYPE VII TO TYPE III OR IV

-  TYPE II - Estate Single Family
-  TYPE III or IV - Village/Park Single Family
-  TYPE V - Village Small Single Family/ Multi Family
-  TYPE VI - Village Multi Family
-  TYPE VII - Cluster Estate
-  TYPE VIIa - Cluster Estate
-  TYPE VIII - Townhouse Village Centre
-  TYPE IX - Mixed Use Village Centre
-  TYPE X - Commercial Village Centre
-  KETTLE VALLEY REGULATING PLAN BOUNDARY
-  CITY BOUNDARY



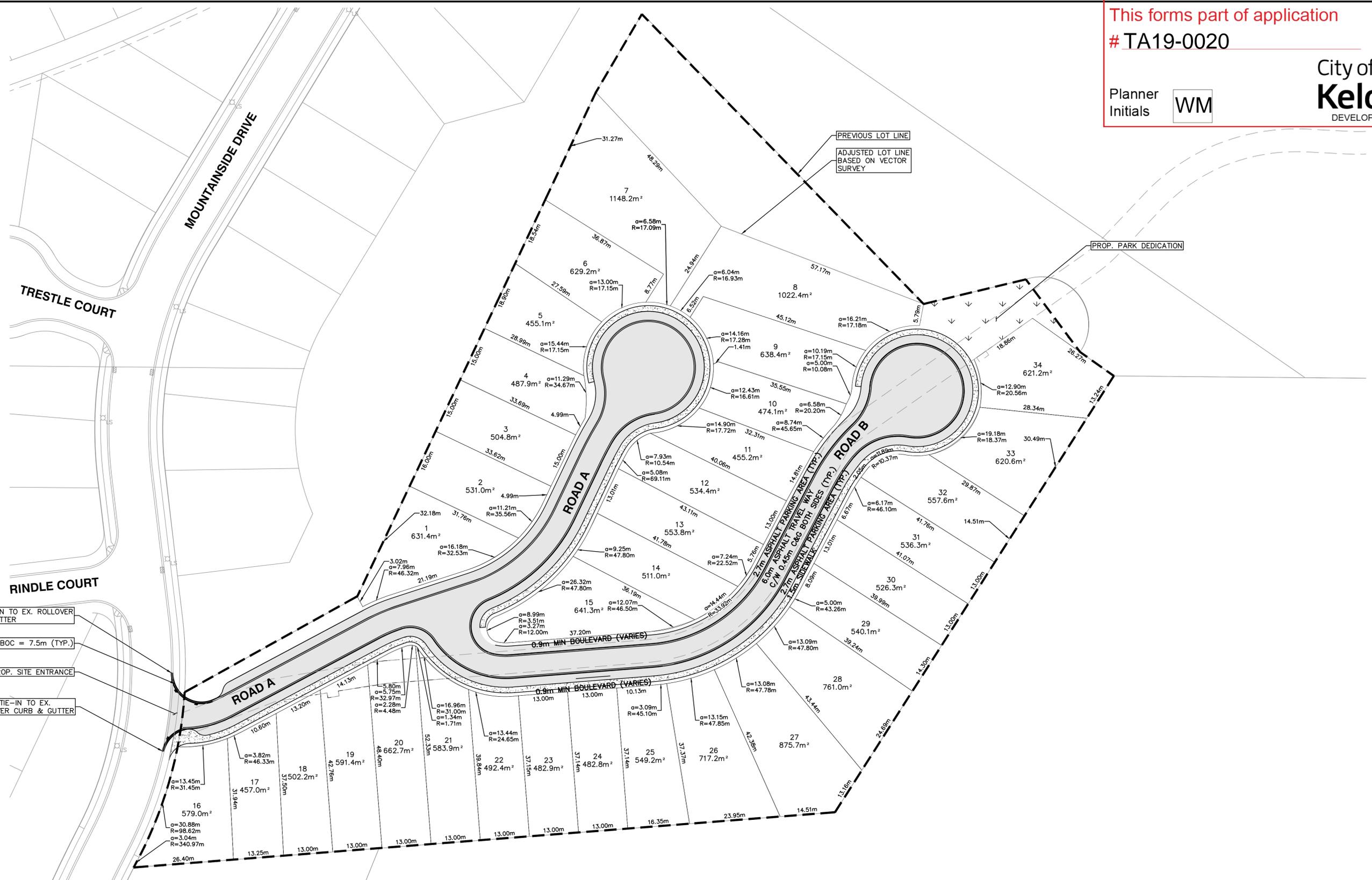
ECORA ENGINEERING LTD. 579 Lawrence Ave., KELOWNA, B.C. V1Y 6L8 Phone 250.469.9757

### KETTLE VALLEY REGULATING PLAN

This forms part of application

# TA19-0020

Planner Initials **WM**



PROP. TIE-IN TO EX. ROLLOVER CURB & GUTTER  
 RADIUS ON BOC = 7.5m (TYP.)  
 PROP. SITE ENTRANCE  
 PROP. TIE-IN TO EX. ROLLOVER CURB & GUTTER

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

LEGAL DESCRIPTION:  
 LOT 1, SECTION 23, TOWNSHIP 28, LAND DISTRICT 54, PLAN KAP85435

B.M. MONUMENT NO. ELEVATION:

LEGEND		LEGEND	
MANHOLE	○ M.H.	NEW PAVEMENT	▨
UTILITY POLE	● U.P.	ASPHALT REPLACEMENT	▨
POWER POLE	● P.P.	MILL AND OVERLAY	▨
LAMP STANDARD	□ L.S.		
CATCH BASIN	▣ C.B.		
HYDRANT	⊕ H.D.		
TREES	⊙ T		
SURVEY MONUMENT	⊗		

**NAD 83**  
 INSERTION BASE POINT= 300,000 , 5,500,000

**APLIN MARTIN**  
 ENGINEERING ARCHITECTURE PLANNING SURVEYING

1258 Ellis Street, Kelowna, B.C. Canada V1Y 1Z4  
 Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

1	19/10/22	JMR	ISSUED FOR PRELIMINARY LAYOUT REVIEW	JRG
0	19/04/01	RJB	ISSUED FOR INFORMATION	BR
NO.	YY/MM/DD	BY	REVISION	CHK'D



BASE	JRG	DESIGN	JMR
APPROVED	JDB		
DATE	OCTOBER 2019		
SCALE	HORIZ. 1:500 VERT. N/A		
SCALE NOT ACCURATE OVER LONG DISTANCES			

**THE CITY OF KELOWNA**  
 DESIGN AND CONSTRUCTION

**VILLAGE OF KETTLE VALLEY**  
 5533 MOUNTAINSIDE DRIVE  
 SUBDIVISION PLAN

CITY FILE NO.  
 DRAWING NO. **18-3073-031** REV NO. **1**

NOT FOR CONSTRUCTION