

# **CITY OF KELOWNA**

## **BYLAW NO. 12180**

### **Z21-0006**

### **Multiple Addresses**

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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:
  - a) STRATA LOT A SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6756 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
  - b) STRATA LOT B SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6756 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
  - c) STRATA LOT 1 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2844 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
  - d) STRATA LOT 2 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2844 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
  - e) STRATA LOT 1 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1697 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;
  - f) STRATA LOT 2 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1697 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map "A" attached to and forming part of this bylaw;

- g) STRATA LOT 1 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS<sub>2574</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map “A” attached to and forming part of this bylaw;
- h) STRATA LOT 2 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS<sub>2574</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Carnoustie Drive, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map “A” attached to and forming part of this bylaw;
- i) STRATA LOT 1 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS<sub>3545</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C<sub>3</sub> – Community Commercial zone to the C<sub>3</sub>rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- j) STRATA LOT 2 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS<sub>3545</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C<sub>3</sub> – Community Commercial zone to the C<sub>3</sub>rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- k) STRATA LOT 3 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS<sub>3545</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C<sub>3</sub> – Community Commercial zone to the C<sub>3</sub>rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- l) STRATA LOT 4 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS<sub>3545</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C<sub>3</sub> – Community Commercial zone to the C<sub>3</sub>rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- m) STRATA LOT 5 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS<sub>3545</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Glenmore Road, Kelowna, BC from the C<sub>3</sub> – Community Commercial zone to the C<sub>3</sub>rcs – Community Commercial (Retail Cannabis Sales) zone as shown on Map “B” attached to and forming part of this bylaw;
- n) PORTION OF LOT 1 DISTRICT LOTS 127 AND 4646 OSOYOOS DIVISION YALE DISTRICT PLAN KAP<sub>47934</sub> located at Harvey Avenue, Kelowna, BC from the C<sub>6</sub> – Regional Commercial zone to the C<sub>6</sub>rls – Regional Commercial (Retail Liquor Sales) zone as shown on Map “D” attached to and forming part of this bylaw;
- o) STRATA LOT 1 SECTION 13 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS<sub>2766</sub> TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Kloppenburg Road, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside

- Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map “E” attached to and forming part of this bylaw;
- p) STRATA LOT 2 SECTION 13 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2766 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V located at Kloppenburg Road, Kelowna, BC from the RU6h - Two Dwelling Housing (Hillside Area) zone to the RU6 – Two Dwelling Housing zone as shown on Map “E” attached to and forming part of this bylaw;
  - q) PORTION OF LOT A DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT PLAN EPP65105 located at Lakeshore Road, Kelowna, BC from the P4 – Utilities zone to the C4 - Urban Centre Commercial zone as shown on Map “F” attached to and forming part of this bylaw;
  - r) PORTION OF LOT 1 SECTION 9 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP89629 located at Scenic Road, Kelowna, BC from the RU6 – Two Dwelling Housing zone to the A1 – Agriculture 1 zone as shown on Map “G” attached to and forming part of this bylaw;
  - s) PORTION OF LOT 8 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “H” attached to and forming part of this bylaw;
  - t) PORTION OF LOT 9 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “H” attached to and forming part of this bylaw;
  - u) PORTION OF LOT 10 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “H” attached to and forming part of this bylaw;
  - v) PORTION OF LOT 11 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “H” attached to and forming part of this bylaw;
  - w) PORTION OF LOT 12 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “I” attached to and forming part of this bylaw;
  - x) PORTION OF LOT A SECTION 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP24038 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “I” attached to and forming part of this bylaw;
  - y) PORTION OF LOT B SECTION 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP24038 located at Shayler Road, Kelowna, BC from the RR1 - Rural Residential 1 zone to the RR3 - Rural Residential 3 zone as shown on Map “I” attached to and forming part of this bylaw;
  - z) PORTION OF LOT 15 SECTIONS 20 AND 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88870 located at Shayler Road, Kelowna, BC from the RR1 - Rural

Residential 1 zone to the RR<sub>3</sub> - Rural Residential 3 zone as shown on Map "I" attached to and forming part of this bylaw;

aa) LOT B SECTION 22 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 25630 located at Tataryn Road, Kelowna, BC from the RU<sub>1</sub> – Large Lot Housing zone to the RU<sub>1c</sub> – Large Lot Housing with Carriage House.

bb) PORTION OF LOT 2 SECTION 31 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN EPP66533 located at Tower Ranch Drive, Kelowna, BC from the RU<sub>5</sub> - Bareland Strata Housing zone to the P<sub>3</sub> - Parks & Open Space zone as shown on Map "J" 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 8<sup>th</sup> day of March, 2021.

Public Hearing waived by the Municipal Council this 8<sup>th</sup> day of March, 2021.

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

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(Approving Officer – Ministry of Transportation)

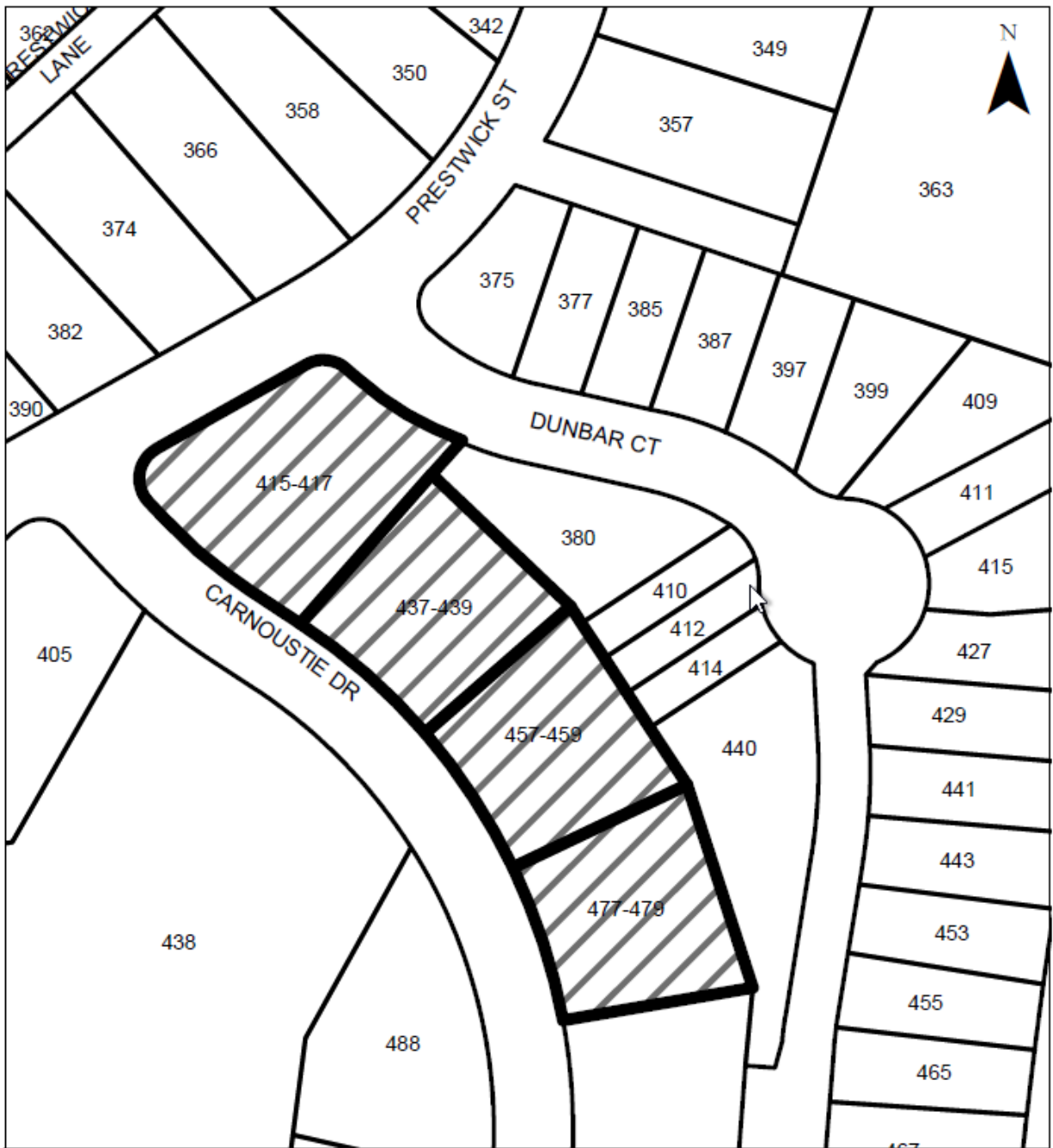
Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**MAP "A" PROPOSED ZONING**  
**File: Z21-0006**



Subject Properties



RU6H - Two Dwelling Housing (Hillside Area) to RU6 - Two Dwelling Housing

This map is for general information only.  
The City of Kelowna does not guarantee its  
accuracy. All information should be verified.



City of  
**Kelowna**

0 12.5 25 Metres

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**MAP "B" PROPOSED ZONING**  
**File: Z21-0006**



Subject Property



C3 - Community Commercial to C3rcs - Community Commercial (Retail Cannabis Sales)

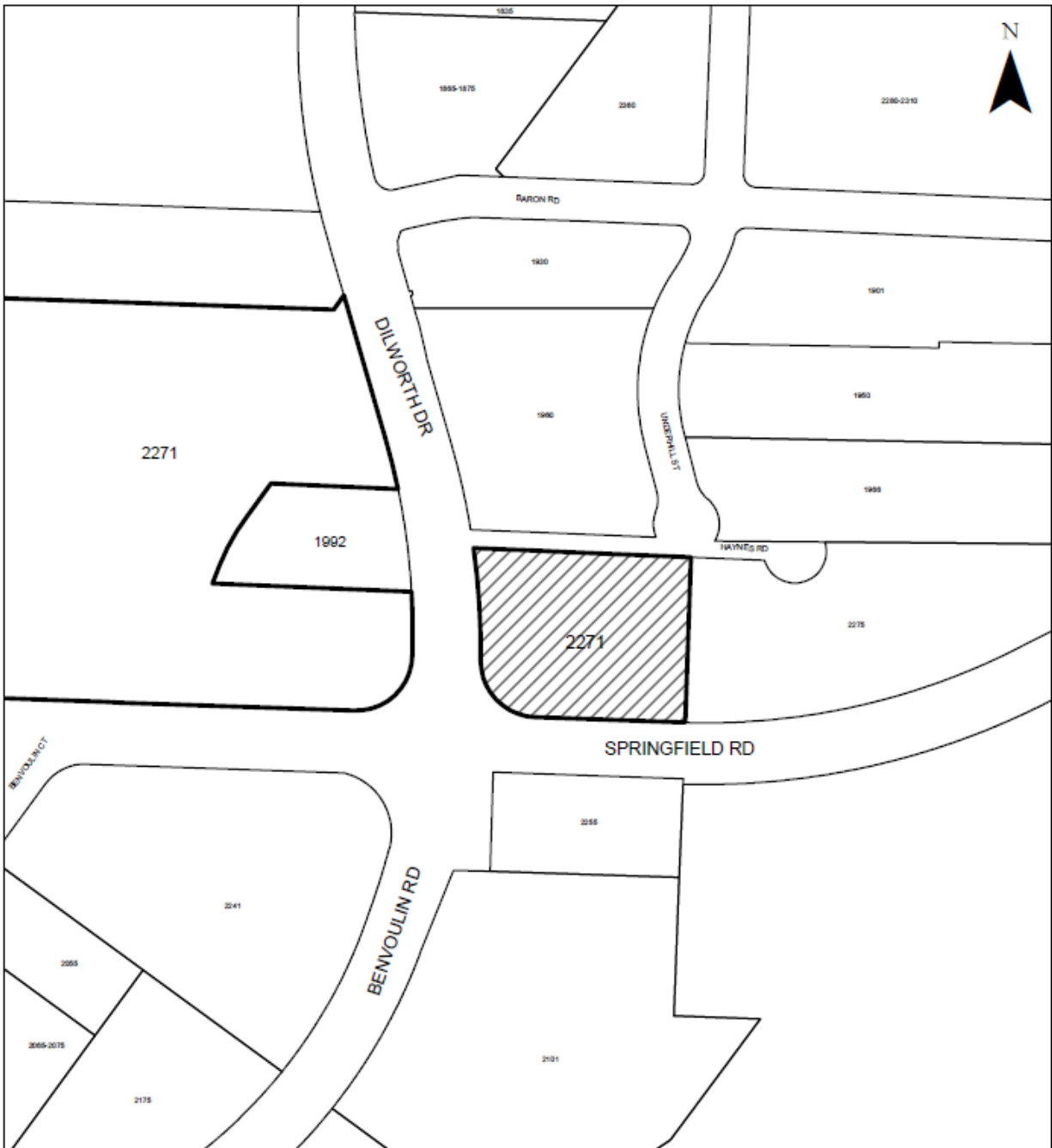
This map is for general information only.  
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0 12.5 25 Metres

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**MAP "D" PROPOSED ZONING**  
**File: Z21-0006**



Subject Property



C6 - Regional Commercial to C6rls - Regional Commercial (Retail Liquor Sales)

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City of  
**Kelowna**

0 30 60 Metres

Rev. 2021/02/19

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**MAP "E" PROPOSED ZONING**  
**File: Z21-0006**



Subject Property

RU6H - Two Dwelling Housing (Hillside Area) to RU6 - Two Dwelling Housing

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0 15 30 Metres



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**MAP "F" PROPOSED ZONING**  
**File: Z21-0006**

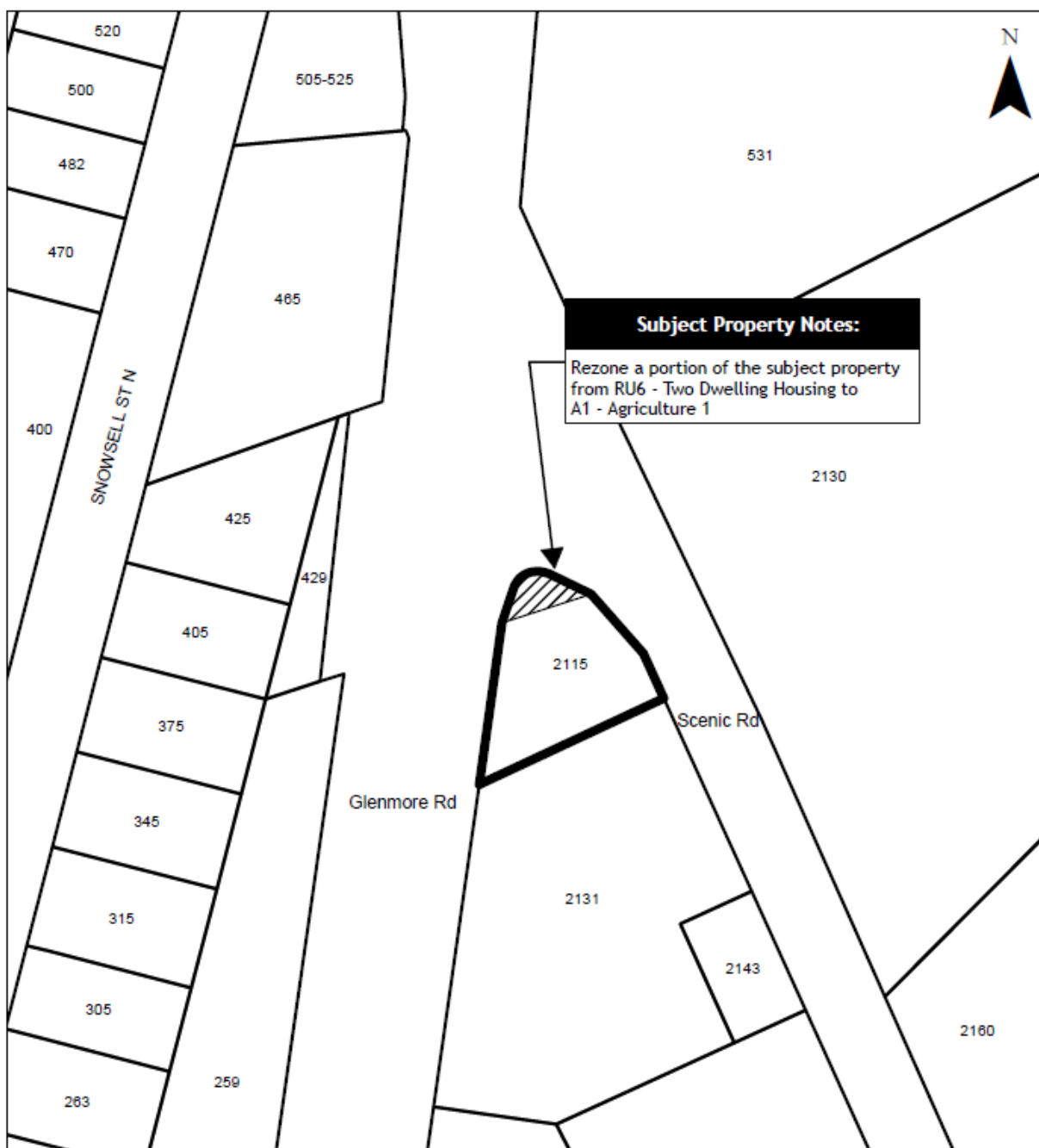
-  Subject Property
-  P4 - Utilities to C4 - Urban Centre Commercial

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0 12.5 25 Metres



Rev. 2021/02/19



**Subject Property Notes:**

Rezoning a portion of the subject property  
from RU6 - Two Dwelling Housing to  
A1 - Agriculture 1

**MAP "G" PROPOSED ZONING**  
**File: Z21-0006**

-  Subject Property
-  RU6 - Two Dwelling housing to A1 - Agriculture 1

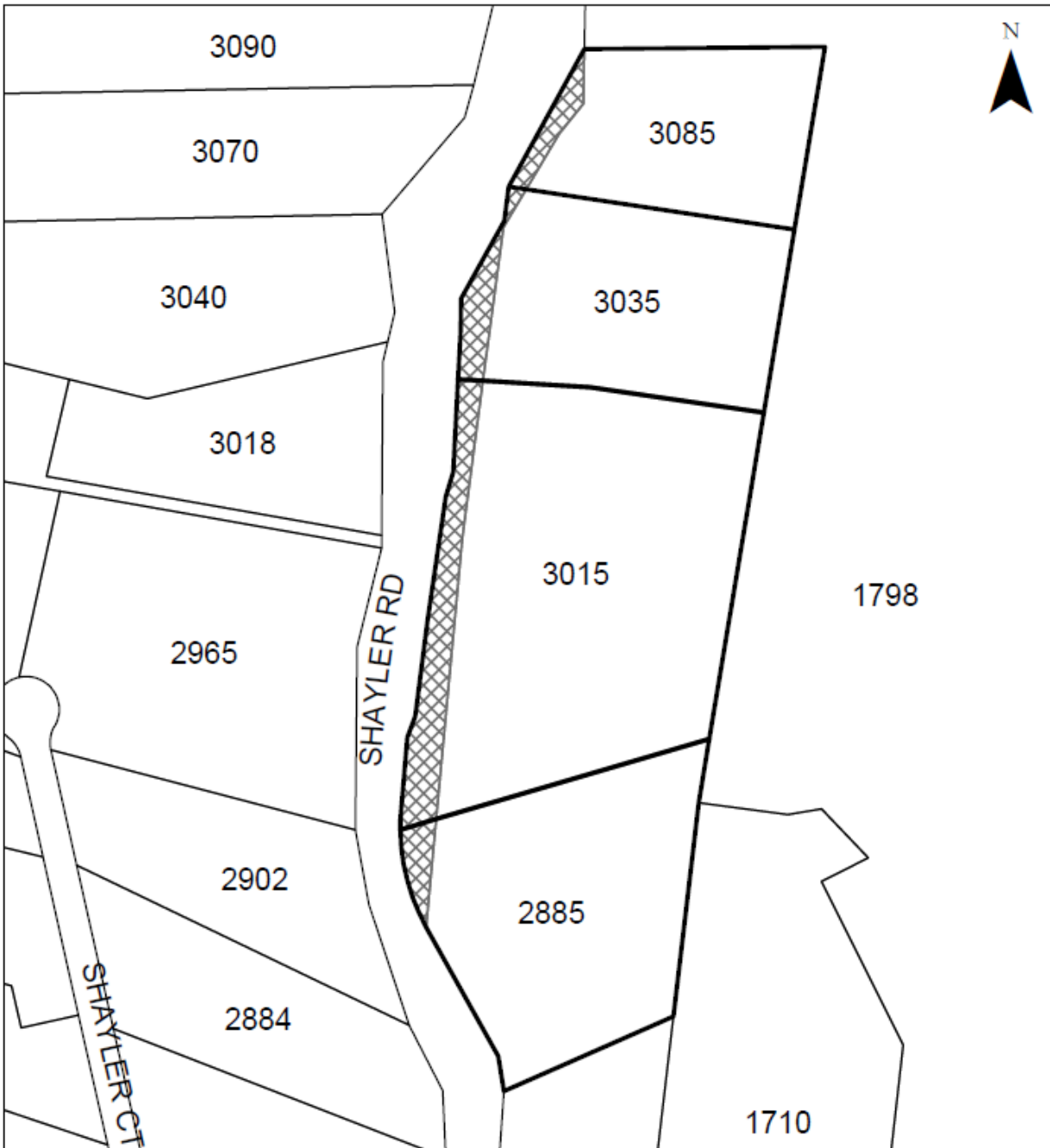
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

0 15 30 Metres

Rev. 2/11/2021

K8



**MAP "H" PROPOSED ZONING**  
**File: Z21-0006**

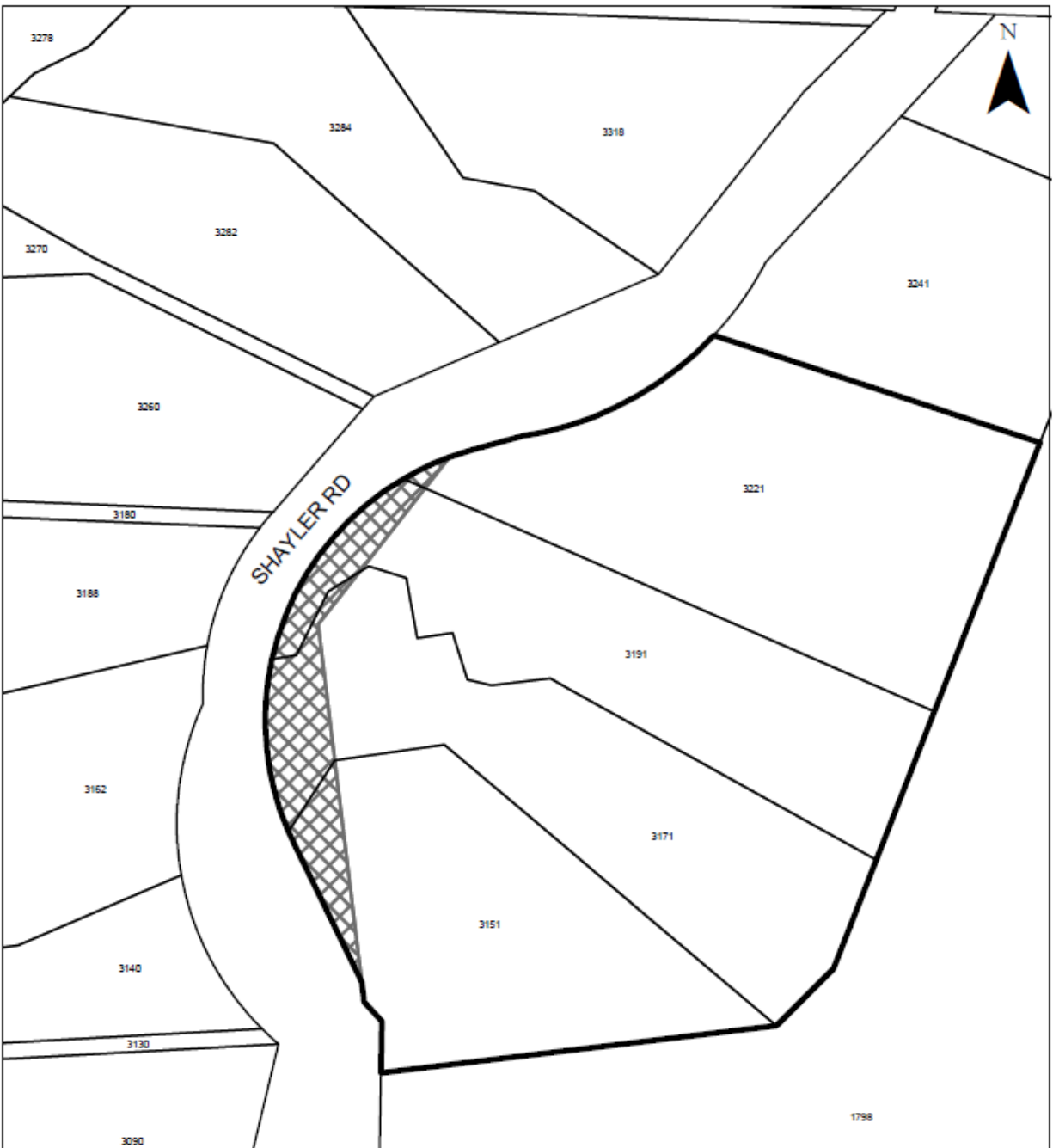
-  Subject Properties
-  RR1 - Rural Residential 1 to RR3 - Rural Residential 3

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0 30 60 Metres

Rev. 2021/02/19



**MAP "I" PROPOSED ZONING**  
**File: Z21-0006**

-  Subject Properties
-  RR1 - Rural Residential 1 to RR3 - Rural Residential 3

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0 25 50 Metres

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