



Subject Property Notes:

Amend the OCP for a portion of the Subject Property from Single/Two Unit Residential Hillside (S2RESH) to Major Park and Open Space (PARK).

Subject Properties Notes:

Amend the OCP for portions of the Subject Property from Major Park and Open Space (PARK) to Single/Two Unit Residential - Hillside (S2RESH).

**MAP "A" OCP AMENDMENT
OCP16-0014**

-  PARK to S2RESH
-  S2RESH to PARK

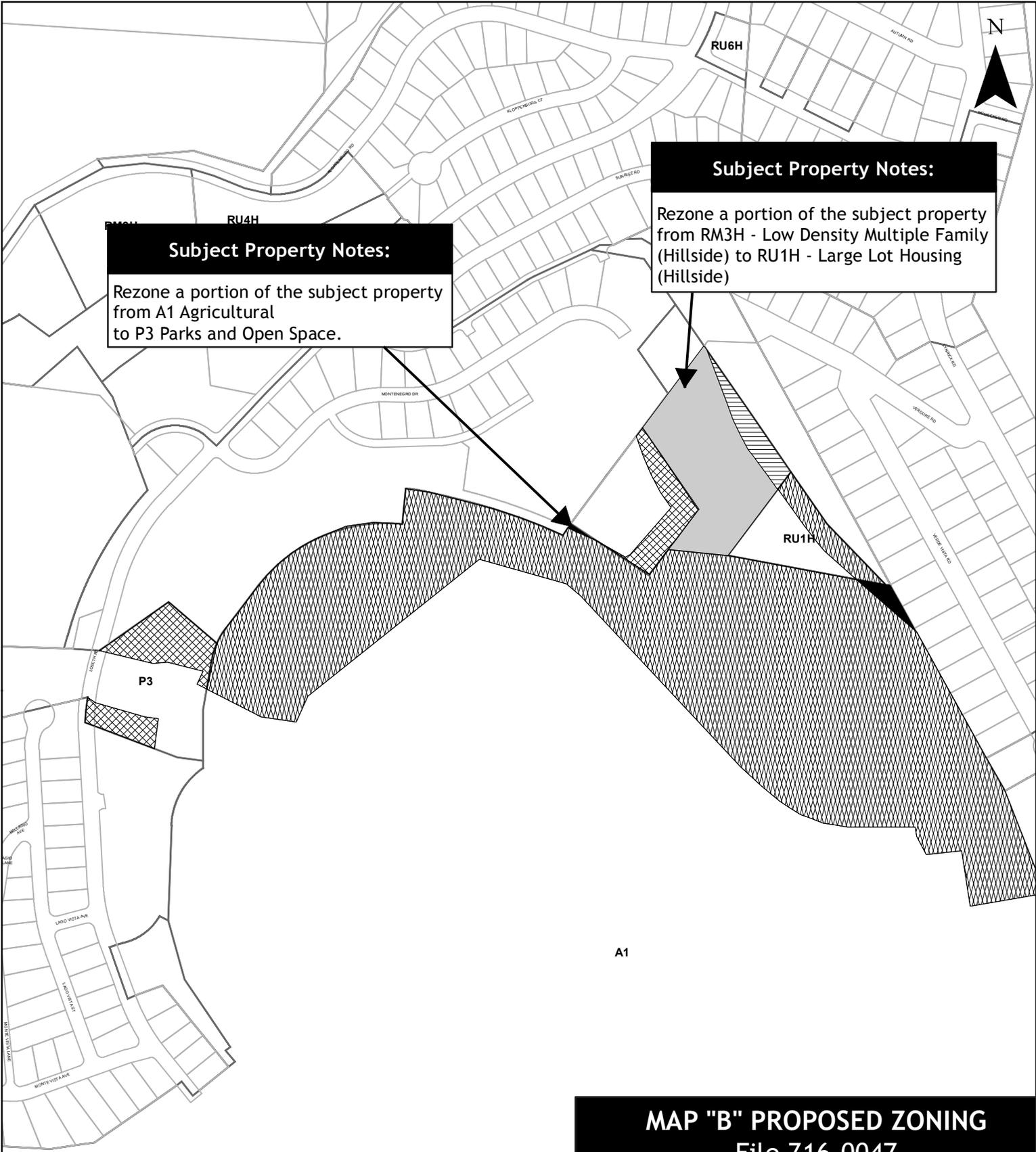
This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



0 100 Metres

0 50 100 Metres

Rev. Wednesday, September 21, 2016



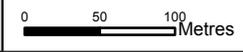
Subject Property Notes:
 Rezone a portion of the subject property from A1 Agricultural to P3 Parks and Open Space.

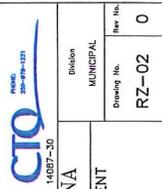
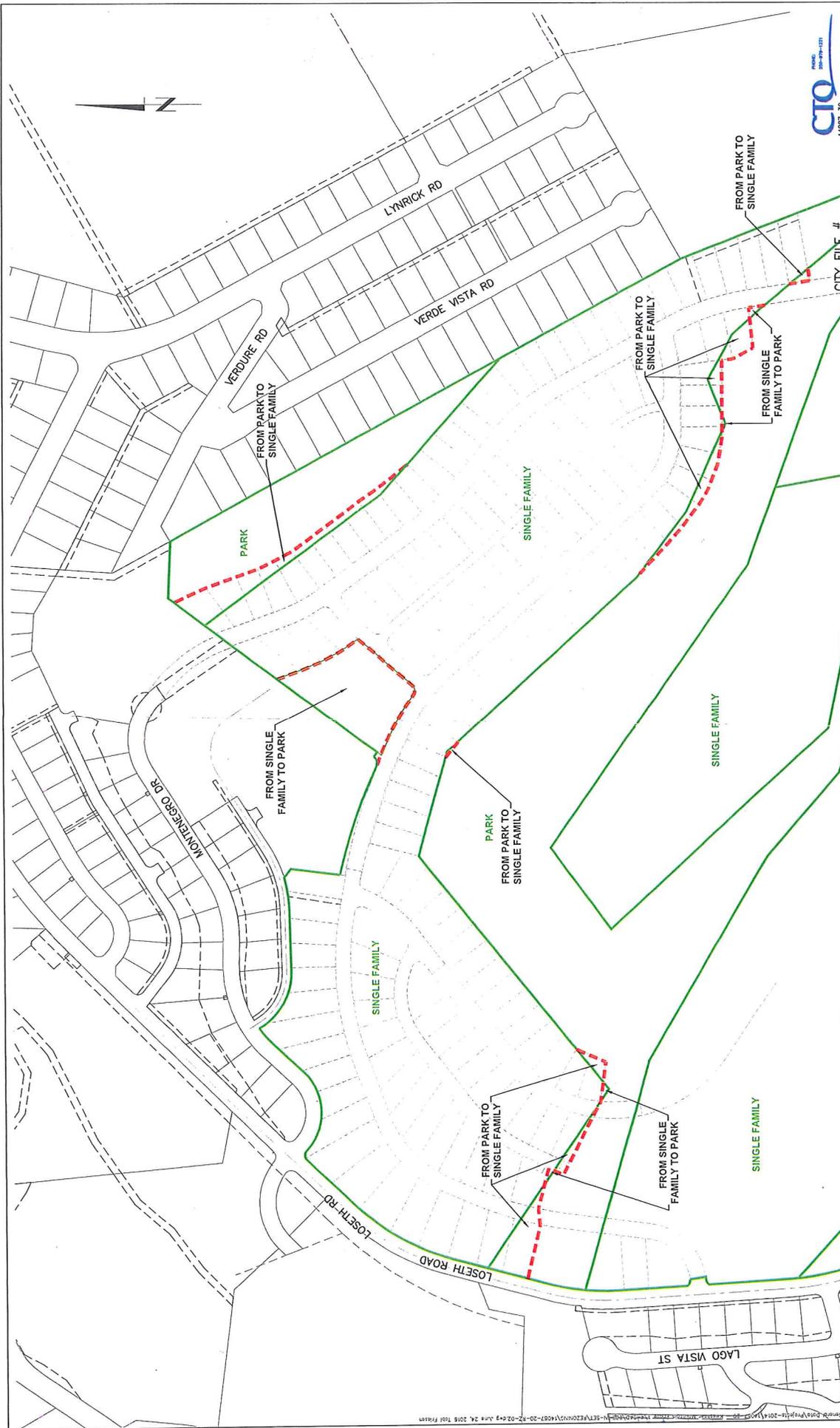
Subject Property Notes:
 Rezone a portion of the subject property from RM3H - Low Density Multiple Family (Hillside) to RU1H - Large Lot Housing (Hillside)

MAP "B" PROPOSED ZONING
 File Z16-0047

-  A1 to P3
-  A1 to RU1H
-  P3 to RU1H
-  RM3H to P3
-  RM3H to RU1H
-  RU1H to P3

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CITY FILE #
 THE CITY OF KELOWNA
 KIRSCHNER MOUNTAIN DEVELOPMENT
 FUTURE LAND USE
 PROPOSED PLAN

Drawn: JF/DC
 Approved: [Signature]
 Date: JUNE 2016
 Scale: 1:3000

Division: MUNICIPAL
 Drawing No.: RZ-02
 Rev No.: 0

No.	Revised	By	Checked	Reason	Date
1	16.05.24	DC	DC	FOR LAND USE AMENDMENT	

Legend

RE: NOTICE OF OCP AMENDMENT and REZONING APPLICATION

September 8th 2016

City File# OCP 16 -0014 and Z16-0051

Located at 2980 Gallagher Road (Kirschner Mountain)

DEAR PROPERTY OWNER/RESIDENT/TENANT

Please be advised that Kirschner Mountain JV has made application to the City of Kelowna to amend the Official Community Plan land use designations and rezone a portion of the property at Kirschner Mountain. (Shown on the back of this notice).

In keeping with the requirements of the City's Policy #367 (Public Notification and Consultation for Development Applications), we are informing you of this application to the City, and inviting property owners in the vicinity of the subject property to attend the Public Hearing regarding the proposed OCP amendment and Rezoning Application.

Any questions or comments about the application should be directed to the consultant, using any of the following means:

- **EMAIL:** dcullen@ctqconsultants.ca
- **CANADA POST:** CTQ Consultants Ltd. 1334 St. Paul Street Kelowna, BC V1Y 2E1 Attn: Ed Grifone
- **PHONE:** 250-979-1221 (Ext 120)
- **ATTEND MEETING:** (Comments can be made in writing)

RELEVANT INFORMATION

- **AGENT** David D. Cullen, P.Eng. - CTQ Consultants Ltd.
- **OWNER** Kirschner Mountain JV - Attention: Al Kirschner
- **Future OFFICIAL COMMUNITY PLAN Designation:** Single 2-Family Residential Hillside (S2RESH); Single 2-Family Residential (S2RES); Park; MRL; REP
- **PROPOSED DESIGNATION:** Similar but reconfigured
- **CURRENT ZONING:** A1; P3; RM3H; RU1H

EXPLANATION – The proposed amendment is generally consistent with the goals of the current Official Community Plan that calls for a mixture of single and two family residential and parks/open space. The proposed amendment requests the reconfiguration of land uses, minor increase in density and changes to the open space/ park system that is integral to the new neighborhood.

Thank you very much for your interest in this matter.

David D. Cullen, P.Eng.
CTQ Consultants Ltd.



You may also contact Damien at the City of Kelowna if you have any questions
Damien Burggraeve, Deputy Approving Officer, City of Kelowna
Direct Line 250.469.8473 dburggraeve@kelowna.ca

See Reverse Side

