City of Kelowna
Public Hearing
AGENDA

Tuesday, June 21, 2022

6:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order the Public Hearing - START TIME 6:00 PM - City of Kelowna - New Zoning Bylaw No. 12375

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber and online at Kelowna.ca/council.

For those participating this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

2. Individual Bylaw Submissions

2.1. START TIME 6:00 PM - City of Kelowna - New Zoning Bylaw No. 12375 3 - 64

To approve the new Zoning Bylaw No. 12375 and to direct staff to undertake the proposed Zoning Bylaw Transition Plan.

3. Termination

4. Call to Order the Regular Meeting

5. Bylaws Considered at Public Hearing

5.1. START TIME 6:00 PM - BL12375 - Zoning Bylaw

65 - 372

To give Bylaw No. 12375 second and third reading.

6. Termination

7. Procedure on each Bylaw Submission

a) Brief description of the application by City Staff (Development Planning);

(b) The applicant has up to 15 minutes to make representations to Council regarding the project.

(c) The Chair will call for representation from the public participating in person and online as follows:

(i) Any person wishing to make representations during the Hearing will have the opportunity to do so.

(ii) Speakers have up to 5 minutes to share their remarks.

(d) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in questions be held open, the Chair shall state to participants the the Public Hearing on the Bylaw is closed.

(e) Once the public has had an opportunity to comment, the application is given up to 10 minutes to respond to any questions raised.

(f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.

Note: Any applicant or member of the public may use electronic visual aids to assist in their presentation or questions. Online participants must be able to share their screen to display the item.

Report to Council

Date:	May 30, 2022
To:	Council
From:	City Manager
Subject:	City of Kelowna – Proposed New Zoning Bylaw 12375
Department:	Development Planning

Recommendation:

THAT Council receives, for information, the report from the Development Planning Department, dated May 30, 2022 with respect to the City of Kelowna's proposed new Zoning Bylaw 12375;

AND THAT Zoning Bylaw No. 12375 be forwarded for reading consideration;

AND THAT the Zoning Bylaw No. 12375 be forwarded to Public Hearing for further consideration;

AND THAT Bylaw No. 12386 being Density Bonus for Public Amenities and Streetscape Reserve Fund be forwarded for reading consideration;

AND THAT Council temporarily waives the requirement for Development Permits and Development Variance Permits to be considered in conjunction with final adoption of rezoning bylaws to amend Zoning Bylaw No. 8000;

AND FURTHER THAT Council endorse the proposed new Zoning Bylaw Transition Plan, as outlined in the report from the Development Planning Department, dated May 30, 2022.

Purpose:

To approve the new Zoning Bylaw and the Density Bonus for Public Amenities and Streetscape Reserve Fund Bylaw and to direct staff to undertake the proposed Zoning Bylaw Transition Plan.

BACKGROUND:

Previous Council Resolution

Resolution	Date
THAT Council endorse the proposed new Zoning Bylaw process, as outlined in this report from the Development Planning Department Manager, dated October 4, 2021.	October 4, 2021
THAT Council receives, for information, the report from the Development Planning Department, dated January 17, 2022, with respect to the City of Kelowna's current Density Bonus Program.	January 17, 2022
THAT Council receives, for information, the report from the Development Planning Department, dated April 11, 2022, with respect to the City of Kelowna's proposed new Density Bonus Program; AND THAT Council endorse the proposed new Density Bonus Program in concept, as outlined in this report from the Development Planning Department Manager, dated April 11, 2022	April 11, 2022
THAT Council receives, for information, the report from the Development Planning Department, dated April 11, 2022, that outlines the public and stakeholder consultation efforts for the new Zoning Bylaw.	April 11, 2022
THAT Council receives, for information, the report from the Development Planning Department dated May 9, 2022, with respect to amending the Official Community Plan and Zoning Bylaw to allow for second residences on properties in the Agricultural Land Reserve; AND FURTHER THAT Council direct Staff to bring forth changes to the 2040 Official Community Plan Bylaw No. 12300 and Zoning Bylaw No. 8000 as outlined in the report from the Development Planning Department dated May 9, 2022.	May 9, 2022

INTRODUCTION:

A zoning bylaw is the principal way that local governments can regulate land use and along with an OCP, a zoning bylaw is one of two primary tools for a City to realize growth and development objectives across a community. Zoning bylaws assign a zone to all land within a local government and stipulate specific land uses, density, siting, and size of buildings, as well lot area and dimensions of properties for subdivision. A zoning bylaw consists of a set of rules that determine how land can and cannot be used, what can and cannot be built within each zone, and sets out the regulations intended to ensure the orderly development of the community and avoid conflicts between incompatible uses.

The OCP is a high-level community-based vision, a long-range plan that sets out the vision and overall management of growth of a city. It is a set of policies and guidelines that are used to generally influence decisions and guide the overall direction of a city. A zoning bylaw is a more specific tool to implement land use planning visions expressed in OCPs and growth strategies. The new city-wide zoning bylaw takes direction from the OCP and conforms with its policy direction. However, an effective zoning bylaw

should remain broad-based, often considered a "blunt" tool, and provide a specific property owner or developer a degree of flexibility in the way their project uses the zone.

Since a zoning bylaw is a technical document that is regulatory in nature, its impact on a community is significant. A zoning bylaw directly influences the form of the community as well guides opportunities, activities and land uses that are permitted. Given these characteristics, a zoning bylaw should be considered a living, or an organic document that provides a degree of continuity to past land use frameworks as well as continues to evolve to respond to the changing nature of the city. It should be flexible enough to respond to new initiatives with regular updates and revisions.

DISCUSSION:

Project Objectives:

The City's first Zoning Bylaw (Bylaw No. 740) was adopted in 1938 and was updated four times[1] over the decades. The current Zoning Bylaw 8000 was adopted in 1998 and largely replicated its precursor, Bylaw No. 4500, from 1976. As the City looks to implement its strategic visioning document, Imagine Kelowna and the new 2040 Official Community Plan (OCP), a new and modern zoning bylaw is required that provides relevant and progressive land use regulations for the development industry and the needs of Kelowna residents. Staff have completed a comprehensive review and rewrite of the current Zoning Bylaw No 8000 through an inclusive process with both internal and external stakeholders.

The new Zoning Bylaw and the zoning map can be accessed on the City of Kelowna's website here, New Zoning Bylaw 12375.

Key objectives of the new Zoning Bylaw were as follows:

1. Align with the 2040 OCP, other key City initiatives and projects, and meet current Provincial legislative requirements;
2. Conduct internal and external stakeholder consultation throughout the process to help inform decision-making.
3. Responds to current planning and development trends;
4. Improves document consistency and provides a format that is user-friendly, easily interpreted, enforceable and effective in regulating land use in the City;
5. Reduces the number of commonly supported variance requests; and,
6. Allows for easy maintenance and updates in the future and a foundation to build upon.

Adoption of the new 2040 OCP earlier this year resulted in numerous land use designation name changes. As a result, the zones in the new Zoning Bylaw 12375 were changed to reflect the new terminology in the 2040 OCP. For example, the 2040 OCP designates five Urban Centres, defined as the City's most intense activity hubs. The associated zone names in the new Zoning Bylaw were named accordingly to reflect the 2040 OCP land use designation (ex. UC1 to UC5). Attachment B outlines the zone name changes as proposed in the new Zoning Bylaw 12375.

Process to Date:

The new Zoning Bylaw project was a six-stage process that began in Fall of 2020 (Attachment C). Stages 1 and 2 consisted of defining the project team, scope and timelines, and developed the Project Charter as well as the Communication and Stakeholder Engagement Plan. The project team formed technical

[1] Bylaw No. 2293 was adopted in 1961; Bylaw No 3500 was adopted in 1973; Bylaw No 4500 was adopted in 1976.

work groups, held, and lead regularly scheduled focused work group meeting. Through inter-departmental collaboration, the team tackled each section of the Zoning Bylaw. Early on in Stage 3, the project team engage with the Ministry of Agriculture (MoA), the Agriculture Land Commission (ALC), the Agriculture Advisory Committee (AAC), and the Ministry of Transportation and Infrastructure (MoTI), receiving input, guidance, and direction from each stakeholder through series of meetings and workshops. Staff worked closely with each stakeholder in developing the new Zoning Bylaw. These key milestones lead to the completion of first draft of the new Zoning Bylaw. The first Council touch point was completed at the end of Stage 3.

The public engagement and consultation process for the new Zoning Bylaw built on the efforts first initiated in fall of 2019 in conjunction with 2040 OCP engagement events. Public, industry and internal stakeholder engagement activities took place for one-month in Fall of 2021, and then for a second time with a focused group of stakeholders in early 2022. During Stage 4, the project team engaged with internal and external stakeholders, processed, and reviewed close to one thousand comments, refined the draft Zoning Bylaw based on stakeholder feedback, and completed the second draft of the document. A second Council touch point was completed at the end of Stage 4. With the final refinements of the draft new Zoning Bylaw completed following the end of Stage 4, the project has moved to Stage 5. During this stage Staff will present and introduce to Council, and the Public the proposed new Zoning Bylaw, and if endorsed, will be followed by Public Hearing.

Proposed New Zoning Bylaw - Big Moves:
The changes in the updated Zoning Bylaw are the result of detailed research, countless internal and external meetings, community consultation, and review and discussion of feedback and comments. Through this collaborative process, a comprehensive update of the zoning bylaw was achieved, while meeting and realizing the main objectives of the project. An executive summary of key changes to the new Zoning Bylaw is provided in Attachment A and the highlights are summarized below:

1. *Height and Grade:*
   Regulations for building height were updated and will now be measured by absolute height in metres rather than the number of storeys. Height will be measured from finished grade based on the proposed site plan.

2. *Site Coverage:*
   Regulations have been updated to ensure reasonable expectations of on-site storm water infiltration. Impermeable surfaces that were previously excluded from site coverage calculations have now been included (ex: swimming pools, sidewalks).

3. *Minimum Buildable Area:*
   Subdivision regulations in Single and Two Dwelling zones and Rural Residential zones now have a minimum buildable area requirement. The intention is to ensure that there is an adequate buildable area for new proposed lots that are not limited by areas with geotechnical or environmental restrictions.

4. *Use Categories:*
   Use categories have been updated and simplified. The permitted uses were reviewed in coordination with the City's Business Licensing Department to ensure consistency and reviewed with respect to development cost charge implementation to clarify differences between commercial and industrial uses. A variety of retail uses (ex: convenience, service commercial, general retail, thrift stores, liquor

stores) that used to be separate have been consolidated into "Retail" as well as refinements to office and professional services for easier administration and clarity to property and business owners. The introduction of land use charts helps to format the Zoning Bylaw and better communicate to users of the Zoning Bylaw.

5. *Density Bonus Program:*
   As it was outlined in Staff's report to Council on the proposed density bonus program (dated April 11, 2022) there is a clear need for more rental and affordable housing options in Kelowna. There is also a significant need for investment in the public sidewalk system in the City's Urban Core to help support the density and connect people with local amenities, shops and services, parks, schools, and transit. Staff recommend that the re-established density bonus program in the new Zoning Bylaw be aimed at achieving two key urban planning directions as outlined in the 2040 OCP:
   i. Increasing the supply of rental housing and affordable housing stock.
   ii. Improving the quantity and quality of public amenities through investments to sidewalks and the pedestrian realm.

   A density bonus program is a tool provided to municipalities by the Province that can help achieve those objectives and can represent a significant source of revenue. The increase in density is well supported by the 2040 OCP in the urban core areas and the new Zoning Bylaw creates an important opportunity to overhaul the existing density bonus program to bring it into alignment with the OCP. This will ensure important public objectives are achieved for the community.

6. *Site Layout:*
   Formerly the "Landscaping and Screening" section, the new Zoning Bylaw has introduced minimum ground cover and tree requirements within the front and rear yard setback areas. This is intended to ensure that setbacks are appropriately landscaped and provide opportunities to increase Kelowna's urban tree canopy.

7. *Urban Centres (UC) and Village Centres:*
   New Urban Centre zones apply to each separate Urban Centre. This allows differences between regulations for each Urban Centre and will allow further refinement of Urban Centre zones as detailed individual Urban Centre plans occur. They are intended to translate 2040 OCP height, density, and commercial frontage policies into regulations. The Urban Centre zones and the Village Centre zone aligns with the locations of the various Urban Centres and Village Centres as described in the 2040 OCP Future Land Use Designations. The Village Centre Zone provides different height and density regulations between the different Village Centres identified in the 2040 OCP, but the rest of the development regulations remain consistent.

8. *Core Area Zones:*
   The purpose of the Core Area Mixed Use zone is to provide an intensive, mixed-use zone, for developments outside of Urban Centres. This zone will primarily be used adjacent to Transit Supportive Corridors or a Provincial highway. It is similar to the MF3 – Apartment Housing Zone but provides a larger floor area ratio and higher heights, based on 2040 OCP Policy.

9. *Multi-Dwelling Zones:*

   The Multi-Dwelling zones were overhauled and simplified in accordance with the new 2040 OCP and aligned with the 2040 OCP Future Land Use designation of C-NHD – Core Area Neighbourhood. The

zones were created per typology of Multi-Dwelling development (infill, townhouses, and apartment forms). Selective commercial uses have been added to the MF3 – Apartment Housing zone on Transit Supportive Corridors to provide more flexibility within this zone for mixed use developments. This allows the zone to be applicable to more situations and follow the direction of the 2040 OCP that supports commercial space on key corridors. Office uses were intentionally excluded as being inconsistent with 2040 OCP direction. The new land use, Home-Based Business, Urban Centre & Corridor, is intended to facilitate home-based business on Transit Supportive Corridors within ground-oriented townhouses or apartments with direct access to the sidewalk. They do not have a restriction on the number of visiting clients or require any additional parking stalls.

10. *Agriculture and Rural Residential Zones:*
    In keeping with aligning the new Zoning Bylaw with Provincial legislation, regulations, Staff allocated the appropriate agricultural zones to all parcels based on their ALR status and created two Agriculture zones:
    i. The A1 – Agriculture zone will apply to all properties that are within the ALR.
    ii. The A2 – Agriculture / Rural Residential zone, will apply to agricultural properties that are not within the ALR

    Additionally, permitted land uses in the Agriculture zones were revised to comply and align with Provincial legislation, regulations, and policies and current internal policies and processes. This includes the recent changes to the ALC Act and Regulations for second residences in the ALR. As it was outlined in Staff's report and recommendation to Council (dated May 9, 2022), the new Zoning Bylaw is proposing to allow a carriage house on a property that is 2 hectares or greater.

11. *Commercial and Industrial Zones:*
    The new commercial and industrial zones represent a consolidation and simplification of existing zones. They are intended to translate 2040 OCP height and density policy into regulation. For example, the C2 – Vehicle Oriented Commercial zone primarily aligns with the 2040 OCP Future Land Use designation of RCOM – Regional Commercial and the C1 – Local & Neighbourhood Commercial zones aligns with a variety of 2040 OCP designations. As well, in both C1 and C2, permitted uses have increased permissibility; for instance both zones allow office uses in upper storeys. Comparatively, liquor tasting rooms have a restricted floor area in industrial zones; this is to limit the overabundance of commercial uses (liquor service) in industrial areas. In collaboration with MoTI staff, a new subzone has been established for the drive-thrus and car washes to provide specific regulations to those intensive commercial land uses.

12. *Comprehensive Development (CD) Zones:*
    The CD section was significantly reduced in number of zones, from 23 in the existing to six in the new zoning bylaw. The remaining CD zones are those that are still under development or have future phases to be developed. The CD zones that were eliminated are those developments that have built out. The list of CD zones is:
    - CD12 – Airport
    - CD17 – Mixed Use Commercial – High Density
    - CD18 - McKinley Beach Resort
    - CD20 - University
    - CD22 - Central Green
    - CD26 - Capri Centre

As part of maintaining the new Zoning Bylaw, when each of the CD zones is completed, it will be the intention to remove the zone and apply the City's more general land use zones.

Public Amenity and Streetscape Reserve Fund:
The purpose of the proposed Public Amenity and Streetscape Reserve Fund is to collect payments associated with proposed density bonus provisions of the new Zoning Bylaw 12375. The Fund would be utilized for urbanization and streetscape amenities, including, sidewalks, curb and gutter, drainage, landscaping, street furniture, bus pullouts, improved on-street parking design and other boulevard streetscape components. The funds collected could be utilized in combination with other funding sources and initiatives including the City's deferred revenue program, extending a developer's immediate frontage improvements to an intersection or other connection point, or in combination with a City capital project. The funds will provide critical urbanization projects that will help support the densities proposed throughout the Core Area as identified within the City's 2040 OCP.

BYLAW TRANSITION PLAN:

The move from the current Zoning Bylaw 8000 to the new Zoning Bylaw 12375 requires a transition plan and process. The challenge is having to address amendment bylaws that are at various stages as they make their way through the bylaw approval process. Staff have drafted a transition plan to help the public understand the process and to make the move as seamless as possible. The recommended transition plan is as follows:

1) Establish a pause on new rezoning bylaws being forwarded to Council between First and Third readings of the new Zoning Bylaw.

2) New rezoning bylaws may come forward to Council following the Third reading of the new Zoning Bylaw.

3) Decouple new rezoning bylaw adoptions from DP/DVP during the transition period. The purpose is to secure technical requirements of the rezoning portion only and not unnecessarily rush the form and character process.

4) If a new rezoning bylaw is not adopted prior to the adoption of the new Zoning Bylaw, it will be rescinded and will return for initial consideration under the new Zoning Bylaw.

5) Any permits (DP/DVP, HAP, etc.) can proceed to Council without any of the aforementioned restrictions.

6) Should an applicant have an approved development permit under the existing Zoning Bylaw 8000 or made building permit application prior to the new Zoning Bylaw coming into effect, they will have 12 months to complete the requirements to be issued a building permit. After that timeframe, all applications and permits will be expected to conform with the new Zoning Bylaw.

Additionally, Staff will track any rezoning bylaw amendments that will be adopted under Zoning Bylaw 8000 and will bring forward any necessary amendments to Zoning Bylaw 12375. This is to ensure these applications receive accurate zoning allocations following the adoption of the new Zoning Bylaw.

NEXT STEPS:

Should Council grant First Reading, the bylaw would be forwarded to an upcoming Public Hearing. Should the bylaw receive Third Reading, Staff will request formal provincial ministerial approval of the new Zoning Bylaw, prior to Council granting final reading. If adopted, the bylaw will come into effect and will be posted on the City's website, making the document accessible to all users.

Anticipated timeframes for next steps are as follows:



Agriculture Advisory Committee May 13, 2021

THAT the Committee supports the updates to Agriculture development regulations as outlined in Schedule 'C' of the report *City of Kelowna Draft Zoning Bylaw Updates* presented by City staff.

Carried

Anecdotal Comments:

Thirty-five percent site coverage on A1 zoned land is too high for a building structure. The Committee requests that the City review this percentage and consider reducing it.

Staff confirmed the next steps of the Zoning Bylaw review and proposed update will be a workshop with Council and then further public consultation.

Staff and external stakeholders were thanked for their input on developing the proposed changes.

Considerations applicable to this report:

Legal/Statutory Authority: Local Government Act, s. 479 Zoning Bylaws

Existing Policy: 2040 OCP and Imagine Kelowna

Prepared by:	Barbara B. Crawford, Planner II
	Adam Cseke, Planner Specialist
Submitted by:	Terry Barton, Development Planning Department Manager
Approved for inclusion:	Ryan Smith, Divisional Director, Planning & Development Services

cc:

Policy and Planning Department Manager

Development Services Director

ATTACHMENTS:

Schedule A: Proposed New Zoning Bylaw Map

Attachment A: Executive Summary of Key Changes

Attachment B: Zone Comparison and Summary

Attachment C: New Zoning Bylaw Project Stages

Executive Summary of Key Zoning Bylaw Changes

ATTACHMENT A
This forms part of application
BL12375
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City of Kelowna
DEVELOPMENT PLANNING

Table 1: Changes Affecting Multiple Sections

Topic	Section(s) Affected	Key Changes
Base & Bonus Density	Section 13.6 – *Multi Dwelling Density and Height Development Regulations* Section 14.14 – *Core Area and Other Zones Density and Height*	• The base FAR is the same or increased from Zoning Bylaw 8000. • Bonusing allows an increase in density beyond the base FAR. Density bonuses are available for use of the rental subzone, affordable housing, or for contributions to the streetscape fund. • A detailed analysis of past projects within the City of Kelowna and the FAR achieved within these projects helped inform the proposed density. While density was generally increased, it is intended to not to be artificially high so as to lead to height variances and to coordinate other key development regulations like parking, setbacks, and site coverage. • Heights follow 2040 OCP policy and the 2040 OCP Building Height maps for Urban Centres. • Development Variance Permits for heights in excess of the 2040 OCP Building Height Maps do not require amendments to the 2040 OCP. • FAR is consistent per height category.
Height & Grade	Section 2.3 - *General Definitions* Sections 10 to 15 - *Development Regulations*	• Measurement of height has been simplified to ensure consistency and ease of use. • Height restrictions based on the number of storeys have been removed. Instead, height is regulated simply by the dimension (meters). • Height is now measured from finished grade. The definition of finished grade has been updated based on best practices of other municipalities and in coordination with development industry. • Height must now be measured from every point along the edge of the building at the finished grade and height must be within the maximum dimension at every point.
Landscaping	Section 7.2 – *Tree and Landscaping Planting Requirements*	• There are now minimum ground cover and tree requirements within landscape areas. This includes the front and rear setback. • This is intended to ensure that setbacks are appropriately landscaped and provides for masking or separation of various land uses.
Minimum Buildable Area	Section 2.3 - *General Definitions* Section 11.4 – *Single and Two Dwelling Subdivision Regulations*	• Single and Two Dwelling zone and Rural Residential zone subdivision regulations now have a minimum buildable area required. • This regulation is intended to ensure that there is an adequate buildable area for new proposed lots that is not limited by areas with geotechnical or environmental considerations. • The area dimensions come from an analysis of previous subdivisions and in coordination with development industry.

Executive Summary of Key Zoning Bylaw Changes

Topic	Section(s) Affected	Key Changes
Site Coverage	Section 2.3 - *General Definitions* Sections 10 to 15 - *Development Regulations*	• Site coverage regulations have been updated to include all impermeable surfaces. • This is to ensure that there is a reasonable expectation of on-site storm water infiltration on any lot. Impermeable surfaces that were previously excluded from site coverage calculations have now been included (ex: swimming pools). • Impermeable surfaces are defined based on their run-off co-efficient. Common material run-off coefficients have been included in the definition.
Use Categories	Section 2.3 - *General Definitions* Sections 10 to 15 – *Permitted Land Uses*	• Use categories have been updated and simplified. The permitted uses were reviewed in coordination with the Business Licensing Department to ensure consistency and reviewed with respect to DCC implementation to clarify differences between commercial and industrial uses. • A variety of retail uses (ex: convenience, service commercial, general retail, thrift stores, liquor stores) that used to be separate have been consolidated into "Retail." • Land Use categories of offices and professional services have been refined. Offices primarily include uses that are not inherently client-oriented and could function without directly serving customers entering from the street. • Professional services, by contrast, primarily function by offering services to the public. Professional services are permitted on the ground floor of buildings, while offices are restricted to upper floors.

ATTACHMENT A
This forms part of application
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DEVELOPMENT PLANNING

Executive Summary of Key Zoning Bylaw Changes

Table 2: Section 10 - Agriculture & Rural Residential Zones

Topic	Section(s) Affected	Key Changes
Purpose of Agricultural Zones	Section 10 - *Agricultural and Rural Residential Zones*	• The A1 – Agriculture zone will apply to all properties that are within the ALR. • The A2 – Agriculture / Rural Residential zone, will apply to agricultural properties that are not within the ALR. • The appropriate agricultural zone will be allocated to all parcels based on their ALR status. This includes properties within the ALR to which ALR rules do not apply (based on the date the parcel was created and its size) and properties within the ALR which previously were not zoned A1. • Zoning based on ALR status provides more clarity as to which rules apply to ALR and non-ALR land. • The zoning will better align with Provincial legislation, policies, and regulations affecting ALR land. • The Agricultural zones align with the 2040 OCP Future Land Use designation of R-AGR – Rural Agricultural and Resource. • Second dwellings within the ALR have been updated as per the updated ALC regulations.
Agricultural Zones - Permitted Land Uses	Section 10.3 - *Permitted Land Uses*	• In consultation with Ministry of Agriculture and Agricultural Land Commission staff, the permitted land uses in the Agricultural zones were revised to comply with Provincial legislation, regulations, and policies.
Purpose of Rural Residential Zones	Section 10 - *Agricultural and Rural Residential Zones*	• Three Rural Residential zones have been consolidated into two Rural Residential zones. • The RR1 and RR2 zones have been combined as RR1 – Rural Residential 1 in the new Zoning Bylaw 12375 as they only had minor differences in Zoning Bylaw 8000. • The previous RR3 zone is now the RR2 – Rural Residential 2 zone and remains intended for small rural residential lots without services. • The Rural Residential align with the 2040 OCP Future Land Use designation of R-RES – Rural Residential. • Within the Suburban areas, properties were updated as per OCP policy based on their access to sewer; lots with access to sewer are zoned an urban residential zone, whereas, lots without access to sewer are zoned a rural residential zone.

Executive Summary of Key Zoning Bylaw Changes

Rural Residential Zones - Permitted Land Uses	Section 10.3 - *Permitted Land Uses*	• Consolidation of Rural Residential zones also consolidated permitted land uses to simplify zoning analysis and ensure permitted uses in Rural Residential zones are consistent with the new 2040 OCP.

Executive Summary of Key Zoning Bylaw Changes

Table 3: Section 11 – Single and Two Dwelling Zone

Topic	Section(s) Affected	Key Changes
Purpose of Single and Two Dwelling Zones	• Section 11 – *Single and Two Dwelling Zones*	• The Single and Two Dwelling Zones align with the 2040 OCP Future Land Use designations of S-RES – Suburban Residential and C-NHD – Core Area Neighbourhood.
Childcare Centre subzone	• Section 11.2 – *Sub-Zones*	• Previously, a rezoning to the P2 – Education and Minor Institutional zone was required to allow childcare facilities in single and two dwelling neighbourhoods. • Childcare integrates well within existing neighbourhoods and the new subzone will make it easier to adapt existing buildings into childcare centres and encourage childcare units in neighbourhoods.
Suites in RU4 Zone	• Section 11.3 – *Permitted Land Uses*	• Each principal dwelling unit can have one secondary suite or carriage house (ex: each side of a duplex can have a secondary suite).

Executive Summary of Key Zoning Bylaw Changes

Table 4: Section 13 - Multi-Dwelling Zones

Topic	Section(s) Affected	Key Changes
Purpose of Multi-Dwelling Zones	Section 13 – *Multi-Dwelling Zones*	• The Multi-Dwelling zones were overhauled and simplified in accordance with the new 2040 OCP and align with the 2040 OCP Future Land Use designation of C-NHD – Core Area Neighbourhood. • Zones were created per typology of Multi-Dwelling development (infill, townhouses, and apartment forms).
Permitted Uses in Multi-Dwelling Zones	Section 2.3 - *General Definitions* Section 13.3 – *Multi Dwelling Permitted Land Uses*	• Selective commercial uses have been added to the MF3 – Apartment Housing zone on Transit Supportive Corridors to provide more flexibility within this zone. This allows the zone to be applicable to more situations and follow the direction of the 2040 OCP that supports commercial space on key corridors. • Office uses were intentionally excluded as being inconsistent with 2040 OCP direction. • The new land use, Home-Based Business, Urban Centre & Corridor, is intended to facilitate home-based business on Transit Supportive Corridors within ground-oriented townhouses or apartments with direct access to the sidewalk. They do not have a restriction on the number of visiting clients or require any additional parking stalls.

Executive Summary of Key Zoning Bylaw Changes

Table 5: Section 14 - Core Area and Other Zones: *Urban Centres and Village Centres*

Topic	Section(s) Affected	Key Changes
Purpose of Core Area Mixed Use Zone	Section 14 – *Core Area and Other Zones*	• The purpose of the Core Area Mixed Use zone is to provide an intensive, mixed-use zone, for use outside of Urban Centres. • It is intended for properties that are adjacent to Transit Supportive Corridors or a Provincial highway. It is similar to the MF3 – Apartment Housing Zone but provides a lager floor area ratio and higher heights, based on 2040 OCP Policy. • The Core Area Mixed Use zone aligns with the 2040 OCP Future Land Use designation of C-NHD – Core Area Neighbourhood.
Purpose of Urban Centre Zones	Section 14 – *Core Area and Other Zones*	• New Urban Centre zones apply to each separate Urban Centre. This allows differences between regulations for each Urban Centre and will allow further refinement of Urban Centre zones in accordance with future planning of individual Urban Centres. • They are intended to translate 2040 OCP height, density, and commercial frontage policies into regulations. • The Urban Centre zones align with the locations of the various Urban Centres and the 2040 OCP Future Land Use Designation of UC – Urban Centre.
Permitted Uses in Urban Centre Zones	Section 14.9 – *Permitted Principal and Secondary Land Uses in Core Area and Other Zones*	• Permitted uses for ground floor of buildings within the Urban Centre zones are based on the 2040 OCP retail street maps that describe the intended character of streets in the Urban Centres.
Purpose of Village Centre Zones	Section 14 – *Core Area and Other Zones*	• The Village Centre Zone provides different height and density regulations between the different Village Centres identified in the 2040 OCP, but the rest of the development regulations are the same. • The Village Centre zone aligns with the 2040 OCP Future Land Use designation of Village Centre.
Front Yard Setbacks in Ground-Oriented Units	Section 14.11 – *Commercial and Urban Centre Zone Development Regulations*	• Front yard setbacks for ground-oriented units are 2 m from property line if certain conditions are met requiring usable space on the ground floor and a maximum height from the curb. This encourages true ground-oriented units with usable space on the ground floor. • Front yard setbacks for ground-oriented units have been increased from 1.5 m in Zoning Bylaw 8000 to 2 m based on best practices from other municipalities. The purpose is to

Executive Summary of Key Zoning Bylaw Changes

Topic	Section(s) Affected	Key Changes
		create a usable transition space between the sidewalk and the unit that is not obstructed.
Building Stepback	Section 14.11 – *Commercial and Urban Centre Zone Development Regulations*	• A 3.0 m building stepback for buildings that are 5 storeys or greater is intended to reduce perceived massing of buildings and implement 2040 OCP design guidelines requiring articulation.
Site Coverage in Urban Centre Zones	Section 14.11 – *Commercial and Urban Centre Zone Development Regulations*	• Site coverage in Urban Centre zones vary based on the retail street maps within the 2040 OCP.
Minimum Density along Transit Supportive Corridor	Section 14.14 – Core Area and Other Zones *Density and Height*	• Minimum densities along Transit Supportive Corridor are based on a 2-lot consolidation. It is lower for properties without a lane due to the need for on-site drive aisles. • It aligns with 2040 OCP Policy that encourages larger consolidations in order to meet density goals.
Maximum Parkade Exposure	Section 14.11 – *Commercial and Urban Centre Zone Development Regulations*	• New regulations limiting maximum parkade exposure align with 2040 OCP policy that encourages ground-oriented residential buildings and design guidelines that discourage large, blank walls.
Common Amenity Space	Section 14.11 – *Commercial and Urban Centre Zone Development Regulations*	• Common amenity space is now required in all multiple dwelling developments including townhouses. • This replaces previous requirements for private open space. It allows common amenity space to be provided indoors or outdoors and provides flexibility for the provision of amenity space within a development.

Executive Summary of Key Zoning Bylaw Changes

Table 5: Section 14 - Core Area and Other Zones: *Commercial and Industrial Zones*

Topic	Section(s) Affected	Key Changes
Purpose of Commercial Zones	Section 14 – *Core Area and Other Zones*	• The new Commercial zones represent a consolidation and simplification of existing zones. They are intended to translate 2040 OCP height and density policy into regulation. • The C2 – Vehicle Oriented Commercial zone primarily aligns with the 2040 OCP Future Land Use designation of RCOM – Regional Commercial. The C1 – Local & Neighbourhood Commercial zones aligns with a variety of 2040 OCP designations.
Permitted Uses in the Commercial Zones	Section 14.9 – *Permitted Principal and Secondary Land Uses in Core Area and Other Zones*	• Both commercial zones have increased permissibility in allowing office uses in upper storeys. • Liquor production has a restricted floor area in Commercial Zones. This is to limit the proliferation of industrial uses (liquor production) in commercial areas.
Commercial Ground-Oriented Unit Setbacks	Section 14.11 – *Commercial and Urban Centre Zone Development Regulations*	• New proposed setback regulations for ground-oriented commercial units align with new Official Community Plan guidelines for streetscape. Commercial units can be 0 m from property line provided that the building face is at least 6.0 m from the back-of-curb. This is intended to provide adequate space for patios and support policies in the 2040 OCP related to the public realm, public-private interface, streetscape animation. It also serves a practical purpose ensuring there is room for pedestrian circulation, boulevards, bus stops, street furniture etc.
Purpose of Industrial Zones	Section 14 – *Core Area and Other Zones*	• The Industrial zones align with the 2040 OCP Future Land Use Designation of IND – Industrial.
Permitted Uses in Industrial Zones	Section 14.9 – *Permitted Principal and Secondary Land Uses in Core Area and Other Zones*	• Liquor tasting rooms have a restricted floor area in Industrial zones. This is to limit the proliferation of commercial uses (liquor service) in industrial areas.
Setbacks in Industrial Zones	Section 14.12 – *Industrial, Institutional and Water Zone Development Regulations*	• Some setback requirements in the Industrial zones have been reduced. As front and rear yard setbacks now need to be landscaped, this ensures landscaped requirements are not excessive.

Executive Summary of Key Zoning Bylaw Changes

Topic	Section(s) Affected	Key Changes
		• Reducing front yard setbacks also reduces the demand to place parking in front of industrial buildings. Some Industrial zones prohibited parking in front yards. This will reduce unused space on industrial sites.

Executive Summary of Key Zoning Bylaw Changes

Table 6: Section 14 - Core Area and Other Zones: *Health District Zones*

Topic	Section(s) Affected	Key Changes
Purpose of Health District Zones	Section 14 – *Core Area and Other Zones*	• The Health District zones align with the 2040 OCP Future Land Use designations of EDINST – Educational / Institutional and C-HTH – Core Area Health District. • The HD 1 – Kelowna General Hospital zone is intended for the hospital campus. • The HD2 – Residential and Health Support Services zone is a consolidation of the existing HD2 and HD3 zones.
Former HD3 Properties	Section 9.2 – *Home Based Business Regulations*	• Properties that were formerly zoned HD3 retain additional home-based business permissions which remove limits on the number of clients on site for major home-based businesses conducting health services.

Executive Summary of Key Zoning Bylaw Changes

Table 7: Section 15 – Comprehensive Development Zones

Topic	Section(s) Affected	Key Changes
Purpose of CD Zones	• *Section 15 – Comprehensive Development Zones*	• The CD section saw significant reduction in number of zones, from 23 in the existing to six in the new zoning bylaw. • The remaining CD zones are those that are still under development or have future phases to be developed. • The CD zones that were eliminated are those developments that have built out or are not able to be built out.
CD17 – Mixed Use Commercial – High Density Zone	• Section 15.3 – *CD17 Zone*	• The purpose is to provide a zone for existing large scale mixed-use commercial / residential developments in the Core Area but outside Urban Centres. This zone is intended to capture lots that have already been constructed prior to the adoption of this bylaw in which the densities and scale of development is generally beyond those recommended by policies outlined in the 2040 OCP.

ATTACHMENT B
This forms part of application
BL12375
Planner Initials BC
City of Kelowna
DEVELOPMENT PLANNING

Zone Conversion Table
Zoning Bylaw No. 8000 vs Zoning Bylaw No. 12375

City of Kelowna

Zoning Bylaw 8000		Zoning Bylaw 12375	
Existing Zone	**Existing Zone Description**	**Proposed New Zone**	**Proposed New Zone Description**
A1	Agriculture 1	A1	Agriculture (ALR)
		A2	Agriculture/Rural Residential (Non-ALR)
RR1	Rural Residential 1	RR1	Large Lot Rural Residential
RR2	Rural Residential 2	RR1 or RR2	Large or Small Lot Rural Residential
RR3	Rural Residential 3	RR2	Small Lot Rural Residential
RU1	Large Lot Housing	RU1	Large Lot Housing
RU2	Medium Lot Housing	RU2	Medium Lot Housing
RU3	Small Lot Housing	RU3	Small Lot Housing
RU4	Low Density Cluster Housing	RU1, RU2, RU3, RU5	Large, Medium, Small Lot Housing, Multiple Single Detached Housing
RU5	Bareland Strata Housing	RU5	Multiple Single Detached Housing
RU6	Two Dwelling Housing	RU4	Duplex Housing
RU7	Infill Housing	MF1	Infill Housing
RM1	Four Dwelling Housing	MF1	Infill Housing
RM2	Low Density Row Housing	MF1 or MF2	Infill Housing or Townhouses
RM3	Low Density Multiple Housing	MF2	Townhouses
RM4	Transitional Low Density Housing	CA1, MF2, or MF3	Core Area 1, Infill Housing, or Townhouses
RM5	Medium Density Multiple Housing	MF3	Apartments
RM6	High Rise Apartment Housing	MF3, CA1, UC1, UC2, UC3, UC4, UC5	Apartments, Core Area 1 All Urban Centre Zones: Downtown, Capri-Landmark, Midtown, Rutland, Pandosy
RM7	Mobile Home Park	MH1	Mobile Home and Camping
HD1	Hospital	HD1	Kelowna General Hospital
HD2	Hospital and Health Support Services	HD2	Residential and Health Support Services
HD3	Health Services Transitional	HD2	Residential and Health Support Services
C1	Local Commercial	C1	Local Commercial
C2	Neighbourhood Commercial	C1 or VC1	Local Commercial or Village Centre
C3	Community Commercial	VC1, UC1 - UC5, CA1	Village Centre, Urban Centre, or Core Area
C4	Urban Centre Commercial	UC1 - UC5	Urban Centre
C5	Transition Commercial	CA1, VC1, UC3	Core Area 1, Village Centre, or Midtown Urban Centre
C6	Regional Commercial	C2	Vehicle Oriented Commercial
C7	Central Business Commercial	UC1	Downtown Urban Centre
C8	Convention Hotel Commercial	UC1gg	Downtown Urban Centre – Gaming and Gambling
C9	Tourist Commercial	VC1, UC1 - UC5	Village Centre or Urban Centre
C10	Service Commercial	C2	Vehicle Oriented Commercial
I1	Business Industrial	I1	Business Industrial
I2	General Industrial	I2	General Industrial
I3	Heavy Industrial	I3	Heavy Industrial
I4	Central Industrial	I2	General Industrial
I5	Extraction	I4	Natural Resource Extraction
I6	Low-Impact Transitional Industrial	I2	General Industrial
P1	Major Institutional	P1	Major Institutional
P2	Education and Minor Institutional	P2	Education and Minor Institutional
P3	Parks and Open Space	P3	Parks and Open Space
P4	Utilities	P4	Utilities
P5	Municipal District Park	P5	Municipal District Park
P8	Alternate Transportation Corridor Zone	Zone Deleted	
W1	Recreational Water Use	W1	Recreational Water Use
W2	Intensive Water Use	W2	Intensive Water Use
CD1	Comprehensive Development One	MF2	Townhouses
		RU1	Large Lot Housing
CD2	Kettle Valley Comprehensive Residential Development	RU1	Large Lot Housing
		RU2	Medium Lot Housing
		RU3	Small Lot Housing
		RU4	Duplex Housing
		MF2	Townhouses
		CA1	Core Area 1
		P2	Education and Minor Institutional
		P3	Parks and Open Space
CD3	Comprehensive Development Three	C2	Vehicle Oriented Commercial
		MF2	Townhouses
		MF3	Apartments
CD4	Comprehensive Small Lot Housing	RU2	Medium Lot Housing
CD5	Multi-Purpose Facility	UC1a	Downtown Urban Centre - Arena
CD8	Heritage Industrial	UC1	Downtown Urban Centre
CD9	Heritage Commercial	P3	Parks and Open Space
CD10	Heritage Cultural	RU4hc	Duplex Housing with Heritage Commercial
CD12	Airport	CD12	Airport
CD14	Comprehensive High Tech Business Campus	UC2	Capri-Landmark Urban Centre
CD15	Airport Business Park	I2	General Industrial
		C2	Vehicle Oriented Commercial
CD16	Bingo and Gambling	UC2gg	Capri-Landmark Urban Centre – Gaming and Gambling
CD17	Mixed Use Commercial – High Density	CD17	Mixed Use Commercial – High Density
CD18	McKinley Beach Comprehensive Resort Development	CD18	McKinley Beach Resort
CD20	Comprehensive University Development Zone	CD20	University
CD22	Central Green Comprehensive Development Zone	CD22	Central Green
CD23	Public market and Open-Air Market	A1	Agriculture (ALR)
CD24	Comprehensive Development (Hiawatha)	VC1	Village Centre
CD25	Light Industrial – Residential Mixed-Use Zone	Zone deleted	
CD26	Capri Centre Comprehensive Development Zone	CD26	Capri Centre

Zoning Bylaw 12375 – Summary of Zones

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BL12375
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials BC

City of Kelowna

Agriculture and Rural Residential Zones

A1 – Agriculture
The purpose is to provide a zone for Agricultural Land Reserve parcels that permit agricultural uses and other complementary uses suitable in an agricultural setting.

A2 – Agriculture / Rural Residential
The purpose is to provide a zone that allows for rural residential and agricultural land uses outside the Agricultural Land Reserve.

RR1 – Large Lot Rural Residential
The purpose is to provide a zone for country residential development on larger lots that permit more rural land uses, minor agricultural, and a holding zone where future development could occur subject to the direction of the Official Community Plan.

RR2 – Small Lot Rural Residential
The purpose is to provide a zone for country residential development on smaller lots, and complementary uses, in areas of high natural amenity and limited urban services.

Single and Two-Dwelling Zones

RU1 – Large Lot Housing
The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.

RU2 – Medium Lot Housing
The purpose is to provide a zone for single detached housing, and compatible secondary uses, on medium sized serviced urban lots.

RU3 – Small Lot Housing
The purpose is to provide a zone for single detached housing, and compatible secondary uses, on smaller serviced urban lots.

Single and Two-Dwelling Zones (con't)

RU4 – Duplex Housing
The purpose is to provide a zone for duplex and semi-detachment housing with compatible secondary uses, on larger serviced urban lots.

RU5 – Multiple Single Detached Housing
The purpose is to provide a zone for multiple single detached homes, and compatible secondary uses, on a single serviced urban lot. The purpose is to provide a zone for multiple single detached homes, and compatible secondary uses, on a single serviced urban lot.

Multi-Dwelling Zones

MF1 – Infill Housing
The purpose is to provide a zone for infill development within the core area of the City limiting development to ground-oriented housing of 2 storeys.

MF2 – Townhouse Housing
The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.

MF3 –Apartment Housing
The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors.

ATTACHMENT B
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BL12375
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials BC

Zoning Bylaw 12375 – Summary of Zones

Core Area and Other Zones

Commercial, Core Area and Village Cetre Zones:

C1 – Local & Neighbourhood Commercial
The purpose is to provide a zone for the commercial developments outside the Core Area to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, building scale includes 2 storey structures with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.

C2 – Vehicle Oriented Commercial
The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. Building scale generally includes two storey buildings with potential for office related uses on upper floors

CA1 – Core Area Mixed Use
The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres. Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP. A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres

VC1 - Village Centre
The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified to each Village Centre (as identified with the OCP).

Urban Centre Zones:

UC1 – Downtown Urban Centre
The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings

Urban Centre Zones (con't):

UC2 – Capri-Landmark Urban Centre
The purpose is to provide a mixed commercial and residential zone for developments within the Capri-Landmark Urban Centre that is consistent with and follows from the Capri-Landmark Urban Centre Plan

UC3 – Midtown Urban Centre
The purpose is to provide a mixed commercial and residential zone for developments within the Midtown Urban Centre

UC4 – Rutland Urban Centre
The purpose is to provide a mixed commercial and residential zone for developments within the Rutland Urban Centre

UC5 –Pandosy Urban Centre
The purpose is to provide a mixed commercial and residential zone for developments within the South Pandosy Urban Centre.

Industrial Zones:

I1 – Business Industrial
The purpose is to provide a zone for developments of planned industrial business parks containing indoor industrial uses with limited outdoor storage and to provide a zone for transition from general / heavy industrial uses to other uses

I2 – General Industrial
The purpose is to provide for general industrial uses

I3 – Heavy Industrial
The purpose is to designate and preserve land for developments of industrial uses which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.

Zoning Bylaw 12375 – Summary of Zones

ATTACHMENT B
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City of Kelowna
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City of Kelowna

Core Area and Other Zones (con't)

Industrial Zones (con't)

I4 – Natural Resource Extraction
The purpose of this zone to provide a zone used for natural resource extraction such as gravel extraction and processing.

Institutional Zones:

P1 – Major Institutional
The purpose is to provide a zone primarily for major governmental and publicly or privately funded institutional uses.

P2 – Education and Minor Institutional
The purpose is to provide a zone for private and public educational, residential, and recreational uses and religious assemblies.

P3 – Parks and Open Space
The purpose is to provide a zone for the preservation and enhancement of open space and limited public facilities.

P4 – Utilities
The purpose is to provide a zone for private and public utilities.

P5 – Municipal District Park
The purpose is to provide a zone for developments of major Municipal parks and ancillary recreational uses. Park sites generate large numbers of participants and spectators attracted from all areas of the City plus tournament visitors and tourists. These sites serve a population of 45,000 residents within a five-kilometer radius and also serve specific recreation facility needs on a city-wide basis.

Health District Zones:

HD1 – Kelowna General Hospital
To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.

HD2 – Residential and Health Support Services
The purpose is to provide a zone for the conversion and new development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, medical-related commercial and complimentary residential uses within the Official Community Plan Health District future land use designation.

Water Zones:

W1 – Recreational Water Use
The purpose is to provide a zone that allows for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish, wildlife, and vegetation communities.

W2 – Intensive Water Use
The purpose is to provide for a diverse and concentrated range of water activities consistent with the upland use, maintaining foreshore public access, and minimizing impacts on fish, wildlife, and vegetation communities.

ATTACHMENT C
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City of Kelowna
DEVELOPMENT PLANNING

The New Zoning Bylaw - Project Stages

Stage 1

- **PROJECT INITIATION (Oct 2020 - Mar 2021)**
  - Internal Coordination
  - Project Charter
  - Communication and Stakeholder Engagement Plan

Stage 2

- **RESEARCH & ANALYSIS (Jan - Aug 2021)**
  - Technical work group engagement, review, and discussions
  - Review and research regulations

Stage 3

- **DRAFT NEW ZONING BYLAW (Oct 2020 - Oct 2021)**
  - Ministerial stakeholder engagement
  - Applicable Advisory Committee engagement
  - 1st Draft Complete
  - Council Workshop

Stage 4

- **STAKEHOLDER ENGAGEMENT (Est. Oct 2021 - March 2022)**
  - Engagement Plan implementation
  - Stakeholder information and consultation
  - Zoning Bylaw revisions - 2nd Draft complete
  - Coucil Workshop

Stage 5

- **REFINED NEW ZONING BYLAW (Est. Jan - June 2022)**
  - Report to Council - Initial Consideration
  - Report Council - Public Hearing

Stage 6

- **ADOPTION & IMPLEMENTATION (Est. Aug 2022 +)**
  - Ministerial Sign off
  - Zoning Bylaw Adoption
  - Implementation

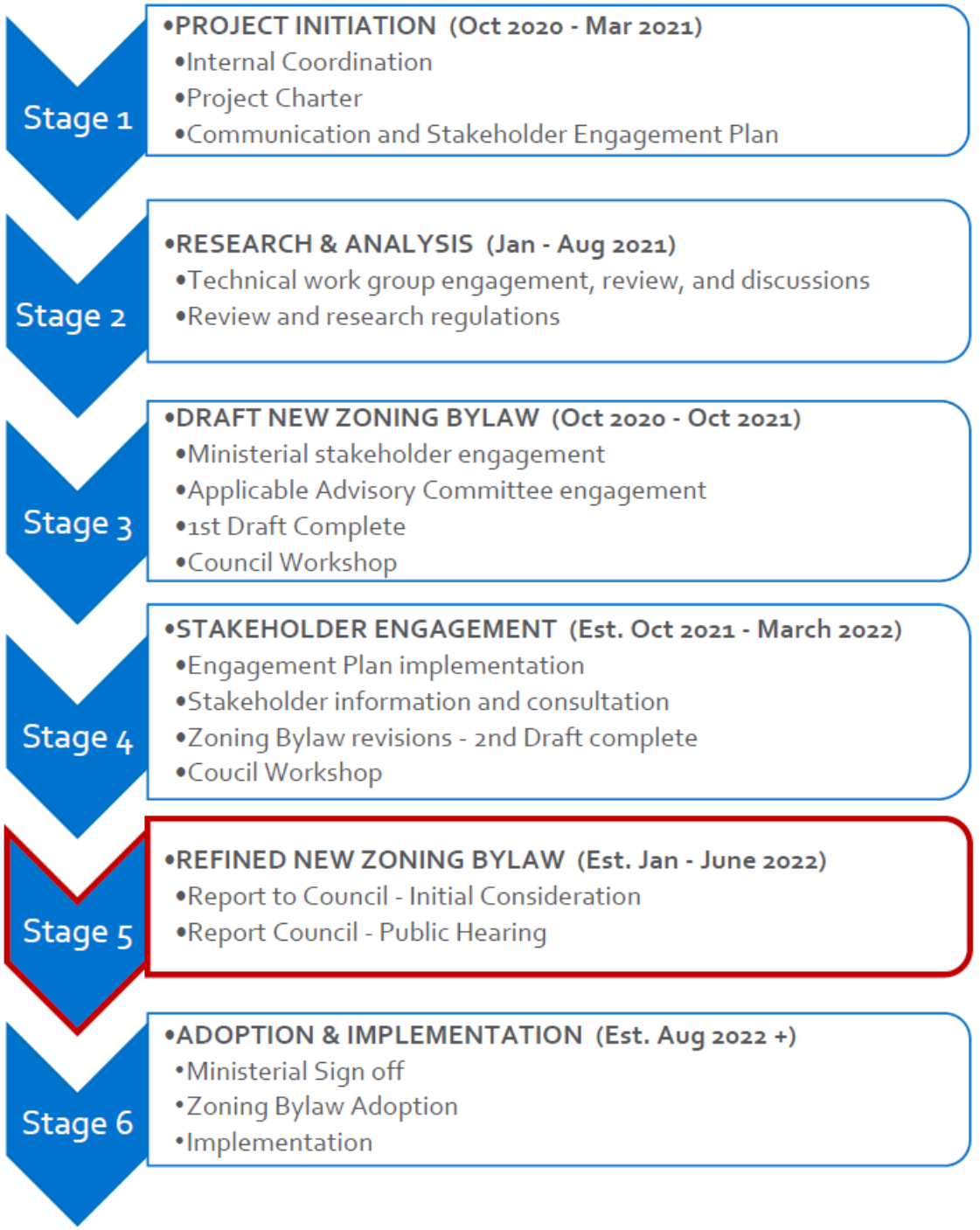


City of Kelowna
Proposed New Zoning Bylaw
Initial Consideration
May 30, 2022

Purpose

- To adopt a new Zoning Bylaw

Project Process



Layout & Formatting Improvements

- Redesigned format to allow ease of end user navigation & reference
  - New Layout
  - Table Format
  - Zoning Charts
  - Hyperlinks
- Consolidated & revised use categories

Simplification & Consolidation

Current Zoning Bylaw	Zoning Bylaw Update
1. Total number of pages	
565	**197**
2. Reduce number of zones across the City	
66	**34**
3. Consolidated Land Uses	
120	**68**

Use Categories

- Updated land use categories to provide interpretation clarity & effectiveness
- Coordinated with other bylaws
  - Business License
  - Development Cost Charge
  - Subdivision & Servicing

Agriculture & Rural Residential

Zoning Bylaw 8000	New Zoning Bylaw
A1 – Agriculture 1	**A1 - Agriculture**
	A2 -Agriculture / Rural Residential
RR1 – Rural Residential 1	**RR1 - Large Lot Rural Residential**
RR2 – Rural Residential 2	
RR3 – Rural Residential 3	**RR2 - Small Lot Rural Residential**

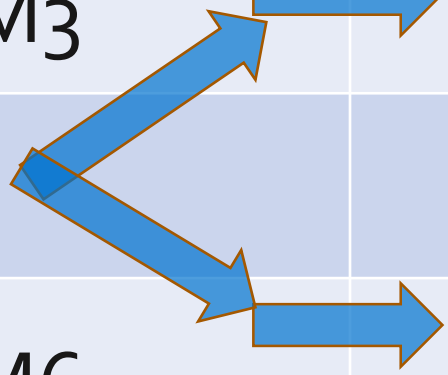
Single & Two-Dwelling Zones

Zoning Bylaw 8000	New Zoning Bylaw
RU1 – Large Lot Housing	**RU1 – Large Lot Housing**
RU2 – Medium Lot Housing	**RU2 – Medium Lot Housing**
RU3 – Small Lot Housing	**RU3 – Small Lot Housing**
RU4 – Low Density Cluster	**RU4 – Duplex Housing**
RU5 – Bareland Strata Housing	**RU5 – Multiple Single Detached Housing**
RU6 – Two Dwelling Housing	
RU7 – Infill Housing	

Subzone added for childcare

Multi-Dwelling Zones

Zoning Bylaw 8000	New Zoning Bylaw
RM1 + RU7	**MF1 – Infill Housing**
RM2 + RM3	**MF2 – Townhouse**
RM4	
RM5 + RM6	**MF3 – Apartment**



Urban Centre Zones

Zoning Bylaw 8000	New Zoning Bylaw
C7 - Central Business Commercial C8 – Convention Hotel Commercial	**UC1 – Downtown Urban Centre**
C4 - Urban Centre Commercial	**UC2 – Capri-Landmark Urban Centre**
	UC3 – Midtown Urban Centre
	UC4 – Rutland Urban Centre
	UC5 – Pandosy Urban Centre

Village Centre Zone

Zoning Bylaw 8000	New Zoning Bylaw
C3, C5, C9	**VC1 – Village Centre**

Core Area Mixed Use Zone

Zoning Bylaw 8000	New Zoning Bylaw
RM4, RM5, RM6 C3, C4, C5	**CA1 – Core Area Mixed Use Zone**

Commercial Zones

Zoning Bylaw 8000	New Zoning Bylaw
C1, C2	**C1 – Local & Neighbourhood Commercial**
C6, C10	**C2 – Vehicle Oriented Commercial**

Added new subzones for Drive-thru, Car Wash & Fuel

Industrial Zones

New Zoning Bylaw
I1 – Business Industrial
I2 – General Industrial
I3 – Heavy Industrial
I4 – Natural Resource Extraction

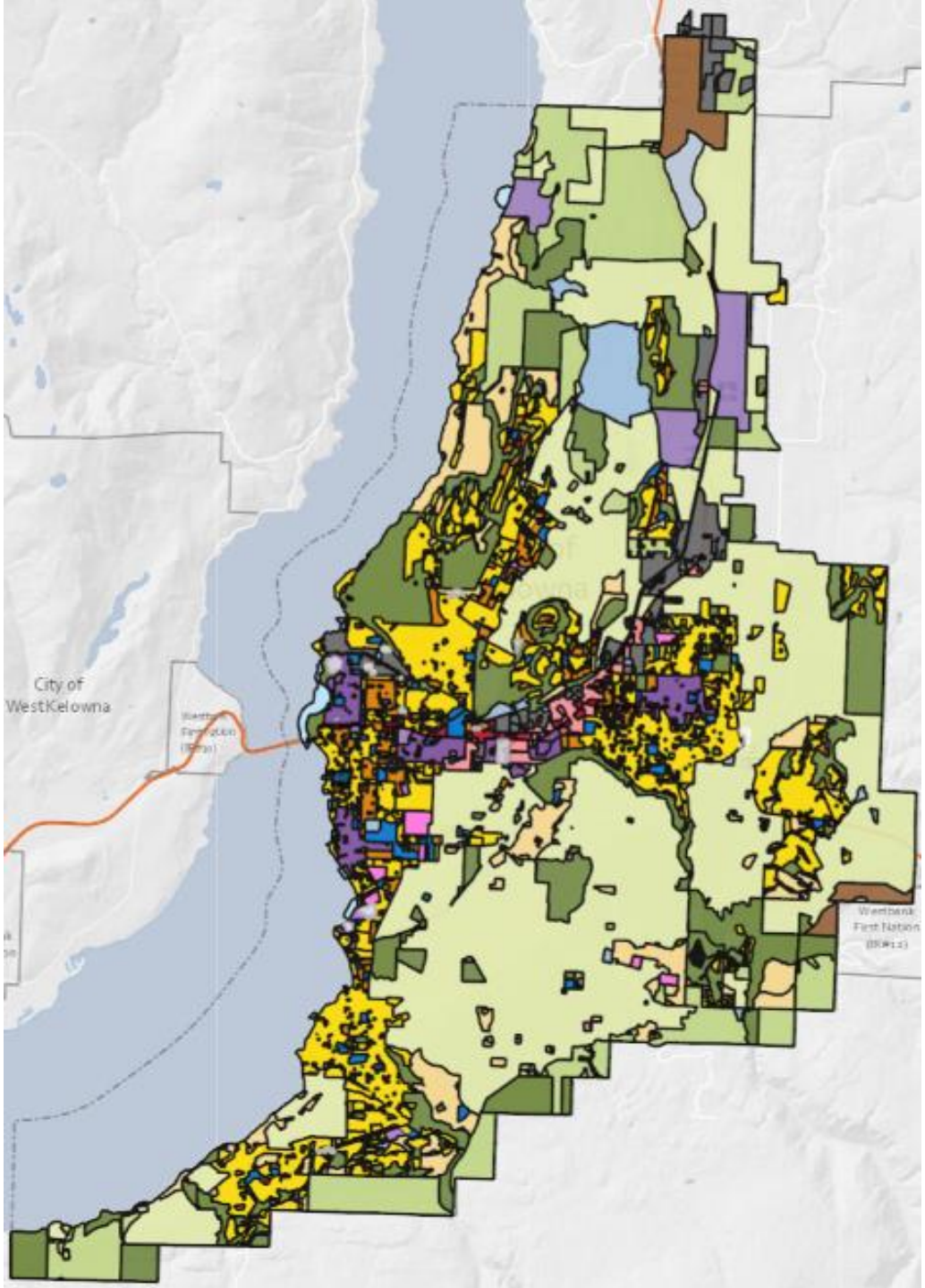
I1, I2, I3, I4, I5, I6, CD15

CD Zones

- Reduced from 23 to 6 zones:
  - CD12 - Airport
  - CD17 - Mixed Use Commercial – High Density
  - CD18 - McKinley
  - CD20 - University
  - CD22 - Central Green
  - CD26 - Capri Centre

Zoning Map

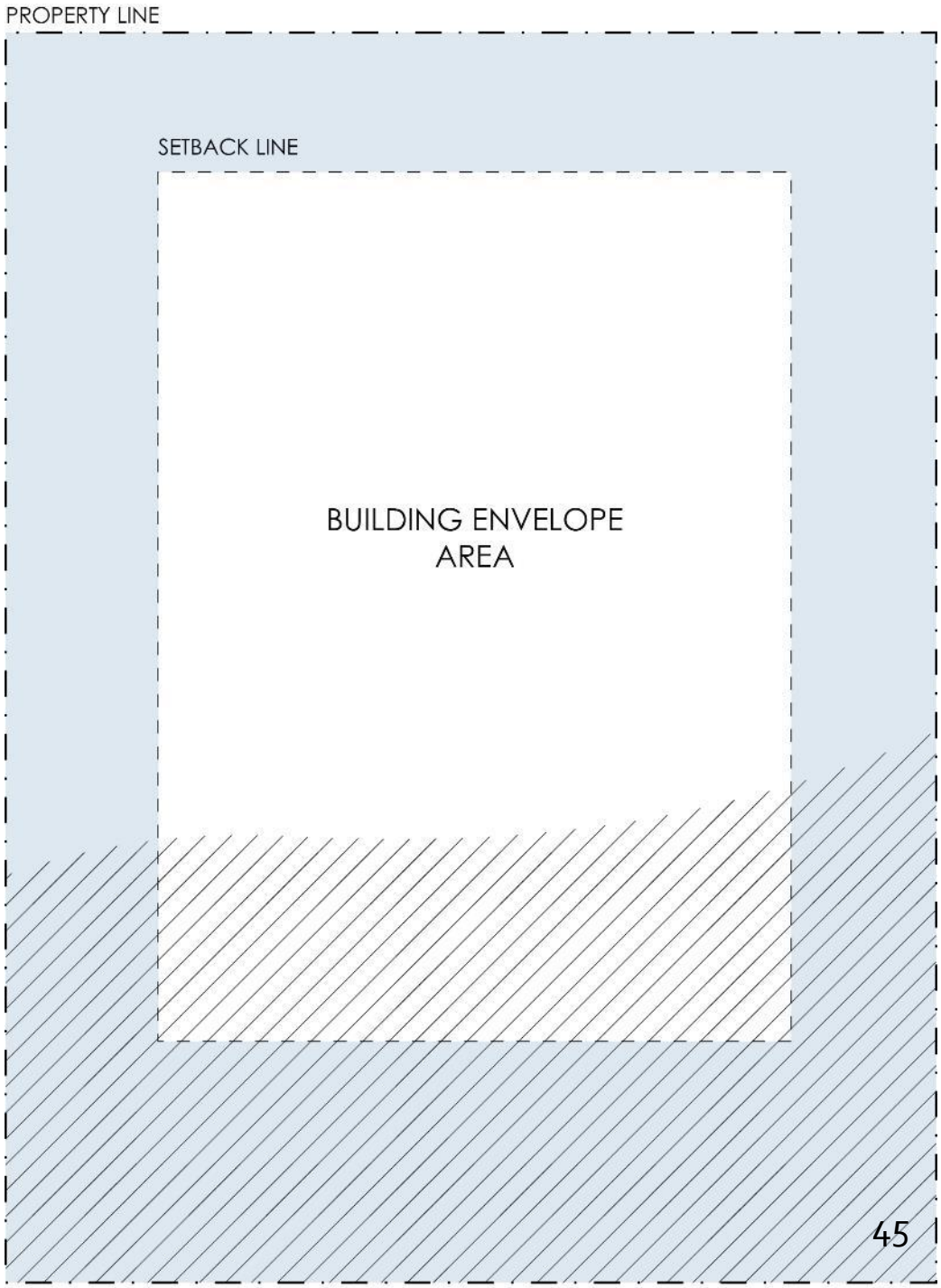
[Zoning bylaw | City of Kelowna]



Align & Implement 2040 OCP

2040 OCP	New Zoning Bylaw
Urban Centres	Urban Centres: UC1-UC5
Village Centres	Multi Dwelling: MF1-MF3 Commercial: C1, C2 Village Centre: VC1
Core Area Neighbourhood	Core Area Mixed Use: CA1 Single & Two Dwelling: RU3, RU4 Multi Dwelling: MF1-MF3 Commercial: C1, C2
Suburban - Residential	Single & Two Dwelling: RU1-RU5
Suburban - Multi Unit	Single & Two Dwelling: RU1-RU5 Multi Dwelling: MF1-MF3

Building Envelope Area

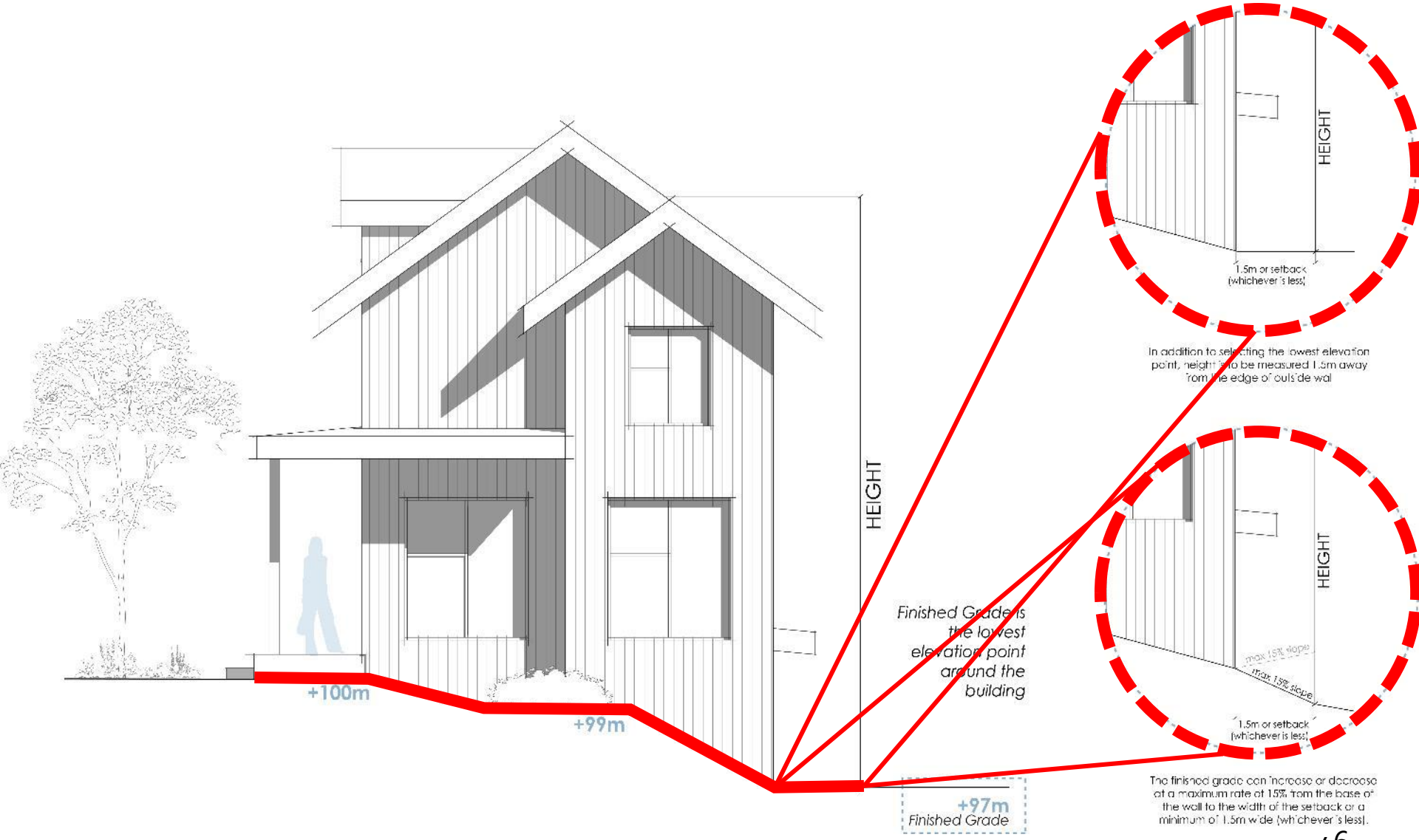


Setback Areas

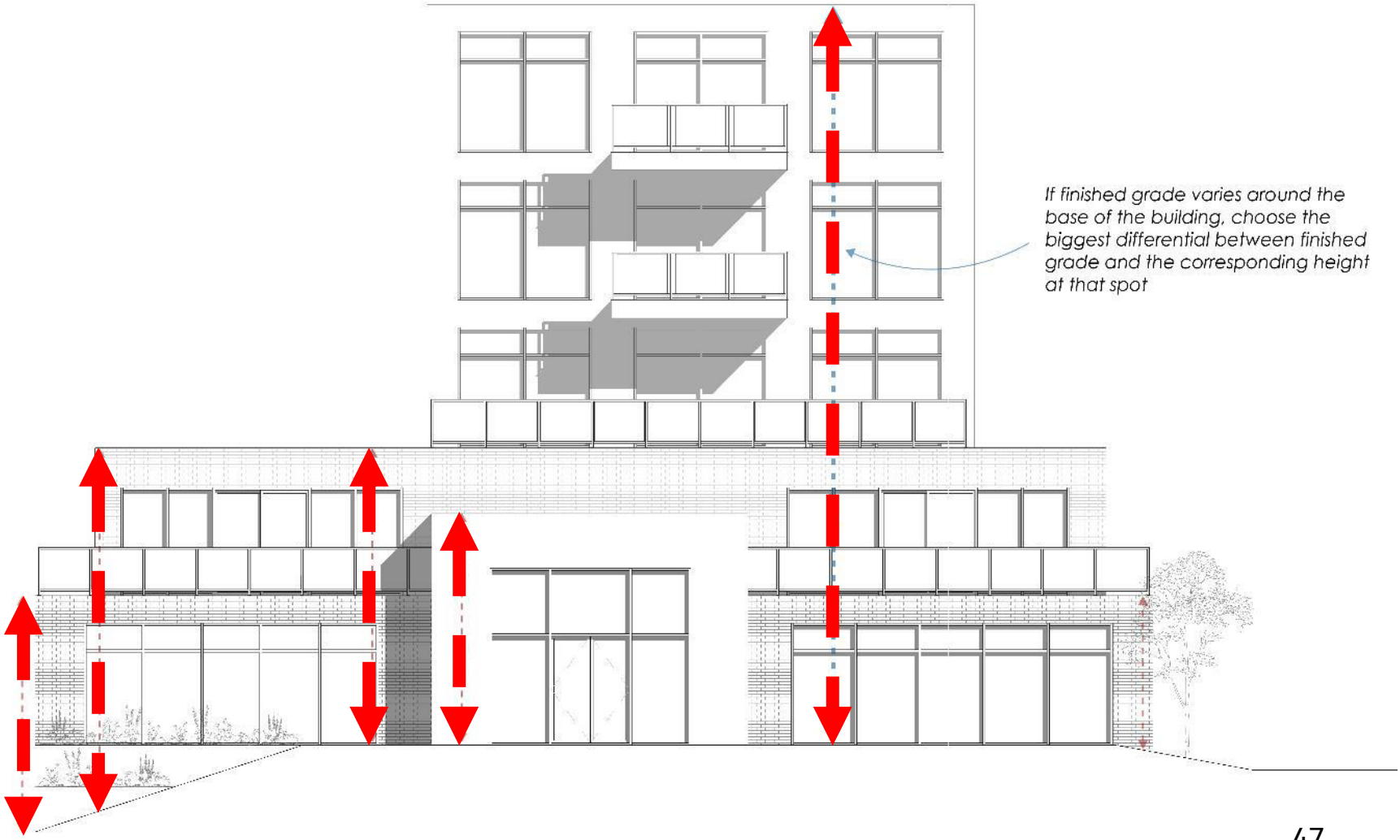
"No Build" or "No Disturb" Restrictive Covenants

Building Envelope Area (remaining white area)

Height Definition & Grade



Measuring Building Height



Total Site Coverage

BUILDING SITE COVERAGE

PRINCIPLE DWELLING
CARRIAGE HOUSE
GARAGE
SHED
STRUCTURES

+

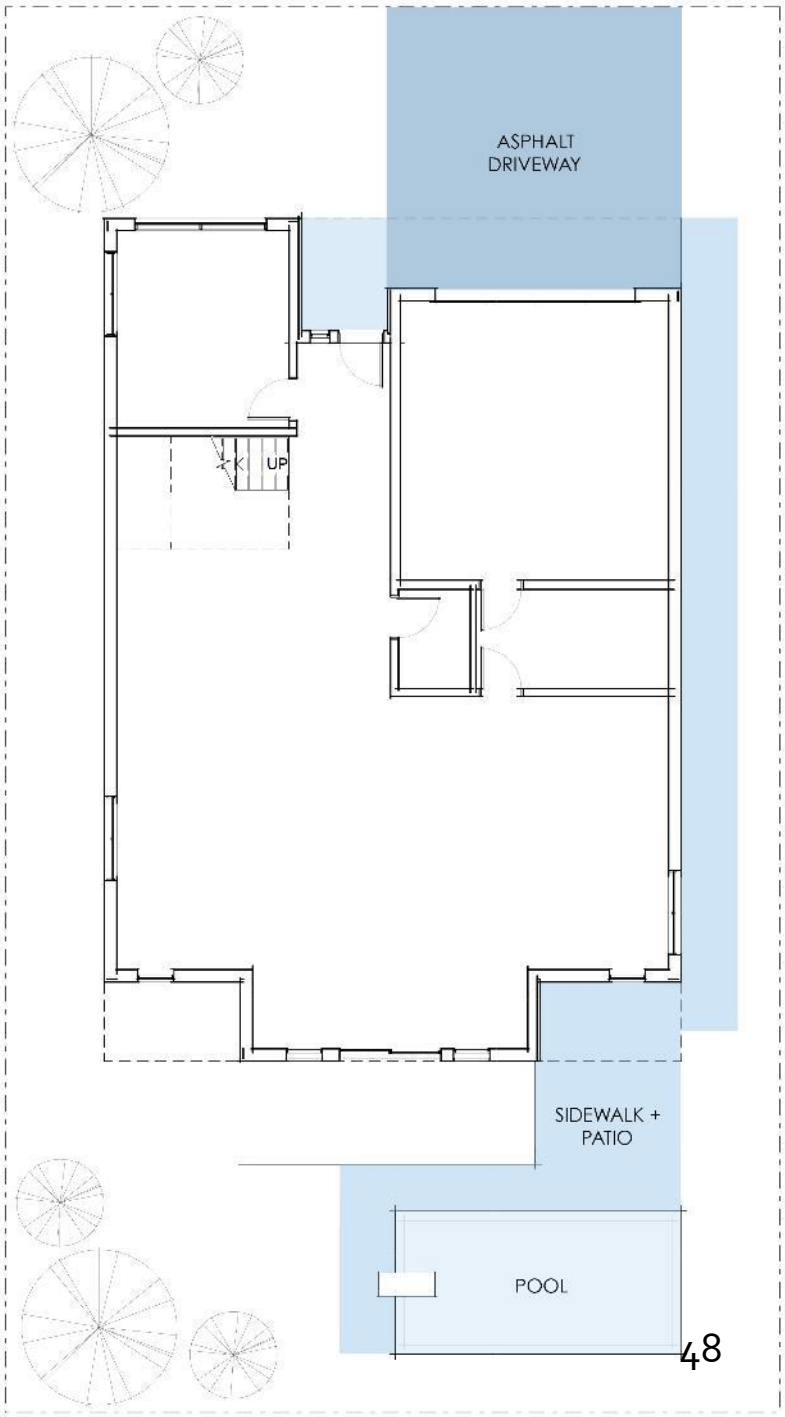
IMPERMEABLE SURFACES

- DRIVEWAYS
- SIDEWALKS / PATHS / PATIOS
- POOLS

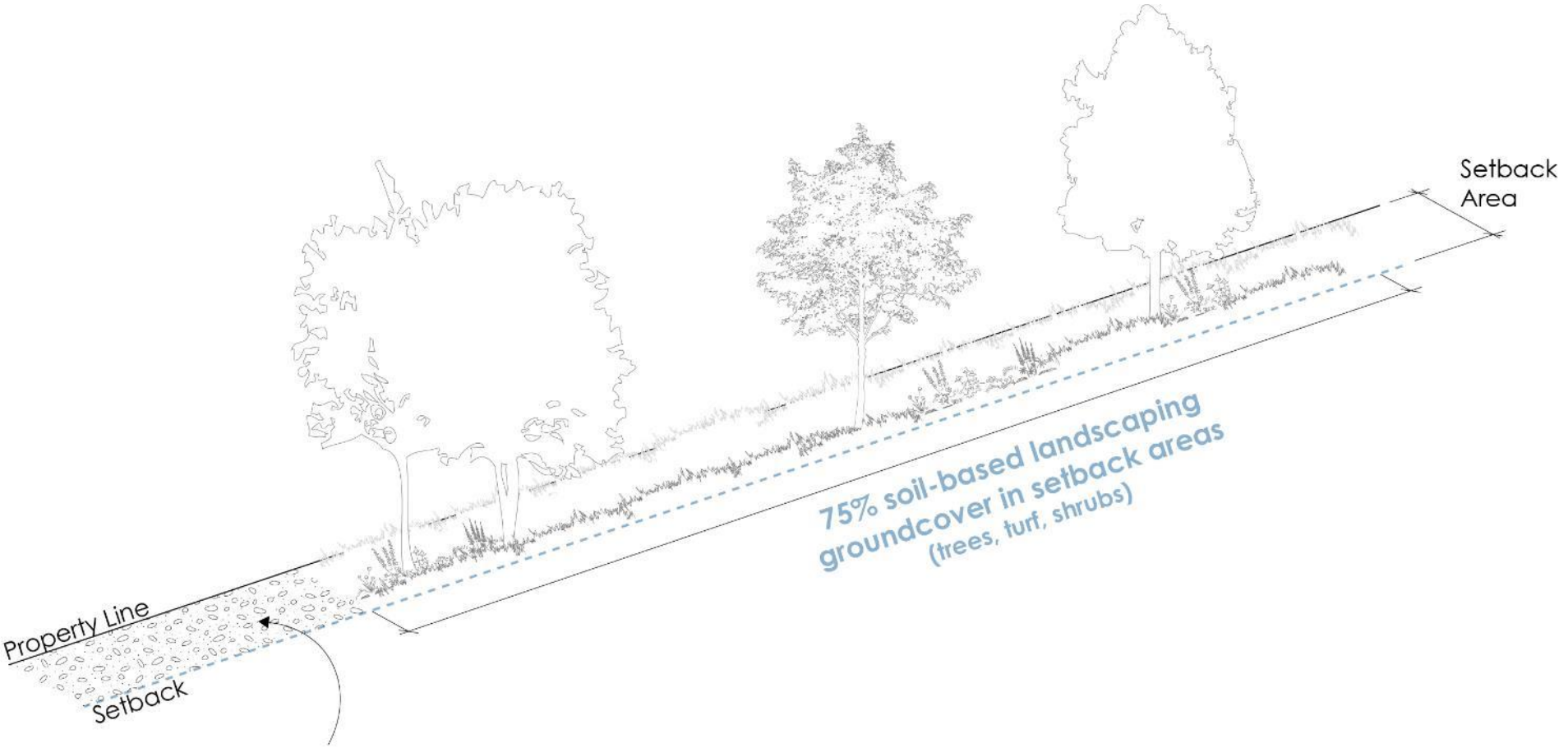
**any surface that prevents / impedes water entering into the soil*

=

TOTAL SITE COVERAGE



Site Layout

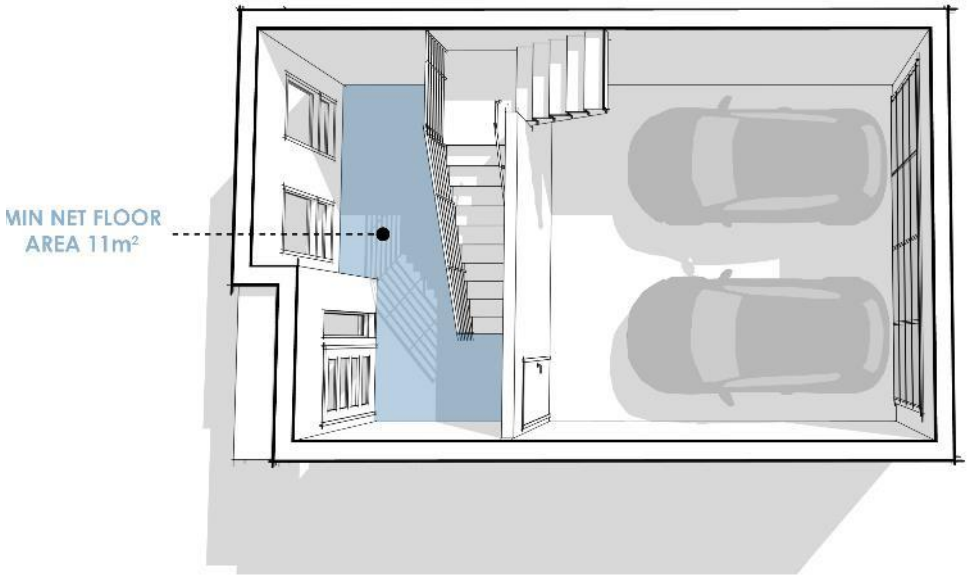


NOTE: *maximum of 25% can be rock mulch or surface treatments, including permeable pavers*

Ground Oriented Housing



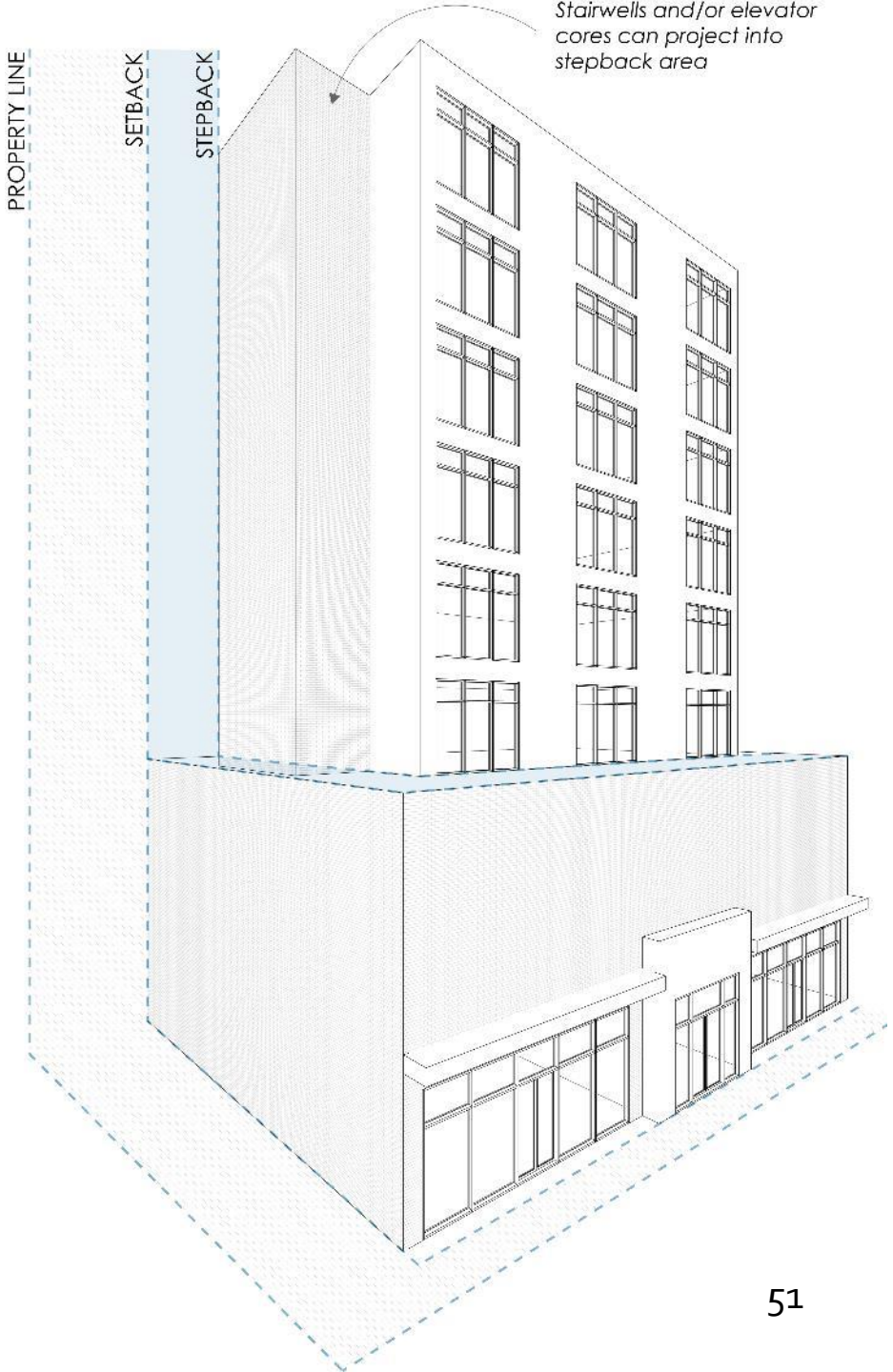
- Max height above sidewalk



- Min floor area on ground floor

Building Stepback

- Above 5+ storeys – applies to apartments, midrise
- Reduce building massing
- Improve public realm interface
- Reduce shadowing impacts



Amenity Space

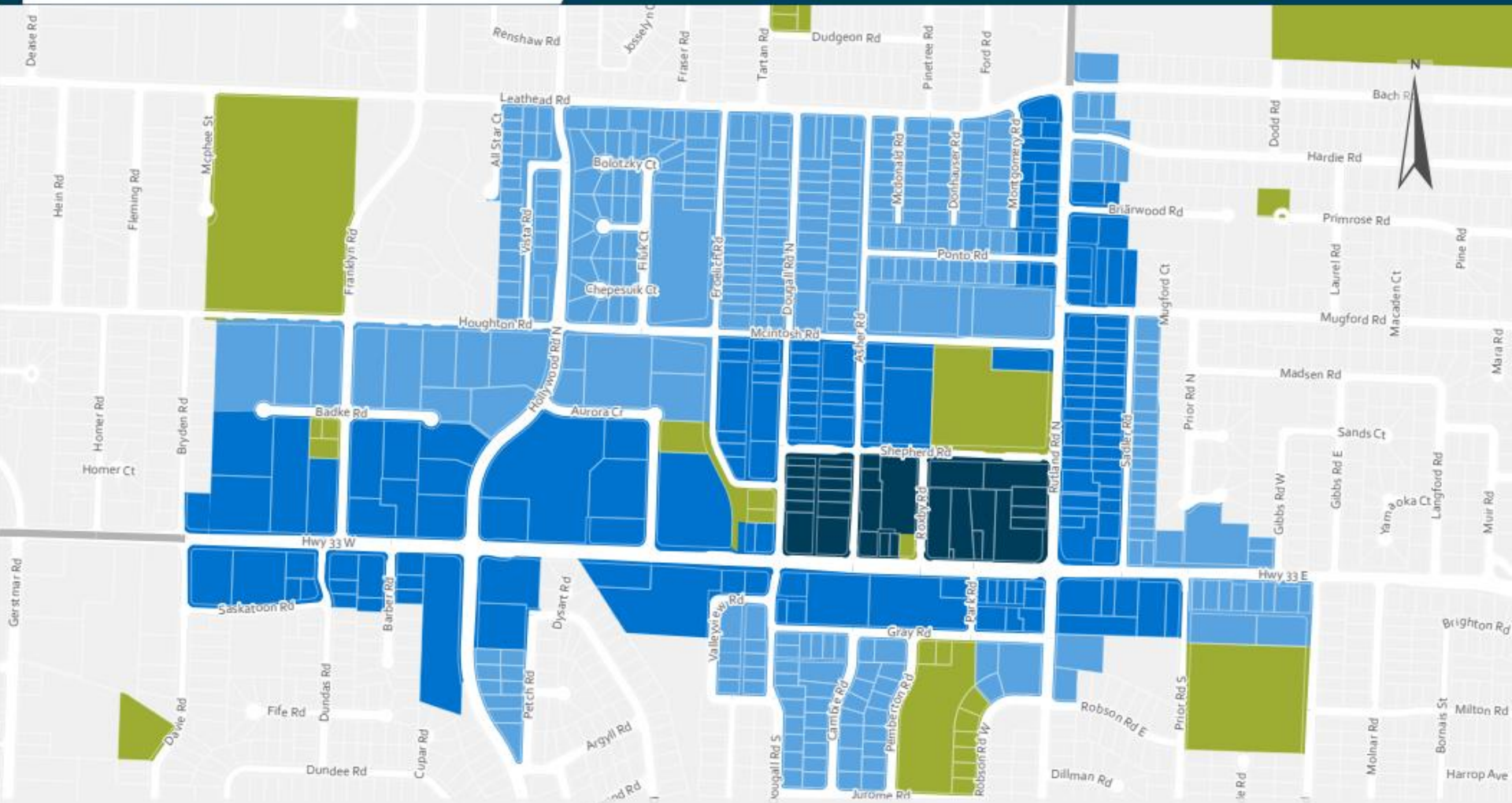
- Updated amenity space regulation to include minimum common area
- Additional amenity requirements in common or private format (decks, patios, yards)
- Applies to townhouses & apartments

Base Density

- Establish new base density regulations in Urban Centres
  - Coordinated with OCP Building Height
- Build confidence and clarity
- Not over allocate density – trigger height or parking variances
- DP process to ensure acceptable form & character

2040 Official Community Plan

Map 4.7 Rutland Building Heights



12 storeys

6 storeys

4 storeys

Park

Transit Supportive Corridor

This map illustrates policy guidance outlined in Chapter 4: Urban Centres.
More detailed guidance for building heights can be found under Objective 4.7.

City of Kelowna

0 100 200 Meters

Rev. Sept. 8, 2021

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

Base FAR: Rutland Urban Centre

Min. Density (if applicable) & Max. Base Density FAR	
Areas	**Density**
4 storeys	1.6 FAR
6 storeys	1.8 FAR
12 storeys	3.3 FAR
80% Underground Parking	0.25 FAR

Density Bonus

- In addition to base density
- Increase the supply of rental housing & affordable housing stock
  - Rezone to rental subzone; or
  - Payment to Housing Opportunities Reserve Fund
- Improve sidewalk network & pedestrian realm
  - Payment to public amenity fund
- Both bonuses can be combined in Urban Centers and Transit Supported Corridors

Bonus FAR: Rutland Urban Centre

Min. Density (if applicable) & Max. Base Density FAR	Public Amenity & Streetscape Bonus FAR	Rental or Affordable Housing Bonus FAR
4 storeys = 1.6 FAR	0.5 additional FAR	0.3 additional FAR for rental only projects or affordable housing For tall buildings variable bonus rate introduced 0.05 FAR per storey
6 storeys = 1.8 FAR	0.5 additional FAR	
12 storeys = 3.3 FAR	0.5 additional FAR	
80% Underground Parking = 0.25 FAR		

Streetscape Bonus Rate

Building Form & Location	Payment Rate to qualify for Density Bonusing (per m² of lot area)
Infill & Townhouse outside Urban Centre	$10
Apartment & Mixed-Use outside Urban Centre & Village Centre	$20
Commercial & Industrial outside Urban Centre	$20
VC1 - Village Centre	$20
UC1 – Downtown	$50
UC2 – Capri-Landmark	$50
UC3 – Midtown	$20
UC4 – Rutland	$20
UC5 – South Pandosy	$20

Affordable Housing Bonus Rate

- 2% of proposed dwelling units achieves 0.3 FAR bonus
  - $100,000 per affordable housing unit
- E.g. 50-unit development = $100,000

Base & Bonus Height: Rutland UC4

Max. Base Height	Max. Height with Bonus FAR
4 storeys & 18 m	2 additional storeys & 8 m
6 storeys & 22 m	3 additional storeys & 12 m
12 storeys & 44 m	3 additional storeys & 12 m

Multi-Dwelling Density Bonuses

- Add minimum density on Transit Supported Corridors
- MF1 – zone expanded to lots without lanes
- MF2 & MF3 – base FAR densities coordinated with height categories & Underground Parking
- Bonus heights coordinated with bonus FAR

Zone	Streetscape Bonus FAR	Rental / Affordable Housing Bonus FAR
MF2	0.15	0.3
MF3	0.25	0.3

Bylaw Transition Plan

- No new rezonings between 1st and 3rd reading of new Zoning Bylaw
  - Allow new rezonings following 3rd reading of new Zoning Bylaw
- Decouple rezonings and DP/DVP
- Rescind any rezonings if not adopted prior to the new Zoning Bylaw
- Track rezonings adopted interim & bring forward amendment package to new Zoning Bylaw
- Approved DP/DVPs protected up to 1-year after adoption of new Zoning Bylaw

Staff Recommendation

- Staff recommend **support** to adopt a new Zoning Bylaw No. 12375;
- To set up the Density Bonus for Public Amenities and Streetscape Reserve Fund Bylaw No. 12386;
- To endorse the Transition Plan; and,
- Recommend Zoning Bylaw be forwarded to Public Hearing.



Conclusion of Staff Remarks

Bylaw Number #12375

Zoning Bylaw

City of Kelowna

Kelowna.ca/ZoningBylaw



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SECTION 1 - General Administration

1.1 Title

1.1.1 This Bylaw shall be referred to as the "City of Kelowna Zoning Bylaw No. 12375".

1.2 Zoning Map

1.2.1 The City of Kelowna is hereby divided into the zones as described throughout this Bylaw.
1.2.2 The boundaries of those zones are shown on the Zoning Map which is attached as Schedule 'A' to this Bylaw.
1.2.3 In this Bylaw, the Zoning Map (Schedule 'A') will generally refer to the shorthand version of the zone. For example, RU1 – Large Lot Housing, will generally be referenced as RU1 within the maps.
1.2.4 Schedule 'A' may contain zone sub-classes as outlined within each zone.

1.3 Uses and Regulations

1.3.1 Except for legal non-conforming uses or developments approved by a Development Variance Permit or a Board of Variance order, or another agreement or permit as authorized by the *Local Government Act*; the use, buildings, and structures in each zone or area shall be in accordance with the uses (either principal use and secondary use) listed in the zone and all the applicable regulations and requirements of this Bylaw.
1.3.2 No land, building, or structure, within the City of Kelowna shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.
1.3.3 This Bylaw does not apply in the following situations:

(a) alterations, maintenance and repair to any building or structure, provided that such work does not involve structural alterations; and does not change the use or intensity of use of the building or structure;

(b) the construction of a single storey accessory building or structure with a maximum gross floor area of 10 square metres;

(c) the use of a building, or part thereof, as a temporary polling station, election official's headquarters, candidate's campaign office, and any other temporary use in connection with a federal, provincial, or municipal election, referendum, or census;

(d) the use of a building, or part thereof, as a constituency office for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in a commercial, industrial or institutional zone. Any signage for the constituency office must meet the requirements of the Sign Bylaw No. 11530 for the existing zoning of the property;

(e) a temporary structure which is incidental to the erection, maintenance, alteration, or sales of a building, structure, or utility for which a building or development permit has been issued provided that they are removed within 30 days of project completion or one year following the issuance of a building permit, whichever is earliest;

(f) the use of non-residential or non-agricultural zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than 7 days provided a valid licence has been issued under the City of Kelowna Business License & Regulation Bylaw No. 7878 and an Outdoor Event Permit issued pursuant to Outdoor Events Bylaw No. 8358;

(g) railways, pipelines, irrigation ditches, conduits, flumes, and pump houses;

(h) utility services underground or within statutory rights-of-way and utility poles and anchors; and

(i) those lands within the boundaries of the Duck Lake Indian Reserve No. 7 and Indian Reserve No. 8.

1.4 Compliance with Other Legislation

1.4.1 In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable: municipal bylaws, provincial statutes, provincial regulations, federal statutes, and federal regulations.

1.4.2 The provisions of the development permit system included within the Official Community Plan apply in addition to the regulations in this Bylaw.

1.4.3 No person shall construct, place, erect, display, alter, repair or re-locate a sign permitted by this Bylaw except in accordance with Sign Bylaw No. 11530.

1.5 Repeal

1.5.1 The City of Kelowna Zoning Bylaw, 1998, No. 8000, including all amendments is hereby repealed.

1.6 Applications in Process

1.6.1 A development will be processed in accordance with City of Kelowna Zoning Bylaw No. 8000, as the Bylaw read on the date of repeal, provided a development permit or development variance permit was issued or a complete building permit was submitted for the development prior to the effective date of this Bylaw. A building permit for any development processed in accordance with City of Kelowna Zoning Bylaw No. 8000 must be issued within 12 months of the effective date of this Bylaw. All other development must comply with this Bylaw.

1.7 Land Dedications and Setbacks

1.7.1 Further developments upon any lot that is reduced in size as a result of a dedication or purchase for public use by the City, provincial or federal government, an improvement or irrigation district, the Board of Education, or a public utility shall use the new lot lines for all development regulations unless otherwise approved by a Development Variance Permit or Board of Variance order.

1.8 General Interpretation

1.8.1 Any enactments referred to in this Bylaw are a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time, and any bylaw referred to in this Bylaw is a reference to an enactment of the Council of the City of Kelowna, as amended, revised, consolidated, or replaced from time to time.

1.8.2 The headings given to sections, paragraphs, and sub-sections in this Bylaw are for convenience of reference only. They do not form part of this Bylaw and will not be used in the interpretation of this Bylaw.

1.8.3 The schedules attached to this Bylaw form part of this Bylaw.

SECTION 2 - Severability

2.1 Severability

2.1.1 If any section, paragraph, or phrase of this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

SECTION 3 – Enforcement

3.1 General

3.1.1 The Director of Planning & Development Services, Building Official, and Bylaw Enforcement Officers are authorized to enforce the provisions of this Bylaw.

3.2 Right of Entry

3.2.1 The Director of Planning & Development Services, Building Officials, and Bylaw Enforcement Officers shall have the right of entry and may enter onto any land or into any building at all reasonable hours in order to inspect the same and to ascertain whether the provisions of this Bylaw have been carried out.

3.2.2 No person shall interfere with or obstruct the entry of a Bylaw Enforcement Officer or any authorized City representative onto any land or into any building to which entry is made or attempted pursuant to the provisions of this Bylaw.

3.3 Prohibitions

3.3.1 No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.

3.3.2 No person shall commence or undertake a use which is not permitted by this Bylaw.

3.3.3 No person shall construct, make an addition to, or alter a building or structure, which is not permitted by this Bylaw.

3.3.4 No person shall contravene a condition of a permit issued under this Bylaw.

3.3.5 No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by the Director of Planning & Development Services or a Building Official.

3.3.6 No person shall authorize or do any development that is at variance with the description, specifications, or plans that were the basis for the issuance of a building permit.

3.3.7 No owner, lessee, tenant, or person shall:

(a) park or store a commercial vehicle in excess of 4,100 kilograms licensed gross vehicle weight on a lot in a residential zone;

(b) park or store a recreational vehicle in excess of 5,500 kilograms. licensed gross vehicle weight on a lot in a residential zone;

(c) permit a motor vehicle in a state of disrepair or derelict for more than 30 days on a lot in a residential zone;

(d) park or store more than two recreational vehicles outdoors on a lot in a rural residential zone, single & two dwelling zone, or in an agricultural zone;

(e) place or install a flammable / combustible liquid storage container exceeding 205 litres on a lot in a residential zone;

(f) fail to deflect lighting away from adjacent property as required by Section 6;

(g) conduct a use in a zone where the use is not listed as a principal or secondary use in the zone;

(h) permit occupancy of and / or to occupy a secondary dwelling unit which is not a permitted principal or secondary use in the zone; and

(i) place or store construction materials on a lot in a residential zone without an active building permit on the lot unless the construction material is limited in scale and is used for personal use.

3.4 Penalties

3.4.1 Every person who violates a provision of this Bylaw commits an offence and is liable on summary conviction to a penalty not exceeding Fifty Thousand Dollars ($50,000.00) and the costs of prosecution.

3.4.2 Each day a violation of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.

SECTION 4 – Amendments

4.1 Application

4.1.1 Any person applying to have any provision of this Bylaw amended shall apply in writing by submitting an application in the form and manner prescribed in Development Application and Heritage Procedures Bylaw No. 12310.

SECTION 5 – Definitions & Interpretations

5.1 Rules of Interpretation

5.1.1 Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.

5.1.2 The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.

5.1.3 The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

5.1.4 Words, phrases, and terms defined neither in this section nor in the *Local Government Act* shall be given their usual and customary meaning.

5.2 Zone Boundaries

5.2.1 The zone boundaries on the Zoning Map shall be interpreted as follows:

(a) where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centreline of the right-of-way or easement, unless otherwise clearly indicated on the Zoning Map;

(b) where a zone boundary is shown as approximately following the City boundary, it follows the City boundary;

(c) where a zone boundary is shown as approximately following the edge, shoreline, or high-water mark of a river, lake, or other water body, it follows that line. In the event of change, it moves with the edge or shoreline;

(d) where a zone boundary is shown as approximately following a lot line, it follows the lot line;

(e) where a zone boundary is shown as approximately following a topographic contour line or a top of bank line, it follows that line;

(f) where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so; and

(g) in circumstances not covered above, the zone boundary shall be determined by the scale of the Zoning Map.

5.2.2 When any street is closed, the land is deemed to have the same zoning as the abutting land. When abutting lands are governed by different zones, the centreline of the previous right-of-way is the zone boundary unless the zone boundary is shown following the edge of the right-of-way.

If the right-of-way is consolidated with an adjoining parcel, the parcel's zoning designation applies to the consolidated portion.

5.3 General Definitions

5.3.1 The definitions of uses group individual land uses into a specified number of classes, with common functional or physical impact characteristics. They define the range of uses which are principal and secondary, with or without conditions, within various zones of this Bylaw.

5.3.2 The following guidelines shall be applied in interpreting the use class definitions:

(a) typical uses listed in the definitions as examples are not intended to be exclusive or restrictive; and

(b) where a specific use does not conform to the wording of any use class definition or generally conforms to the wording of two or more definitions, the use conforms to and is included in that use class which is most appropriate in character and purpose.

5.3.3 The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:

A

ABUT or ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or sites means two that share a common lot line.

ACCESSORY BUILDING OR STRUCTURE means a separate building or structure that may be connected to the principal building by a breezeway, normally ancillary, incidental, subordinate, and located on the same lot as the main building or structure. Typical accessory structures include but are not limited to antennae, propane tanks, satellite dishes, flagpoles, garages, and garden sheds. This category of buildings and structures do not apply to agricultural structures or to temporary farm worker housing.

See Section 6.9 for further accessory building regulations.

ADJACENT means land that abuts and is contiguous to a site, and also includes land that would be contiguous if not for a street, lane, walkway, stream, utility lot, underground pipeline, power line, drainage ditch, watercourse, or similar feature.

AGRICULTURAL ANIMAL UNIT is equivalent to a live farm animal weight corresponding to 455 kilograms (1000 pounds) for livestock, poultry, or any combination of them equaling 455 kilograms.

AGRICULTURAL BY-PRODUCT means a by-product of agriculture and includes manure, used mushroom medium and agricultural vegetation waste. A full list of agricultural by-products is listed within the Environmental Management Act under the Code of Practice for Agricultural Environmental Management.

AGRICULTURAL LAND COMMISSION (ALC) means the autonomous, administrative tribunal, independent of the provincial government, that is responsible for administering the *Agricultural Land Commission Act* and its regulations which relate to the preservation of agricultural land.

AGRICULTURAL LAND RESERVE (ALR) means land, including Crown Land, that has been defined as being suitable for farm use, and has been designated for preservation under the provisions of the *Agricultural Land Commission Act*.

AGRICULTURAL STRUCTURES are those buildings or structures used for agriculture or agriculture, intensive. Section 10.3 Permitted Land Uses for agricultural and rural residential zones outlines different agricultural related land uses and Section 10.5 – A1 Agricultural and Development Regulations outlines various setbacks, heights, site coverage, and gross floor area limits for agricultural structures and various agricultural related structures.

AGRICULTURE means development or use of land for the growing of crops or the production of farm products. Parcels within the ALR shall be inclusive of any farm use as identified by the ALC.

AGRICULTURE, INTENSIVE means the use of land, buildings and structures by a commercial enterprise or an institution for:

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

(a) the confinement of poultry, livestock (excluding horses), or fur bearing animals.

(b) the growing of mushrooms, including significant composting.

AGRICULTURE, URBAN means the cultivation of a portion of a lot for the production of food including fruits, vegetables, nuts, and herbs for human consumption only. Activities that produce or emit hazards, odour, dust, smoke, noise, effluent, light pollution, glare, or other emission are prohibited. This definition does not include poultry and/or livestock. Community gardens are permitted wherever agricultural, urban is permitted but must follow the specific regulations identified in Section 9.6 Agriculture, Urban.

AGRI-TOURISM means the use of land for any agri-tourism activity defined under the *Agricultural Land Commission Act* and related regulation or policy. This land use excludes agri-tourist accommodations.

AIRCRAFT SALES/RENTALS means the sale, charter, or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.

AIRPORTS means any area designed, prepared, equipped, or set aside for the arrival, departure, movement, or servicing of aircraft; and includes any associated buildings, installations, hangars, open space, accessory parking and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services.

ALCOHOL PRODUCTION FACILITIES means the production of alcoholic beverages or alcohol products with alcoholic content exceeding 1% by volume. The public tasting and retail sale of alcoholic product is limited to that which is produced on-site. This public tasting and retail sale limit can be expanded for properties within the ALR as permitted by ALC's regulations and polices.

ALTERATION OF LAND means, but is not necessarily limited to: soil relocation due to building or parking lot construction or alteration; removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration of retaining walls, patios, lawns, agricultural activity or any structural change to a building or structure that results in an increase or decrease in the area or volume of the building or structure; a change in the area, frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements under this Bylaw; or discontinuance or change, where the new use is differently defined as the original use, in the principal use of the lot, building, or structure.

ALTERNATIVE FUEL INFRASTRUCTURE means any one of the following:

(a) level-3 electric vehicle charging station (also known as a DC fast charger), or its equivalent;

(b) fast-fill compressed natural gas (CNG) vehicle refueling station;

(c) hydrogen vehicle refueling station; and /or

(d) liquefied petroleum gas (propane) vehicle refueling station.

ANCILLARY means subordinate or assisting and in the case of a building or structure, would include essential structural components necessary to the building function such as mechanical penthouses, elevator housing, mechanical rooms, communication structures, or chimneys.

ANIMAL CLINICS, MAJOR means those premises where animals are given medical and surgical care and may include outdoor shelter. This use also includes animal clinics, minor as well as animal shelters used for the temporary care of lost, abandoned, or neglected animals.

ANIMAL CLINICS, MINOR means those premises where domestic pets, animals and birds are treated inside a building and kept for medical or surgical purposes and are directly or indirectly under the care of a veterinarian. This use also includes animal grooming, training, and day-care, but does not include an animal shelter. Animals are to be kept overnight only when required for medical supervision.

APARTMENT HOUSING means any physical arrangement of at least two attached dwelling units, intended to be occupied by separate households, which does not conform to the definition of any other residential use class. The dwelling units within apartment housing may include any configuration of number of bedrooms. The apartment housing use includes any building configured as congregate housing or supportive housing.

AQUACULTURE means the controlled cultivation, rearing, and harvesting of fish (finfish, mollusks, crustaceans) aquatic plants and any other aquatic organism but specifically excludes seafood processing.

AUCTIONEERING ESTABLISHMENTS means buildings and/or land for the auctioning of goods and equipment including the temporary storage of such goods and equipment.

AUTOMOTIVE AND EQUIPMENT means the retail sale, rental, servicing, washing, installation, detailing, painting, and repair of new or used automobiles, motorcycles, bicycles, snowmobiles, tent trailers, boats, travel trailers, recreational vehicles, and similar vehicles. This includes any accessory land use related to automotive and equipment vehicles including land uses like insurance services as well as the sale, installation, or servicing of related accessories and parts. This includes but is not limited to automobile dealerships, transmission shops, muffler shops, tire shops, automotive glass shops, autobody repair, paint shops, and upholstery shops. This land use is restricted to: the sale or rental of new or used vehicles with gross vehicle weight less than 4100 kilograms, motorhomes with a length less than 6.7 metres, or motorhomes with a gross vehicle weight less than 5500 kilograms.

AUTOMOTIVE AND EQUIPMENT, INDUSTRIAL means the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling operations, processing operations and agricultural production. This land use does not include standard truck and mobile sales/rentals. This land use includes: the sale or rental of new or used vehicles with gross vehicle weight more than 4100 kilograms, motorhomes with a length of more than 6.7 metres, or motorhomes with a gross vehicle weight of more than 5500 kilograms.

AWNING means a retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of the building.

B

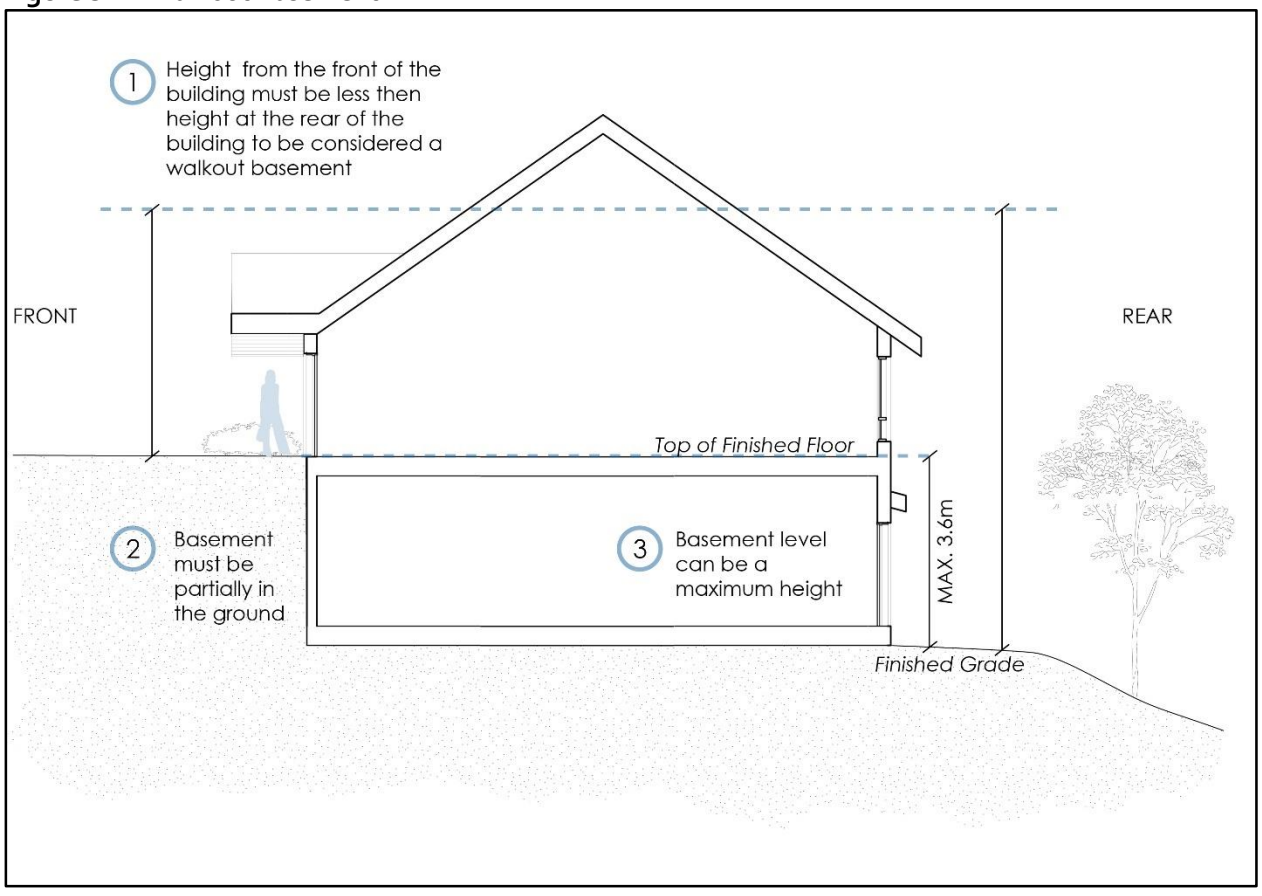
BACHELOR DWELLING means a dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a dwelling unit containing a separate bedroom or bedrooms.

BALCONY means an uncovered platform, attached to and projecting from the face of a building, above the first storey, which is only accessed from within a building.

BASEMENT means a portion of a building that is underground, which has more than one third (1/3) of its height above finished grade but where the height above finished grade does not exceed 1.8 metres.

BASEMENT, WALKOUT means a portion of a building which is partly underground, and which has an entrance or exit at separate grade levels between the front and rear yards (see Figure 5.1). The absolute height level from the front of the building must be less than the absolute height level at the rear of the building.

Figure 5.1 - Walkout Basement



BED AND BREAKFAST HOMES means the accessory use of a residence in which temporary overnight accommodation and breakfast is provided to tourists.

See Section 9.3 for specific regulations of bed and breakfast homes.

BEDROOM means a room located within a dwelling unit where the primary function is for sleeping. It may include, but is not limited to, dens, lofts, studies, and libraries.

BOARDER means a non-family member who is a lodger, roomer, or person who pays for and takes regular lodging, with or without meals.

BOARDING OR LODGING HOUSE means the use of a dwelling unit within single detached housing and semi-detached housing. The owner or manager may supply accommodation for their family, and sleeping unit accommodation, for remuneration. It may or may not include meal service. Boarding or lodging houses must operate as a single household up to a maximum of 10 persons. Short-term rental accommodation is not permitted within a boarding or lodging house.

BOAT LAUNCHES means a ramp that extends from an upland property or right-of-way across the foreshore and into the lake, the purpose of which is to facilitate lake placement and removal of boats and other water vessels.

BOAT LIFTS means an uncovered structure, attached to a dock, which facilitates the removal of boats from the water, and which can allow for a boat to be stored above the high-water level of the lake.

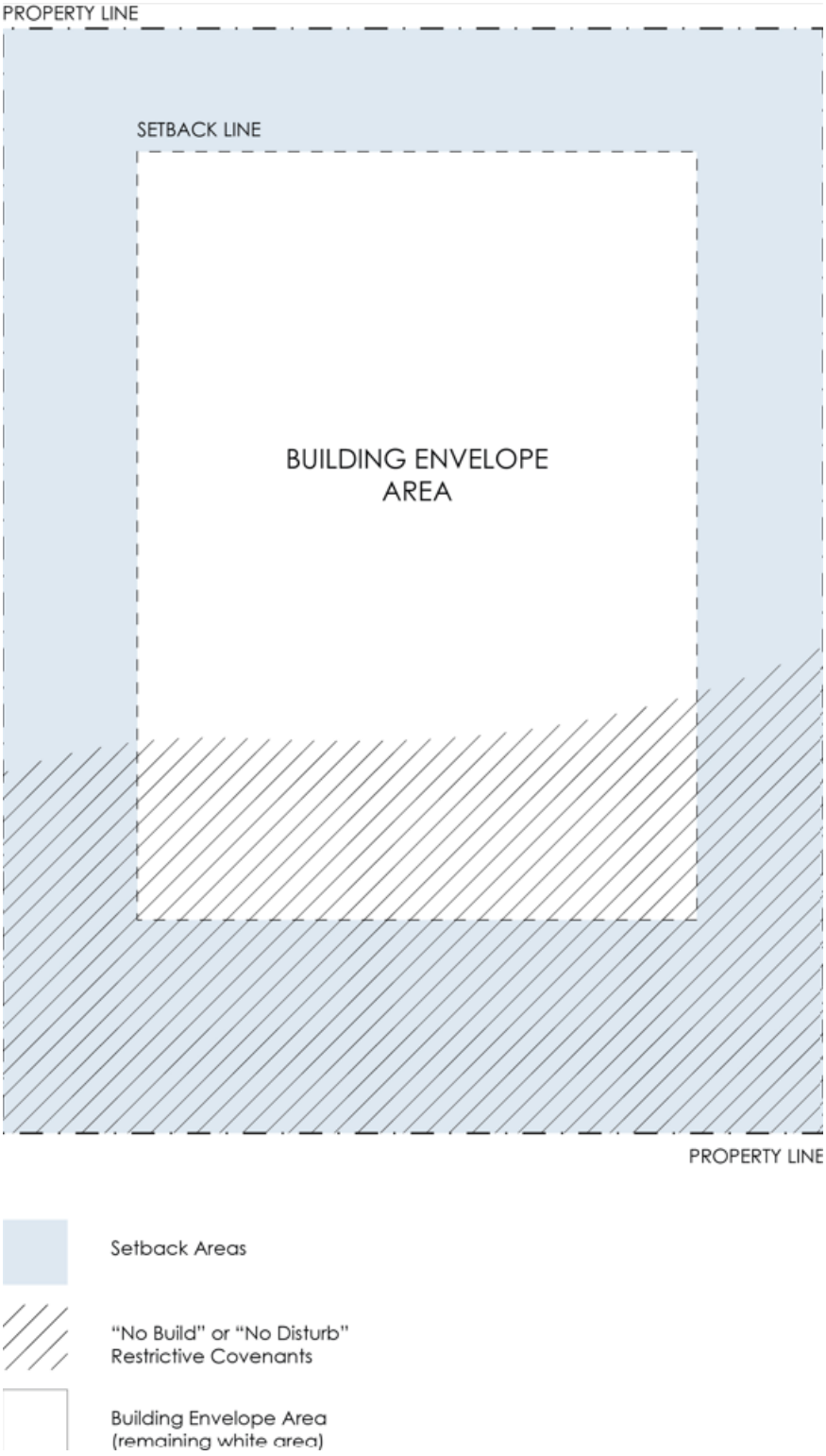
See Section 9.5 Dock and Boatlift Regulations for specific regulations.

BOAT STORAGE means the storage of boats and other marine equipment, which are in working order, for the purpose of dry land moorage where the boats and marine equipment are intended to be launched by the operator of the boat storage facility for short term use by the boat and marine equipment owner. Where the boat storage facility is actively storing 100 or more boats, boat storage includes on-site fuel dispensing for the sole purpose of fueling the boats and marine equipment stored at the facility. The fuel storage tanks must adhere to the Life and Safety Bylaw No.10760 and Best Management Practices outlined in the CCME – Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products. Boat storage does not include major servicing, sales, or major repair of boats or marine equipment.

BREEZEWAY means a connection between buildings that is not enclosed, not heated, not insulated, and is not restricted by intervening doors.

BUILDING ENVELOPE AREA means the remainder area of a lot after excluding the setbacks areas and all areas of the lot that have a 'no build' restrictive covenant or a 'no disturb' restrictive covenant for any environmental or geotechnical purposes. (See Figure 5.2).

Figure 5.2 – Building Envelope Area



BUILDING means a temporary or permanent structure having a roof supported by columns or walls for the shelter or enclosure of persons, animals, materials, chattels and/or equipment.

BUILDING FRONTAGE means the measurement of the length of a building wall which directly faces a street.

BUILDING OFFICIAL means the persons appointed by City Council to administer and enforce the provisions of the City of Kelowna Building Bylaw, 1993, No. 7245 and the City of Kelowna Plumbing Regulation Bylaw No. 5968-87.

BUILDING PERMIT means a permit issued in accordance with the City of Kelowna Building Bylaw, 1993, No. 7245.

BULK FUEL DEPOT means lands, buildings, and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales.

BUSINESS means one establishment for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other service for gain or profit. This includes a home-based business.

BYLAW ENFORCEMENT OFFICER means the officers or employees appointed by Council as such.

C

CALIPER means the trunk diameter of a tree measured at a point 300 millimeters above the top of the root ball.

CAMPSITES means the use of land which has been planned and improved for the seasonal short-term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles. This land use is not to be used as year-round storage or accommodation for residential use for more than 240 days in one year.

CANNABIS means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis.

CANNABIS CULTIVATION means a land use involving the growing of cannabis:

(a) outdoors in a field; or
(b) inside a structure that has base consisting entirely of soil (e.g., greenhouses); or
(c) in a structure approved by the ALC.

CANNABIS PRODUCTION FACILITY means a facility for producing, processing, sorting, providing, shipping, delivering and/or destroying of cannabis and cannabis related products can include analytical testing in permitted industrial zones and must be licensed by Health Canada. This land use does not include the retail sale or dispensing of cannabis.

See Section 9.9 Cannabis Regulations for specific regulations.

CANOPY means a non-retractable hood cover or marquee which projects from the wall of a building. It does not include an awning, projecting roof, roof eaves, or enclosed structure.

CARPORT means a roofed structure free standing or attached to the principal building which is not enclosed on the front and at least one side, used by the building occupants to shelter parked vehicles.

CARRIAGE HOUSE means a dwelling unit located within a building that is subordinate to the principal building on the lot and is not an accessory building or structure. A carriage house shall not be stratified.

CAR-SHARE ORGANIZATION means operations that allow members of the general public to book vehicles on a short-term as-needed basis, paying only for the time they use the vehicle and the distance they drive. The operators are responsible for maintenance, insurance and vehicle booking through an online application.

CAR-SHARE VEHICLE (CLASSIC) a vehicle owned or leased by a car-share organization where the vehicle is returned to the same location at the end of every booking to a shared-vehicle parking area.

CAR-SHARE VEHICLE (ONE-WAY) a vehicle owned or leased by a car-share organization that has no fixed or dedicated parking space.

CAR-SHARE VEHICLE PARKING SPACE a parking space reserved for the exclusive use of a classic or one-way car share vehicle.

CEMETERY means those areas of land that are set aside for the burial of human remains. Typical uses are memorial parks and burial grounds, including crematoriums.

CHANNELIZED STREAM means permanent or relocated streams that have been dyked, diverted, or straightened and carry drainage flows from headwaters or significant sources of groundwater. Reaches of channelized streams may be confined by roads and fences and in many cases can also meander through fields. Human constructed channels that divert irrigation water from a stream but return overflow water back to a stream in a manner that allows fish access is classified as channelized streams.

CHILD CARE CENTRE, MAJOR means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision for more than 8 children. See Table 8.3.6 for parking requirements of Child Care Major uses.

CHILD CARE CENTRE, MINOR means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services, and supervision for no more than 8 children. The care must be provided by a principal resident that resides at the dwelling for more than 240 days of a year.

CITY means the Corporation of the City of Kelowna.

CLEARANCE means the unobstructed vertical distance between the finished grade or finished floor and the underside of a canopy, awning, ceiling, or structure.

COMMERCIAL STORAGE means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

COMMERCIAL USE means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

COMMERCIAL ZONES are any zones described in Section 14 Core Area and Other Zones of this Bylaw or any CD zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of a commercial use nature.

COMMON AND PRIVATE AMENITY SPACE means a useable open space area, exclusive of parking spaces, which is developed for the recreational use of the residents and includes: indoor common amenity space, outdoor common space, common terraces, common rooftop spaces, private decks, level landscaped recreation areas, and balconies. Landscaped areas required in Section 7 cannot be counted towards common and private amenity space.

COMMUNITY GARDEN means the recreational growing of plants on a lot and does not include the growing and subsequent sale of produce for commercial purposes. This definition does not include the keeping of poultry and/or livestock.

See Section 9.6 Agriculture, Urban for specific regulations.

CONCRETE AND ASPHALT PLANTS means the processing, manufacturing, recycling, and sales of concrete and asphalt and the accessory manufacturing and sales of products made from concrete and asphalt.

CONFINED LIVESTOCK AREA means an outdoor area, other than a grazing area, seasonal feeding area or temporary holding area, where livestock or poultry are confined by structures or topography.

CONGREGATE HOUSING means housing in the form of multiple sleeping units where residents are provided with common living facilities, meal preparation, laundry services and room cleaning. Congregate housing may also include other services such as transportation for routine medical appointments and counselling. Congregate housing may be in any apartment or townhouse form. Congregate housing does not include student residences.

CONSTRUCT OR CONSTRUCTION includes build, erect, install, repair, alter, add, enlarge, move, locate, re-locate, re-construct, upgrade, remove, or excavate.

CONSTRUCTED CHANNEL means constructed drainage channels that carry drainage water from more than one property but do not carry water from headwaters or significant sources of groundwater. Flows in agricultural constructed channels may be year-round and are not regulated. Constructed channels may also deliver water for irrigation purposes.

CONSTRUCTED DITCH means drainage channels that carry drainage water from one property only but do not carry water from headwaters or significant sources of groundwater. Flows in agricultural constructed ditches may be year-round and are not regulated. Constructed ditches may also deliver water for irrigation purposes.

CORE AREA means those areas identified as a 'Core Area' within the mapping areas identified within the Official Community Plan.

COUNCIL means the Municipal Council of the City of Kelowna.

CSA means Canadian Standards Association.

CULTURAL AND RECREATION SERVICES means development for recreation, social, local community multi-purpose purposes, private clubs, spectator entertainment establishments, libraries and cultural exhibits. Typical uses include but are not limited to community halls, social clubs, private clubs, libraries, museums, art galleries, auditoria, cinemas, and concert halls.

D

DECK means an uncovered, platform without a roof or walls, which may include visual partitions and railings, and has a surface height greater than 0.6 metres above finished grade.

DENSITY means a measure of the intensity of development to the area of the lot, including the number of units on a lot measured in units/area or floor area ratio, as the case may be. When calculation of density involves a number of units per lot and yields a fractional number, the number of units permitted shall be rounded down to the lowest whole number.

DETENTION AND CORRECTION SERVICES means development for the purpose of holding or confining and treating or rehabilitating persons. Typical uses include but are not limited to prisons, jails, remand centres, and correction centres.

DEVELOPMENT includes any activity that the City is authorized to regulate under Part 14 of the *Local Government Act*.

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES means the person appointed as such by the City and includes the person's lawful designate.

DOCKS means a structure that is permanently affixed to aquatic land and can be used on a year-round basis. Docks do not include seasonal temporary moorage facilities which are withdrawn from the water and are stored on the upland during the winter season. See Section 9.5 Dock and Boatlift Regulations for specific regulations.

DORMER means a structural element of a building that projects from the plane of a sloping roof surface. See Section 6.10 for specific regulations including setback requirement.

DRIVE THROUGH means any commercial development providing a product or service where a queuing lane exists onsite where customers typically remain within the vehicle. Drive through must meet the development regulations and siting regulations outlined in Section 9.4.

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction.

DUST FREE SURFACE means surface comprised of asphalt or other hard surface, or chemically treated or washed gravel having a minimum particle size of 100% 2.5 ml gradation.

DWELLING means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. One wet bar is permitted within a dwelling. This use does not include a room in a hotel or a motel. Secondary suites are considered a separate dwelling unit.

E

EDUCATION SERVICES means development used for training, instruction, education, and/or certification in a specific trade, skill, or service. This includes schools, administration offices, gyms, maintenance/storage facilities, outdoor recreation, and related accessory buildings. This use includes but is not limited to commercial schools, private schools, public schools, community colleges, universities, technical schools, and vocational schools.

EMERGENCY AND PROTECTIVE SERVICES means a public facility used by fire protection, police, ambulance, or other such services as a base of operations.

END-OF-TRIP FACILITIES means the suite of complementary common facilities such as clothing lockers, change room, washroom, shower access, bike repair space, and bike wash stations that are necessary to support cyclists, joggers, walkers, and other active commuters where these amenities are needed at the end of their trip.

EXHIBITION AND CONVENTION FACILITIES means a building or site intended to provide permanent facilities for meetings, seminars, conventions, product and trade fairs and similar exhibitions.

F

FARM RETAIL SALES STANDS means those accessory buildings and structures for retailing agricultural products on a farm.

FARM UNIT means one or more contiguous or non-contiguous lots, that may be owned, rented, or leased, within City limits, which forms and is managed as a single farm.

FENCE means a structure used as an enclosure or for screening purposes around all or part of a lot or a swimming pool.

FIELD STORAGE means storage of agricultural products in the fields for longer than two (2) weeks.

FINANCIAL SERVICES means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company or related business. Insurance companies that cater to a specific sector of the commercial or industrial business community and do not offer personal, financial, investment or insurance services are not included in this definition.

FISH means shellfish, crustaceans, and marine animals and the eggs, spawn, spat, and juvenile stages of fish, shellfish, crustaceans, and marine animals.

FLEET SERVICES means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. Typical uses include but are not limited to ambulance services, rental vehicle, taxi services, bus lines, messenger, and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kilograms.

FLOOR AREA, GROSS (GFA) means the sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used.

FLOOR AREA, GROSS LEASABLE (GLA) means the sum of the horizontal areas of each floor of a building which is designed to be used exclusively for tenant occupancy measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used.

FLOOR AREA, NET means the sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one owner), service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

FLOOR AREA RATIO means the numerical value of the net floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.

FOOD PRIMARY ESTABLISHMENT means development where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands and take-out restaurants. Licensed restaurants may serve any kind of liquor, even to customers who do not order food. However, a full range of appetizers and main courses must be available whenever liquor is available. These establishments may be holders of a Food Primary liquor licences.

FOOD PRIMARY LICENCE means liquor licence issued by the Province of British Columbia Liquor Control and Licensing Branch for a business in the hospitality, entertainment or beverage industry including restaurants where the service of food rather than the service of liquor is the primary focus of the business.

FORESHORE means the Crown land between the high and low water levels of a lake.

FORESTRY means the extraction, storage, sorting, and grading of primary forest materials.

FRONTAGE means the length of a lot line which immediately adjoins a street other than a lane or walkway.

FUNERAL SERVICES means premises used for the preparation of the dead for burial or cremation and the holding of funeral services.

G

GAMING FACILITIES means any place that is customarily or regularly used for bingo or other games of chance pursuant to a licence issued by or under the authority of the Provincial Government and includes a social club for which gaming is licensed by the Provincial authority.

GAS BAR means land and/or buildings used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The gas bar may be a self-service, full service, key lock, card lock, or other similar operation and may include the servicing, washing, and/or repairing of vehicles as an accessory use. Gas bars shall adhere to the following:

(a) all pump islands shall be located at least 6.0 metres from any lot line, parking area on the site, or laneways which is intended to control traffic circulation on the site.

(b) a canopy over a pump island shall not extend to within 3.0 metres of the lot line of the site.

(c) the canopy area for a gas bar shall not constitute part of the site coverage.

GENERAL INDUSTRIAL USE means land and/or a buildings used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products directly to the public; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, business or household use; terminals for the storage or distribution of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to retail stores or other use classes for resale to individual customers; or the training of personnel in general industrial operations.

Any training services, or schooling that is directly related to industrial operations are permitted (for example: industrial truck driving training, machinist operations, etc.). Any training or schooling which is predominately conducted within a classroom setting is only permitted within zones where educational services are permitted. Any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above. The net floor area devoted to such accessory activities shall not exceed 25% of the gross floor area of the building(s) devoted to the general industrial use. This use includes autobody and repair shops.

General industrial uses are not permitted to have outdoor storage of toxic, noxious, explosive, odourous, or radio-active materials. General industrial uses are not permitted to carry out their operations such that there would be a nuisance factor from noise, odour, earth borne vibrations, heat, high brightness light sources, or dust created or apparent outside an enclosed building except for I3 – Heavy Industrial zoned properties. However, I3 zoned properties are not permitted to carry out their operations such that there would be a significant nuisance factor created beyond the boundary of the I3 zone.

GRADE, FINISHED means the elevation of the finished surface of the ground at the base of the outside walls of a building or structure. Finished grade is determined by taking the level of the finished ground surface at every location of change grade along the outside walls of a building or structure. Finished grade

must be at least 1.5 metres wide measured from the base of the wall or the width of the setback in that location (whichever is less). The finished grade can increase or decrease at a maximum rate of 15% from the base of the wall to the width of the setback at that location or at least 1.5 metres wide (whichever is less). Window wells and access stairwells are exempted for determination of finished grade. See illustrative figures below.

Finished grades shall follow specific grading regulations outlined in Section 6.11 Grading.

Figure 5.3(a) – Finished Grade: Single Detached Housing

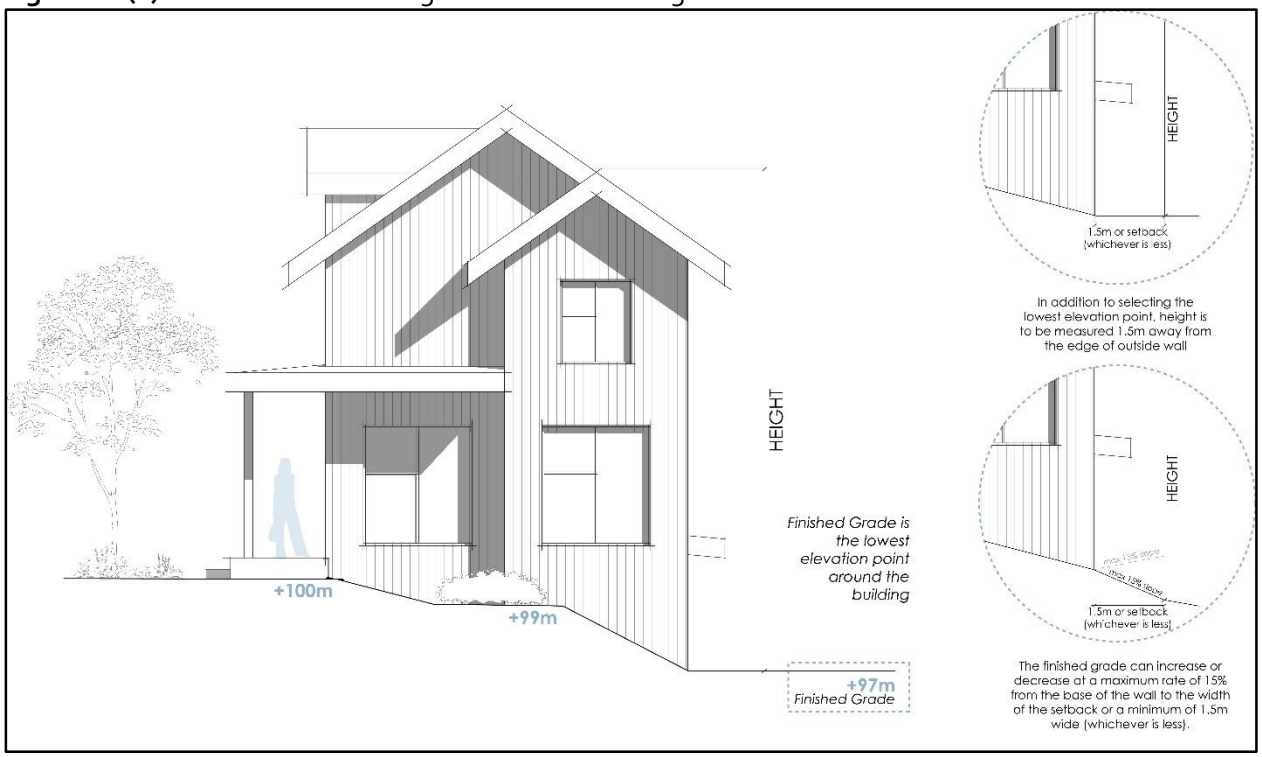


Figure 5.3(b) – Finished Grade: Apartment

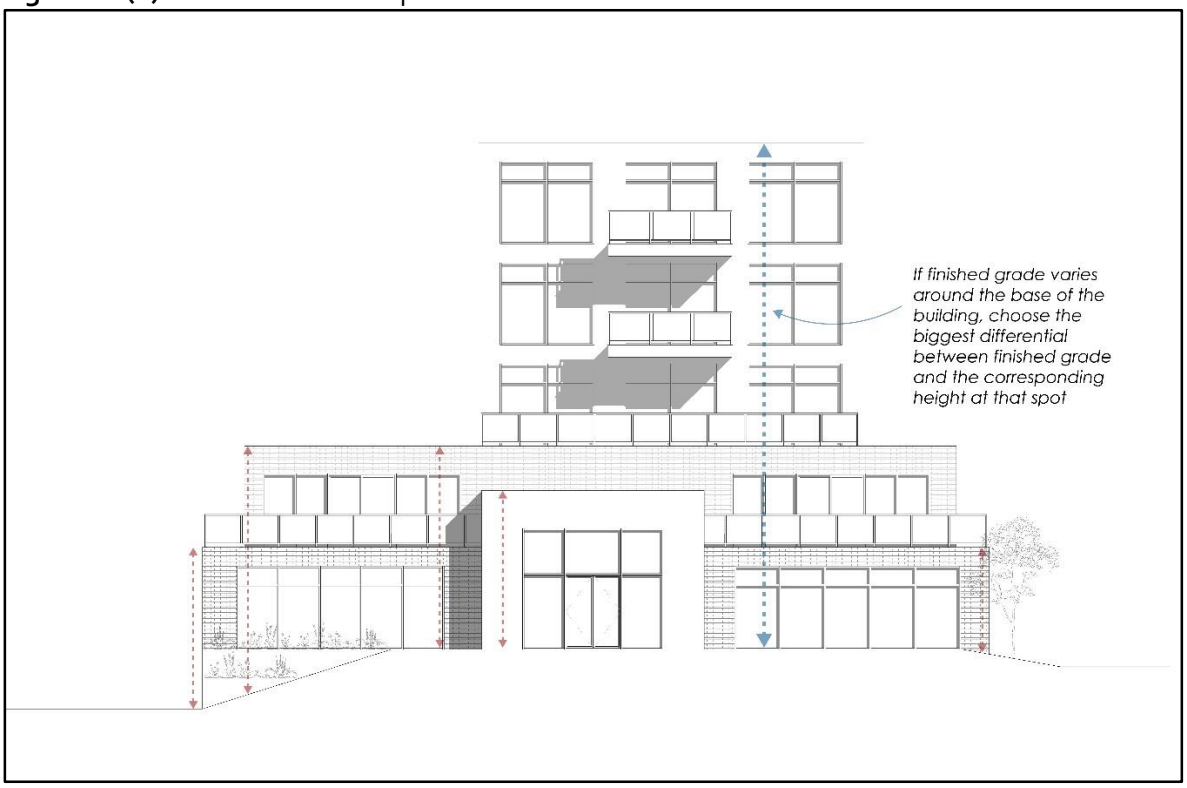


Figure 5.3(c) – Finished Grade: Sloped Fronting Road



GRADE, NATURAL means the elevation of the ground surface in its natural state, before human alteration, or on sloping or irregular sites, the angled plane, before human alteration.

GRAZING AREA means a pasture or rangeland where livestock, poultry or farmed game is primarily sustained by direct consumption of feed growing in the area.

GREENHOUSE means a structure covered with translucent material, used for the purpose of growing plants, and is of sufficient size for persons to work within the structure.

GREENHOUSES AND PLANT NURSERIES means development used primarily for the cultivation and storage of produce, bedding, household and ornamental plants, trees, bushes, sod, and related materials. This use does not include landscaping, excavating or soil processing businesses or operations.

GROUND-ORIENTED HOUSING means residential dwelling units of one or more storeys in height, each of which has its:

(a) own private outdoor space attached to the dwelling unit (typically situated at ground level).

(b) primary entrance (i.e., front door) on the exterior of the building, entered directly from a fronting publicly accessible street, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented housing can also have a second access and egress via a shared lobby and /or common corridor.

(c) any setback reduction granted to ground-oriented housing can be applied to the main lobby of a building.

Figure 5.4 – Ground Oriented Housing



GROUP HOME means the use of a dwelling unit within single detached housing, semi-detached housing, or a duplex housing with living arrangements whereby clients with disabilities or other unique conditions share personal care resources. These services are designed to maximize independence and to support responsibility in areas such as household management, vocation pursuits, and social relationships. Group Homes cannot have more than 10 persons and no more than 6 persons who are persons in care. The

character of group homes is that the occupants live together as a single housekeeping group and use a common kitchen. Short-term rental accommodation is not permitted within a Group Home.

GROWING MEDIUM means the material that plants grow in. Growing medium shall follow the standards identified in the Canadian Landscape Standard (CLS).

H

HEALTH SERVICES means a development used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include, but are not limited to, medical and dental offices, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services. This use does not include the retail sale or dispensing of cannabis.

HEIGHT with respect to a building refers to the maximum vertical distance between finished grade and the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof.

In determining whether a development conforms to the maximum height permitted in any zone, structures such as chimney stacks, aerials, antennae, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, ventilating equipment, firewalls, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the height. Dormers will not be considered in the structure's overall height measurement. However, see Section 6.10 for specific dormer regulations.

Figure 5.5 – Height measurements

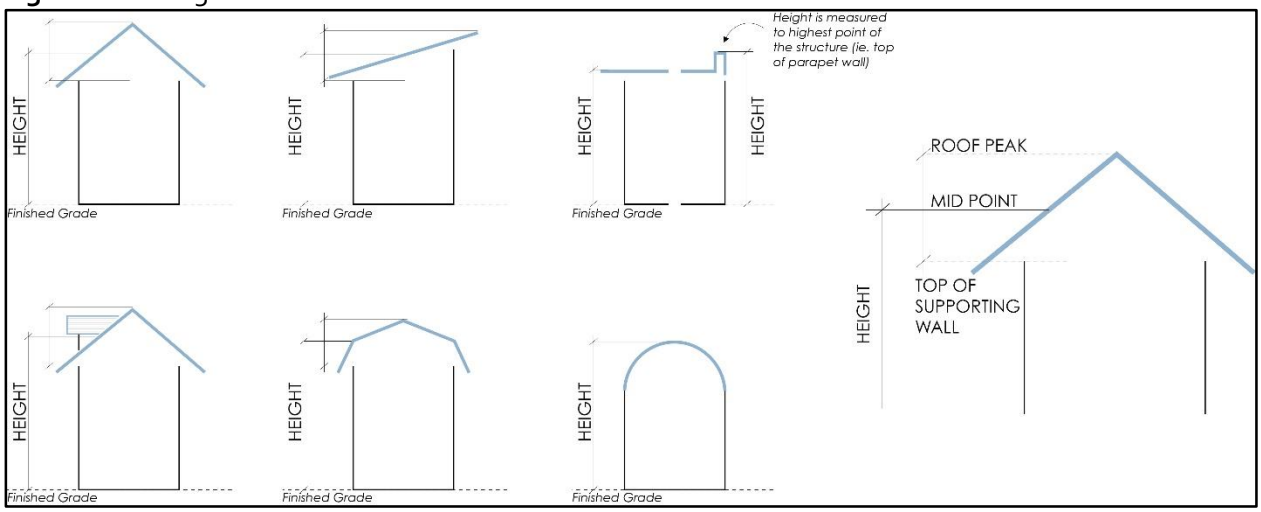
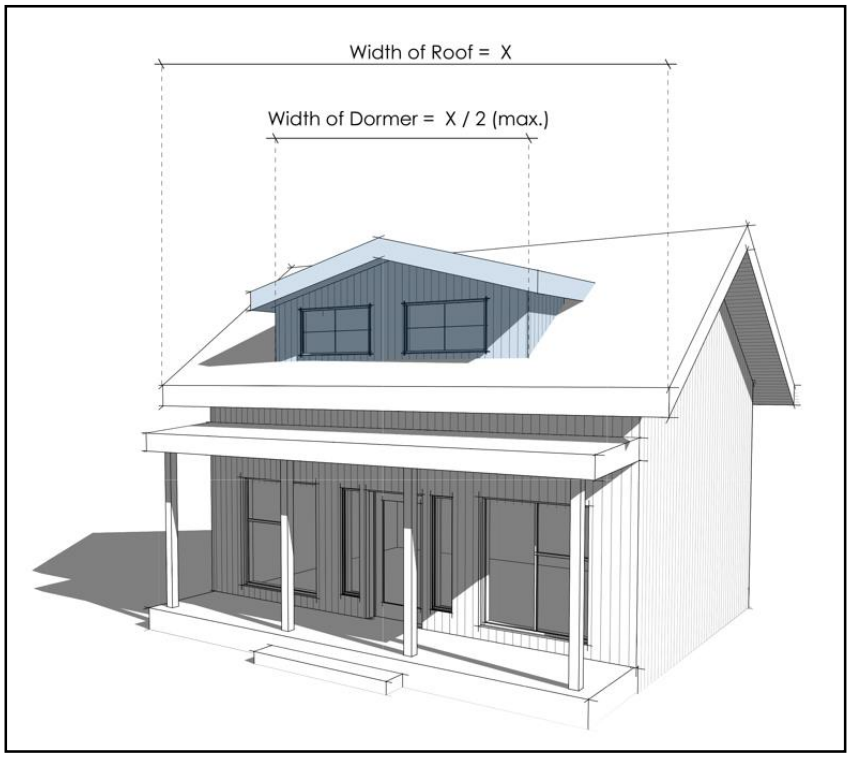


Figure 5.6 - Dormers



HOME-BASED BUSINESS means development consisting of the use of a dwelling unit or accessory building for a business by a resident. The business must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building.

This use does not include automotive & equipment. This use also does not include the retail sales of products not produced on site, with the exception of mail order sales, website sales, telephone sales, or goods where the customer does not enter the premises to inspect or pick up the goods or products incidental to the service provided.

Home Based Businesses are divided into three categories: **Minor, Major, and Rural**:

(a) **Minor** home-based businesses are intended to operate within a dwelling unit only (not an accessory building) and have no aspects of business operations detectable from outside the property.

(b) **Major** home-based businesses are intended to operate within a dwelling unit (or within an accessory building).

(c) **Rural** home-based businesses are intended to operate within a dwelling unit (or within an accessory building) and can be more intensive than major home-based businesses (see Section 9.2 for differences). Rural home-based businesses are the only home-based businesses that permit any type of cutting and wrapping of wild game or any other meat.

See Section 9.2 for specific Home-Based Business Regulations.

HOSPITAL means a public institution providing health services for both in-patients and out-patients including room, board, emergency care, and the prevention and treatment of sickness, disease, or injury. This use is intended to include: standard administrative and operational support functions; small offices for health-related fundraising charities and research advocacy organizations; areas for staff wellness such as gyms and non-residential sleep rooms; provision for compassionate religious services (not to include a regular congregation); a lawfully operated helipad; and institutional cafeteria services. The secondary operation of private medical practices which accommodate patients for specialized procedures or services are permitted only if it is necessary for that procedure or service to be delivered in a hospital setting.

HOTELS means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities, and personal service establishments for the convenience of guests. The maximum length of stay is no more than 240 days.

HOUSEHOLD means:

(a) a person; or

(b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or

(c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or

(d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;

(e) in addition, a household may also include up to one housekeeper or nanny.

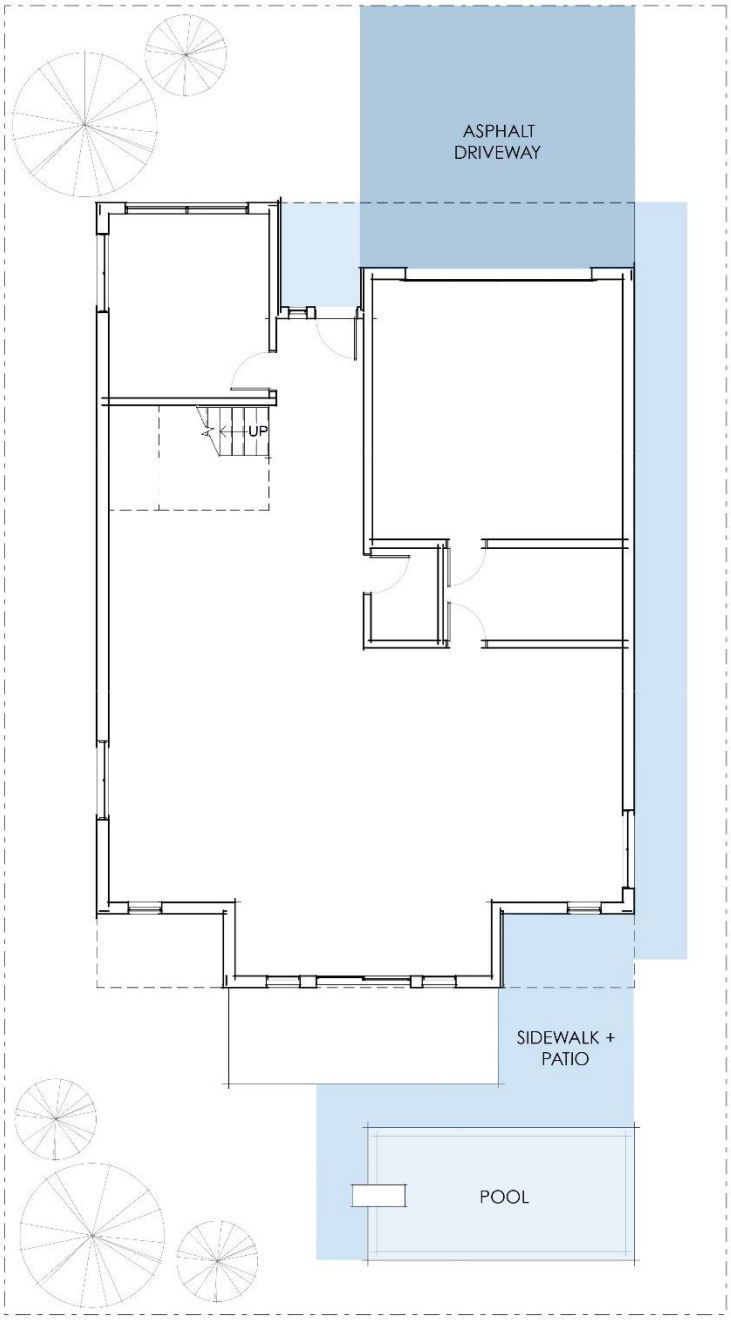
I

IMPERMEABLE SURFACE means a surface which either prevents or impedes the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. A surface will be considered impermeable when the runoff coefficient is *greater than 0.3* as per the following table. Surfaces other than those listed in the table are to be presented complete with all applicable support material such as historical and manufacturer details to the City Engineer for approval of the proposed runoff coefficient and surface designation. All manufactured surfaces are to be installed with permeable joints and base material. The base material is to be to a depth recommended by the manufacturer to ensure infiltration and storage.

Table 2.1 – Impermeable Surface Run-Off Coefficients

SURFACE		RUN OFF COEFFICIENT
Forested		0.059- 0.2
Lawns, well drained (sandy soil)	Up to 2% slope	0.05 – 0.1
	2% to 7% slope	0.1 – 0.15
	Over 7 % slope	0.15 – 0.2
Lawns, poor drained (clay soil)	Up to 2% slope	0.13 – 0.17
	2% to 7% slope	0.18 – 0.22
	Over 7 % slope	0.25 – 0.35
Asphalt		0.7 – 0.95
Concrete		0.8 – 0.95
Shingle Roof		0.75 – 0.95
Brick Pavers (12mm joint or less)		0.7 – 0.85
Turfstone (with permeable cells)		0.25
Grasspave		0.1 – 0.25
Uni Eco-Stone (with permeable joints)		0.25

Figure 5.7 – Impermeable surfaces



INDUSTRIAL ZONES are any zones described in Section 14 Core Area and Other Zones of this Bylaw or any CD zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature.

INSTITUTIONAL ZONES are any zones described in Section 14 Core Area and Other Zones of this Bylaw or any CD zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of an institutional nature.

K

KENNELS means a building used for the breeding, buying, selling or overnight boarding of animals including individual dogs, cats, or other domesticated animals excluding livestock and horses.

KITCHEN means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring, which may be intended or used for the preparation or cooking of food.

L

LANDSCAPE AREA means the area located within the required front yard setback areas, rear yard setback areas, and industrial side yard setback areas setback area up to a maximum of 3.0 metres.

LANDSCAPING means changing, modifying, or enhancing the visual appearance of a site including reshaping the earth, planting lawns, shrubs, trees or preserving the original natural vegetation, adding walks, fencing, patios and other ornamental features for the purpose of beautifying or screening the appearance of a lot. Landscaping excludes those features with roofs and those used for shelter or those structures that provide opaque (solid) screening beyond the permitted provisions for fencing described in Section 7 Site Layout of this Zoning Bylaw. See Section 7 Site Layout for specific landscaping regulations.

LANE means a highway under the *Local Government Act* more than 3.0 metres but not greater than 8.0 m in width.

LEVEL 2 CHARGING means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard.

LEVEL 3 CHARGING means direct current (DC) level 1, or higher, electric vehicle charging station as defined by SAE International's J1772 standard.

LIQUOR PRIMARY ESTABLISHMENT means development where alcoholic beverages are offered for sale to the public from establishments which may include forms of entertainment such as (but not limited to) dancing, singing, or cabaret entertainment. Must hold a Liquor Primary Licence. Off-sales of alcoholic beverages are a permitted ancillary use.

LIQUOR PRIMARY LICENCE means a liquor licence issued by the Province of British Columbia Liquor and Cannabis Regulation Branch for a business in the hospitality, entertainment or beverage industry including bars, pubs, nightclubs, recreation centres and stadiums, where the service of liquor is the primary focus of the business.

LIVESTOCK means cattle, horses, sheep, goats, swine, rabbits, fish, farmed game and exotic animals as prescribed by the Specialty Farm Operations Regulation under the Farm Practices Protection (Right to Farm) Act.

LOADING SPACE means an on-site loading space reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials.

See Section 8.4 Off-Street Loading for specific regulations.

LONG-TERM BICYCLE PARKING means bicycle parking that is specifically provided and equipped for residents, students, employees, and others who generally stay at a site for several hours. The parking provided shall be easy to access for a range of users, secure for long periods of time and provide shelter from weather.

LOT means a parcel of land, including Crown Land, which is legally defined either by registered plan or description.

LOT AREA means the total horizontal area within the lot lines of a lot.

LOT DEPTH means the horizontal distance between the mid-points of the front and rear lot lines.

LOT LINE means the legally defined boundary of any lot or property line.

LOT LINE, FRONT – COMMERCIAL AND INDUSTRIAL means the street frontage onto which the primary façade or front yard of the building faces or as approved by the Director of Planning & Development Services.

LOT LINE, FRONT – URBAN AND RURAL RESIDENTIAL means, in the case of an interior lot, a lot line separating the lot from the street; or in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street not including a corner rounding or corner cut; or for a lot configuration that is not otherwise described in this definition, front lot line as approved by the Director of Planning & Development Services.

LOT LINE, REAR means either the lot line opposite to, and most distant from, the front lot line, or, where there is no such lot line, the point of intersection of any lot lines other than a front lot line which is furthest from and opposite the front lot line.

LOT LINE, SIDE means any lot boundary line which is not a front or rear lot line.

LOT WIDTH means the width of a lot where it abuts the street except in the case of an irregularly shaped lot, where the width shall be the horizontal distance between the side lot lines at the minimum front yard setback. For a reverse pie lot, the lot width is the horizontal distance between the side lot lines at the minimum rear yard setback.

LOT, BARELAND STRATA means a lot in a bare land strata plan.

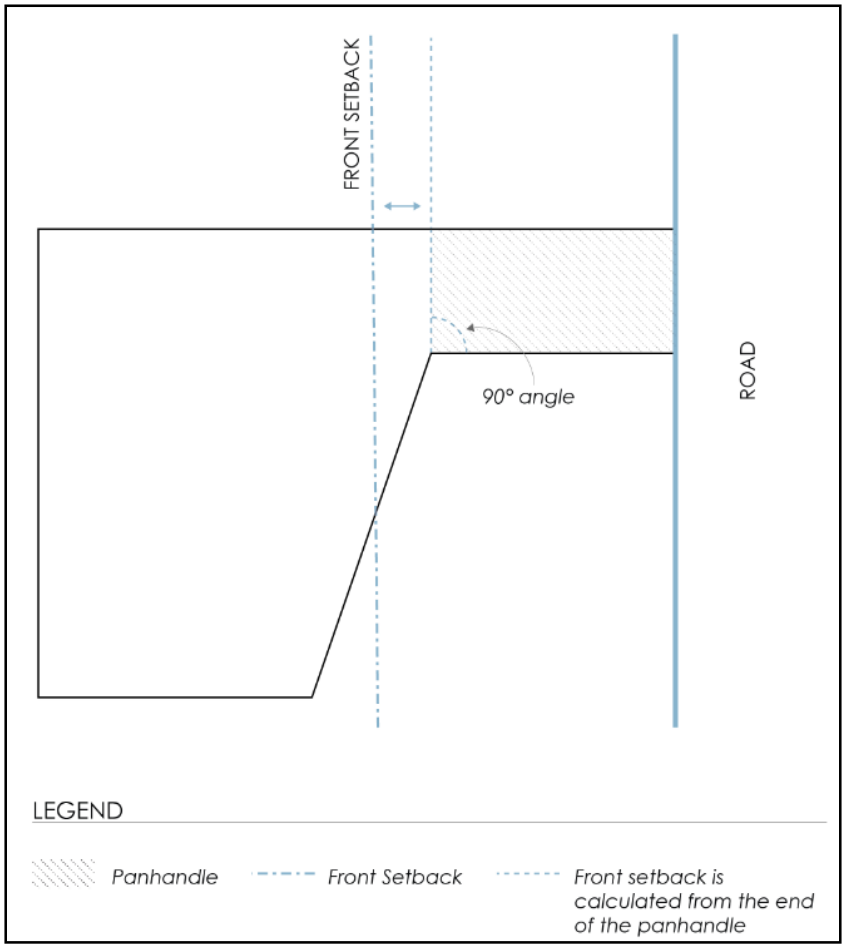
LOT, CORNER means a lot situated at the intersection of two or more streets, or a lot that has two adjoining lot lines abutting a street which substantially changes direction at any point where it abuts the lot.

LOT, DOUBLE FRONTING, (or THROUGH) means a lot which abuts two streets which are parallel or nearly parallel to the lot. In these cases, both streets will be considered front yards (with no rear yard).

LOT, INTERIOR means a lot other than a corner lot.

LOT, PANHANDLE means a lot which has its primary legal access from a street through a narrow strip of land which is an integral part of the lot. This narrow strip is referred to as the panhandle.

Figure 5.8 – Panhandle Lot



LOT, PIE means a lot which is generally configured such that its width at the rear lot line is greater than at its front lot line.

LOT, REVERSE PIE means a lot which is generally configured such that its width at the rear lot line is less than at its front lot line.

LOT, STRATA means a lot shown on a strata plan according to the *Strata Property Act*.

M

MARINAS means a commercial or government establishment or premises, containing docking or mooring facilities where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed, or kept for sale or for rent. Accessory and related uses to marinas are permitted such as a marine sani-dump, a marine fueling facility, marine equipment rentals, and retail sales of goods that are convenience in nature and related to the marina operation.

MAX is abbreviated for 'maximum' which means the greatest or highest amount possible or permitted.

MEZZANINE means an intermediate floor assembly as defined by the BC Building Code.

MICRO SUITE DWELLING UNIT means a dwelling unit which is less than 29 square metres in gross floor area.

See Section 9.8 Minimum Dwelling Unit Size for specific regulations.

MID-POINT, ROOF means the halfway point of a roof that falls between the top of the peak and the top of the supporting wall.

MIN is abbreviated for 'minimum' which means the least or smallest quantity possible, attainable, or required.

MOBILE HOME means a factory made residential structure designed and manufactured with a deformation resistant steel frame that is design to be supported on a non-frost protected foundation. Mobile home does NOT include:

(a) factory made residential structures designed and manufactured to be supported on BC Building Code compliant frost protected foundations.

(b) any structure designated as "Park Model" or "Recreational Vehicle" (RV).

MOBILE HOME PARK means a parcel of land for the placement of two or more mobile homes. This does not include the situation where a mobile home is used for immediate family on agricultural land.

MOBILE HOME SPACE means an area set aside and designated within a mobile home park for the installation and placement of a mobile home, including access to an internal road and space for the exclusive accessory use by the owner or occupant of that mobile home.

MOORAGE, PERMANENT means the long-term securing of a boat or other water vessel by means of cables, anchors, or other contrivances.

MOORAGE, TEMPORARY means the securing of a boat or other water vessel by means of cables, anchors, or other contrivances on a short-term basis of less than 24 hours.

MOTELS means a building or group of buildings divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include eating and drinking establishments and personal service establishments. The maximum length of stay is no more than 240 days.

MULTI-RESIDENTIAL SHARED GARDEN means a portion of a lot, shared with a multi-residential dwelling that is used for the recreational growing of plants for food and/or pleasure for the residents of the multi-residential dwelling. It does not include the growing and sale of produce for commercial purposes.

N

N/A means not applicable, that there is no particular regulation in that zone for that category, but that the other regulations in this Bylaw still apply.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

NATURAL RESOURCE EXTRACTION includes the quarrying, processing, removal and off-site sale of sand, gravel, earth, or mineralized rock found on or under the site. Typical uses include but are not limited to quarries, gravel pits, and stripping of topsoil.

NATURAL STREAM means watercourses that have not been significantly altered by human activity and are predominantly in their natural state.

NON-ACCESSORY PARKING means development providing vehicular parking which is not primarily intended for residents, employees, or clients of a particular development. Typical uses include surface parking lots and parking structures located above or below natural grade.

NON-CONFORMING USE means a lawful existing use made of a lot or building, intended to be made of a building lawfully under construction, or a development which is approved under provisions of Section 1.7 of this Bylaw at the date of Council adoption of this Bylaw, or amendment thereof, which on the date this Bylaw or an amendment thereto becomes effective, would no longer comply with this Bylaw.

O

OFFICES means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, architects, travel agents, real estate and insurance firms, technology firms, planners, clerical, and secretarial agencies. The main difference between professional services and office: is professional services primary function is accepting clients and customers with a reception area, whereas, offices could function without directly servicing clients/customers entering the premises from the street. This excludes servicing and repair of goods, the sale of goods to the customer on the site, and the manufacturing or handling of a product.

OFFICIAL COMMUNITY PLAN means the Kelowna 2040 - Official Community Plan Bylaw No. 12300.

ON-FARM CANNABIS PROCESSING means an accessory use to cannabis production on a farm unit and includes the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of cannabis, but does not include secondary processing of cannabis including but not limited to the production of oils, creams, health products, and food and beverage products.

ON-FARM COMPOSTING means the composting of agricultural by-product or raw materials, which may include manure, straw, vegetative waste, wood residue, mortalities, processing waste, ground paper, other sources of carbon and nitrogen and bulking agents or a combination of any of these.

ON-FARM PROCESSING means the undertaking of processes, including grading, packing, mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, and biological treatments on a farm unit to:

(a) prepare value added products from farm products to sell,
(b) prepare feed for livestock, poultry, farmed game, located on the farm, or
(c) process and slaughter animals.

but excludes on-farm cannabis processing, on-farm composting, on-farm soil preparation, and on-farm soilless medium production.

OPEN SPACE means that portion of a lot not occupied by parking or vehicle areas, buildings, accessible to, and suitable for gardens, landscaping, and recreational use by building tenants or residents.

OUTDOOR STORAGE means the accessory storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include but are not limited to pipe yards or vehicle or heavy equipment storage compounds. All outdoor storage areas must be surfaced with a dust-free surface.

OWNER means the registered owner of an estate in fee-simple or his agent authorized in writing, and includes the tenant for life under a registered life estate, the registered holder of the last registered

agreement for sale, and the holder or occupier of land held in the manner described in the *Community Charter*.

P

PARAPET or PARAPET WALL means that portion of a perimeter building wall that rises above the roof.

PARK means land used for public recreation purposes for passive or action recreation including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserves, wildlife sanctuaries, green belts, conservation areas, buffers, nature interpretation areas, landscaping, sports fields, tennis courts, lacrosse boxes, recreation centres, swimming pools, field houses, arenas, stadiums, and related buildings/structures consistent with the general purpose of park land.

PARKING LOT means a lot or part of a lot or a building available to be used for the temporary parking of more than one vehicle by customers, employees and the public at large.

PARKING SPACE means an off-street space of the size and dimensions to park one vehicle, exclusive of driveways, aisles, or ramps, which complies with Section 8 of this Bylaw.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, amusement arcades, and racquet clubs.

PARTICIPANT RECREATION SERVICES, OUTDOOR means facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include but are not limited to regulation length or par-three golf courses, ball fields, and riding stables.

PASSIVE HOUSE means a building achieving the Passive House Building Certification established by Passive House Canada.

PATIO means a platform, which may or may not be attached and projecting from the face of a building, with a surface height that does not exceed 0.6 m from natural grade at any point.

PARTY WALL means a wall jointly owned and jointly used by two parties under easement agreement or by right in law and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.

PAWN means to deposit goods or chattels as security for the payment of money or other consideration.

PAWNSHOP means premises where goods or chattels are taken in pawn.

PENTHOUSE means a structure projecting above a building roof or parapet, housing a suite, elevator shaft or stairwell; or forming a wall or screen around equipment mounted on the roof.

PERSONAL SERVICE ESTABLISHMENTS means uses which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, tailors,

dress makers, shoe repair shops, dry cleaning establishments, and laundromats but does not include health services.

PORCH means a roofed, open structure projecting from the exterior wall of a building with walls which are open or screened to facilitate use as an outdoor living area.

POULTRY means domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes, and includes broilers, cornish, layers, breeding stock, replacement pullets, roasters, duck, geese, turkeys, game birds and ratites.

PRIVATE CLUBS means land and/or buildings used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business, or fraternal organizations. Private clubs may include rooms for eating, drinking and general assembly and may hold a Liquor Primary Licence.

PROFESSIONAL SERVICES means a business or service that are technical or unique functions performed by independent contractors or consultants whose occupation is rendering such services to the public. The primary difference between professional services and office is: professional services primary function is accepting clients and customers with a reception area, whereas, office could function without directly servicing clients/customers entering the premises from the street. This land use includes but is not limited to: household repair services, the sale of goods related to the professional services, the manufacturing or handling of a product related to the professional services, financial services, business support services, broadcasting studios, and funeral services.

R

RECREATIONAL VEHICLE means a transportable conveyance intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, boats, all-terrain vehicles, snowmobiles, and tent trailers but not including mobile homes.

RECREATIONAL WATER ACTIVITIES means leisure activities that could not take place in areas other than the water. Examples include but are not limited to jet skiing, fishing, water skiing, boating, swimming, and diving. Recreational water activities do not include residential or commercial facilities.

RECYCLING DEPOTS means land and/or buildings used for the buying, collection, sorting, and temporary storage of bottles, cans, newspapers, and similar household goods for reuse where all storage is contained within an enclosed building.

RECYCLING DROP-OFF means land and/or buildings used for the collection and temporary storage of recyclable materials until they can be transferred to a permanent recycling operation for final recycling. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items.

RECYCLING PLANTS means a land and/or buildings within which recyclable materials are recycled, sorted, processed, and treated to return the materials for re-use or as inputs to other processes, and may include Special Wastes under the *Environmental Management Act*.

REGISTERED PLAN means a subdivision plan registered in the Provincial Land Title Office.

RELIGIOUS ASSEMBLY means a land and/ or buildings wherein people regularly assemble for religious worship and related religious, philanthropic, or social activities which is maintained and controlled for public worship. Typical uses include but are not limited to churches, chapels, mosques, temples, synagogues, convents, and monasteries. It also includes accessory manses or rectories.

RESIDENTIAL FOOTPRINT means the portion of a lot located within the ALR that includes all structures, landscaping, driveways and parking areas associated with the principal dwelling, including but not limited to the principal dwelling, mobile home for family, home based business (minor, major and rural), accessory structures including garage and storage, recreation areas (including pools and sport courts), septic fields, and outdoor living areas. Structures not included in the residential footprint are agricultural structures, including greenhouses, farm retail sales stands, and those structures associated with the temporary farm worker housing footprint.

RESIDENTIAL SECURITY/OPERATOR UNIT means a secondary building, a single detached housing, or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone.

RESIDENTIAL ZONES means any rural residential, single & two dwelling, or multi-dwelling zones described in this Bylaw, or any CD zone in which the predominant use as determined by its general purpose and list of permitted uses is of a residential nature, and in which the minimum tenancy period is at least 1 (one) month.

RETAIL means premises where goods, merchandise and other material are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance, second hand stores, pawnshops, thrift stores, retail liquor stores, used goods store, and sporting goods stores. This use includes custom indoor manufacturing. This use excludes warehousing and sale of gasoline, heavy agricultural and industrial equipment, and retail stores requiring outdoor storage. This use does not include the retail sale or dispensing of cannabis.

RETAIL CANNABIS SALES (RCS) means a development used for the retail sale of cannabis that has been licensed by the Government of British Columbia.

Section 9.9 Cannabis Regulations for specific regulations.

RETAINING WALL means a structure constructed to hold back, stabilize, or support an earthen bank as a result of differences in natural grades.

RIPARIAN MANAGEMENT AREA means a specified setback area from a watercourse, as outlined in Table 21.1 (page 298) of the Official Community Plan Bylaw No. 12300. The width of the total area being determined by the attributes of the watercourse and adjacent terrestrial ecosystems.

See Section 6.5 Riparian Management Area Setbacks for specific regulations.

ROOF LINE means the horizontal line made by the intersection of the wall of the building with the roof of the building or the top of the edge of the parapet. In the case of a building with a pitched roof, the roof line shall be at the eave level.

RURAL RESIDENTIAL ZONES are any zones described in Section 10 of this Bylaw or any CD zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of a rural residential nature.

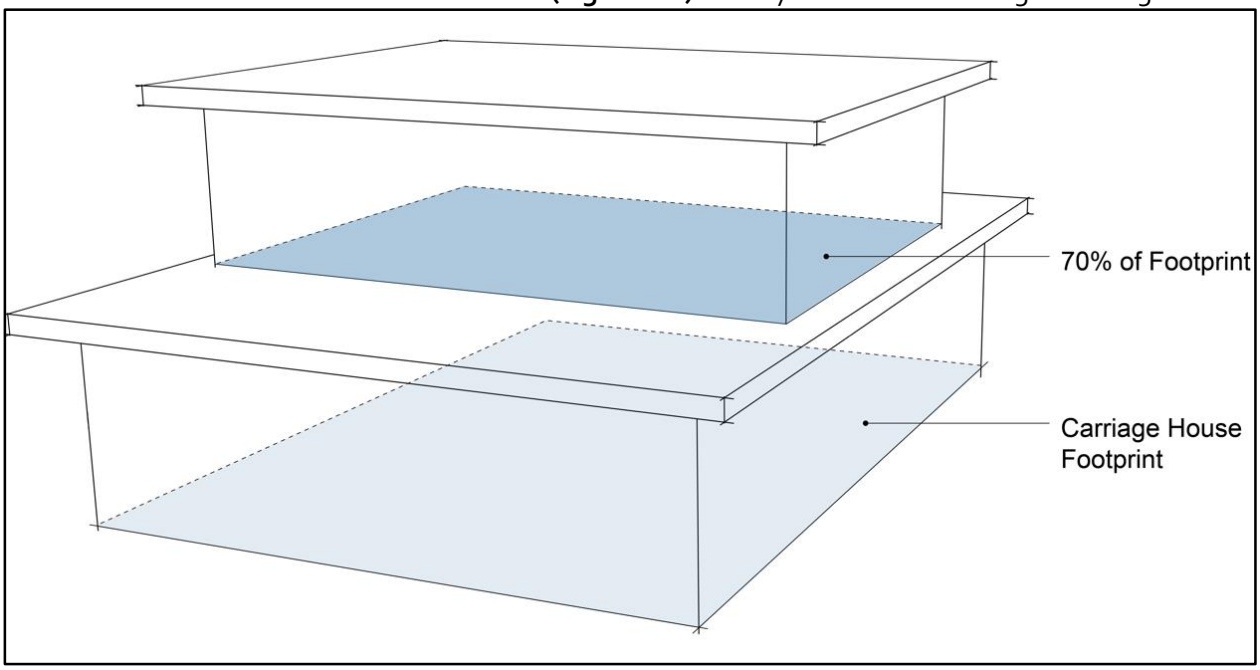
S

SEASONAL FEEDING AREA means an area:

(a) used for forage or other crop production, and

(b) used seasonally for feeding livestock or poultry or farmed game that is primarily sustained by supplemental feed but does not include a confined livestock area or grazing area.

SECOND STOREY FLOOR AREA DIAGRAM (Figure 5.9) visually shows the meaning of the regulation:



SECONDARY SUITE means a self-contained dwelling unit located within a building or portion of building. The secondary suite shall:

(a) be fully compliant with the BC Building Code at the time of construction;
(b) completely separated from other parts of the building by fire separations;
(c) located in a building of only residential occupancy;
(d) have an issued Occupancy Permit;
(e) located within a single detached housing unit, a semi-detached housing unit, or a duplex unit (secondary suites cannot be located in an apartment housing, or a boarding or lodging house);
(f) located in a building or portion of a building that is a single real estate entity.

The secondary suite and principal dwelling are not required to be interconnected through a conditioned doorway. Short-term rental accommodations, bed & breakfast homes, boarding or lodging homes, and group homes, shall not be permitted to operate within a secondary suite.

SEMI-DETACHED HOUSING means a building containing dwelling units connected above finished grade and designed exclusively to accommodate two households living independently in separate dwellings side by side, each having a separate entrance at, or near, finished grade. The dwelling units in a semi-detached housing form must share a wall. Connecting the foundations below finished grade is not sufficient to be classified as a semi-detached housing form.

SEWER SYSTEM, COMMUNITY means a sanitary sewer or a system of sewage disposal works which is owned, operated and maintained by the City or an Improvement District.

SEWER SYSTEM, PRIVATE means a sanitary system or a system of sewage disposal works which is owned or, operated and maintained by a person other than the City, but does not include conventional septic tank systems within the meaning of Sewerage System Regulation under the *Public Health Act*.

SHOPPING CENTRE means one or more buildings containing more than six retail stores and other businesses exceeding 2,500 metres² of gross floor area which share common services, parking, and other facilities on one or more lots.

SHORT-TERM BICYCLE PARKING means bicycle parking that is provided for patrons, customers, and visitors of a development in a manner that is convenient and readily accessible for bicycles to park. Short-term parking of bicycles should serve the main entrance of a building and should be visible to pedestrians and bicyclists.

SHORT-TERM RENTAL ACCOMMODATION means the use of a dwelling unit or one or more sleeping units within a dwelling unit for temporary overnight accommodation for a period of 29 days or less. This use excludes hotels and motels. Short-term rental accommodations shall not be permitted to operate within a boarding or lodging house, a carriage house, a group home, or within a secondary suite. If the short-term rental accommodation is a secondary use then the short-term rental accommodation must only occur within principal dwelling unit and must be operated by a resident who resides for more than 240 days of the year at that dwelling unit.

See Section 9.10 for Short Term Rental Accommodation Specific Regulations.

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes modular homes that exceeds a 5.0 metre building width, but not a mobile home.

SITE means an area of land consisting of a lot or two or more abutting lots.

SITE COVERAGE means the percentage of the total horizontal area of a lot or lots that may be built upon including accessory buildings or structures (including carports and covered patios which are 23 square metres or larger) except it does not include steps, eaves, cornices, cantilevered balconies, pergolas, or similar projections permitted by this Bylaw. Site coverage also does not include swimming pools but swimming pools are an impermeable surface.

SLEEPING UNIT means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.

SOIL-BASED LANDSCAPING is landscaping, including turf, shrubs, and trees, that is supported by growing medium that meets the CSLA/CNLA Standard, does not include rock mulch or hard surface treatments, including permeable pavers.

See Table 7.2 for specific regulations and Figure 7.2.1 for visual example of soil-based landscaping

SPECTATOR ENTERTAINMENT ESTABLISHMENTS mean an enclosed building designed specifically for the presentation of live artistic performances or the showing of motion pictures. Typical uses include but are not limited to auditoria, cinemas, theatres, and concert halls. This use falls within cultural and recreation services.

SPECTATOR SPORTS ESTABLISHMENTS mean facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. Typical uses include but are not limited to stadiums, arenas, animal, and vehicle racing tracks.

STABLES means a building with a maximum of 40 permanent horse housing units used for horse riding, training, and boarding.

STACKED TOWNHOUSES means townhouses, except that two dwelling(s) are arranged vertically so that dwelling(s) may be placed wholly or partially over the other dwelling. Each dwelling will have an individual access to outside, not necessarily at finished grade, provided that no more than two units share a corridor, steps, or path.

STEPBACK means the horizontal recessing of the building facade above a specified storey. Common stairwells, elevators, and the associated common floor areas that access the stairwells and elevators are exempt from requiring to meet the stepback. See illustrative figures for visual representation below:

Figure 5.10(a) – Stepback Cross Section

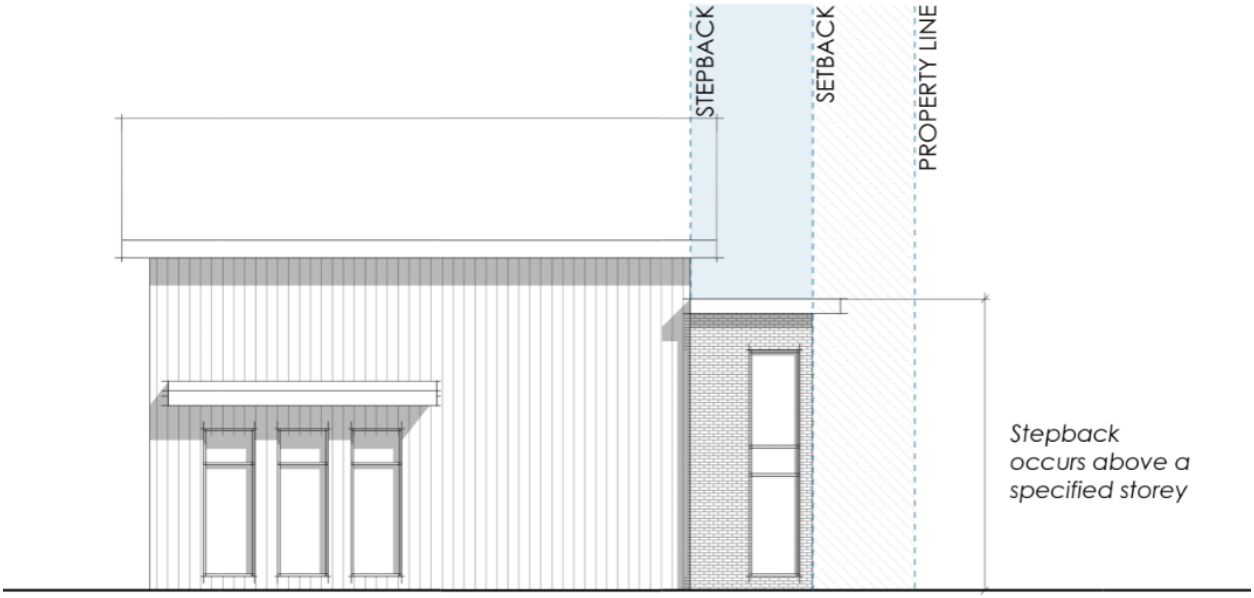


Figure 5.10(b) – Stepback: Single Detached Housing

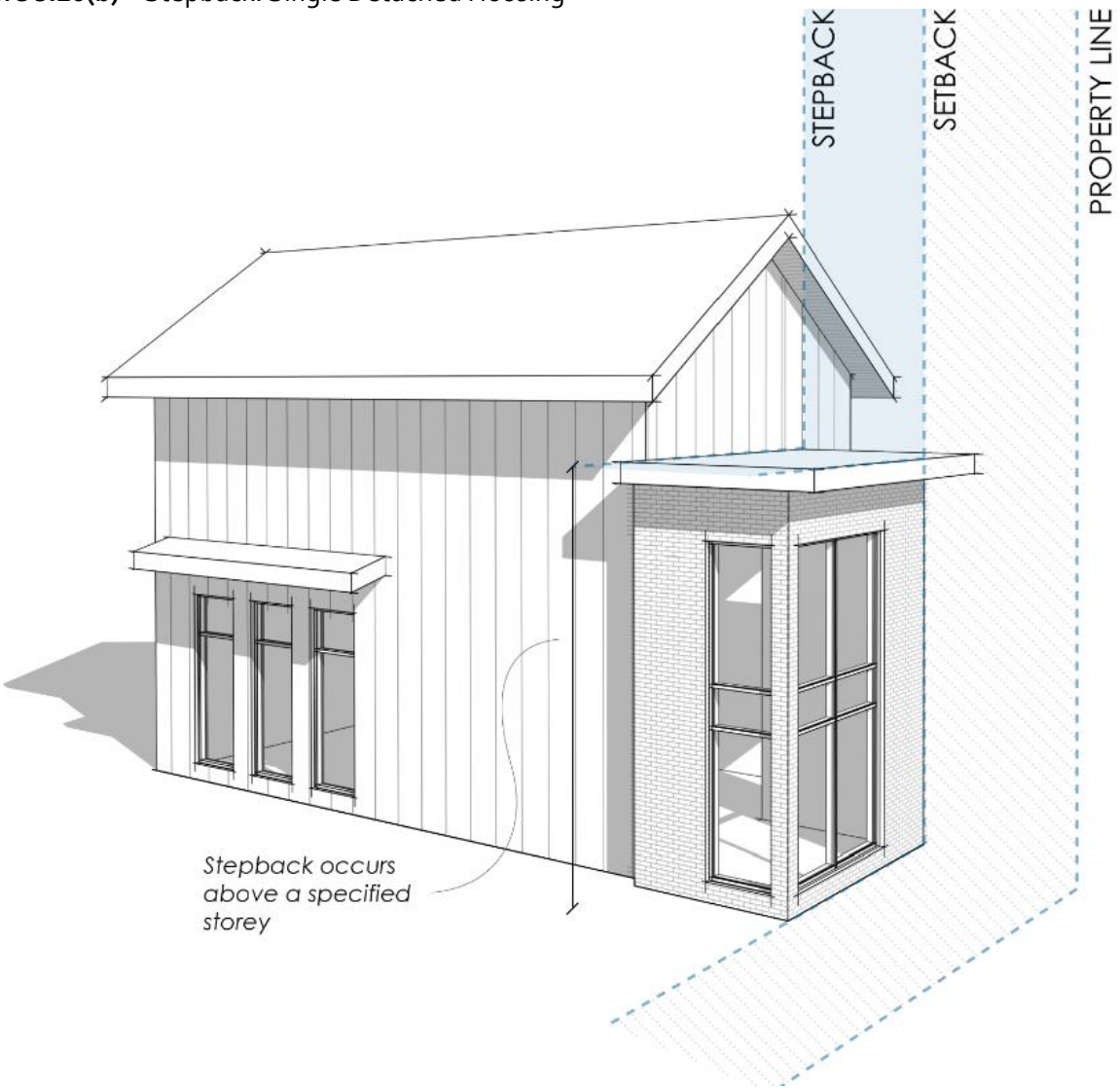
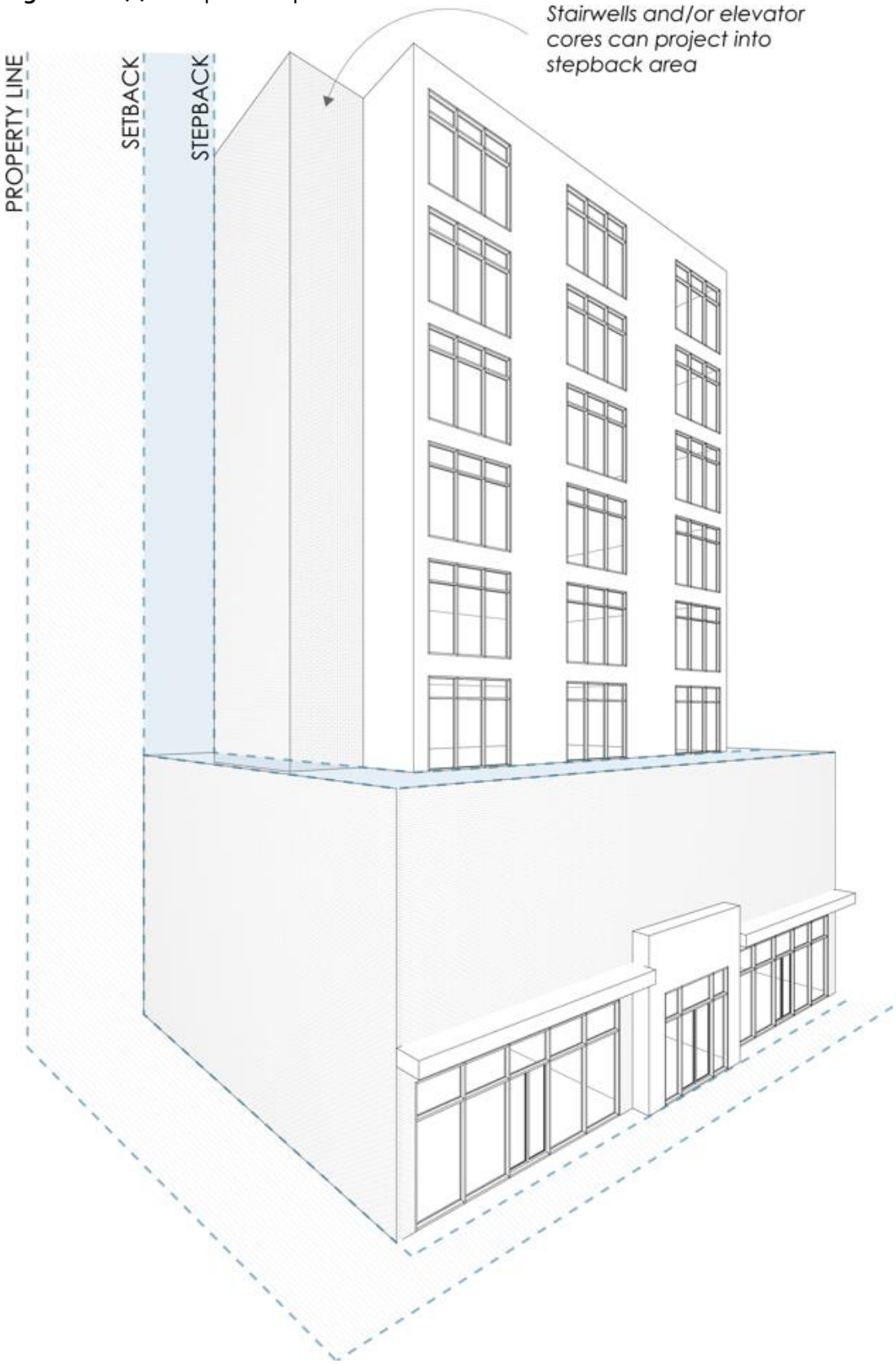


Figure 5.10(c) – Stepback: Apartment



STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. Any portion of building (including parkades) having its ceiling level 2.0 metres or less above finished grade will not be counted as storey. Mezzanines will not count as a storey.

STREET means a highway under the *Local Government Act* over 8.0 metres in width which affords the principal access to abutting properties. It can include a thoroughfare, street, trail, avenue, parkway, driveway, highway, road, viaduct, alley, bridge, trestle way, or other public right of way which is ordinarily used for vehicular traffic, parking, and pedestrians and is located on publicly owned lands. It includes sidewalks, curbs, boulevards, ditches, and traffic lanes.

STREET, FLANKING means a street which abuts a side lot line.

STRUCTURAL ALTERATION means any change or addition to the supporting members of a structure, including but not necessarily limited to the foundation, bearing walls, rafters, columns, beams or girders where the total value of the change or alteration does not exceed 75% of the assessed value of the existing structure. Changes or additions exceeding 75% of the assessed value of the existing structure are considered a new structure.

STRUCTURE means a construction of any kind whether fixed to or supported by or sunk into land or water including but not limited to towers, flag poles, swimming pools, docks, signs and tanks, and excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials.

SUBDIVISION means the division of a parcel by an instrument; including a strata plan, the consolidation of, or boundary change to, two or more adjoining parcels; and subdivide has a corresponding meaning.

SUPPORTIVE HOUSING means housing consisting of dwellings with support services on-site that may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking, and transportation. Supportive housing can be in any apartment or townhouse building form.

SURVEYOR'S CERTIFICATE means a site plan certified by a registered British Columbia Land Surveyor showing the locations of improvements on a lot relative to the lot lines.

T

TANDEM PARKING means two parking spaces, one behind the other, with a common or shared point of access to a maneuvering aisle, lane or street.

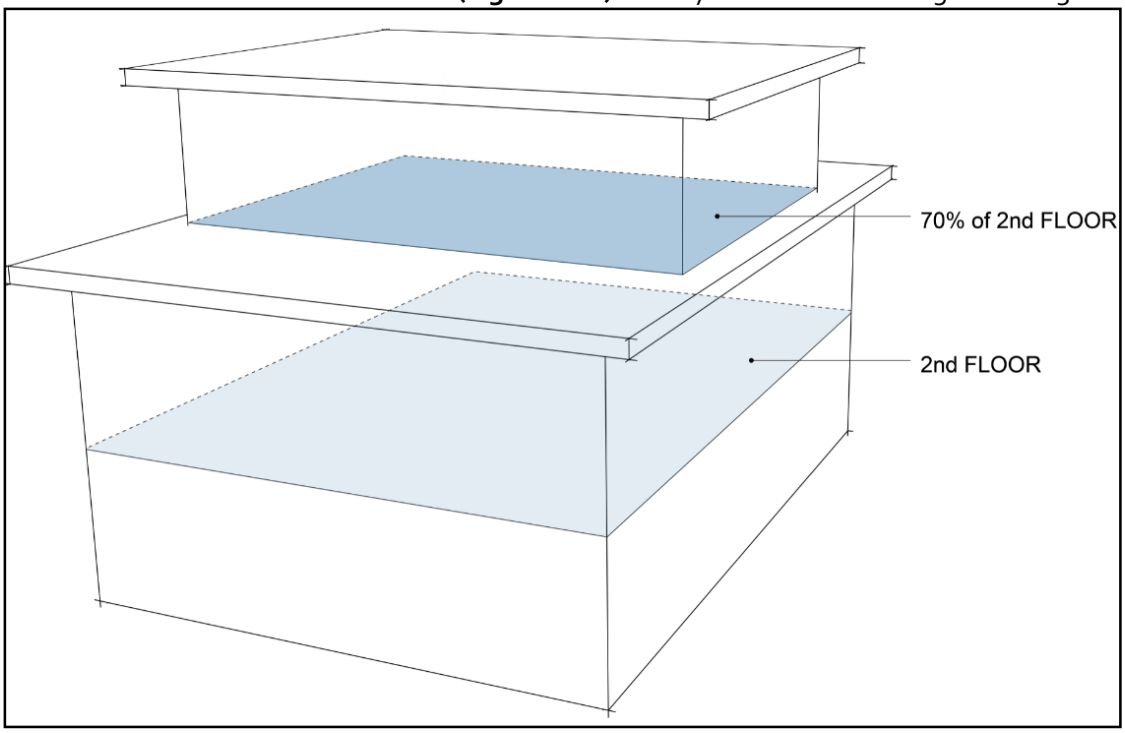
TEMPORARY FARM WORKER(S) means an individual or individuals who carry out agricultural work on a temporary and seasonal basis on a farm unit.

TEMPORARY FARM WORKER HOUSING (TFWH) means a dwelling to temporarily accommodate temporary farm worker(s), which is accessory to a farm unit, that is used to provide space for cooking, sanitary, living and sleeping. Further regulations are described in Section 9.7 Specific Uses – Temporary Farm Worker Housing.

TEMPORARY FARM WORKER HOUSING (TFWH) FOOTPRINT means the portion of a lot that includes all structures, driveways and parking areas associated with the temporary farm worker housing, including but not limited to structures for cooking, sanitary, living and sleeping. The footprint does not include the vegetated buffer. Further regulations are described in Section 9.7 Specific Uses – Temporary Farm Worker Housing.

TEMPORARY SHELTER SERVICES means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. Typical uses include but are not limited to hostels and over-night shelters.

THIRD STOREY FLOOR AREA DIAGRAM (Figure 5.11) visually shows the meaning of the regulation:



THRIFT STORES means any store or business operated by a registered non-profit society selling second-hand or used goods, the entire proceeds of which, above the actual bona-fide expenses, are devoted to any charitable purpose.

TRANSIT SUPPORTIVE CORRIDOR means any road identified as Transit Supportive Corridor within the 2040 Official Community Plan.

TOP OF BANK means the natural topographical break where elevation of land is at its peak. With the exception of Mission Creek, if the distance from the high-water mark to the toe of the slope is less than 15.0 meters, then setbacks are measured from the first significant and regular break in slope which is at least 15.0 meters wide. A break in the slope is defined as a section flatter than 3:1 for a minimum distance of 15.0 meters. Terraces less than 15.0 meters wide below the slope break shall be included in the leave strip area. Notwithstanding the foregoing, in the canyon areas of the Mission Creek stream corridor east of Mission Creek Regional Park, setbacks shall be measured from the canyon rim.

TOWNHOUSES means a building containing three or more dwelling units, which each having a direct entrance at grade. The Townhouse definition includes row housing. The townhouse land use includes any development configured as congregate housing or supportive housing.

U

URBAN CENTRE means those areas identified as a 'Urban Centre' within the mapping areas identified within the Official Community Plan.

URBAN SERVICES means the provision of utility infrastructure consisting of a community water system, a storm drainage system, a municipally provided sanitary sewer collection system, and paved roadways adjacent to the site.

USE means the purposes for which land or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

USE, ACCESSORY means a use which is normally ancillary, incidental, subordinate, and located on the same lot as the principal use. Parking may be an accessory use when it serves the principal use and does not serve uses on other sites. Accessory uses include recreational amenities in residential developments that are devoted to the exclusive use of residents living on the same site.

USE, PRINCIPAL means the main or primary use of land, buildings or structures which is provided for in the list of permitted uses in the zones of this Bylaw.

USE, SECONDARY means those uses in the lists of secondary uses in the zones of this Bylaw which must be in conjunction with a principal use. For example, a home-based business is a secondary use, not a principal use.

USED GOODS STORES means development used for the retail sale of second-hand or used major and minor household goods, including the refurbishing and repair of the goods being sold. Typical uses include but are not limited to the re-sale of items such as antique, used furniture, major appliances, and the resale of clothing, jewelry, stereos, and musical instruments. This does not include the sale of used vehicles, recreation craft or construction and industrial equipment, or auctioneering establishments.

UTILITY SERVICES, INFRASTRUCTURE means development for utility infrastructure purposes which is likely to have a major impact on adjacent uses by virtue of their potential emissions or effects, or their appearance. Typical uses include but are not limited to sanitary land fill sites, sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste recycling plants.

V

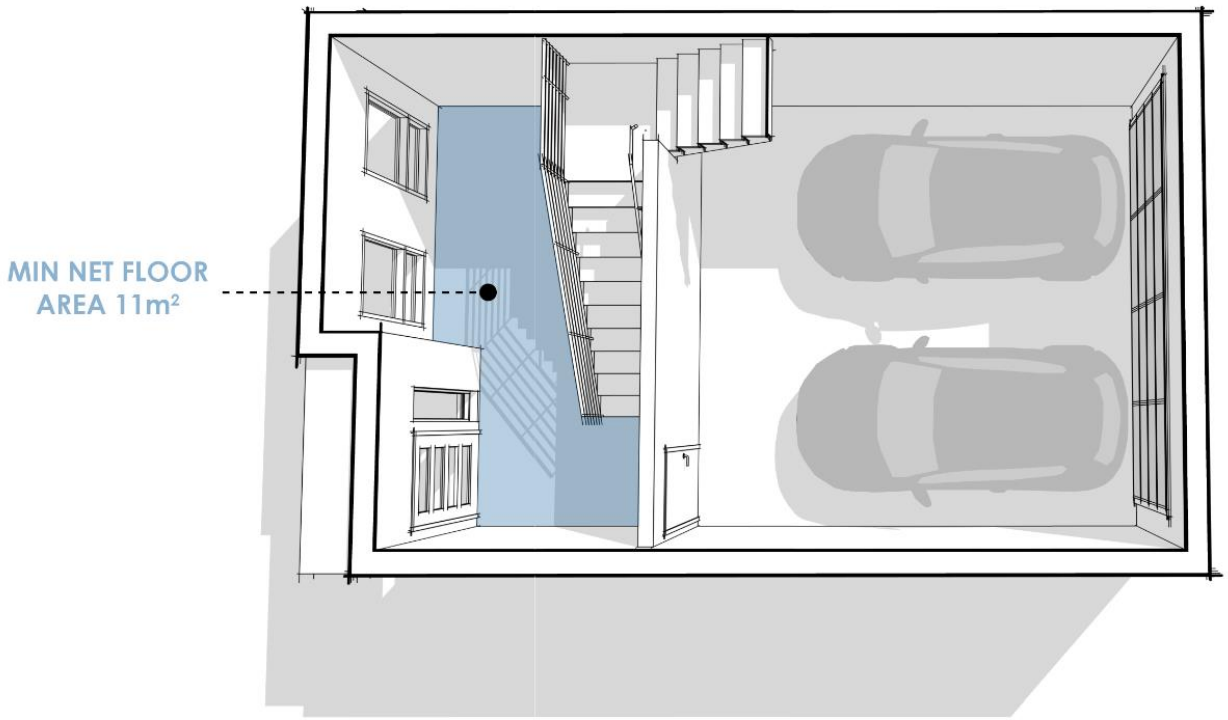
VEHICLE means any motor vehicle as defined in the *Motor Vehicle Act*.

VILLAGE CENTRE means those areas identified as a 'Village Centre' within the mapping areas identified within the Official Community Plan.

VISUAL EXAMPLE OF MAX FLOOR HEIGHT FOR REDUCED GROUND ORIENTED HOUSING SETBACK (Figure 5.12) means the following figure:



VISUAL EXAMPLE OF MIN NET FLOOR AREA ON FIRST FLOOR FOR REDUCED GROUND-ORIENTED HOUSING SETBACK (Figure 5.13) means the following figure:



W

WAREHOUSING means development used to store products or goods before moving them to another location. In general, this land use does not include the retail sale of services or goods onsite. However, indoor display, office, technical, administrative support, e-commerce pickup locations, or retail sale operations can occur but shall limited in scale and be accessory to the warehousing listed above. The net floor area devoted to such accessory activities shall not exceed 10% or 235 square metres (whichever is less) of the gross floor area of the building(s) devoted to the warehousing. E-commerce locations that have consumer pickup is permitted as long as the warehousing portion is at least 90% of the gross floor area of the building and the gross floor area of the pickup location (including any retail portion) is not larger than 235 square metres.

WATER SYSTEM, COMMUNITY means a system of waterworks which includes either private or community waterworks, within the meaning of the *Public Health Act* which is owned, operated and maintained by the City, an Improvement District under the *Water Utility Act* and authorized by Council.

WATER SYSTEM, PRIVATE means a privately owned utility system certified as a public convenience and necessity under the *Water Utility Act* that provides water services to more than a single lot.

WATERCOURSE means any natural depression with visible banks, which contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland, or surface source of water, whether containing fish or not, including intermittent streams, and drainage works which contain fish. Map 21.1 in the OCP illustrates the main lakes, rivers, creeks, and wetlands within the City of Kelowna.

WET BAR means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. Exhaust fans, 220-volt wiring, natural gas rough-in and permanent cooking facilities of any type are not permitted. The provision of wet bars in no way permits an additional dwelling to be established.

WIDE LOTS are defined where the lot width exceeds the lot depth.

WRECKING YARD means any land or building used for the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

Y

YARD means an area created by a building setback from a lot line.

YARD, FRONT means the area between side lot lines extending from the front lot line to the nearest wall or supporting member of a building or structure.

YARD, REAR means the area between the side lot lines extending from the rear lot line to the nearest wall or supporting member of a building or structure.

YARD, SIDE means that part of the lot which extends from a front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure.

Z

ZONE means the areas into which the City is divided in accordance with the maps attached as Schedule 'A' of this Bylaw and for which specific regulations are outlined herein for each area.

Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

SECTION 6 – General Development Regulations

6.1 Swimming Pools

6.1.1 Swimming pools shall not be located in a required front yard setback.

6.1.2 Above ground swimming pools and associated decks greater than 0.6 metres in height shall meet the siting requirements of accessory buildings.

6.1.3 At grade swimming pools shall be located at a minimum of 0.9 metres from side lot line and rear lot line and 1.5 metres from any street, except for a required front yard.

6.1.4 Fencing around swimming pools shall be in accordance with the City of Kelowna Building Bylaw, 1993, No. 7245.

6.2 Projections Into Yards

6.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a building, portions of a building on a foundation or ornamental features may project into a required yard, provided such projections do not exceed 0.6 metres. The total area of projections shall not comprise of more than 30% of the total area of the exterior wall in which they are located. The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including decks, trellises, or other open structures. For buildings or structures that are more than one storey, the area of the projection shall be calculated per storey. No individual projection shall exceed 4.0 metres in length. No two projections shall be closer than 1.5 metres apart.

6.2.2 Unenclosed or enclosed steps, eaves, awnings, decks, canopies, balconies, and porches shall not project more than 0.6 metres into a required yard except they may project up to 2.5 metres into a required rear yard.

6.2.3 Entrance canopies or awnings in the multi-dwelling zones and core area and other zones for weather protection or building ornamentation may project up to 3.0 m into a front yard, 3.0 metres into a flanking side yard, and 1.5 metres into a side lot line.

6.2.4 Utilities, storage tanks, underground parking and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping, provided that storage tanks containing flammable materials shall be subject to the British Columbia Fire Code.

6.3 Lighting

6.3.1 No flashing or blinking exterior lighting shall be permitted.

6.3.2 All direct and ambient lighting shall be shielded in residential zones so as to not shine directly beyond the boundaries of the lot.

6.3.3 The maximum height for lighting posts is the lesser of the primary building or 7.0 metres.

6.4 Setback from Provincial Highways

6.4.1 All buildings and structures on lots abutting Highway 97 or Highway 33, shall not be closer than 4.5 metres to any lot line abutting the highway.

6.5 Riparian Management Area (RMA) Setbacks

6.5.1 In all zones where Riparian Management Area setbacks are required along watercourses, as specified by Kelowna's Official Community Plan, the specified setback distance shall be measured from the top of bank, or from the natural boundary where the top of bank is not clearly defined. The specified setback distance shall be measured to the nearest part of the building or structure including roofs, eaves, and any over-hanging components or cantilevered portions of a building.

6.6 Minimum Lot Size – Septic Disposal System

6.6.1 For any rural residential, residential, industrial, commercial, institutional, or comprehensive land use, no lots shall be created that are less than 1.0 hectares in area unless they are serviced by a community sanitary sewer system. The only exception to this provision are subdivisions approved by the Provincial Agricultural Land Reserve Commission for a homesite severance or an institutional lot for: utility services, park, or open spaces where a restrictive covenant is registered restricting the uses to uses that do not generate sewerage.

6.7 Energy Efficiency

6.7.1 Any single detached housing, semi-detached housing, or duplex housing, that is constructed to Step 5 of the BC Building Code's Energy Step Code or is constructed as a certified passive house,

may reduce the minimum rear yard, front yard, and/or flanking street requirements of the zone by up to 0.25 metres, except:

(a) where there is a minimum requirement of 6.0 metres for a front yard or from a flanking street to a garage or carport, that 6.0 metres may not be reduced;

(b) where there is a minimum requirement of 1.5 metres or less for a rear yard, that 1.5 metres or less may not be reduced.

6.8 Density Bonus

6.8.1 Where a zone allows for a bonus density, the bonus density will be permitted if one or both bonus provisions are provided as described in Section 6.8.2 and Section 6.8.3 below. The density bonus provisions in Section 6.8.2 and Section 6.8.3 can both apply only if the lot is wholly or partially within an urban centre or on a transit supportive corridor.

6.8.2 The Public Amenity & Streetscape Bonus density is permitted if payments are made into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a.

6.8.3 The Rental or Affordable Housing Bonus density is permitted in respect of a building permit authorizing construction of dwelling units if:

(a) all of the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit's gross floor area; or

(b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance Table 6.8.b in respect of at least 2% of the total number of dwelling units authorized by the building permit authorizing the construction of the bonus density.

6.8.4 If calculation of the total number of dwelling units for the purposes of Section 6.8.3(a) or Section 6.8.3(b) yields a fractional number; then any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and any fraction one-half (0.5) or greater rounds up to the nearest whole integer.

6.8.5 Density bonus payments must be made prior to issuance of a building permit authorizing the construction of a building that contains bonus density.

Table 6.8.a Density Bonus [.1] m = metres / m^2 = square metres	
Building Form & Location	Payment Rate to qualify for Density Bonusing
Infill and Townhouse Developments outside an Urban Centre	$10 per m^2 of lot area [.1, .2]
Apartment and Mixed Use Buildings outside an Urban Centre and outside a Village Centre	$20 per m^2 of lot area [.1, .2]
Commercial & Industrial Developments outside an Urban Centre	$20 per m^2 of lot area [.1, .2]
Developments within VC1- Village Centre	$20 per m^2 of lot area [.1, .2]
Developments within UC1 – Downtown Urban Centre	$50 per m^2 of lot area [.1, .2]
Developments within UC2 – Capri-Landmark Urban Centre	$50 per m^2 of lot area [.1, .2]
Developments within UC3 – Midtown Urban Centre	$20 per m^2 of lot area [.1, .2]
Developments within UC4 – Rutland Urban Centre	$20 per m^2 of lot area [.1, .2]
Developments within UC5 – South Pandosy Urban Centre	$20 per m^2 of lot area [.1, .2]
FOOTNOTES (Section 6.8.a): [.1] The payments stated are for the year 2022. The payments will increase by two percent (2%) every January 1st. All payments will be rounded to the nearest five (5) dollars. [.2] For the purpose of calculating the density bonus payments, the lot area will not include areas of the lot that are subject to a no build or a no disturb restrictive covenant.	

Table 6.8.b Affordable Housing Bonus	
Building Form & Location	Payment-in-lieu of providing secured Affordable Housing
Any development within the City of Kelowna	$100,000 per affordable housing unit

6.9 Accessory Buildings

6.9.1 Accessory buildings are permitted to have one half bathroom with a toilet and sink. The bathroom is permitted to a maximum area of 3 square metres. Bedrooms and / or full bathrooms are not permitted, except one full bathroom is permitted in an accessory building or structure used exclusively as a pool house.

6.9.2 Accessory buildings or structures may not contain a dwelling unit.

6.9.3 Satellite dishes, radio or television masts in residential zones are only permitted in the rear yard (i.e., not in the front or side yard) and is considered a structure for the purpose of maximum heights identified within each zone.

6.10 Dormers

All dormers must follow the following:

a) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof (see Figure 6.10(a) for illustrated example).

b) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).

c) the dormer's face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).

d) the dormer's maximum width is 50% of the width of the roof on which the dormer is located (see Figure 6.10(b) for illustrated example).

Figure 6.10(a) - Dormer Setback Illustration

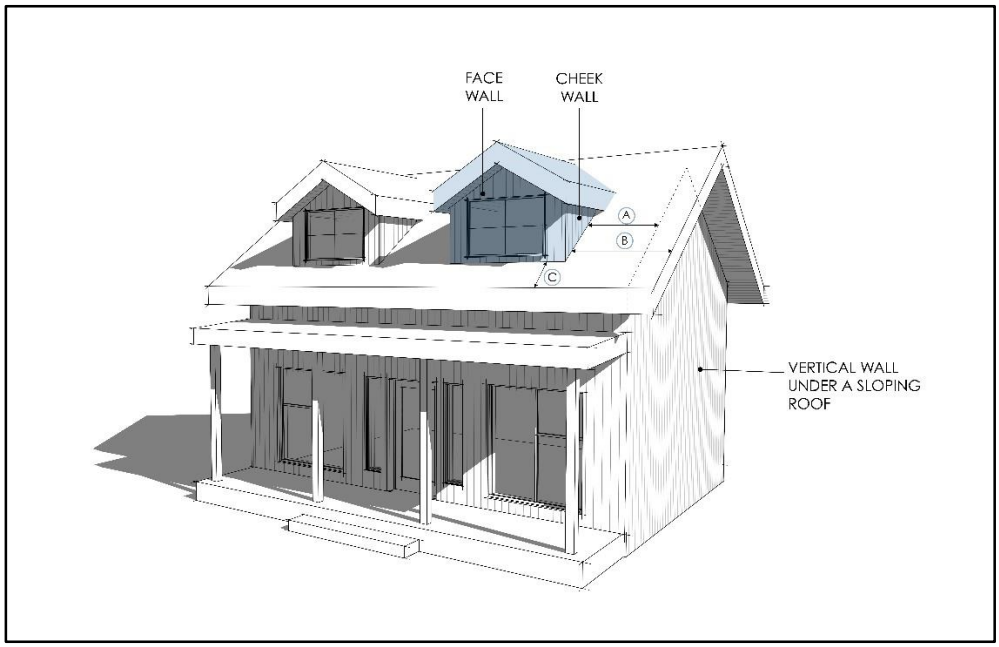
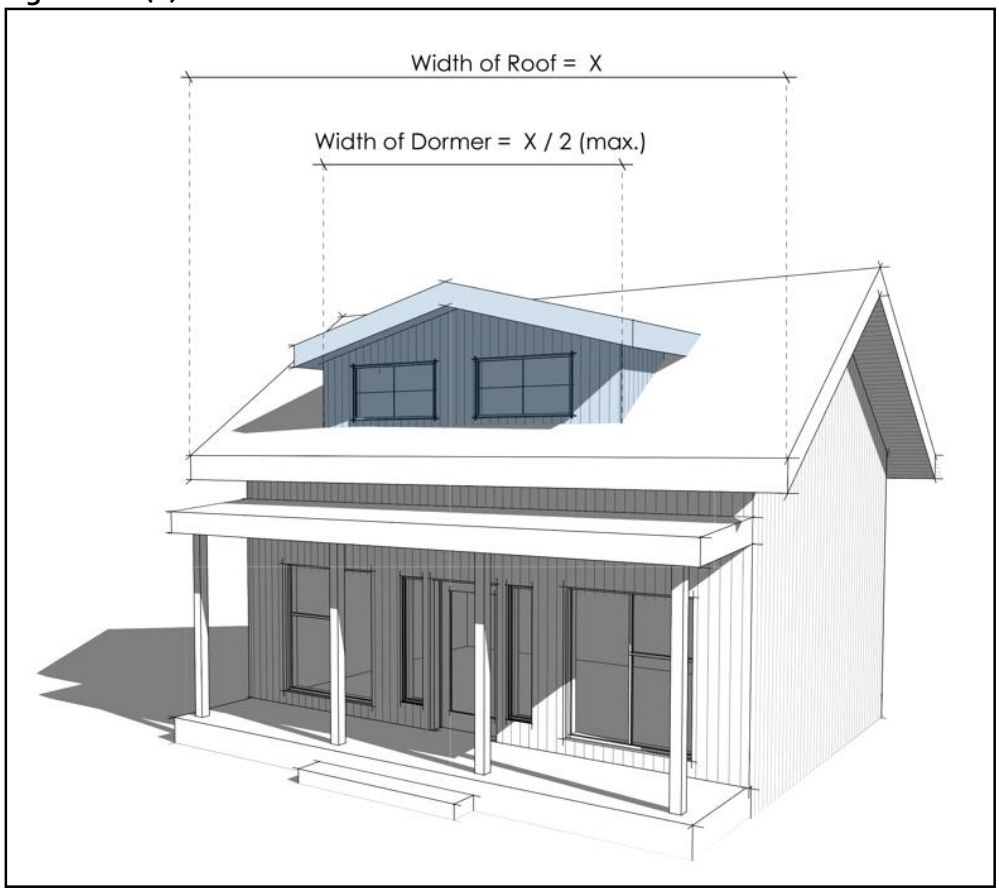


Figure 6.10(b) - Dormer Maximum Width Illustration



6.11 Grading

6.11.1 The finished grade shall to the extent possible, retain the natural contour of the land (natural grade), minimize the necessity to use retaining walls and ensure positive drainage away from abutting properties.

6.11.2 Finished grades shall not deviate more than 1.0 metre from the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created.

6.11.3 Where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, the grading of the lot should retain the natural contour of the land (natural grade) and any grading should have the lot slopes absorbed within the building massing such as stepped foundations to minimize the need for grades steeper than 3:1 ratio.

SECTION 7 – Site Layout

7.1 General Provisions

7.1.1 The intent of these landscaping and screening regulations is to contribute to a reasonable standard of livability, aesthetic, and placement of the landscaping, to provide for the masking and separating of various land uses.

7.2 Landscaping Standards

7.2.1 All required landscape areas and installations including irrigation requirements shall meet or exceed the Canadian Landscape Standard (CLS) as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.

7.2.2 All required landscape areas and installations shall be regularly maintained by property owners to meet or exceed the Canadian Landscape Standard.

(a) the landscape maintenance requirements shall address/provide for the following items regarding plant material: watering, mulching, pruning, fertilizing, liming and tree support as well as weed, pest, and disease control.

(b) the landscape maintenance requirements shall address/provide for the following items regarding lawns and grass areas: watering, fertilizing, liming, mowing, trimming, edging, aeration and repairs (regarding, reseeding or resodding) as well as weed, insect, and disease control.

(c) the execution of the above-mentioned landscape maintenance requirements shall take place on a regular basis as to ensure a healthy, neat, and orderly appearance throughout the year.

7.2.3 Landscaping within the landscape areas shall follow the regulations within Table 7.2 to provide for the masking or separating of various land uses.

(a) Driveways as well as entrance/exit pathways are permitted to cross the landscape areas.

(b) Parking is not permitted within the landscape areas; except parking is permitted within the landscape area when the landscape area is abutting a lane and when the parking meets the parking setback regulations identified in Section 8.2.

7.2.4 All required setback areas shall be landscaped with various tree species in accordance with Table 7.2 to provide for the masking or separating of various land uses. The minimum number of trees is identified within Table 7.2. In addition to Table 7.2 and to provide appropriate masking and separating of various land uses, the following must also be adhered to:

(a) properties adjacent to ALR land must meet landscaping standards as outlined in the Farm Protection DP Guidelines as outlined in the City of Kelowna's Official Community Plan.

(b) properties zoned A1 and A2 must meet landscaping standards as outlined in the Farm Protection DP Guidelines as outlined in the City of Kelowna's Official Community Plan.

Table 7.2 – Tree & Landscaping Planting Requirements
cm =centimetres / m = metres / m^2 = square metres

Criteria	Infill Housing and Townhouses	Apartments in Multi-Dwelling Zones	Urban Centre Zones & Institutional Zones	Commercial Zones & Industrial Zones
Minimum Tree amount. .2	One tree per 50 m^2 of landscape area or 1 tree per 12 linear metres of landscape area (whichever is more) .2	One tree per 55 m^2 of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) .2	One tree per 30 m^2 of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) .2	One tree per 30 m^2 of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) .2
Minimum Deciduous Tree Caliper .1	Large: 5 cm Medium: 4 cm Small: 3 cm			
Minimum Coniferous Tree Height	250 cm			
Minimum Ratio between Tree size .3	Large: Min 50% Medium: No min or max Small: Max 25%			
Minimum Growing Medium Area .4	75% soil-based landscaping groundcover in landscape areas See Visual Example Figure 7.2.1			
Minimum Growing Medium Volumes per Tree .4	Large Single: 30 m^3 - Large Multiple Connected by Trench or Cluster: 25 m^3 Medium Single: 20 m^3 - Medium Multiple Connected by Trench or Cluster: 18 m^3 Small Single: 15 m^3 - Small Multiple Connected by Trench or Cluster: 12 m^3			

FOOTNOTES (Section 7.2):

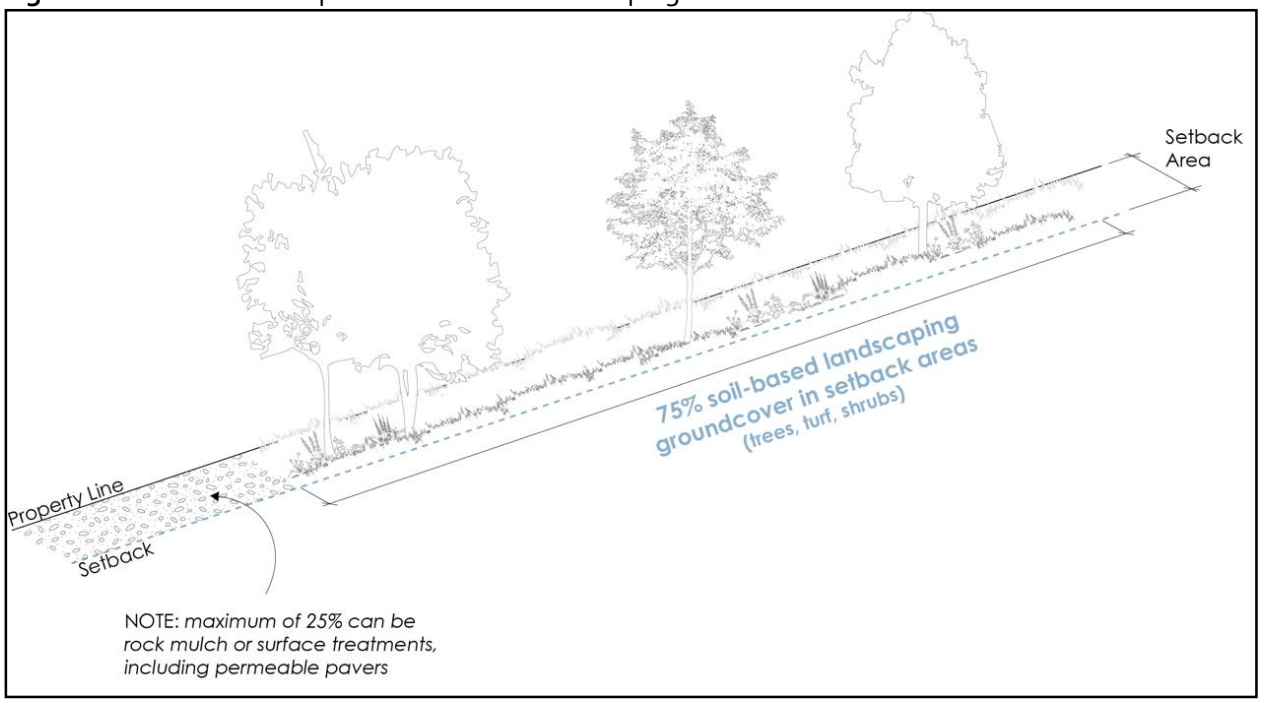
.1 All deciduous trees shall have a minimum clear stem height of 1.5 m.

.2 The total area and linear metre calculation are used to determine a minimum number of trees that is to be planted within the landscape areas. The minimum number of trees on site shall be whichever calculation is greater (the area or the linear metre). The tree spacing shall follow the City of Kelowna's Urban Tree Guide but there is no minimum or maximum regarding tree spacing. This provides landscape plan flexibility to allow grouping of trees where applicable.

.3 Tree size will be defined in the City of Kelowna's Urban Tree Guide, if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for purposes of minimum ratio between tree size.

.4 Minimum growing medium may be shared through the landscape area (tree, turf, and shrub).

Figure 7.2.1 - Visual Example of Soil-Based Landscaping



7.2.5 Notwithstanding any other provisions in this Bylaw, where Riparian Management Area are required along stream corridors in accordance with the Official Community Plan, the land and vegetation shall remain undisturbed. In the case of Riparian Management Area along Okanagan Lake, land is to remain in its natural condition or be landscaped in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred. Retaining walls along the Okanagan Lake waterfront are permitted under the terms of a development permit where required to protect lakefront property. All site layout and landscaping provisions must be consistent with the riparian requirements outlined in the Official Community Plan.

7.2.6 All construction on-site must occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and water courses. This includes the provision of temporary fencing prior to and during construction.

7.2.7 All landscape areas will be graded to meet the following criteria:

(a) maximum 1:3 slope (33%) for lawn areas;
(b) maximum 1:2 slope (50%) for shrub or ground cover area;
(c) minimum 1:50 slope (2%) for cross slope for any landscape area;
(d) all areas in which the existing slope exceeds 30% are to be identified;
(e) all areas developed and adjacent lands impacted by development with slopes greater than 30% shall be rehabilitated using indigenous vegetation common to the site.

7.2.8 All landscape areas shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, streets, or parking areas shall be permitted. The following areas are exempt from having permanent fully automatic irrigation systems:

(a) existing areas of undisturbed native vegetation which have been accepted as landscape area or Riparian Management Area;

(b) landscape areas specifically designed as xeriscape or drought resistant natural species plantings; however, temporary irrigation may be required; and

7.2.9 Where the retention of native trees and ground cover is required or permitted, a letter from a registered professional landscape architect or registered professional forester shall be submitted, indicating the mitigation measures required during and after the construction to ensure the health of the vegetation.

7.2.10 Any surface parking lot over 15 vehicles must incorporate landscaped islands as described below:

(a) Notwithstanding Section 7.2.3, if a parking lot over 15 vehicles abuts a street, that interface must have at least a minimum 1.5 metres landscape area (the setback landscaping area might be larger). See Figure 7.2.10;

(b) landscaped islands are required at the end of each parking aisle;

(c) the maximum number of parking spaces in a consecutive row is 15 with a landscaped island or drive aisle separating the next 15 spaces;

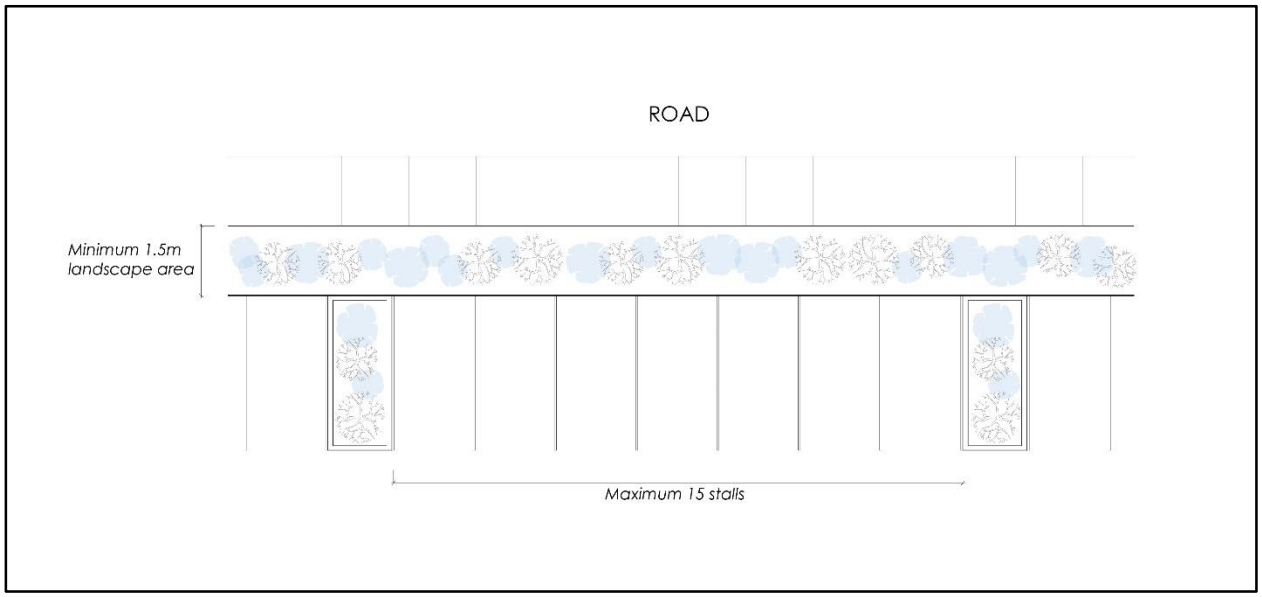
(d) landscaped islands are not to be longer than the adjacent parking space;

(e) landscaped islands shall be clearly delineated as separate and in addition to required parking and loading spaces;

(f) locate landscaped islands such that loading and unloading vehicles can gain access without undue interference; and

(g) a minimum of one tree must be included in a landscaped island.

Figure 7.2.10 – Parking Landscape Islands



7.3 Refuse and Recycling Bins

7.3.1 All refuse and recycling bins (including all other large receptacles used for the temporary storage of materials) that are placed wholly above natural grade (in zones other than agricultural zones) shall:

(a) require opaque screening from adjacent lots and streets.

(b) all screening shall be a minimum of 1.3 metres in height to a maximum height that is equivalent to the height of the refuse or recycling bin.

(c) all sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 metres in height.

(d) all refuse or recycling bins shall be setback a minimum of 3.0 metres from any lot abutting a rural residential, single & two dwelling, or multi-dwelling zone.

(e) an unobstructed access lane with a minimum width of 3.0 metres and a minimum vertical clearance of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure.

7.3.2 All refuse and recycling bins that are placed in-ground must be set back 0.5 metres from a front lot line or side lot line.

7.4 Urban Plazas

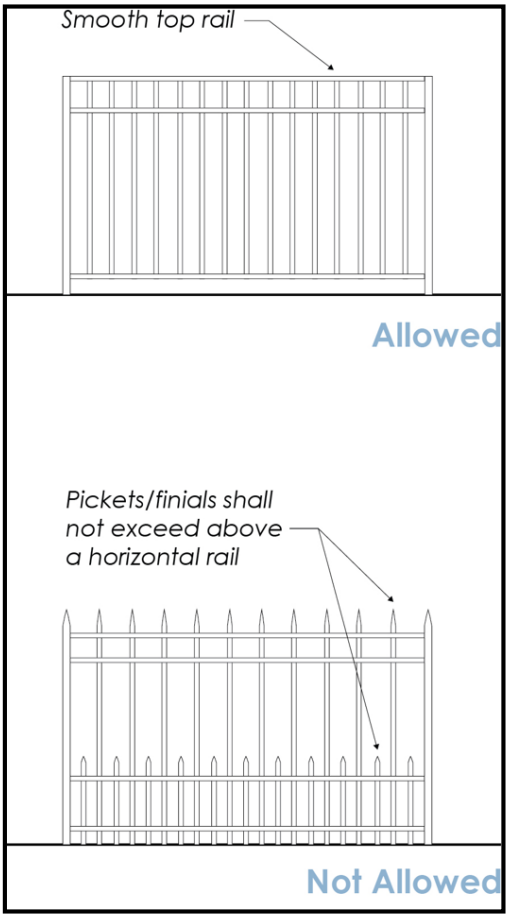
7.4.1 Urban plazas are a screening or masking site design element required to separate adjacent uses when large building frontages are proposed.

7.4.2 The minimum plaza street frontage is 7.5 metres.

7.4.3 The minimum plaza depth is 6.0 metres. Urban plazas must have a minimum of one tree, with a minimum 90 millimetre caliper and rootball of 900 millimetres.

7.5 Fencing and Retaining Walls

Figure 7.5.6 – Fencing Types



7.5.1 Screen fences shall be consistent with the quality of building design and materials of the principal building.

7.5.2 Screening fences shall be opaque double-sided construction. Where screen fences are allowed or required by this Bylaw, they shall be of an opaque or a combination of opaque and lattice design.

7.5.3 The maximum height for fences constructed from natural grade shall be:

(a) 2.0 metres in rural residential zoned properties except, where abutting an agricultural, industrial, or commercial zone, then the maximum height shall be 2.4 metres.

(b) 2.4 metres in commercial or industrial zoned properties.

(c) 2.0 metres in single & two dwelling, multi-dwelling, village centre, or urban centre zoned lots except, that it shall not exceed 1.2 metres in height within the minimum front yard or flanking yard setbacks.

7.5.4 No fence in a commercial, public and institutional or industrial zone shall exceed 2.4 metres in height.

7.5.5 Lots in industrial zones are to have an opaque 2.4 metres high fence around all storage yards, along all lot lines abutting non-industrial zones and around wrecking yards that are visible from a street abutting the lot.

7.5.6 No metal fence shall constructed or erected that have the ends of fence pickets or finials to extend above a horizontal rail (see Figure 7.5.6).

7.5.7 No barbed wire fencing shall be constructed or erected in any rural residential, single & two dwelling, multi-dwelling, or core area & other zone, except in the P1 zone where the site is used for detention and correction services.

7.5.8 No razor wire fences shall be constructed or erected in any zone except were associated with penitentiaries, jails, or places of incarceration.

7.5.9 No fencing shall be constructed or erected at or below the high-water mark (geodetic elevation of 343 metres) of Okanagan Lake.

7.5.10 Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 metres measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 metres horizontal separation between tiers. The maximum number of tiers that may be constructed without a professional design by a qualified professional engineer is two. The maximum total height of any retaining wall system that may be constructed without a professional design by a qualified professional engineer is 2.4 metres.

(a) a retaining wall may be higher than 1.2 metres, measured from finished grade, where the natural grade of the subject lot is lower than the abutting property.

(b) the combined height of a fence on top of a retaining wall at the lot line or within 1.2 metres of the lot line shall not exceed 2.0 metres, measured from natural grade at the abutting higher property.

(c) where an affected property remains at natural grade and the subject property constructs a retaining wall and a fence within 1.2 metres of the lot line, the maximum height for a fence on the affected property shall be no greater than 1.8 metres above the height of the retaining wall or 3.0 metres, whichever is less.

7.5.11 In the case of a retaining wall, the maximum height of a fence, or portion of retaining wall extending above the natural grade of the abutting higher property, or combination thereof, shall be 2.0 metres, measured from the natural grade of the abutting higher property.

SECTION 8 – Parking and Loading

8.1 General Provisions and Development Standards

8.1.1 Where provision of off-street parking or loading spaces is required by this Bylaw, a plan of the proposed site layout and landscape plan shall be included with the development permit application or building permit, as the case may be. The plans must be included with the building permit application. The site plan must be drawn to scale and must clearly illustrate the lot size and configuration, building locations, parking spaces, loading spaces, on-site circulation, access driveways, landscaping, fences, and any other details relevant to the review of the development proposal.

8.1.2 Off-street parking spaces shall not be credited as off-street loading spaces or vice versa.

8.1.3 In lieu of providing the required number of off-street parking spaces where the City owns and operates a parking facility within urban centres, a property owner within an urban centre may pay to the City a sum of money equal to the number of parking spaces not provided multiplied by the applicable cash-in-lieu amount as determined by the Payment in Lieu of Parking Bylaw No. 8125. Cash-in-lieu is not permitted where compliance with Ministry of Transportation & Infrastructure (MOTI) standards is required.

8.1.4 Every off-street parking or loading area (including every access road to such areas) required by this Bylaw to accommodate three (3) or more vehicles:

(a) shall have a durable, dust-free hard surface of concrete, asphalt, or similar material, constructed such that the surface drainage is directed to the public storm sewer system (if available), or alternatively to approved planting areas, or an approved on-site drainage system;

(b) despite Section 8.1.4(a), any requirement for hard surfacing such as concrete or asphalt does not apply (but dust free surface shall be required) to agricultural zones, public parks, or open space uses;

(c) shall clearly delineate individual parking spaces, loading spaces, spaces for the disabled, maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;

(d) shall be designed to allow forward entry to and exit from the lot on which the parking or loading area is located directly to a dedicated public street or lane, without encumbering any lands other than the subject lot. This provision does not apply where parking or loading can be provided and accessed directly from an abutting lane. This provision shall not apply where tandem parking results in the provision of three or more parking spaces where access is from a local collector road or a road of a lesser standard as identified in the City of Kelowna's Official Community Plan;

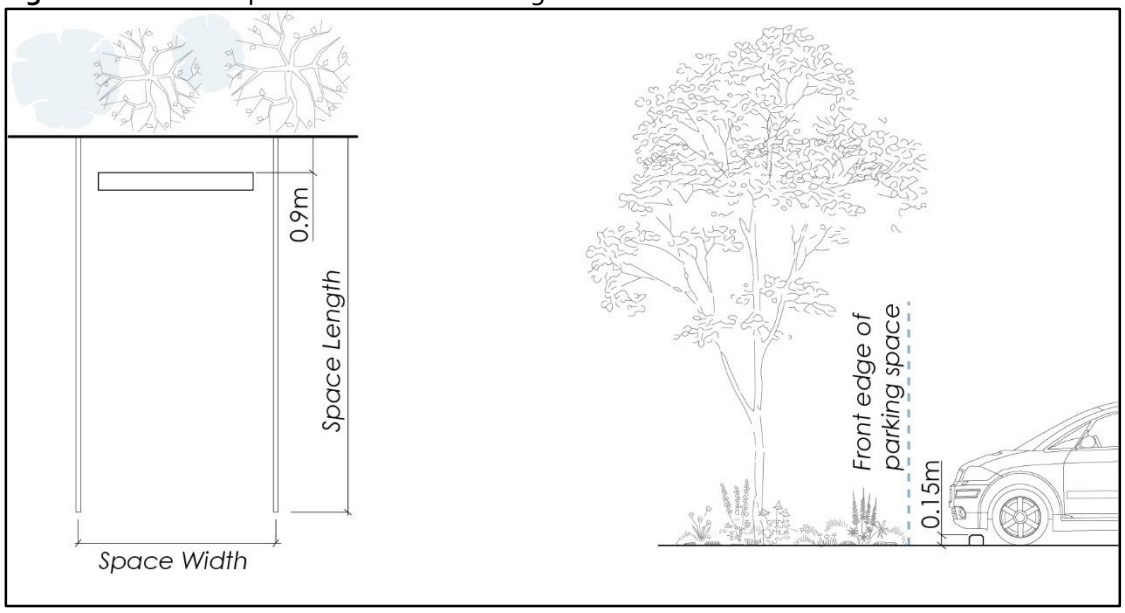
8.1.5 No required parking shall be provided parallel to and flanking a lane unless the parking area is accessible by a driveway and is screened from the lane by a physical barrier.

8.1.6 Landscaped islands and parking lot requirements shall be consistent with Section 7.

8.1.7 Every off-street parking or loading area, and access thereto, shall have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon lot lines.

8.1.8 All off-street parking spaces on lots with five (5) or more parking spaces and abuts a pedestrian walkway or landscaped area without a barrier curb needs to have a wheel stop that is 0.9 metres from the walkway or landscaping area and minimum 0.15 metres in height as described Figure 8.1.8. This requirement does not apply to a parking space if the parking space is configured parallel to the curb or drive aisle.

Figure 8.1.8 – Example of Off-Street Parking



8.1.9 Where a wheel stop is provided pursuant to Section 8.1.8 the portion of the parking space between the wheel stop and the front edge of the parking space, as marked in Figure 8.1.8, is exempt from the requirements of Section 8.1.4 and may be surfaced with permeable material or landscaping, provided that no landscaping exceeds 0.15 metres in height.

8.1.10 Every off-street parking or loading area which is illuminated shall have all lighting positioned in such a manner that light falling onto abutting properties is minimized.

8.1.11 Any trash storage or collection area co-existing with any parking or loading area:

(a) shall be clearly delineated as separate and in addition to required parking and loading spaces;

(b) shall be located such that collection vehicles can gain access without undue interference with the operation of the parking and loading area; and

(c) shall have a fenced or landscaped screen as required by Section 7.

8.1.12 Maximum grades:

(a) the maximum grade for a drive aisle or a parking space is 8%;

(b) the maximum grade for a driveway is 15%;

(c) where a drive aisle or a parking space is located within 6.0 metres of a fronting lot line it must comply with applicable grade requirements prescribed in the City of Kelowna's Subdivision and Servicing Bylaw 7900.

Figure 8.1.12.a - Maximum Grades for Parking Areas

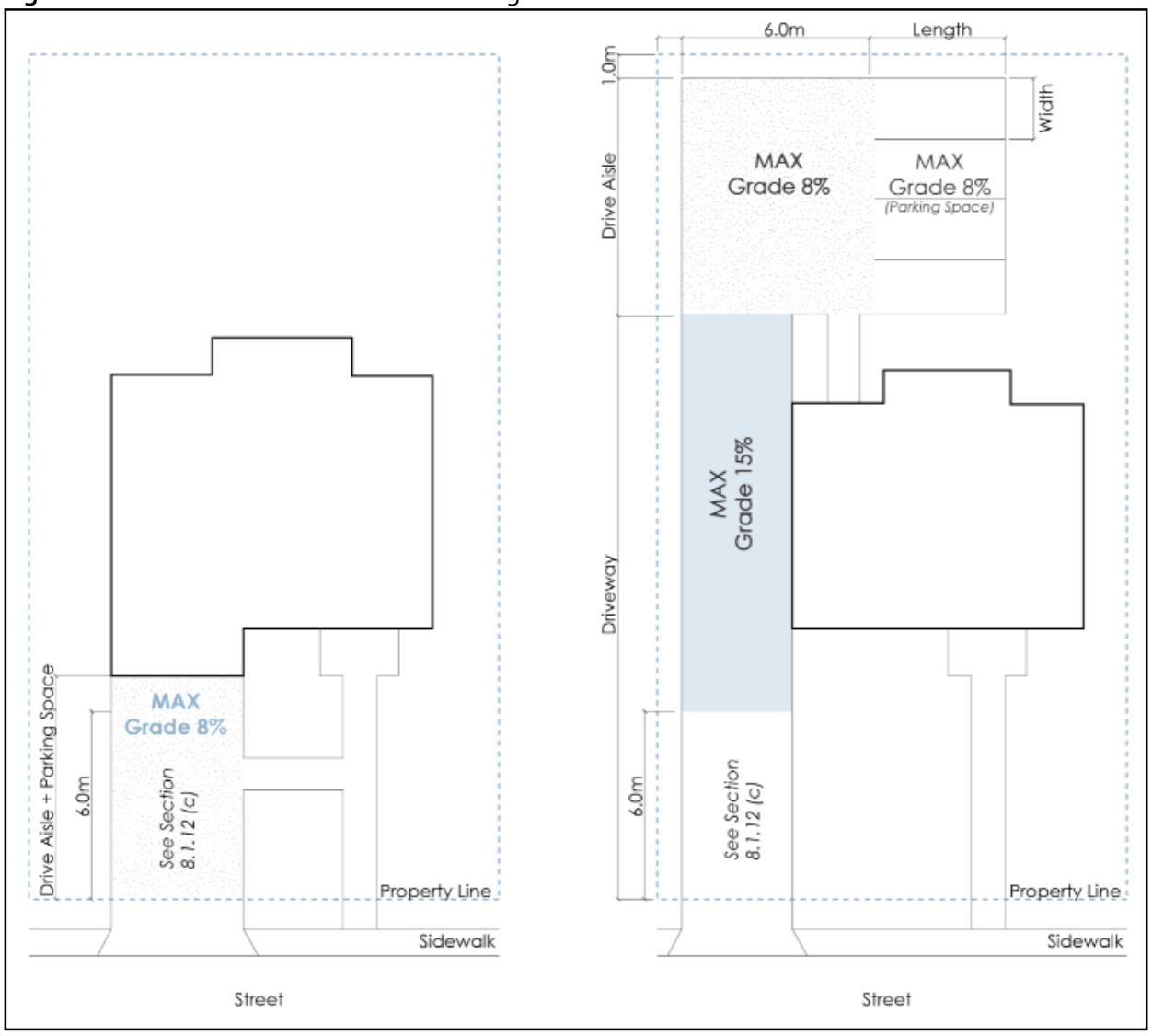
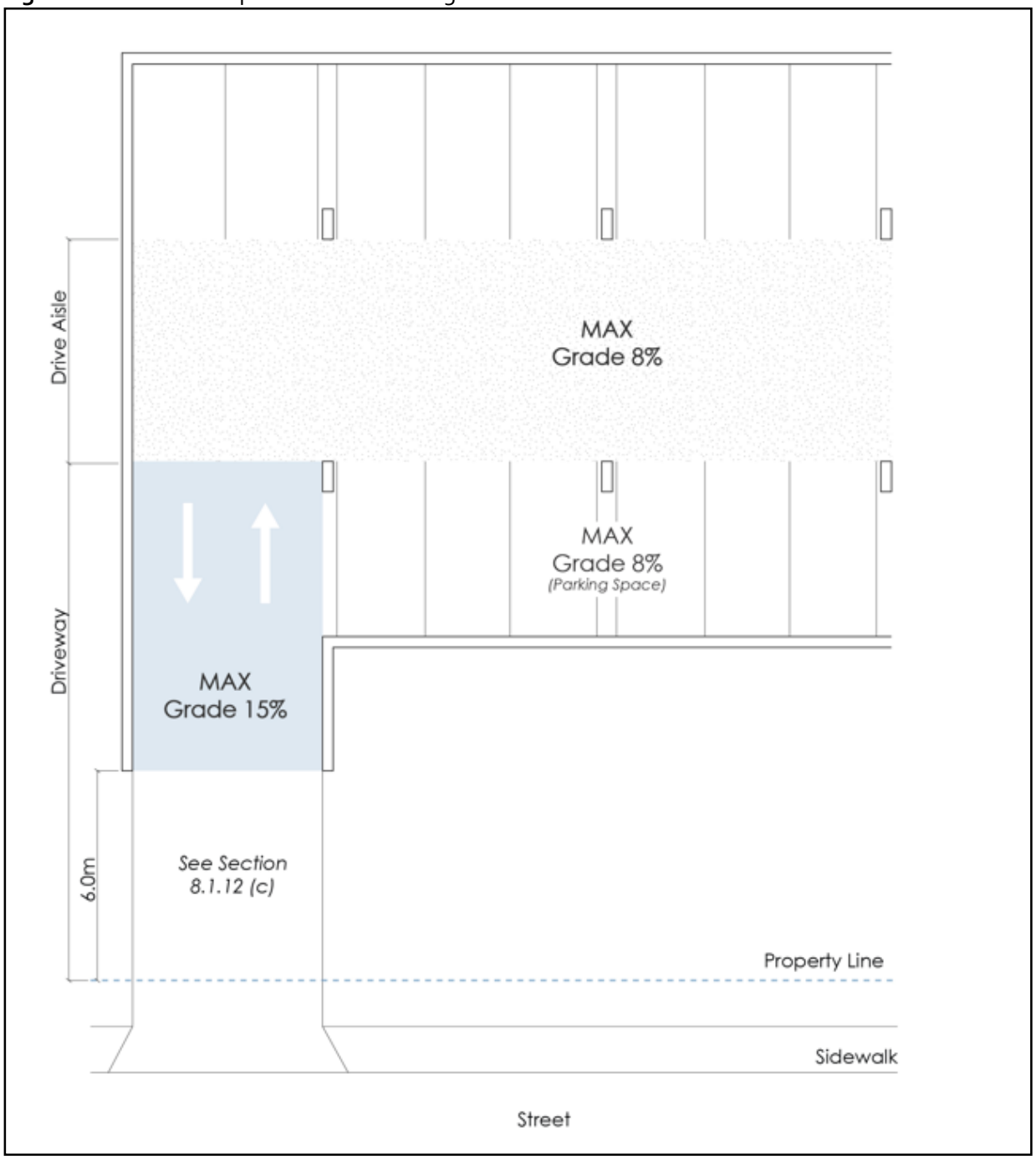


Figure 8.1.12.b – Example of Parkade Configuration



8.2 Off-Street Parking Regulations

8.2.1 Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street vehicle parking (including parking for the disabled, and visitors) shall be provided onsite by the property owner in accordance with the requirements of this Bylaw.

Parking Setbacks

8.2.2 All off-street parking shall be restricted from the landscape areas as according to Section 7.2.3.

8.2.3 Where a setback for a garage or a carport (as allowed within a particular zone) is measured from the back of curb, edge of pavement, or a sidewalk (whichever is closest), the resulting parking stall can be counted as an off-street parking stall.

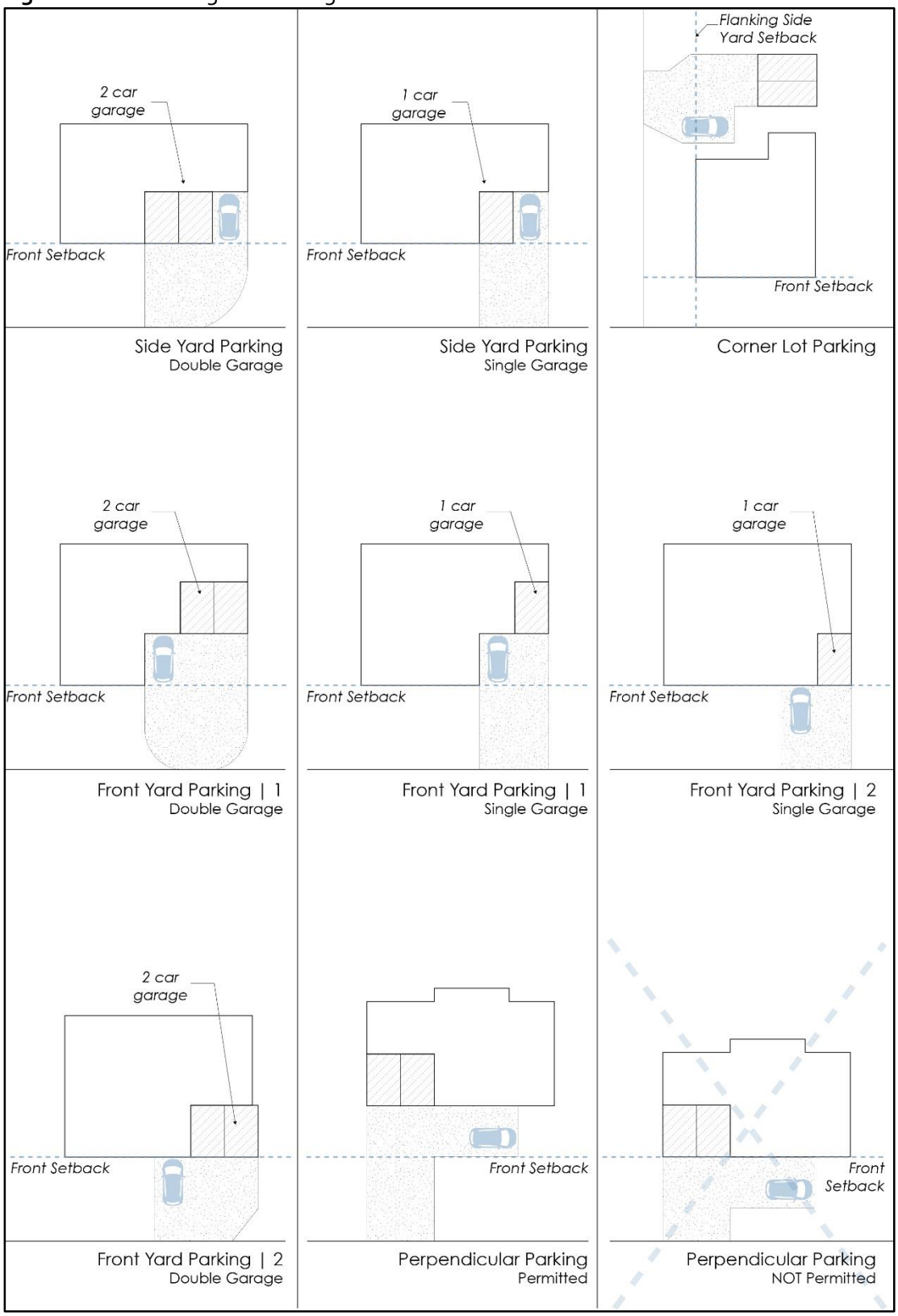
8.2.4 All off-street parking for residential use classes containing two or less dwelling units shall not have any off-street parking spaces located in the required front yard or flanking street setback area.

8.2.5 Notwithstanding Section 8.2.4, off-street parking for residential use classes containing two or less dwelling units may be located in the required front yard or flanking street setback area if:

(a) the parking spaces are located on a driveway which provides access to a required off-street parking space that is not in the front yard or flanking street setback area; or

(b) one off-street parking space may be located in the required front yard or flanking street setback area that does not provide access beyond the front yard or flanking street setback area if the parking space meets one of the permitted parking configurations shown specifically in Figure 8.2.5:

Figure 8.2.5 – Parking Stall Configurations



Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Tandem Parking

8.2.6 Tandem parking spaces is permitted only for the following land uses (not between land uses):

(a) single detached housing (which may be in tandem with a secondary suite or carriage house);

(b) short-term rental accommodations;

(c) duplex and semi-detached housing; and

(d) townhouses where the lot is located within the Core Area. Visitor parking stalls cannot be configured in tandem in any situation.

Size and Ratio

8.2.7 Each required off-street parking space and parking lot layout shall conform to the following provisions:

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles
m = metres

	Min. Length	Min. Width	Min. Height Clearance
Parking Spaces:			
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
Drive Aisles:			
All two-way drive aisles serving 90 degrees parking (e.g., parking lot, parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m

Table 8.2.7.b Ratio of Parking Space Sizes

Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Single Detached Dwelling, Duplex, or Semi-Detached	50%	50%
Carriage house or secondary suite	0%	100%
Short-term rental accommodations	0%	100%
Dwelling units in the MF1 zone	0%	100%

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	**Min. Regular Size Vehicle** parking spaces	**Max. Small Size Vehicle** parking spaces
Townhouses, Stacked Townhouses, and Apartments	50% .1, .2	50%
Commercial	70%	30%
Industrial	70%	30%
Institutional	50%	50%
FOOTNOTES (Section 8.2.7): .1 For the purpose of calculating the percentage of regular size vehicle parking spaces, "accessible parking spaces" shall be included in the minimum number regular size vehicle parking spaces. .2 All visitor parking stalls must be regular size vehicle parking spaces.		

8.2.8 Length, width, and height measurements shall be clear of obstructions (including but not limited to columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas). Spacing measurements shall be taken from the inside to inside of obstructions.

8.2.9 Where a parking space abuts an obstruction (including but not limited to columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas) the parking space shall follow the following regulations:

(a) be an additional 0.2 metres wider where the parking space abuts an obstruction on one side;

(b) be an additional 0.5 metres wider where the parking space abuts an obstruction on both sides; and

(c) be an additional 0.8 metres wider where the parking space abuts a doorway.

Number of Spaces

8.2.10 The minimum and maximum number of off-street vehicle parking spaces required for each use (including visitor spaces) is specified in Table 8.3 Required Parking except where additional parking is required by the Ministry of Transportation & Infrastructure (MOTI) if the site has direct access to a provincial highway. The total vehicle parking amount can be reduced with the rental housing incentives (as per Section 8.2.11) and the bicycle parking incentives (as per Section 8.5.8).

8.2.11 The minimum number of off-street vehicles parking spaces required for each use specified in Table 8.3 Required Parking may be reduced as per the following incentives (which may be combined):

(a) Rental Housing Incentives:

i. If a development rezones to a sub-rental zone guaranteeing the development as rental housing, then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an urban centre and a 10% reduction to the

parking requirement (both base and visitor) can be applied if the development is located outside an urban centre.

(b) Car-Share Incentives:

ii. Within the Core Area, University South Village Centre, and Glenmore Valley Village Centre, the total minimum off-street vehicle parking requirements for any residential and any commercial use (e.g. office and retail) can be reduced by five (5) parking spaces per car share vehicle (must provide a new vehicle to a car-share organization and the car-share spaces are counted to the overall parking count) subject to the following regulations:

- the maximum reduction in total required parking is 20% (for base parking requirement); and
- the car-share vehicle parking space must be located on-site or within 100 metres of the subject property, in a highly visible spot, at-grade, publicly accessible at all times (i.e., not within an enclosed parkade), clearly marked for the exclusive use of the shared vehicle and guaranteed to operate for a minimum of two years.

8.2.12 Parking spaces for secondary uses shall be provided in addition to the required parking spaces for the principal use on a lot.

8.2.13 Where calculation of the total number of parking spaces yields a fractional number:

(a) any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and

(b) any fraction one-half (0.5) or greater rounds up to the nearest whole integer.

8.2.14 Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it must exclude all parking and loading areas, secure bicycle parking areas, common stairways and mechanical rooms within the building.

8.2.15 Where Table 8.3 Required Parking does not clearly define requirements for a development, the single use class or combination of use classes most representative of the proposed development shall be used to determine the parking requirements.

8.2.16 Where a development consists of a mix of use classes, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use class.

(a) notwithstanding Section 8.2.16, in mixed-use developments the parking spaces required for offices and other commercial related land uses can be shared with the residential visitor parking requirements. Parking spaces must be available for both land uses (commercial and visitor) at all times.

Accessible Parking Standards

8.2.17 The minimum accessible parking shall be provided as a function of the total number of parking space provided onsite as described in Table 8.2.17 and illustrated in Figure 8.2.17:

Table 8.2.17 Amount of Accessible Parking Spaces

Total Number of Parking Spaces Onsite.	Minimum Number of Required Accessible Parking Spaces	Minimum Number of Required Van-Accessible Parking Spaces
1 – 4 spaces	0 spaces	0 spaces
5 – 36 spaces	1 space	0 spaces
37 – 68 spaces	2 spaces	1 space
69 – 100 spaces	3 spaces	1 space
101-150 spaces	4 spaces	1 space
151-200 spaces	5 spaces	1 space
201-300 spaces	6 spaces	2 spaces
301-400 spaces	7 spaces	2 spaces
401-500 spaces	8 spaces	2 spaces
Over 500 spaces	2% of the total spaces	2 spaces

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

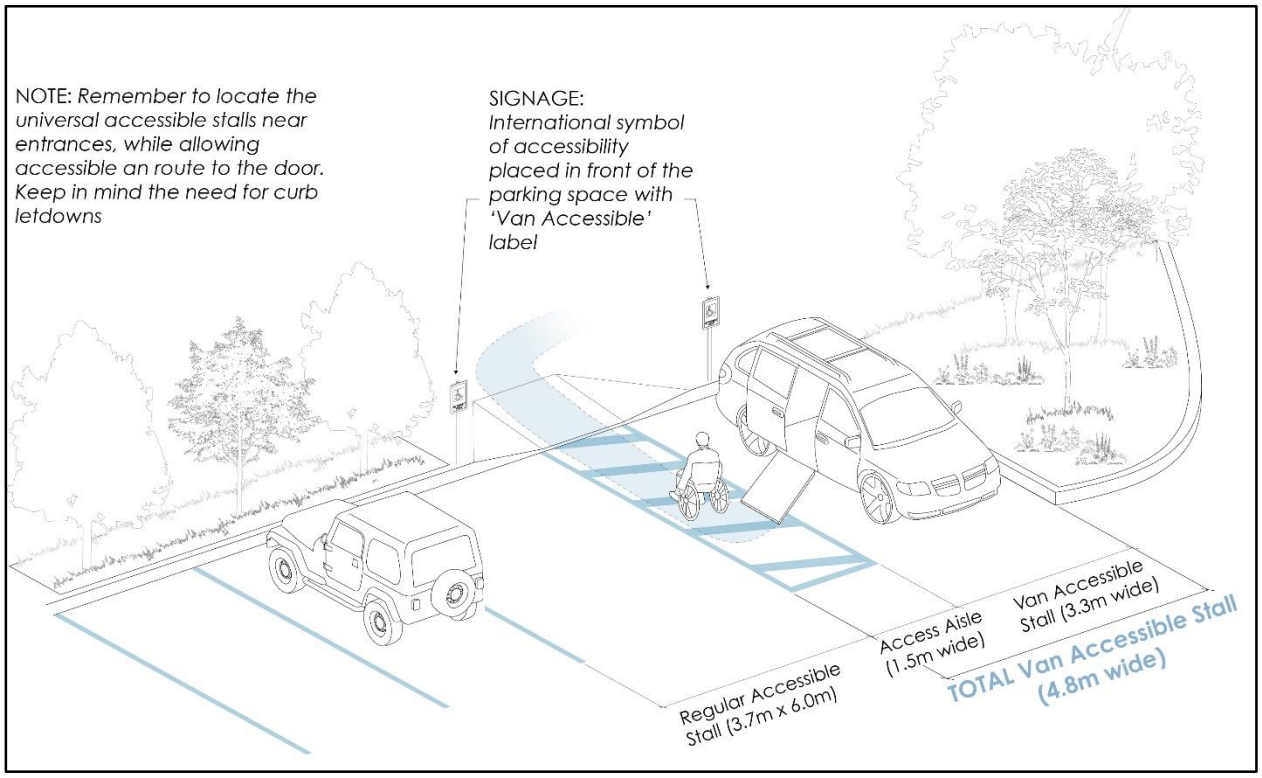
(a) if a visitor parking space is required, then at least one of those visitor parking spaces shall be configured as an accessible parking space;

(b) designate as an accessible parking space using appropriate signage;

(c) include accessible parking spaces in the calculation of the applicable minimum parking requirement; and

(d) accessible parking spaces shall be located as close to a main building entrance, on a level non-skid surface.

Figure 8.2.17 - Accessible Parking Standards



8.3 Required Off-Street Parking Requirements

Table 8.3 – Required Off-Street Parking Requirements

Table 8.3.1 Residential Multi-Dwelling Parking

Land Use / Type of Development	Base Parking Requirement (Number of spaces)				Minimum Visitor Parking Requirement .1, .2
	Urban Centre and Health District Zones	MF1 Zone .4, Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area .3	
Apartment Housing Townhouses Stacked Townhouses Residential Security Operator Unit	Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit	Min 0.9 spaces .4 & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 0.14 spaces .1 & Max 0.2 spaces per dwelling unit
	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.0 space .4 & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	
	Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit	Min 1.1 spaces .4 & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	
		Min 1.4 spaces .4 & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	

FOOTNOTES (Section 8.3.1.):

.1 Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

.2 Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is five (5) dwelling units. For example, a lot with four (4) dwelling units does not require a visitor parking space.

.3 Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.

.4 For MF1 zoned lots, the first four dwelling units shall have a minimum of one (1) parking space per dwelling unit. The parking rate identified above applies to the fifth dwelling unit and any more dwelling units.

Table 8.3.1a Other Residential Parking

Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement .1
	Minimum	Maximum	
Bed and Breakfast Homes	1.0 space per sleeping unit	1.5 spaces per sleeping unit	n/a
Boarding or Lodging Houses	1.0 space; plus 0.9 stalls per sleeping unit	1.5 space; plus 2.0 spaces per sleeping unit	n/a
Carriage House Secondary Suites	1.0 space .2	2.0 spaces	n/a
Congregate Housing & Supportive Housing	0.35 spaces per sleeping unit; Plus 0.5 spaces per non-resident on-duty employee or 3.0 spaces (whichever is greater)	n/a	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Group Home	1.0 space; plus 0.35 stalls per sleeping unit	2.0 spaces; plus 1.0 stall per sleeping unit	n/a
Home-Based Business, Major	1.0 space	2.0 spaces	n/a
Home-Based Business, Major for Health Services on lots located on Royal Avenue or Christleton Avenue	3.0 spaces per 100 m^2 GFA,	5.0 spaces per 100 m^2 GFA	n/a
Home-Based Business , Minor	n/a	n/a	n/a
Home-Based Business , Rural	1.0 space	n/a	n/a
Mobile homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD20 Zone	1.0 space per dwelling unit, except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit, except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement [.1]
	Minimum	Maximum	
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit 0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit	2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit 1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit	n/a
Short – Term Rental Accommodation:			n/a
• Multi-Dwelling Zones and Core Area and Other Zones	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	
• Agriculture & Rural Zones and Single & Two Dwelling Zones	1.0 space per two sleeping units	n/a	
Agriculture & Rural Zones and Single & Two Dwelling Zones	2.0 spaces per dwelling unit	n/a	0.0 spaces or Min 0.14 spaces & Max 0.2 spaces per dwelling unit [.3]

FOOTNOTES (Section 8.3.1a.):

[.1] Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

[.2] Parking space can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking spaces are provided for the principal dwelling. Notwithstanding Section 8.1.4, parking for secondary suites or carriage houses can be surfaced with a dust-free material.

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement .1
	Minimum	Maximum	
.3 Within residential strata (non-MF1 zoned developments) with three (3) or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.			

Table 8.3.2 Commercial m^2 = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Boat Storage	1.0 space per 10 boat storage spaces plus 2 spaces for employees	1.25 spaces per 10 boat storage spaces plus 2 spaces for employees
Hotels / Motels	0.8 spaces per sleeping units plus requirements of other uses in the UC1 zone; 1.0 space per sleeping unit plus requirements of other uses in all other zones	1.5 spaces per sleeping units, plus requirements of other uses
All commercial uses in the UC1 zone even if listed separately below .1, .2	0.9 spaces per 100 m² GFA	3.0 spaces per 100 m² GFA
All commercial uses in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below .1, .2	1.3 spaces per 100 m² GFA .3	4.5 spaces per 100 m² GFA
All commercial uses in the CD22 zone even if listed separately below .1, .2	1.0 spaces per 100 m² net floor area	4.5 spaces per 100 m² GFA
All commercial uses in the CD26 zone even if listed separately below .1, .2	1.75 parking spaces per 100 m^2 GFA	4.5 spaces per 100 m² GFA
Animal Clinics, Major and Minor Health Services (includes dental offices, surgeries, and similar uses)	3.0 spaces per 100 m^2 GFA,	5.0 spaces per 100 m² GFA
Food Primary Establishment Liquor Primary Establishment	2.5 spaces per 100 m² GFA or 5.0 spaces (whichever is greater)	4.5 spaces per 100 m^2 GFA,
Fleet Services	2.0 spaces per 100 m² GFA; or 1 spaces per vehicle in fleet plus 1 per employee on duty (whichever is greater)	2.5 spaces per 100 m² GFA; or 1.25 spaces per vehicle in fleet plus 1.25 spaces per employee on duty (whichever is greater)
Personal Services Establishment	2.5 spaces per 100 m² GFA	4.5 spaces per 100 m² GFA

Table 8.3.2 Commercial m² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Warehousing	0.5 spaces per 100 m² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	1.0 space per 100 m² GFA; Plus 3.0 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.
Financial Services Offices	2.5 spaces per 100 m² GFA	4.5 spaces per 100 m² GFA
All other commercial uses not listed above and for commercial zones not list above: [1]		
• GFA less than 1,000 m²	2.0 spaces per 100 m² GFA	2.5 spaces per 100 m² GFA
• GFA 1,000 m² to 2,000 m²	2.5 spaces per 100 m² GFA	3.5 spaces per 100 m² GFA
• GFA 2,000 m² to 20,000 m²	3.0 spaces per 100 m² GFA	4.5 spaces per 100 m² GFA
• GFA greater than 20,000 m²	4.0 spaces per 100 m² GFA	5.25 spaces per 100 m² GFA
FOOTNOTES (Section 8.3.2.): .1 For shopping centres, calculate the area by adding all the tenant spaces together. .2 This rule only applies to land use categories that are based on a number of parking spaces per GFA. .3 The minimum parking requirement may be affected by Figure 8.3 Parking Exception Areas.		

Table 8.3.3 Agriculture m² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Greenhouses and Plant Nurseries	6.7 spaces per 100 m² GFA of retail sales	n/a
Farm Retail Sales	5.0 spaces per 100 m² GFA, but a minimum of 4 spaces	n/a

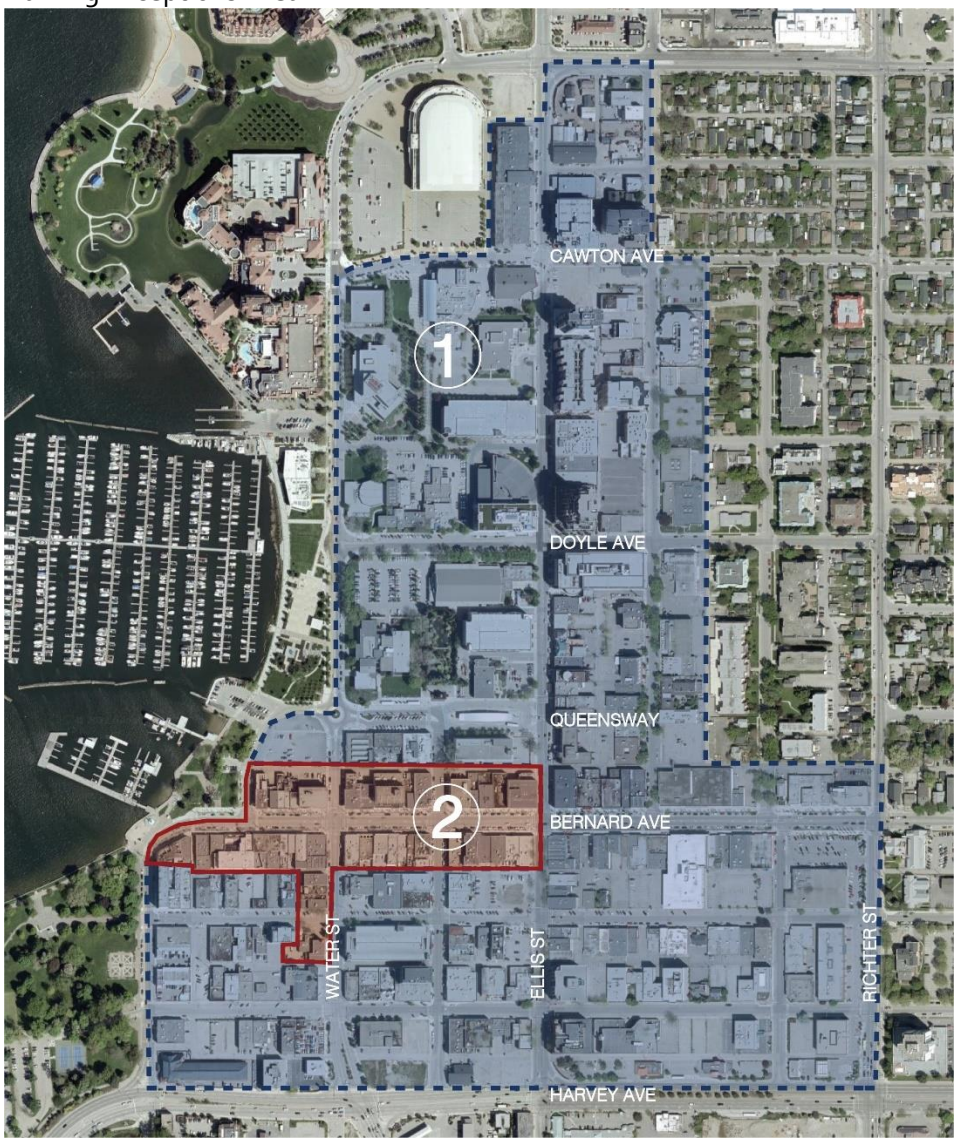
Table 8.3.4 Industrial m² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Bulk Fuel Depot	2.0 spaces	n/a
General Industrial Uses	1.0 space per 100 m² GFA (includes mezzanine area); Plus 2.5 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	2.5 spaces per 100 m² GFA (includes mezzanine area); Plus 3.0 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.
Warehousing	0.5 spaces per 100 m² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	1.0 space per 100 m² GFA; Plus 3.0 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.

Table 8.3.5 Institutional		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Cemetery	0.5 space per 100 m² GFA	n/a
Detention and Correction Services	1.0 space per 2 inmates (capacity)	n/a
Emergency and Protective Services	4.0 spaces per 100 m² GFA	n/a
Hospitals	1.0 space per 100 m² GFA	n/a
Education Services	1.3 spaces per 100 m² GFA	n/a
Temporary shelter services	1.0 space per 3 beds	n/a

Table 8.3.6 Community, Recreational, and Cultural m^2 = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Bowling Alley	2.0 spaces per alley	n/a
Campsite	1 per camping space	n/a
Child Care Centre, Major (Includes preschool)	1.0 space per 11 children (capacity)	n/a
Child Care Centre, Minor	1.0 space plus 1.0 more space if the child care centre contains employees from offsite	
Cultural and Recreation Services Exhibition and Convention Facilities:		
(a) GFA less than 1,000 m^2	2.0 spaces per 100 m^2 GFA	n/a
(b) GFA 1,000 m^2 to 2,000 m^2	2.5 spaces per 100 m^2 GFA	n/a
(b) GFA 2,000 m^2 to 20,000 m^2	3.0 spaces per 100 m^2 GFA	n/a
(c) GFA greater than 20,000 m^2	4.0 spaces per 100 m^2 GFA	n/a
Cultural Facility (e.g., Museum, Art Gallery)	2.5 spaces per 100 m^2 GFA	n/a
Curling Rink	4.0 spaces per curling sheet	n/a
Golf Course	6.0 spaces per hole; plus, the parking required for other secondary uses	n/a
Golf Driving Range	2.0 spaces per tee	n/a
Library	2.5 spaces per 100 m^2 GFA	n/a
Participant Recreation Services, Outdoor (except golf courses) Participant Recreation Services, Indoor (except curling rinks, swimming pools, and racquet clubs)	1.0 space per 100 m^2 GFA, plus 1.0 space per 3 users (capacity)	n/a
Racquet Clubs	3 spaces per court	n/a
Recycling Drop-Offs	1 per recycling container, (minimum of 2 spaces)	n/a
Religious Assemblies	1 per 5 seats or 10 per 100 m^2 of GFA (whichever is greater)	n/a
Spectator Entertainment Establishments	1 per 4 seats	n/a
Spectator Sports Establishments	1 per 4 seats	n/a
Swimming Pool (Public)	25.0 per 100 m^2 of pool water surface	n/a

Table 8.3.7 Water Uses		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Marinas	1.0 space per 2 boat spaces plus 1 per business	n/a

Figure 8.3 – Parking Exceptions Area



1. Notwithstanding Table 8.3.2 Commercial Parking Requirements, the minimum parking requirement for all UC1 zoned lots in Area 1 & 2 shown in Figure 8.3 shall be 0.9 stalls per 100 metre^2 of Gross Floor Area (GFA). This rule only applies to land use categories that are based on a number of parking spaces per GFA.
2. All lots in Area 2 shown in Figure 8.3 shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are:
    - 15.0 metres or less and 4 storeys or less.

8.4 Off-Street Loading

8.4.1 Where development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street loading spaces shall be provided by the property owner in accordance with the requirements of this Bylaw. Detention and correction services located within a security fence are exempt from providing off-street loading spaces.

Number of Spaces

8.4.2 The number of off-street loading spaces, including bus loading spaces, required for each use is specified in Table 8.4 Minimum Loading Required. The maximum number of loading spaces required by this section is three (3) spaces.

8.4.3 Where calculation of the total number of loading spaces yields a fractional number, the following counting rules apply (unless specifically defined in Table 8.4 Minimum Loading Required):

(a) any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and

(b) any fraction one-half (0.5) or greater rounds up to the nearest whole integer.

8.4.4 Where gross floor area is used as a unit of measurement for the calculation of required loading spaces, it must exclude all parking and loading areas, secure bicycle parking areas, common stairways and mechanical rooms within the building.

8.4.5 Where Table 8.4 Minimum Loading Required does not clearly define requirements for a particular development, the single use class or combination of use classes is most representative of the proposed development shall be used to determine the loading space requirement.

8.4.6 Where a development consists of a mix of use classes, the total off-street loading requirement shall be the sum of the off-street loading requirements for each use class, unless there is a complementary demand or differences in periods of use for loading that warrants a different requirement.

Location

8.4.7 Off-street loading spaces shall be provided entirely within the lot of the development being served.

8.4.8 Off-street loading spaces shall be oriented away from residential development.

Size and Access

8.4.9 Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28 metres² in area, less than 3.0 metres in width, or have less than 4.0 metres in overhead clearance.

8.4.10 Each required bus loading space shall be a minimum of 3.6 metres in width, a minimum of 12.2 metres in length, and have a minimum clearance of 4.6 metres.

8.4.11 Access to any loading area shall be provided, wherever possible, internally to the development or from a lane abutting the development.

8.4.12 Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes interference with traffic on the abutting streets or lanes.

Table 8.4 – Minimum Loading Required
m² = square metres

Type of Development (Use)	Required Loading Spaces
Child Care Centre, Major	For 1 – 25 children 0 loading spaces For 26 or more children 1 loading spaces
Commercial Uses and Industrial Uses	1 per 1,900 m² GFA
Cultural and Recreation Services and Institutional Uses (except Education Services listed below)	1 per 2,800 m² GFA
Food Primary Establishment	1 per 2,800 m² GFA
Hotels/Motels	1 per 2,800 m² GFA
Liquor Primary Establishment	1 per 2,800 m² GFA
Education Services	1.5 car loading spaces per 100 students, minimum 5; plus 3 bus loading spaces

8.5 Off-Street Bicycle Parking

8.5.1 Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street bicycle parking shall be provided by the property owner in accordance with the requirements of this Bylaw.

8.5.2 The number of short-term and long-term bicycle parking spaces required for each use class is specified in Table 8.5 Minimum Bicycle Parking Required.

8.5.3 Where calculation of the total number of off-street bicycle parking spaces yields a fractional number:

(a) any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and

(b) any fraction one-half (0.5) or greater rounds up to the nearest whole integer.

8.5.4 Where the bicycle parking schedule does not clearly define requirements for a particular development the single use or combination of use most representative of the proposed development shall be used to determine the parking requirement.

8.5.5 Short-term bicycle parking standards:

(a) short-term bicycle parking must be conveniently located within: 15 metres of any main entrances (whether inside or outside of the building), a well-lit area, clearly visible to visitors, and subject to casual surveillance by occupants of the building(s).

(b) short-term bicycle parking spaces shall be provided in a bicycle rack that is permanently anchored to the ground or a wall.

(c) design and install short-term bicycle parking to the minimum dimensions shown in Table 8.5.1 Minimum Dimensions for Bicycle Parking and illustrated in Figure 8.5.1

8.5.6 Long-term bicycle parking standards:

(a) long-term bicycle parking must be located inside a building or within a secure, weather-protected, dedicated bicycle parking facility accessible to residents, employees, or other identified users of the building.

(b) the entry door into the long-term bicycle parking facility must have a minimum width of 0.9 metres.

(c) long-term bicycle parking spaces can be arranged in a ground-anchored or wall-mounted configuration provided that:

i. a minimum 50% of the required long-term bicycle parking shall be ground-anchored.

ii. wall-mounted bicycle racks located in front of an automobile stall within a parkade will only be counted towards the minimum long-term bicycle parking if the automobile stall meets the minimum regular - size vehicle standards.

(d) a minimum of 75% of the long-term bicycle parking spaces shall be located at-grade or within one storey of finished grade and shall be easily accessible to users.

(e) long-term bicycle parking spaces must have a minimum unobstructed height clearance of 1.9 metres between the floor and any mechanical equipment, or, if there is no mechanical equipment, between the floor and the ceiling.

(f) design and install long-term bicycle parking spaces to the minimum dimensions shown in Table 8.5.1 Minimum Dimensions for Bicycle Parking and illustrated in Figure 8.5.2.

(g) For any residential development a "bicycle repair and wash station" is required after 20 long-term bicycle parking stalls are required. For any commercial or industrial development see Section 8.6 End-of-Trip Facilities for "bicycle repair and wash station". A "bicycle repair and wash station" includes tools for bikes, a commercial grade pump, access to water, and a way to raise a bike up to perform simple maintenance.

8.5.7 Bicycle racks shall be:

(a) constructed of theft resistant material;

(b) securely anchored with tamper-proof hardware to the floor, building, or ground;

(c) constructed to support from two points on the bicycle frame for a horizontal rack; and

(d) constructed to enable the bicycle frame and at least one wheel to both be securely locked to the rack with a single U-style lock.

8.5.8 Bicycle Parking Incentives:

Within the Core Area, University South and Glenmore Valley Village Centres, the total minimum off-street vehicle parking requirements can be reduced by 20 percent (20%) up to a maximum of five (5) parking spaces (for the base parking requirement) subject to the provision of the bonus long-term bicycle parking spaces identified within Table 8.5.

Table 8.5 – Minimum Bicycle Parking Required

m^2 = square metres

Type of Development	Bicycle Parking Spaces [4]		
	Required Long-term	Bonus Long-term	Required Short-term
Apartment Housing (Includes Supportive Housing & Student Residences)	0.75 per bachelor, 1-bedroom, or 2-bedroom dwelling units 1.0 per 3-bedroom or more dwelling units	1.25 per bachelor or 1-bedroom dwelling unit 1.5 per 2-bedroom dwelling units 2.0 per 3-bedroom or more dwelling units	6.0 per entrance
Congregate Housing	1.0 per 20 dwelling units plus 1.0 per 10 employees	n/a	6.0 per entrance
Townhouses	No requirement [5]	n/a [1]	4.0 or 1 per 5 units (whichever is greater) [2]
Commercial Uses, Health Services, Education Services, Cultural and Recreation Services, & Child Care Centre, Major:			
• GFA less than 1,000 m^2	0.2 per 100 m^2 of GFA	0.4 per 100 m^2 of GFA	2.0 per entrance
• GFA 1,000 m^2 to 2,000 m^2	0.2 per 100 m^2 of GFA	0.4 per 100 m^2 of GFA	2.0 per entrance
• GFA 2,000 m^2 to 20,000 m^2	0.2 per 100 m^2 of GFA	0.4 per 100 m^2 of GFA	4.0 per entrance
• GFA greater than 20,000 m^2	0.4 per 100 m^2 of GFA	0.8 per 100 m^2 of GFA	6.0 per entrance
Institutional Zones, except Education Services (See above)	n/a	n/a	6.0 per entrance

Table 8.5 – Minimum Bicycle Parking Required m^2 = square metres			
Hotels / Motels	1.0 per 20 sleeping units	n/a	6.0 per entrance
Industrial Uses	0.05 per 100 m^2 of GFA [.3]	0.1 per 100 m^2 of GFA	No requirement

FOOTNOTES (Section 8.5.):

[.1] Townhouses without an attached private garage with direct entry from the garage to the dwelling unit can utilize the bonus bicycle parking provisions within apartment housing.

[.2] Regulation only applies to lots with five (5) or more dwelling units.

[.3] Industrial uses (for the purpose of bicycle parking calculations): means any principal or secondary use that is exclusively within an industrial zone. For example, if a principal or secondary use is within a commercial and an industrial zone then that use shall be calculated with the commercial bicycle parking rate (e.g. a food primary or liquor primary establishment located in an industrial area would use the commercial bicycle parking rate).

[.4] All area numbers are based on gross floor area (GFA).

[.5] The bike parking exclusion for townhouses only applies to dwelling units which each have a private garage, otherwise, the apartment housing category must be used to calculate the long term-bicycle parking requirement.

Table 8.5.1 Minimum Dimensions for Bicycle Parking m = metres				
	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack (in an aerial perspective, measured from the plane of the nearest wall of a building)	>45 degrees	≤45 degrees	>45 degrees	≤45 degrees
Minimum space depth	1.8 m	1.45 m	1.2 m	1.2 m
Minimum aisle width	1.5 m	1.5 m	1.5 m	1.5 m
Minimum distance between bicycle racks (for racks that accommodate two or more bicycles)	0.9 m	1.3 m	0.9 m	1.3 m
Minimum distance between bicycle racks (for racks that accommodate no more than one bicycle)	0.45 m	0.65 m	0.45 m	0.65 m

Table 8.5.1 Minimum Dimensions for Bicycle Parking m = metres				
Minimum distance between bicycle racks and wall, entrance door to bicycle storage facility, or another obstacle.	0.6 m	0.6 m	0.6 m	0.6 m

Figure 8.5.1 - Short-Term Bicycle Parking Configuration Example

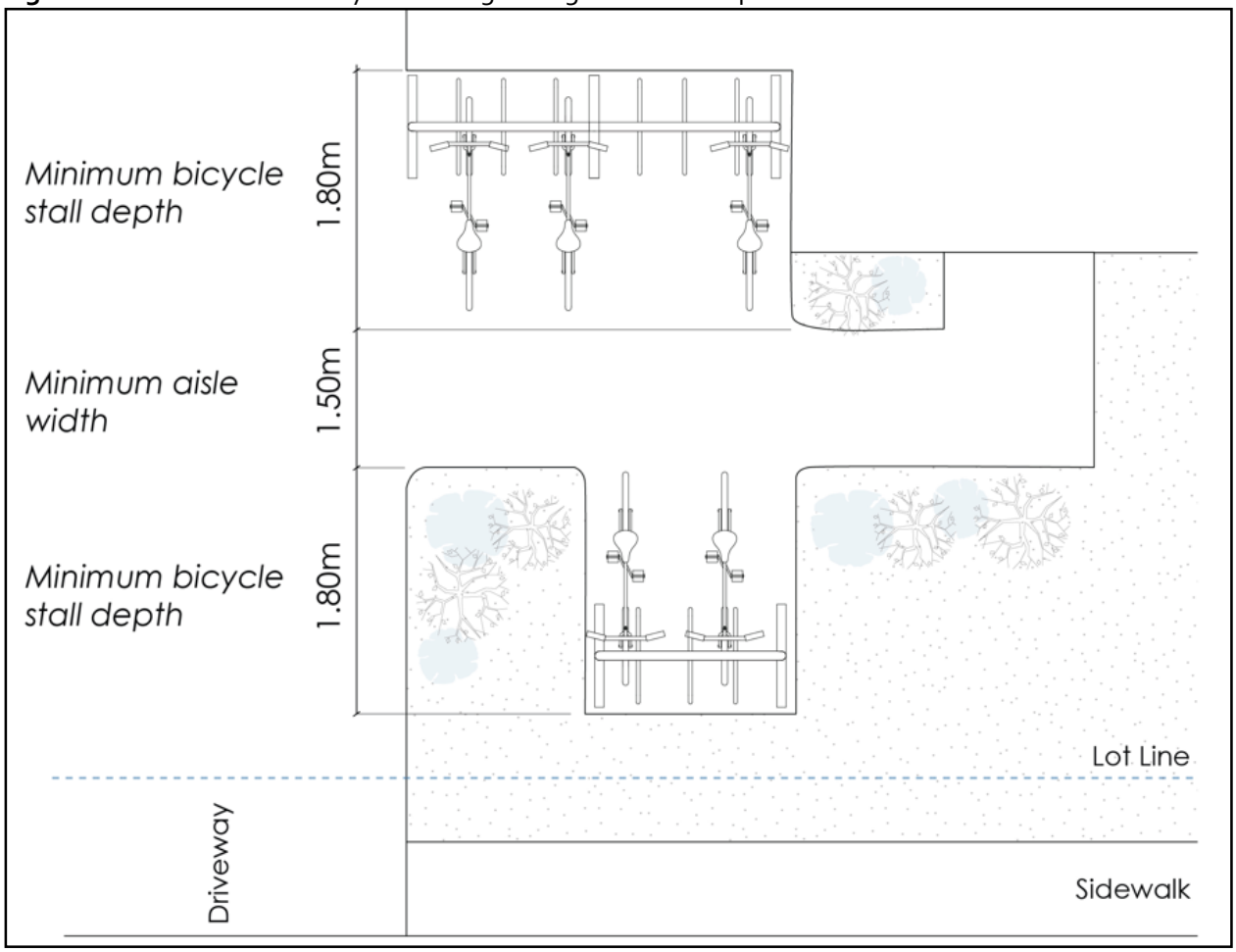
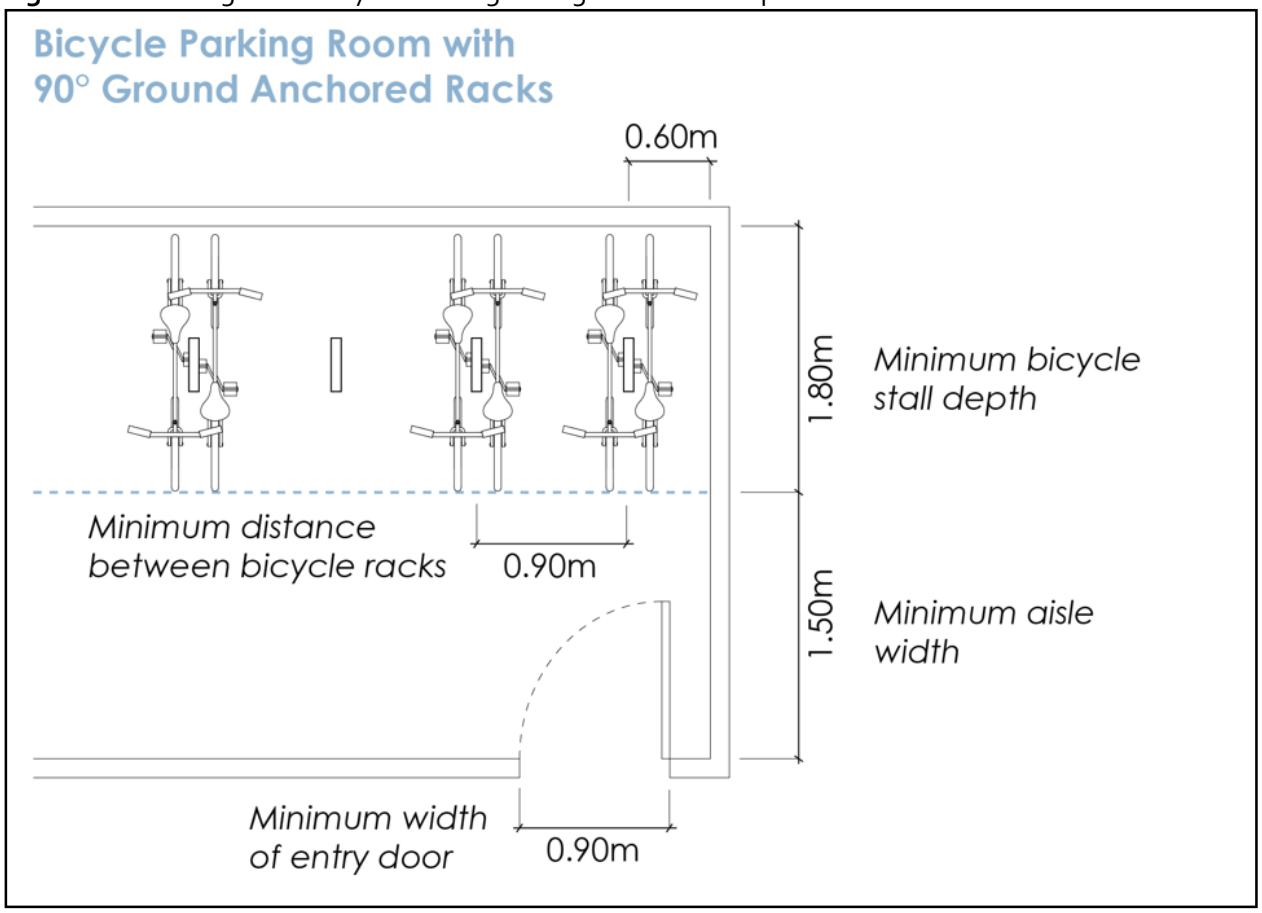
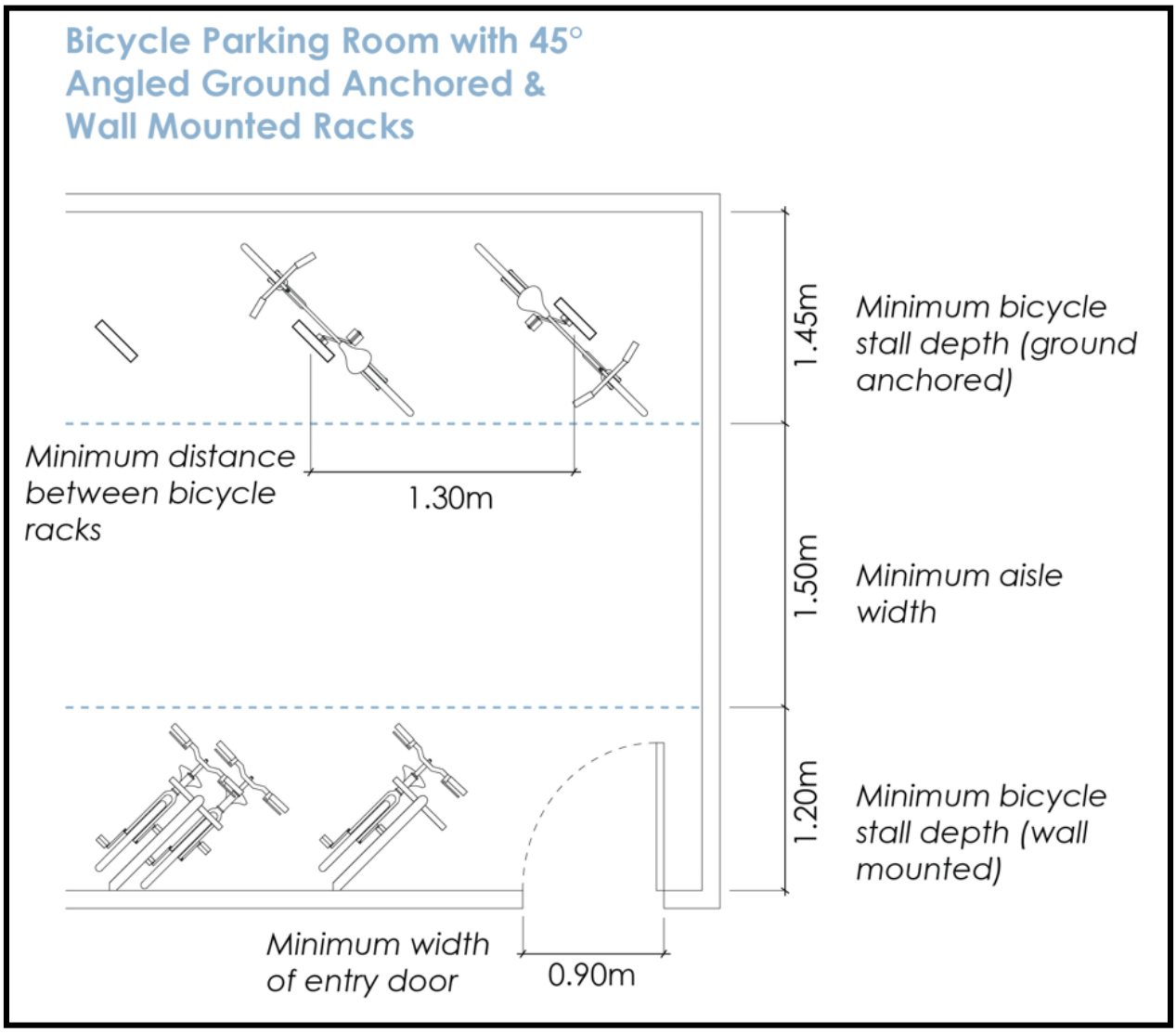
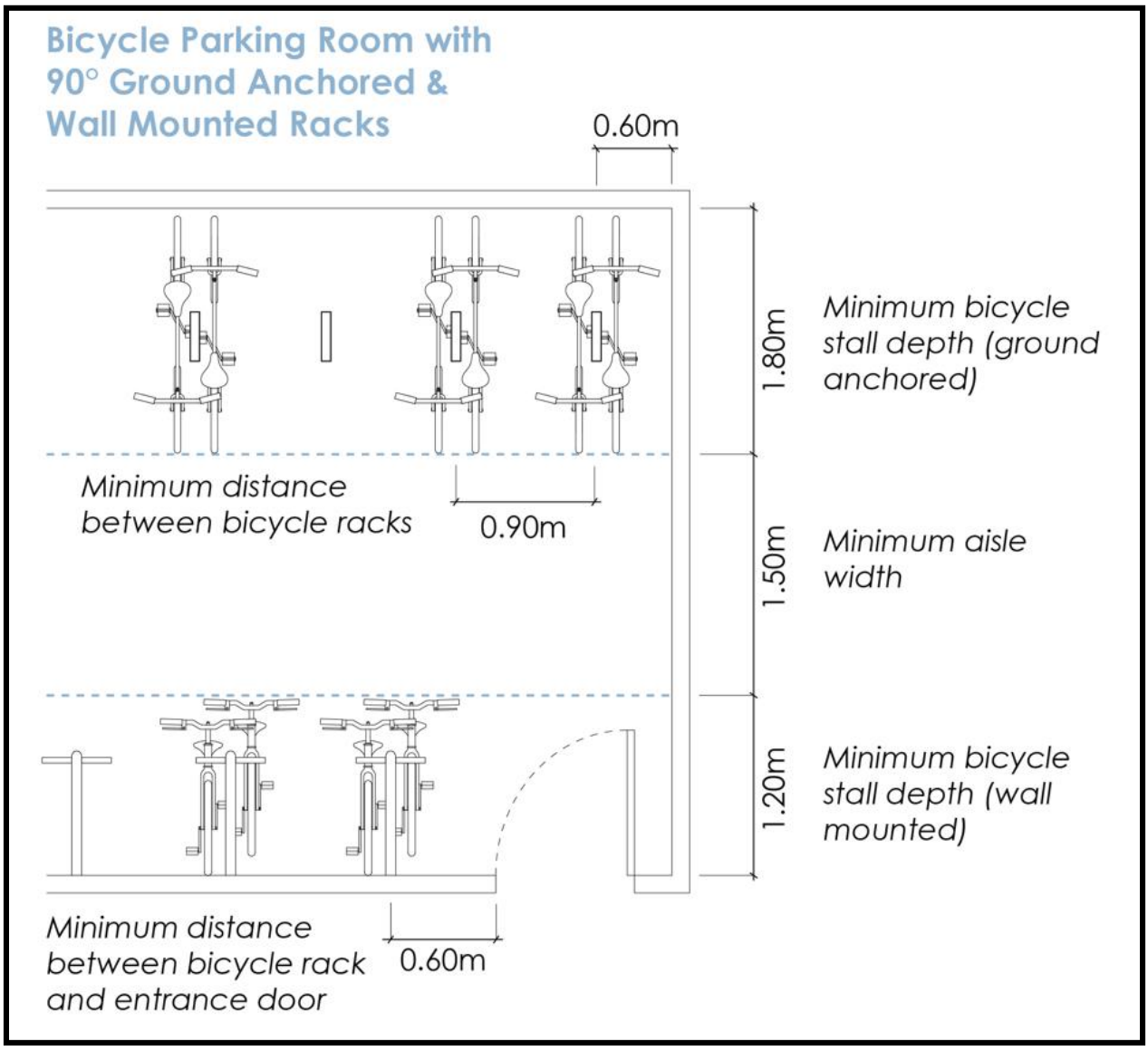


Figure 8.5.2 - Long-Term Bicycle Parking Configurations Examples




Bicycle Parking Room with 45° Angled Ground Anchored & Wall Mounted Racks
1.45m
Minimum bicycle stall depth (ground anchored)
Minimum distance between bicycle racks
1.30m
1.50m
Minimum aisle width
1.20m
Minimum bicycle stall depth (wall mounted)
Minimum width of entry door
0.90m


Bicycle Parking Room with
90° Ground Anchored &
Wall Mounted Racks
0.60m
1.80m
Minimum bicycle stall depth (ground anchored)
Minimum distance between bicycle racks
0.90m
1.50m
Minimum aisle width
1.20m
Minimum bicycle stall depth (wall mounted)
Minimum distance between bicycle rack and entrance door
0.60m

8.6 End of Trip Facilities

8.6.1 Where any commercial or industrial development is proposed, the end-of-trip facilities shall be provided in accordance with Table 8.6.1:

Table 8.6.1 Required End-of-Trip Facilities

Long-Term Bicycle Parking Spaces	Number of Toilets	Number of Sinks	Number of Showers	Number of Storage Lockers
0-3	0	0	0	0
4-15	1	1	1	0.5 lockers per bicycle space
16-29	2	2	2	0.5 lockers per bicycle space
30-64 .1	4	4	4	0.5 lockers per bicycle space
65 and over .1	+2 for each additional 30 bicycle spaces	+2 for each additional 30 bicycle spaces	+2 for each additional 30 bicycle spaces	0.5 lockers per bicycle space

FOOTNOTES (Section 8.6.1.):

.1 End of trips shall include a "bicycle repair and wash station" including tools for bikes, a commercial grade pump, access to water, and way to raise a bike up to perform simple maintenance. A "bicycle repair and wash station" is required after 4 long term bike parking stalls are required.

SECTION 9 – Specific Use Regulations

9.1 Application

9.1.1 The specific use regulations shall apply to all developments unless otherwise exempted in this section.

9.2 Home-Based Businesses

Section 9.2 – Home Based Business Regulations			
Criteria	Minor	Major	Rural
Operator Restriction	The home-based business must be operated by a resident who resides for more than 240 days of the year.		
Location	The home-based business shall be conducted within the principal dwelling unit.	The home-based business shall be conducted within in a principal dwelling unit or one accessory building or structure.	
Exterior Storage	No exterior storage or exterior operation shall be permitted.		
Neighbourhood Nuisance	No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the home-based business and, at all times, the privacy and enjoyment of adjacent dwellings shall be preserved and the home-based business shall not adversely affect the amenities of the neighbourhood.		
Maximum Number of Clients / Visitors	One client visit to the site from which the business is being operated on any given day.	Two clients to the site from which the business is being operated at any given time. ..1	
Employee Restriction	No person other than the principal residents of the dwelling unit can be engaged in the home-based business onsite.	One person maximum other than the principal residents of the dwelling unit can be engaged in the home-based business onsite. ..2	
Display Restriction	Sale and/or display of any goods exclusively produced onsite or those goods which constituting the finished product of the home-based business is permitted.		
Food Catering Restriction	A food catering business operating lawfully within a dwelling may establish one additional kitchen provided that its installation is required by the Health Authority and that the kitchen must be removed should the home-based business use cease. The additional kitchen is not permitted to be utilized to establish an additional dwelling.		
Commercial Vehicle Restriction	Parking on-site of commercial vehicles larger than 4,100 kilograms gross vehicle weight is not permitted.		

Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 9.2 – Home Based Business Regulations			
Criteria	Minor	Major	Rural
Maximum Gross Floor Area (GFA)	20 metres² and no more than 25% of the GFA of the dwelling	50 metres² (including any accessory structure GFA) and no more than 25% of the GFA of the dwelling .3	100 metres² (including any accessory structure GFA)
Minimum Lot Area	n/a	n/a	4,000 metres²

FOOTNOTES (Section 9.2.):

.1 If the major home-based business is conducting Health Services and the property is located on Royal Avenue or Christleton Avenue (and must be west of Pandosy Street) then there is no limit on the number of clients to the site.

.2 If the major home-based business is conducting Health Services and the property is located on Royal Avenue or Christleton Avenue (and must be west of Pandosy Street) then there is no limit on the employee restrictions on the site.

.3 If the major home-based business occurs within a ground-oriented dwelling unit that is: fronting a transit supportive corridor, within an urban centre, or within a village centre then there is no absolute maximum GFA but the GFA of the major home-based business cannot be greater than 50% of the GFA of the dwelling.

9.3 Bed and Breakfast Homes

9.3.1 Bed and breakfast homes shall comply with the following regulations:

(a) the bed and breakfast home shall be operated as a secondary use only within the principal building, with a maximum four (4) sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 metres² each; and

(b) the licensed operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located.

9.3.2 Parking areas and open space to be used by guests of a bed and breakfast home shall be oriented away from abutting developments to minimize the impact of the operation on neighbouring properties.

9.3.3 All parking area and open space to be used by guests of a bed and breakfast home have to be visually screened from abutting properties by opaque fencing or landscaping.

9.4 Drive Through Related Land Uses

9.4.1 For drive through servicing car washes or food services, the queuing space shall be provided as follows:

(a) a minimum of five (5) in-bound vehicle storage shall be provided per queuing lane except it is a minimum of two (2) in-bound vehicle storage shall be provided per queuing lane where the washing bay is coin operated and the vehicle is manually washed by an occupant of the vehicle. A minimum of two (2) out-bound vehicle storage shall be provided per queuing lane.

(b) each queuing space shall be a minimum of 6.0 metres long and 3.0 metres wide. Queuing lanes shall provide sufficient space for turning and maneuvering.

For all other drive throughs, the queuing space shall be provided as follows:

(c) a minimum of three (3) in-bound vehicle storage shall be provided per queuing lane and two (2) out-bound vehicle storage shall be provided per queuing lane.

(d) each queuing space shall be a minimum of 6.0 metres long and 3.0 metres wide. Queuing lanes shall provide sufficient space for turning and maneuvering.

9.5 Dock and Boating Regulations

9.5.1 Non-moorage uses such as beach houses, storage sheds, patios, sundecks, and hot tubs shall not be permitted.

9.5.2 Public access along and through the foreshore shall not be impeded. In cases where the dock platform is raised by more than 0.3 metres above any point on the public foreshore, steps must be provided for public access over the dock and this access must not be blocked by fences or other means.

9.5.3 Moorage facilities consisting of docks and boat lifts shall be permitted if developed consistently with the pertinent provincial and federal agencies.

9.5.4 The owner of the moorage facilities shall be the owner of the upland lot or is the holder of a Crown land residential lease for the upland lot.

9.5.5 Dock access ramps and walkways shall not exceed a width of 1.5 metres. Any other surface of the dock shall not exceed a width of 3.0 metres.

9.5.6 L or T shaped dock structures are permitted if the length of the structure which is parallel to the shoreline does not exceed the lesser of 10.0 metres or one half the width of frontage of the upland lot.

9.5.7 Setback from the side lot line of the upland lot, projected onto the foreshore, shall be a minimum of 5.0 metres.

9.5.8 Setback from the side lot line of the upland lot, projected onto the foreshore, shall be a minimum of 6.0 metres where the adjacent lot is a right-of-way beach access or is in a P3 zone.

9.5.9 No roof, overhead or covered structures shall be placed on the dock.

9.5.10 No fences will be allowed on docks other than fences running parallel to the foreshore where the intent of such a fence would be to prevent public access onto the dock from the foreshore.

9.5.11 No roof or covered structures shall be used, constructed, or maintained for boat lifts.

9.5.12 No docks, boatlifts, shall be maintained, used, or constructed beyond 42.0 metres from the natural boundary of the upland parcel. All docks and boatlifts shall be licensed by the Province of B.C. or by other designated approving agencies and be used for boat access purposes only. No commercial and industrial activity or use shall take place thereon.

9.5.13 Permanent moorage is intended to be used for the purposes of moorage of tour boats and shall not include permanent live aboard accommodations.

9.5.14 Camping is not permitted in these zones. Non-emergency overnight moorage shall be allowed only at federal government approved moorage buoys or at docks licensed by the Province of B.C. Marine fuel facilities and other commercial facilities for Boat Launches and marinas shall provide holding tank pump out facilities and public restroom facilities.

9.6 Agriculture, Urban

Section 9.6 – Agriculture, Urban Regulations m = metres		
Criteria	Where food is produced for consumption by residents of the subject lot only and is within a rural residential zone or a single & two dwelling zone	Where food is produced for the purpose of commercial sale, trade, or distribution offsite, and for agriculture, urban uses not within a rural residential zone or a single & two dwelling zone
Max Greenhouse Gross Floor Area	30 m^2	30 m^2
Greenhouses and Agricultural Structures	(a) Shall conform to the setbacks for accessory buildings and structures identified within each zone. (b) Greenhouses can be excluded from of site coverage for accessory buildings or structures. (c) The maximum height of greenhouses and agricultural structures is 3.5 m measure from finished grade.	
Heating Restrictions	Greenhouses, accessory buildings or accessory structures cannot be heated using a wood heat source (i.e., wood stove).	
Food Processing Restriction	n/a	Processing of food products produced on site in all residential zones is prohibited unless in conjunction with an authorized home-based business.
Outdoor Storage Restriction	n/a	No outdoor storage of related equipment and materials.
Community Garden Regulations	• Must be delineated from adjacent streets and/or parking areas by landscaping or fencing. • Have no or materials related to the community garden stored outside on the lot. • Have no equipment, building or structure related to the community garden within 1.2 m of an abutting street. • Have convenient access to a water source.	

Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 9.6 – Agriculture, Urban Regulations m = metres		
Criteria	Where food is produced for consumption by residents of the subject lot only and is within a rural residential zone or a single & two dwelling zone	Where food is produced for the purpose of commercial sale, trade, or distribution offsite, and for agriculture, urban uses not within a rural residential zone or a single & two dwelling zone
	• Must provide an onsite location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility.	
Multi-Residential Shared Garden	n/a	Multi-residential shared garden can occur in any multi-dwelling, village centre, and urban centre zone. Multi-residential shared gardens: • Must be delineated from adjacent streets and/or parking areas by landscaping or fencing. • Have no outdoor storage of any equipment or materials. • Have no equipment, building or structure related to the multi-residential shared garden within 1.2 m of an abutting street. • Have convenient access to a water source. • Must provide an onsite location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility. • Can occur in any setback area.

9.7 Temporary Farm Worker Housing

9.7.1 The following requirements must be met prior to the issuance of a permit for a Temporary Farm Worker Housing (TFWH) structure:

(a) farm classification for the parcel, as determined by the *BC Assessment Act*.

(b) minimum farm unit size is 38,000 square metres.

(c) the need for temporary farm worker housing onsite to house temporary farm workers must be demonstrated through documentation such as a contract with the federal government through a migrant worker program, such as the Seasonal Agricultural Worker Program, farm receipts and/or previous employment records, and/or a farm plan prepared by a professional agrologist.

(d) new TFWH structure(s) shall include a communal kitchen.

(e) the TFWH shall be occupied only during the farm unit's growing, harvesting and pruning periods.

(f) a statutory declaration must be filed with the City of Kelowna annually, by January 31st, stating that the building will be used only for TFWH and specify the time(s) of year when the TFWH will be occupied. The specified period of time may be no greater than ten months of that calendar year.

(g) if the temporary farm worker housing is vacant for two consecutive growing seasons, the owner will remove, at their expense, any temporary structure(s) for temporary farm worker housing, and remove or decommission any existing buildings that had been repurposed for temporary farm worker housing purposes, by December 31st of the second year of vacancy.

9.7.2 TFWH Footprint Size:

(a) TFWH Footprint may not exceed 0.20 hectares for structure(s) to accommodate a maximum of forty temporary farm workers and may not exceed 0.30 Ha for structure(s) to accommodate a maximum of sixty temporary farm workers.

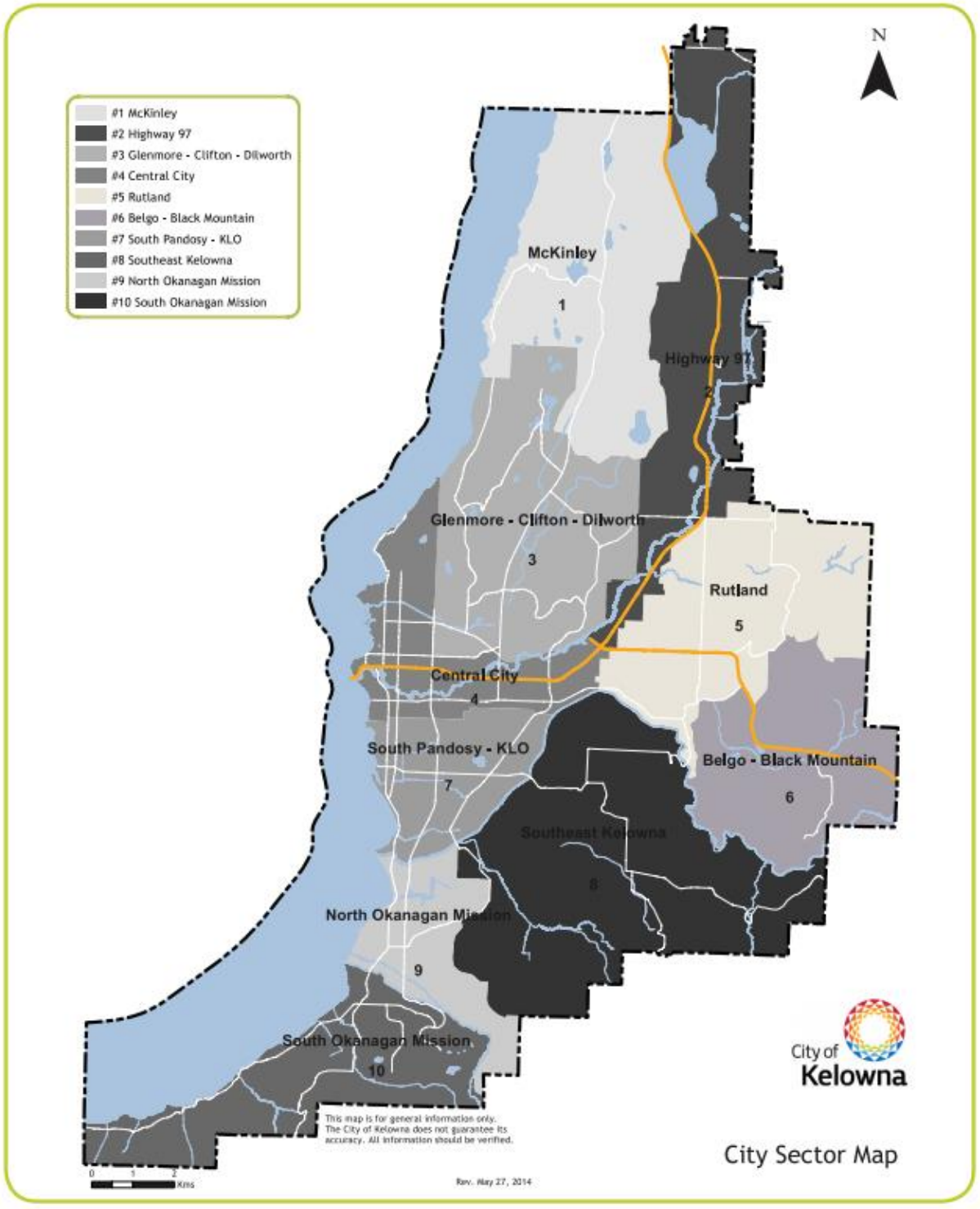
9.7.3 Temporary Farmworker Allocation

(a) structure(s) to accommodate a maximum of forty temporary farm workers per each city sector as identified on Map 9.7 for parcels up to 80,000 square metres. For parcels 80,000 square metres or more, structure(s) to accommodate a maximum of sixty temporary farm workers per each city sector as identified on Map 9.7.

(b) farm units with greenhouses and/or on-farm processing structures may increase the number of workers by one (1) worker per each 1000 metre^2 of greenhouse and/or on-farm processing structures.

(c) where a farm unit comprises multiple parcels of land, a restrictive covenant shall be registered on all farm unit parcels within the same sector of the temporary farm worker housing as identified on Map 9.7 restricting the development of further TFWH on those parcels within that sector.

Map 9.7 - City Sector Map



Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

9.7.4 Site Specific Regulations

Regulations apply for temporary farm worker housing on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154 Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154	4085 Shanks Road 4133 Shanks Road	For the purposes of temporary farm worker housing, these parcels shall be considered one farm unit, and the following regulations shall apply to this farm unit only. Notwithstanding the other section 9.7 regulations: • TFWH footprint size, the TFWH footprint may not exceed 0.70 ha for structures to accommodate a maximum of 140 temporary farm workers. • Temporary farmworker allocation, structures to accommodate a maximum of 140 temporary farm workers shall be permitted on this farm unit in this city sector as identified on Map 9.7.
2.	Lot A, Section 12, Township 26, ODYD, Plan EPP71625	2975 Gallagher Road	The following regulations shall apply to this farm unit only. Notwithstanding the other section 9.7 regulations: • TFWH footprint size, the TFWH footprint may not exceed 0.95 ha for structures to accommodate a maximum of 130 temporary farm workers.

9.8 Minimum Dwelling Unit Size

9.8.1 The minimum dwelling unit size is greater than 29 square metres. Dwelling units less than 29 square metres known as micro suite dwelling units, are only permitted on lots within an Urban Centre or within the University South Village Centre.

9.9 Cannabis Regulations

9.9.1 Cannabis production facilities may not be located within 60 metres of any lot that has a residential use as a principal use, measured from closest lot line to closest lot line.

9.9.2 Any retail cannabis sales establishment must be set back a minimum distance of 500 metres from another retail cannabis sales establishment, measured from closest lot line to closest lot line.

9.9.3 No more than one retail cannabis sales establishment may exist per lot.

9.9.4 Any retail cannabis sales establishment must be set back a minimum distance of 150 metres from any public elementary school, measured from closest lot line to closest lot line.

9.9.5 Any retail cannabis sales establishment must be set back a minimum distance of 500 metres from any public middle or secondary school, measured from closest lot line to closest lot line.

9.9.6 Any retail cannabis sales establishment must be set back a minimum distance of 150 metres from the following parks, measured from closest lot line to closest lot line:

(a) Ben Lee Park
(b) Bluebird Beach Park
(c) Boyce-Gyro Beach Park
(d) City Park
(e) East Kelowna Park
(f) Glenmore Recreation Park
(g) Kasugai Gardens
(h) Kinsmen Park
(i) KLO Sports Field
(j) Lombardy Park
(k) Mission Recreation Park
(l) Munson Pond Park
(m) Parkinson Recreation Park
(n) Recreation Avenue Park
(o) Rotary Beach Park
(p) Rutland Centennial Park
(q) Rutland Recreation Park
(r) Sarsons Beach Park
(s) Stuart Park
(t) Sutherland Bay Park
(u) Waterfront Park

9.9.7 Drive through retail sales of cannabis are not a permitted form of retail cannabis sales.
9.9.8 In industrial zones the maximum gross floor area for retail cannabis sales establishment is 250 square metres.
9.9.9 Site specific regulations:

Regulations apply for retail cannabis sales establishment on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot B, District lot 139, ODYD, Plan 5934	1636-1652 Pandosy St.	To allow for a retail cannabis sales establishment within 500 metres of the approved retail cannabis sales establishment located at 547-559 Bernard Avenue.

9.10 Short-Term Rental Accommodation

9.10.1 No more than one booking or reservation for short-term rental accommodation is permitted in each dwelling unit at one time.
9.10.2 No more than two adults may occupy a sleeping unit used for short-term rental accommodation.
9.10.3 The maximum number of sleeping units that may be used for short-term rental accommodation within dwelling units in the agriculture & rural zones and the single & two dwelling zones is three (3) sleeping units. The maximum number of sleeping units that may be used for short-term rental accommodation within dwelling units in the multi-dwelling zones and the core area & other zones is two (2) sleeping units.
9.10.4 Parking must be provided in accordance with the parking and loading regulations of Section 8. Short-term rental accommodations may not use required visitor parking spaces.

9.11 Tall Building Regulations

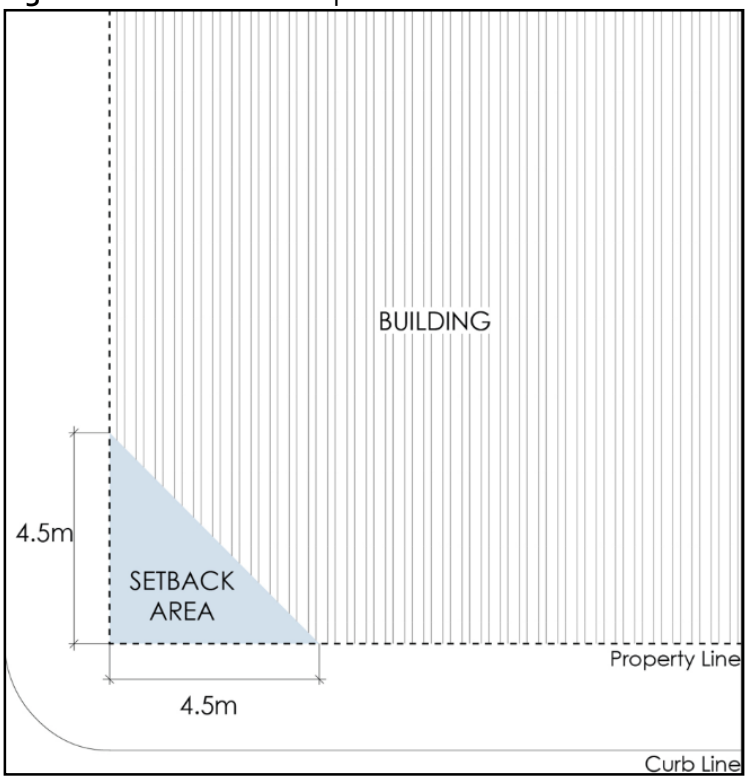
9.11.1 Table 9.11 outlines all the regulations that shall apply to any building taller than the lesser of 40.0 metres or 13 storeys. See Figure 9.11.1 for visual illustrations.

Table 9.11 – Tall Building Regulations
m = metres / m^2 = square metres

Criteria	Regulation (GFA = Gross Floor Area)
Minimum amount of transparent glazing on first floor frontage façade	75% for commercial frontage n/a for residential frontage
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each corner lot applied only to the first storey	There shall be a triangular setback 4.5 m long abutting along the lot lines that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. See Visual Example.
Podium height (maximum)	16 m and 4 storeys
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.
Minimum Building separation measured from exterior face of the building	30 m
For structures taller than 40.0 m or 13 storeys (whichever is lesser) in height, the floor plate [.1] above 16.0 m or 4 storeys (whichever is lesser) cannot exceed:	a) 750 m^2 GFA for residential use b) 850 m^2 GFA for hotel use c) 930 m^2 GFA for office and/or commercial uses
Tower stepback above podium, including balconies, on the front building facade and flanking building facade (minimum)	3 m
Barrier free accessibility	Every building shall have front entrance at finished grade on the front and/or flanking street. The main residential entrance and exit shall and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.

FOOTNOTES (Section 9.11.):
[.1] The floorplate is the gross floor area per floor of interior space and excludes all exterior spaces such as decks, patios, balconies, etc.)

Figure 9.11.1 - Visual Examples of Corner Lot Setback





SECTION 10 – Agriculture & Rural Residential Zones

Section 10.1 Zone Purposes	
Zones	Purpose
A1 - Agriculture	The purpose is to provide a zone for Agricultural Land Reserve parcels that permit agricultural uses and other complementary uses suitable in an agricultural setting.
A2 – Agriculture / Rural Residential	The purpose is to provide a zone that allows for rural residential and agricultural land uses outside the Agricultural Land Reserve.
RR1 – Large Lot Rural Residential	The purpose is to provide a zone for country residential development on larger lots that permit more rural land uses, minor agricultural, and a holding zone where future development could occur subject to the direction of the Official Community Plan.
RR2 – Small Lot Rural Residential	The purpose is to provide a zone for country residential development on smaller lots, and complementary uses, in areas of high natural amenity and limited urban services.

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
A1 - Agriculture	n/a	n/a
A2 – Agriculture / Rural Residential	A2c – Agriculture / Rural Residential with Carriage House	The purpose is to provide a sub-zone for A2 lots to allow carriage houses on a case-by-case basis were supported by OCP policy.
RR1 – Large Lot Rural Residential	RR1c – Large Lot Rural Residential with Carriage House	The purpose is to provide a sub-zone for RR1 lots to allow carriage houses on a case-by-case basis were supported by OCP policy.
	RR1cc – Large Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RR2 – Small Lot Rural Residential	RR2c – Small Lot Rural Residential with Carriage House	The purpose is to provide a sub-zone for RR2 lots to allow carriage houses

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
		on a case-by-case basis were supported by OCP policy.
	RR2cc – Small Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.

Section 10.3 - Permitted Land Uses				
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
Accessory Buildings or Structures	S	S	S	S
Agriculture	P	P	-	-
Agriculture, Urban	P	P	P	P
Agriculture, Intensive .10	P	-	-	-
Agri-Tourism .10	S	S	-	-
Alcohol Production Facility .10	S	-	-	-
Animal Clinics, Major	-	S .5	S .5	-
Animal Clinics, Minor	-	S	S	-
Aquaculture	P	P	-	-
Bed and Breakfast Homes	S .2, .12	S .2, .12	S .2, .12	S .2, .12
Cannabis Cultivation .10	P	-	-	-
Child Care Centre, Major	-	-	S .1	S .1
Child Care Centre, Minor	S	S	S	S
Carriage House	S .2, .11	S .2, .8	S .2, .8	S .2, .8
Farm Retail Sales Stands .10	S	-	-	-
Forestry	P	-	-	-

Section 10.3 - Permitted Land Uses				
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
Greenhouses and Plant Nurseries	P .4	P .4	P .4	-
Group Home	-	P	P	P
Home-Based Business, Major	S	S	S	S
Home-Based Business, Minor	S	S	S	S
Home-Based Business, Rural	S .9	S .9	S .9	-
Kennels	P .5	P .5	P .5	-
Mobile Home	P .6	-	-	-
On-Farm Processing of Cannabis .10	S	-	-	-
On-Farm Processing .10	S	-	-	-
Secondary Suite	S .2, .3	S .2, .3	S .2, .3	S .2, .3
Short-Term Rental Accommodations	S .12	S .12	S .12	S .12
Single Detached Housing	P .6	P	P	P
Stables	P	P .5	-	-
Temporary Farm Worker Housing (TFWH) .10	S .7	S .7	-	-

FOOTNOTES (Section 10.3):

.1 The lot must have a child care sub-zone 'cc' on the property for a child care centre, major to be permitted.

.2 Only one of these secondary uses shall be permitted at any one time: bed & breakfast, secondary suite, or carriage house.

.3 Secondary suites must be on a lot serviced with community water.

.4 Greenhouses and plant nurseries may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m^2 on the lot.

.5 Minimum lot area for animal clinics, major, kennels, and stables (stables only in the A2 zone) is 20,000 m^2.

.6 Maximum one single detached housing or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agriculture Land Commission Act (and related regulation and policy).

Section 10.3 - Permitted Land Uses				
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
.7 Existing structure with a building permit that was approved at least two (2) years prior to TFWH application, can be converted into TFWH, on the parcel within the farm unit. New TFWH must be in temporary structures on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.				
.8 The lot must have a carriage house sub-zone 'c' on the property for a carriage house to be permitted. Carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m^2.				
.9 When a home-based business, rural involves the cutting and wrapping of wild game or any meat, the lot must have a lot area greater than 3,300 m^2.				
.10 Other legislation like the Agriculture Land Commission Act applies and may limit land uses.				
.11 Lots with carriage houses in the A1 zone must have a minimum lot area of 20,000 m^2. Mobile homes may be used as carriage houses in the A1 zone.				
.12 Short-term rental accommodation is not permitted in combination with a bed and breakfast home.				

Section 10.4 - Subdivision Regulations m = metres / m^2 = square metres					
Criteria		Zones			
		A1	A2	RR1	RR2
Min Lot Width		40.0 m	40.0 m	36.0 m	18.0 m except it is 20.0 m for a corner lot
Min Lot Depth		n/a	n/a	30.0 m	30.0 m
Min Lot Area	No Sewer Lots	40,000 m^2	300,000 m^2	40,000 m^2	10,000 m^2
	Sewer Lots	40,000 m^2	40,000 m^2	8,000 m^2	1,600 m^2
	Both Sewer Lots and Lots without Sewer	Each lot shall have a minimum building envelope area of 150 m^2.			

Section 10.5 – A1 Agricultural and Development Regulations m = metres / m^2 = square metres							
Agriculture Facilities, Building, & Structures	**Max.** Site Coverage of all Buildings, Structures, & Impermeable Surfaces .5	**Max.** Gross Floor Area .5	**Min.** Front & Flanking Side Yard Setback	**Min.** Side Yard Setback	**Min.** Rear Yard Setback	**Min.** ALR Interface Setback .4	**Max.** Height
Non-Agricultural Accessory Buildings or Structures	35%	130 m^2 .1	6.0 m	3.0 m	3.0 m	n/a	6.0 m
Apiculture: Bee Hive; Honey House	35%	n/a	7.5 m	7.5 m	7.5 m	n/a	n/a
Agricultural Liquid or Solid Waste Storage (field storage)	35%	n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a
Agricultural Structures	35%	n/a	4.5 m	3.0 m	3.0 m	n/a	16.0 m
Alcohol Production Facility including Tasting Rooms and Lounges	35%	n/a	6.0 m	6.0 m .9	10.0 m .9	n/a	10.0 m
Carriage House	35%	90 m^2 .1	6.0 m	3.0 m	10.0 m	n/a	5.4 m
Compost Storage, On-Farm Composting, and Composting Materials (non-manure storage)	35%	n/a	15.0 m	15.0 m	15.0 m	100.0 m	16.0 m
Chemical Storage	35%	n/a	7.5 m	7.5 m	7.5 m	n/a	16.0 m
Confined Livestock Areas	35%	n/a	15.0 m .3	15.0 m .3	15.0 m .3	100.0 m .7	16.0 m
Crop Storage (output storage for the farm)	35%	n/a	6.0 m	3.0 m	3.0 m	15.0 m	16.0 m
Farm Retail Sales Stands	35%	300 m^2 .2	7.5 m	4.5 m	4.5 m	n/a	6.0 m

Section 10.5 – A1 Agricultural and Development Regulations m = metres / m^2 = square metres							
Agriculture Facilities, Building, & Structures	**Max.** Site Coverage of all Buildings, Structures, & Impermeable Surfaces .5	**Max.** Gross Floor Area .5	**Min.** Front & Flanking Side Yard Setback	**Min.** Side Yard Setback	**Min.** Rear Yard Setback	**Min.** ALR Interface Setback .4	**Max.** Height
Feed Mill, Feed Storage, Silage Storage (i.e., input storage for the farm)	35%	n/a	6.0 m	3.0 m	3.0 m	60.0 m	16.0 m
Greenhouses and Plant Nurseries .8	35% .6	n/a	6.0 m	3.0 m	3.0 m	15.0 m	16.0 m
Incinerators	35%	n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a
Kennels	35%	500 m^2 .10	15.0 m	15.0 m	15.0 m	n/a	10.0 m
Livestock and Poultry Housing	35%	n/a	15.0 m .3	15.0 m .3	15.0 m .3	100.0 m	16.0 m
Mushroom Barns and/or Mushroom Processing Facility	35%	n/a	15.0 m	7.5 m	7.5 m	30.0 m	16.0 m
On-Farm Processing	35%	n/a	6.0 m	3.0 m	3.0 m	n/a	16.0 m
On-Farm Processing of Cannabis	35%	n/a	6.0 m	3.0 m	3.0 m	100 m	16.0 m
Secondary Suite	35%	90 m^2	n/a	n/a	n/a	n/a	n/a
Single Detached Housing	35%	n/a .1	6.0 m	3.0 m	10.0 m	n/a	10.0 m
Stables	35%	n/a	15.0 m	15.0 m	15.0 m	n/a	16.0 m

FOOTNOTES (Section 10.5.):

.1 For any lot 8,000 m^2 or greater in lot area, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m^2. A second residential footprint up to 1,000 m^2 may be registered for carriage houses.

.2 Farm retail sales stands, selling only produce grown on the site or another site operated by the same producer do not have a maximum area. If non-farm products are being sold, then the total area, both indoors and outdoors, used for retail sales of all products must not exceed 300 m^2 and at least 50 per cent of the that retail sales area must be for the sale of farm products produced on the farm.

Section 10.5 – A1 Agricultural and Development Regulations m = metres / m^2 = square metres							
Agriculture Facilities, Building, & Structures	**Max.** Site Coverage of all Buildings, Structures, & Impermeable Surfaces [.5]	**Max.** Gross Floor Area [.5]	**Min.** Front & Flanking Side Yard Setback	**Min.** Side Yard Setback	**Min.** Rear Yard Setback	**Min.** ALR Interface Setback [.4]	**Max.** Height

[.3] The setback is increased to 30 m when the lot is abutting: a rural residential zone, a single & two dwelling zone, a commercial zone, a village centre zone, a core area zone, or an urban centre zone.

[.4] ALR interface is the perimeter border of the ALR including all satellite areas. The ALR interface is measured from the lot line on the farm side of the subject property.

[.5] Other legislation like the Agriculture Land Commission Act (and related regulation and policy) regulate gross floor area and site coverage.

[.6] For greenhouses and plant nurseries designed with a closed wastewater and storm water management systems then the site coverage may be increased to 75%.

[.7] Except horse paddocks, which can be setback 15 m.

[.8] These setbacks apply to cannabis cultivation if grown in a greenhouse.

[.9] Outdoor crush pads must be setback 15 m from lot line.

[.10] The maximum building footprint for kennels is 250 m^2.

Section 10.6 - Development Regulations m = metres / m^2 = square metres			
Criteria	Zones		
	A2	RR1	RR2
⬇ Regulations that apply to all Buildings, Structures, and Uses ⬇			
Max. Site Coverage of all Buildings	20% [.4] except 30% when lot is less than 8,000 m^2	20% [.4] except 30% when lot is less than 8,000 m^2	30%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	35% [.4]	40% [.4] except 50% when lot is less than 8,000 m^2	60%
Max. Height for Agricultural Structures	16.0 m	16.0 m	n/a
Min. Setbacks & **Max.** Gross Floor Area for any Agriculture Facility, Building, or Structure	All Setbacks for any agriculture facility, building, or structure shall follow the minimum setbacks and maximum gross floor area listed in Section 10.5 (except from the ALR interface). Animal clinics shall follow the minimum setbacks (except from the ALR interface) and maximum height as stated for kennels listed in in Section 10.5.		
⬇ Regulations that apply to all Principal Dwellings, Non-Agricultural Principal Use Buildings, and Non-Agricultural Principal Use Structures ⬇			

Section 10.6 - Development Regulations m = metres / m^2 = square metres				
Criteria		Zones		
		A2	RR1	RR2
Max. Height		10.0 m	10.0 m	10.0
Max. Height for Buildings with Walkout Basements .4	Front or Flanking Yard	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m .3	12.5 m .3	12.5 m .3
Max. Gross Floor Area of a Third (3rd) Storey relative to the Second (2nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% See Example Diagram	70% See Example Diagram	70% See Example Diagram
Min. Front Yard Setback		6.0 m	6.0 m	6.0 m
Min. Front Yard or Flanking Yard Setback for any Attached Garage or Carport		6.0 m .5	6.0 m .5	6.0 m .5
Min. Flanking Yard Setback		4.5 m	4.5 m	4.5 m
Min. Side Yard Setback		3.0 m	3.0 m	2.1 m .1
Min. Rear Yard setback		10.0 m	9.0 m	7.5 m or 4.5 m on wide lots .1
⬇ Regulations that apply to Carriage Houses, Accessory Buildings or Structures, and Secondary Suites ⬇				
Max. Height for Carriage Houses		5.4 m	5.4 m	5.4 m
Max. Height for Accessory Buildings or Structures		4.8 m	4.8 m	4.8 m
Min. Front Yard Setback		12.0 m	12.0 m	12.0 m
Min. Front Yard Setback for Double Fronting Lots		6.0 m .5	6.0 m .5	6.0 m .5
Min. Flanking Yard Setback		6.0 m	6.0 m	6.0 m
Min. Side Yard Setback		1.5 m	1.5 m	1.5 m

Section 10.6 - Development Regulations m = metres / m^2 = square metres			
Criteria	Zones		
	A2	RR1	RR2
Min. Rear Yard setback	3.0 m	3.0 m	1.5 m .2
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m^2	100 m^2	100 m^2
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m^2	90 m^2	90 m^2
Max. Building Footprint for Single (1) Storey Carriage Houses	100 m^2	100 m^2	100 m^2
Max. Building Footprint for Two (2) Storey Carriage Houses	90 m^2	90 m^2	90 m^2
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram
Max. Net Floor Area for Secondary Suites	90 m^2	90 m^2	90 m^2
Max. Building Footprint for Accessory Buildings or Structures	n/a	90 m^2	90 m^2

FOOTNOTES (Section 10.6.):

.1 Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.

.2 When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.

.3 The height for the lowest floor or walkout basements at the rear elevation cannot exceed 3.6 m measured from finished grade to the top of the finished floor above the slab.

.4 For greenhouses and plant nurseries designed with a closed wastewater and storm water management systems then the site coverage may be increased to 75%.

.5 Setback shall be measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.

Section 10.7 - Site Specific Regulations			
Uses and regulations apply to the A1 – Agriculture 1 zone on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot A, Section 24, Township 26, ODYD, Plan EPP714	700 Hwy 33 E	Food Primary Establishment This existing cafe is subject to the Agricultural Land Commission (ALC) Resolution #101/2014 for application #53542 which approved this non-farm use subject to the following condition: The Cafe facility is limited to current size being 25.3 m^2 (272 ft^2) indoor and 34.6 m^2 (372 ft^2) outdoor and that there be submission of notification or an application to the ALC should there be plans in the future for any significant changes or plans to expand the current footprint.

SECTION 11 – Single and Two Dwelling Zones

Section 11.1 - Zone Purposes	
Zones	Purpose
RU1 – Large Lot Housing	The purpose is to provide a zone for single detached housing, and compatible secondary uses, on larger serviced urban lots.
RU2 – Medium Lot Housing	The purpose is to provide a zone for single detached housing, and compatible secondary uses, on medium sized serviced urban lots.
RU3 – Small Lot Housing	The purpose is to provide a zone for single detached housing, and compatible secondary uses, on smaller serviced urban lots.
RU4 – Duplex Housing	The purpose is to provide a zone for duplex and semi-detachment housing with compatible secondary uses, on larger serviced urban lots.
RU5 – Multiple Single Detached Housing	The purpose is to provide a zone for multiple single detached homes, and compatible secondary uses, on a single serviced urban lot.

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
RU1 – Large Lot Housing	RU1c – Large Lot Housing with Carriage House	The purpose is to provide a sub-zone is to allow for a carriage houses on selective properties.
	RU1cc – Large Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RU2 – Medium Lot Housing	RU2c – Medium Lot Housing with Carriage House	The purpose is to provide a sub-zone is to allow for a carriage houses on selective properties.
	RU2cc – Medium Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RU3 – Small Lot Housing	n/a	n/a

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
RU4 – Duplex Housing	RU4b – Duplex Housing with Boarding or Lodging House	The purpose is to provide a sub-zone for RU4 lots to allow for boarding or lodging house land uses on a case-by-case basis were supported by OCP policy.
	RU4hc - Duplex Housing with Heritage Commercial	The purpose is to provide a sub-zone for the preservation of land and buildings that have heritage value for low density residential uses to expand into complimentary commercial uses related to health services, and minor retail activities.
	RU4cc – Duplex Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU4 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RU5 – Multiple Single Detached Housing	n/a	n/a

Section 11.3 - Permitted Land Uses					
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)				
	RU1	RU2	RU3	RU4	RU5
Accessory Buildings or Structures	S	S	S	S	S
Agriculture, Urban	P	P	P	P	P
Bed & Breakfast	S .9, .10	S .9, .10	S .9, .10	S .9, .10	-
Boarding & Lodging	-	-	-	P (RU4b only)	-
Carriage House	S .7, .9	S .7, .9	-	S .2, .7, .9	-
Child Care Centre, Major	S .3	S .3	-	S .3	S .3
Child Care Centre, Minor	S	S	S	S	S
Duplex Housing	-	-	-	P .2	-
Group Home	P	P	P	P	P

Section 11.3 - Permitted Land Uses					
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)				
	RU1	RU2	RU3	RU4	RU5
Health Services	-	-	-	P (RU4hc only) .4	-
Home-Based Business, Major	S	S	-	S	S
Home-Based Business, Minor	S	S	S	S	S
Retail	-	-	-	S (RU4hc only) .5	-
Secondary Suite	S .6 , .9	S .6 , .9	S .6 , .9	S .2, .6 , .9	S .9
Semi-Detached Housing	-	-	-	P .2	-
Short-Term Rental Accommodations	S .10	S .10	S .10	S .10	S
Single Detached Housing	P .1	P .1	P .1	P .2	P .8

FOOTNOTES (Section 11.3.):

.1 Maximum one single detached house per lot, strata lot or bareland strata lot.

.2 Each dwelling unit (a single detached house, a duplex unit, or a semi-detached unit) is permitted to have one secondary use (a secondary suite or a carriage house). Each lot can have a maximum of two principal dwelling units (ex. two single detached houses, one duplex, or a semi-detached building).

.3 The lot must have a child care sub-zone 'cc' on the property for a child care centre, major to be permitted.

.4 The health services use shall not generate more than two (2) clients to the site from which the business is being operated at any given time.

.5 The retail use shall be limited to those uses related to arts, crafts, or cultural activities such as souvenir, craft, or gift shops, bookstores, art galleries, or photography studios. Individual general retail services are limited to a maximum net floor area of 100 m^2.

.6 Secondary suites must be on a lot serviced with community water.

.7 For a lot located outside the Core Area, the lot must have a carriage house sub-zone 'c' on the property for a carriage house to be permitted. For a lot located within the Core Area, a carriage house is a permitted secondary use without the necessity of the sub-zone. Carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m^2.

.8 The maximum density shall be three (3) units per 1,000 m^2. The maximum density is one (1) unit per 1,000 m^2 if the lot is not connected to community sanitary sewer and community water.

.9 Only one of these secondary uses shall be permitted at any one time per principal dwelling unit: bed & breakfast, secondary suite, or carriage house.

.10 Short-term rental accommodation is not permitted in combination with a bed and breakfast home.

Section 11.4 – Subdivision Regulations m = metres / m^2 = square metres					
	Zones				
	RU1 [.1]	RU2 [.1]	RU3 [.1]	RU4 [.1]	RU5
Min. Lot Width without access to a Rear Lane	16.5 m	13.0 m	8.5 m	18.0 m [.2]	40.0 m
Min. Lot Width with access to a Rear Lane or Strata Road	15.0 m	12.0 m	8.5 m	18.0 m [.2]	40.0 m
Min. Lot Width for Corner Lots	17.0 m	15.0 m	10.0 m	20.0 m [.2]	40.0 m
Min. Lot Depth	30.0 m	27.0 m	27.0 m	30.0 m	30.0 m
Min. Lot Area [.1]	450 m^2	350 m^2 [.3]	255 m^2	540 m^2 [.2]	4,000 m^2
Min. Building Envelope Area	150 m^2	130 m^2	n/a	200 m^2	n/a
New lots must have access to side or rear lane	no	no	yes	no	no

FOOTNOTES (Section 11.4.):

[.1] Minimum lot width, lot depth, and lot area also apply to bareland strata lots.

[.2] Where a lot is developed with a semi-detached housing form and is being subdivided along a party wall then: the minimum lot area is 270 m^2, the minimum lot width is 10 m for corner lots, the minimum lot width is 9 m for all other lots, and the minimum building envelope area is 100 m^2.

[.3] The minimum lot area is 325 m^2 when the lot has access to a rear lane or strata road.

Section 11.5 – Development Regulations m = metres / m^2 = square metres							
		Zones					
		RU1 .1	RU2 .1	RU3 .1	RU4 .1	RU5 .1
⬇ Regulations that apply to all Buildings, Structures, and Uses ⬇						
Max. Site Coverage of all Buildings		40%	40%	40%	40%	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces		70%	70%	70%	70%	70% .6
Lane Regulations		If a lot is fronting onto a lane then vehicular access is only permitted from the lane.				
⬇ Regulations that apply to Principal Dwellings, Principal Use Buildings, and Principal Use Structures ⬇						
Max. Height		10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
Max. Height for Buildings with Walkout Basements	Facing Front or Flanking Yard	8.6 m	8.6 m	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m	12.5 m	12.5 m	12.5 m	12.5 m
Max. Gross Floor Area of a Third (3rd) Storey relative to the Second (2nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% See Example Diagram	70% See Example Diagram	70% See Example Diagram	70% See Example Diagram	70% See Example Diagram
Min. Front Yard and Flanking Yard Setback		4.5 m .7	4.5 m .7	3.0 m	4.5 m .7	4.5 m .5
Min. Front Yard and Flanking Yard Setback for any attached garage or carport		6.0 m .2	6.0 m .2	n/a	6.0 m .2	6.0 m .5
Min. Side Yard Setback		2.1 m	1.5 m	1.2 m	2.1 m .3	3.0 m .3, .5
Min. Rear Yard Setback		7.5 m	6.0 m	6.0 m	7.5 m	6.0 m .5
Min. Rear Yard Setback on Wide Lots		4.5 m	4.5 m	4.5 m	4.5 m	n/a

Section 11.5 – Development Regulations m = metres / m^2 = square metres					
	Zones				
	RU1 .1	RU2 .1	RU3 .1	RU4 .1	RU5 .1
Min. Setback between Principal Buildings	n/a	n/a	n/a	2.5 m	2.5 m
⬇ Regulations that apply to Carriage Houses, Accessory Buildings / Structures and Secondary Suites ⬇					
Max. Height for Carriage Houses	5.4 m	5.4 m	5.4 m	5.4 m	n/a
Max. Height for Accessory Buildings / Structures	4.8 m	4.8 m	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m .5
Min. Front Yard Setback for Double Fronting Lots	6.0 m .2	6.0 m .2	n/a	6.0 m .2	n/a
Min. Flanking Yard Setback	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m .5
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m .5
Min. Rear Yard Setback	1.5 m .4	1.5 m .4	1.5 m .4	1.5 m .4	1.5 m .5
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m^2	100 m^2	n/a	100 m^2	n/a
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m^2	90 m^2	n/a	90 m^2	n/a
Max. Building Footprint for Single (1) Storey Carriage Houses	100 m^2	100 m^2	n/a	100 m^2	n/a
Max. Building Footprint for Two (2) Storey Carriage Houses	90 m^2	90 m^2	n/a	90 m^2	n/a
Max. Building Footprint for Accessory Buildings / Structures	90 m^2	90 m^2	90 m^2	90 m^2	90 m^2
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram	n/a	70% of the carriage house footprint area See Example Diagram	n/a

Section 11.5 – Development Regulations m = metres / m^2 = square metres					
	Zones				
	RU1 .1	RU2 .1	RU3 .1	RU4 .1	RU5 .1
Max. Net Floor Area for Secondary Suites	90 m^2	90 m^2	90 m^2	90 m^2	90 m^2
Lit pathway requirement for Carriage Houses and Secondary Suites	A lighted pathway is required from the entrance of the carriage house and/or the secondary suite to the on-site parking space(s) and to the fronting street.				

FOOTNOTES (Section 11.5.):

.1 Site coverage, height, and setback regulations also apply to bareland strata lots.

.2 Setback shall be measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.

.3 Side yard setbacks are not required for semi-detached on a lot line that has a party wall.

.4 When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.

.5 The front, flanking, side, rear yard setback shall apply to the exterior lot lines of the site and not to the interior separations between single detached housing units and / or accessory structures within a building strata.

.6 Private roadways that access more than two dwelling units excluded from the calculation of maximum site coverage of all buildings, structures, and impermeable surfaces.

.7 The front yard and flanking yard setbacks can be reduced to 3.0 m for lots within the Suburban Residential S-RES future land use designation identified in the OCP.

SECTION 12 – Mobile Home and Camping Zones

Section 12.1 - Zone Purposes	
Zones	Purpose
MH1 – Mobile Home and Camping	The purpose is to provide a zone for mobile homes on individual mobile homes spaces in a mobile home park setting and for campsites.

Section 12.2 - Permitted Land Uses	
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
	MH1
Accessory Buildings or Structures	S
Agriculture, Urban	S
Campsites	P
Child Care Centre, Minor	S
Home-Based Business , Minor	S
Mobile Home Park	P .1
Offices	S .2

FOOTNOTES (Section 12.2.):

.1 Mobile homes and modular homes are permitted dwelling units within a mobile home park.

.2 Offices are limited to one office for the management and operation of the mobile home park.

Section 12.3 – Subdivision Regulations m = metres / m^2 = square metres	
	Zones
	MH1
Min. Site Width	n/a
Min. Site Depth	n/a
Min. Site Area	20,000 m^2

Section 12– Mobile Home and Camping Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 12.4 – Development Regulations m = metres / m^2 = square metres	
	Zones
	MH1
Max. Density	20 mobile home dwelling units / hectare
Max. Height	7.6 m & 1 storey
Min. Site Front Yard Setback	6.0 m
Min. Site Side Yard Setback	4.5 m
Min. Site Rear Yard Setback	6.0 m
Min. Mobile Home Space Area	325.0 m^2
Min. Mobile Home Space Width	12.0 m
Min. Mobile Home Space Depth	25.0 m
Min. Mobile Home Space Setback from Roadway	No mobile home shall be located closer than 3.0 m to the back curb of an internal roadway or parking area
Min. Mobile Home Space Side Yard Setback	1.5 m to the edge of the mobile home space

SECTION 13 – Multi-Dwelling Zones

Section 13.1 - Zone Purposes	
Zones	Purpose
MF1 – Infill Housing	The purpose is to provide a zone for infill development within the core area of the City limiting development to ground-oriented housing of 2 storeys.
MF2 – Townhouse Housing	The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.
MF3 –Apartment Housing	The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors.

Section 13.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
MF1 – Infill Housing	MF1r – Infill Housing Rental Only	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
MF2 – Townhouse Housing	MF2r – Townhouse Housing Rental Only	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
MF3 – Apartment Housing	MF3r – Apartment Housing Rental Only	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Section 13.3 - Permitted Land Uses			
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Accessory Buildings or Structures	S	S	S
Agriculture, Urban	S	S	S
Apartment Housing	-	-	P
Child Care Centre, Major	S	S	S
Child Care Centre, Minor	S	S	S
Cultural and Recreation Services	-	-	S .2
Duplex Housing	P	P	-
Food Primary Establishment	-	-	S .2
Group Home	P .1	P .1	-
Home-Based Business, Major	S .5	S .6	S .6
Home-Based Business, Minor	S	S	S
Health Services	-	-	S .2
Professional Services	-	-	S .2
Participant Recreation Services, Indoor	-	-	S
Personal Service Establishments	-	-	S .2
Retail	-	-	S .2
Secondary Suite	S .3	-	-
Semi-Detached Housing	P	P	-
Short-Term Rental Accommodations	S	S	S
Single Detached Housing	P	P	-
Stacked Townhouses	-	P	P .4
Townhouses	P	P	P .4

Section 13.3 - Permitted Land Uses			
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3

FOOTNOTES (Section 13.3.):

[.1] Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.

[.2] These land uses are only permitted on transit supportive corridors and these land uses are not permitted above the first storey.

[.3] No new secondary suites are permitted. Existing secondary suites that existed prior to December 4th 2017 are permitted to remain.

[.4] Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.

[.5] Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.

[.6] Home-based business, major is only permitted within ground-oriented dwelling units fronting transit supportive corridors, ground-oriented dwelling units within urban centres, or ground-oriented dwelling units within village centres.

Section 13.4 – Subdivision Regulations m = metres / m^2 = square metres				
		Zones		
		MF1	MF2	MF3
Min. Lot Width	Regular Lots	7.5 m	20.0 m [.1]	30.0 m
	Corner lots	9.5 m		
Min. Lot Area	Regular Lots	277.5 m^2	900 m^2 [.1]	1,400 m^2
	Corner Lots	350 m^2		
Min. Lot Depth		30.0 m	30.0 m [.1]	30.0 m

FOOTNOTES (Section 13.4.):

[.1] Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title.

Section 13.5 – Development Regulations m = metres / m^2 = square metres			
	Zones		
	MF1	MF2	MF3
Max. Height **Max.** Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55%	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75%	80%	85%
Min. Front Yard & Flanking Side Yard setback for Ground-Oriented units	4.0 m	3.0 m .3	3.0 m .3
Min. Front Yard & Flanking Side Yard setback for all Buildings including Accessory Buildings / Structures	4.0 m .5	3.0 m .5	4.5 m .5
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m .6
Min. Side Yard Setback	1.2 m .1, .2	3.0 m except 1.2 m from a lane .2	3.0 m .7
Min. Rear Yard Setback	3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane .4
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane .7
Min. Separation between Detached Principal Buildings	2.0 m	3.0 m	n/a
Min. Common and Private Amenity Space	n/a	7.5 m^2 per bachelor dwelling unit 15.0 m^2 per 1-bedroom dwelling unit 25 m^2 per dwelling unit with more than 1-bedroom .8, .9	
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.		

Section 13.5 – Development Regulations m = metres / m^2 = square metres			
	Zones		
	MF1	MF2	MF3
Vehicular Access	Where a lot has access to a lane, vehicular access is only permitted from the lane. If a lot does not have access to a lane then access will come from the street according to the City of Kelowna's Subdivision and Servicing Bylaw 7900.		

FOOTNOTES (Section 13.5.):

[1] For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.

[2] Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement

[3] The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented units if both of these criteria are met:

a) The maximum first floor height above the adjacent curb level for ground-oriented residential units are 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See example diagram.

b) The minimum net floor area for ground-oriented residential units on the first floor is 11m^2. See example diagram.

[4] For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.

[5] The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).

[6] Minimum building stepbacks apply only to buildings 5 storeys and taller. The stepback can occur on any floor above the second storey.

[7] If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the Official Community Plan then a 1.5 m additional setback needs to be added to the minimums.

[8] Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.

[9] 4.0 m^2 per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.

Section 13.6 –Density and Height Development Regulations m = metres / m^2 = square metres				
		Zones		
		MF1	MF2	MF3
Min. Density for Lots fronting onto a Transit Supportive Corridor		For lots with a lane = 4.75 units per 1,000 m^2 and a Min. 1,050 m^2 lot area [5] For lots without a lane = 3.1 units per 1,000 m^2 and a Min. 1,600 m^2 lot area [5]		
Max. Base Density		0.8 FAR with lane 0.6 FAR without lane and max 9.9 dwelling units per 1,000 m^2 of lot area	1.0 FAR See Underground Parking Base FAR Adjustments [7]	For 4 storeys and below Max FAR = 1.3 [2] For 5 storeys and above Max FAR = 1.8 [2] See Underground Parking Base FAR Adjustments [7]
Max. Bonus Density (Floor Area Ratio increase)		n/a	An additional 0.15 FAR [3]	An additional 0.25 FAR [3]
Max. Bonus Density for Rental Projects		n/a	An additional 0.3 FAR [3]	An additional 0.3 FAR [3]
Max. Base Height		8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys Or 22.0 m / 6 storeys [1]
Max. Base Height for Buildings with Walkout Basements	Front Building Elevation	n/a	10.0 m & 3 storeys	n/a
	Rear Building Elevation	n/a	12.6 m & 3 storeys	n/a
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys [3] Or 44.0 m & 12 storeys [4]

FOOTNOTES (Section 13.6.):

[1] The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if:

- The subject property is fronting onto a Transit Supportive Corridor; or
- The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot.

[2] The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit to the base heights.

[3] These bonuses only apply to lots within the Core Area or within a village centre. The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured.

[4] The increase in height to 44.0 m and 12 storeys only applies in situations where:

(a) lots are fronting a Provincial Highway; and

(b) lots are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and

Section 13.6 –Density and Height Development Regulations m = metres / m^2 = square metres			
	Zones		
	MF1	MF2	MF3
(c) the abutting lots cannot be zoned A1, A2, RR1, RR2, RU1, RU2, RU3, RU4, or RU5; and (d) lots are within the Core Area Neighbhourhood Future Land Use Designations as outlined in the OCP. (e) The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured. [5] For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m^2 of commercial GFA. [6] For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m^2 of commercial GFA. [7] If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.			

Section 13.7 - Site Specific Regulations Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot A, District Lot 140, ODYD, Plan KAP58184	1915-1925 Enterprise Way	This property is permitted to have hotels as principal land use.
2.	ODYD, Plan KAS3399	1132-1160 Bernard Ave	This property is permitted to have 16 storeys in height.
3.	Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641	530 Caramillo Ct.	This property is permitted to have Apartment housing limited to 4 storeys.
4.	Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511)	777 Denali Drive	This property is permitted to have Apartment housing limited to 3 storeys.
5.	Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXC EPT Plan KAP79047, EPP23768	530 Quartz Crescent	This property is permitted to have Apartment housing limited to 3 storeys.

SECTION 14 – Core Area & Other Zones

Section 14.1 – Core Area and Other Zone Categories	
Category	Zones
Commercial Zones	C1 – Local & Neighbourhood Commercial C2 – Vehicle Oriented Commercial
Cora Area Zones	CA1 – Core Area Mixed Use
Village Centre Zones	VC1- Village Centre
Urban Centre Zones	UC1 – Downtown Urban Centre UC2 – Capri-Landmark Urban Centre UC3 – Midtown Urban Centre UC4 – Rutland Urban Centre UC5 – Pandosy Urban Centre
Industrial Zones	I1 – Business Industrial I2 – General Industrial I3 – Heavy Industrial I4 – Natural Resource Extraction
Institutional Zones	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park
Health District Zones	HD1 – Kelowna General Hospital HD2 - Residential and Health Support Services
Water Zones	W1 – Recreational Water Use W2 – Intensive Water Use

Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes	
Zones	Purpose
C1 – Local & Neighbourhood Commercial	The purpose is to provide a zone for the commercial developments outside the Core Area to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, building scale includes 2 storey structures with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.
C2 – Vehicle Oriented Commercial	The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. Building scale generally includes two storey buildings with potential for office related uses on upper floors.
CA1 – Core Area Mixed Use	The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres. Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP. A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres.
VC1- Village Centre	The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified to each Village Centre (as identified with the OCP).

Section 14.3 – Urban Centre Zone Purposes	
Zones	Purpose
UC1 – Downtown Urban Centre	The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.
UC2 – Capri-Landmark Urban Centre	The purpose is to provide a mixed commercial and residential zone for developments within the Capri-Landmark Urban Centre that is consistent with and follows from the Capri-Landmark Urban Centre Plan.
UC3 – Midtown Urban Centre	The purpose is to provide a mixed commercial and residential zone for developments within the Midtown Urban Centre.
UC4 – Rutland Urban Centre	The purpose is to provide a mixed commercial and residential zone for developments within the Rutland Urban Centre.
UC5 –Pandosy Urban Centre	The purpose is to provide a mixed commercial and residential zone for developments within the South Pandosy Urban Centre.

Section 14.4 – Industrial Zone Purposes	
Zones	Purpose
I1 – Business Industrial	The purpose is to provide a zone for developments of planned industrial business parks containing indoor industrial uses with limited outdoor storage and to provide a zone for transition from general / heavy industrial uses to other uses.
I2 – General Industrial	The purpose is to provide for general industrial uses.
I3 – Heavy Industrial	The purpose is to designate and preserve land for developments of industrial uses which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.
I4 – Natural Resource Extraction	The purpose of this zone to provide a zone used for natural resource extraction such as gravel extraction and processing.

Section 14.5 – Institutional Zone Purposes	
Zones	Purpose
P1 – Major Institutional	The purpose is to provide a zone primarily for major governmental and publicly or privately funded institutional uses.
P2 – Education and Minor Institutional	The purpose is to provide a zone for private and public educational, residential, and recreational uses and religious assemblies.
P3 – Parks and Open Space	The purpose is to provide a zone for the preservation and enhancement of open space and limited public facilities.
P4 - Utilities	The purpose is to provide a zone for private and public utilities.
P5 – Municipal District Park	The purpose is to provide a zone for developments of major Municipal parks and ancillary recreational uses. Park sites generate large numbers of participants and spectators attracted from all areas of the City plus tournament visitors and tourists. These sites serve a population of 45,000 residents within a five-kilometer radius and also serve specific recreation facility needs on a city-wide basis.

Section 14.6 – Health District Zone Purposes	
Zones	Purpose
HD1 – Kelowna General Hospital	To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.

Section 14.6 – Health District Zone Purposes	
HD2 – Residential and Health Support Services	The purpose is to provide a zone for the conversion and new development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, medical-related commercial and complimentary residential uses within the Official Community Plan Health District future land use designation.

Section 14.7 – Water Zone Purposes	
Zones	Purpose
W1 – Recreational Water Use	The purpose is to provide a zone that allows for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish, wildlife, and vegetation communities.
W2 – Intensive Water Use	The purpose is to provide for a diverse and concentrated range of water activities consistent with the upland use, maintaining foreshore public access, and minimizing impacts on fish, wildlife, and vegetation communities.

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
Commercial, Core Area, and Village Centres	C1 – Local & Neighbourhood Commercial • rcs – Retail Cannabis Sales C2 –Vehicle Oriented Commercial • rcs – Retail Cannabis Sales • dt – Drive Through CA1 – Core Area Mixed Use • r – Rental Only • rcs – Retail Cannabis Sales • dt – Drive Through VC1 – Village Centre • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through
Urban Centre	UC1 – Downtown Urban Centre • r – Rental Only • rcs – Retail Cannabis Sales • gg – Gaming and Gambling • a – Arena • fg – Fueling and Gas Stations • dt – Drive Through

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
	UC2 – Capri-Landmark Urban Centre • r – Rental Only • rcs – Retail Cannabis Sales • gg – Gaming and Gambling • fg – Fueling and Gas Stations • dt – Drive Through UC3 – Midtown Urban Centre • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through UC4 – Rutland Urban Centre • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through UC5 – Pandosy Urban Centre • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through
Industrial	I1 – Business Industrial • rcs – Retail Cannabis Sales I2 – General Industrial • rcs – Retail Cannabis Sales I3 – Heavy Industrial I4 – Natural Resource Extraction
Institutional	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park
Health District	HD1 – Kelowna General Hospital HD2 - Residential and Health Support Services • r – Rental Only
Water	W1 – Recreational Water Use W2 – Intensive Water Use

14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

Section 14.9 – Principal and Secondary Land Uses

	Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																					
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	S	n/a	n/a
3	Alcohol Production Facilities	-	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P 1	-	-	-	-	-	-	-	-	-	-
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
6	Apartment Housing	P .6	P .6	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11	Boat Storage	-	-	-	S .13	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	S	-	S	S	P	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P 2	P
22	Drive Throughs	-	P .14	P .14	P .14	P .14	P .14	P .14	P .14	P .14	-	-	-	-	-	-	-	-	-	-	-	-	-

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones														
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses

	Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																				
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	S	S	P	-	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
27	Food Primary Establishment	P .5	P	P	P	P	P	P	P	P	P .5	P .5	-	-	P	-	P	-	S	S .7	S .5	-	S .5
28	Gaming Facilities	-	-	-	-	P .8	P .8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Gas Bar	P .12	P .12	-	P .12	P .12	P .12	P .12	P .12	P .12	-	P .12	-	-	-	-	-	-	-	-	-	-	-
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	S .3	-	P	-	-
34	Home-Based Business, Major	-	-	S .10	S .10	S .10	S .10	S .10	S .10	S .10	-	-	-	-	-	-	-	-	-	-	S .10	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
38	Liquor Primary Establishment	P .4, .5	P .4	P .4	P .4	P .4	P .4	P .4	P .4	P .4	P .5	P .5	-	-	S .4	-	S .4	-	S .4	-	-	-	S .4, .5
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-	-	-
44	Offices	P .6	P .6	P	S	P	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-	-	-
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-	-
46	Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	S	-	-	-

Section 14.9 – Principal and Secondary Land Uses																						
Uses		Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																				
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-	-
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
53	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-
54	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	S	-	-	-	-
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S .3	S	S .5	-	S .5
58	Retail Cannabis Sales	P .9	P .9	P .9	P .9	P .9	P .9	P .9	P .9	P .9	S .9	S .9	-	-	-	-	-	-	-	-	-	-	-
59	Secondary Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-
60	Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
61	Single Detached Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
62	Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-	-
63	Stacked Townhouses	-	-	P	P	P .11	P .11	P .11	P .11	P .11	-	-	-	-	-	-	-	-	-	-	P	-	-
64	Townhouses	-	-	P	P	P .11	P .11	P .11	P .11	P .11	-	-	-	-	-	-	-	-	-	-	P	-	-
65	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	S	-	-	-	-
66	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-
67	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
68	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-

Section 14.9 – Principal and Secondary Land Uses																						
Uses	Zones ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2

FOOTNOTES (Section 14.9.):

[1] In the commercial, village centre, and urban centre zones the total area for manufacturing shall be limited to a maximum of 275 m^2 per lot. In the industrial zones, there is no manufacturing gross floor area limit. In the I1, I2, and I3 zones, the maximum floor area for tasting, serving, and consumption of alcohol shall not exceed 235 m^2 in gross floor area per lot. If the lot is fronting onto Richter Street, Clement Avenue, Vaughan Avenue, or Baillie Avenue then there is no floor limit for tasting, serving, and consumption of alcohol.

[2] Docks can only be used for private purposes and cannot be used as a communal docking facility utilized for renumeration.

[3] Health services and retail shall be limited to those types of uses and services incidental to a major sports and recreation facilities. Health services and retail shall be located within a building primary used for district park, participant recreation services indoor, and/or spectator sports establishments. Retail shall not exceed 235 m^2 or 5% of the gross floor area of the building which it is located (whichever is less). Health services shall not exceed 500 m^2.

[4] Liquor primary establishments must hold a Liquor Primary Licence.

[5] Retail, food primary establishment, liquor primary establishments shall not exceed 235 m^2 in gross floor area (e.g. neighbourhood pubs) per lot. If the lot is fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue then any food primary establishment can exceed the 235 m^2 gross floor area limit.

[6] Offices are intended to be a minor component within the zone. Offices and Apartment Housing are limited to the uppermost floor within a building. Offices and Apartment Housing cannot occur on the ground floor.

[7] Food primary establishment shall be limited to a maximum 465 m^2 GFA. Retail shall be limited to a maximum 465 m^2 GFA and no more than 50 m^2 of GFA for any individual tenant space.

[8] Gaming facilities must have 'gg' Gaming and Gambling sub-zoning on the property.

[9] Retail cannabis sales must have 'rcs' Retail Cannabis Sales sub-zoning on the property.

[10] Home-based business, major is only permitted within ground-oriented units fronting Transit Supportive Corridors, ground-oriented units within urban centres, ground-oriented units within village centres, or within single detached housing.

[11] Townhouses and stacked townhouses are only permitted on fronting streets classified as mixed residential street, residential street, or mixed streets as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.3, Map 4.5, Map 4.7).

[12] Within an Urban Centre or a Village Centre zone a gas bar must have the 'fg' sub-zoning on the property to be permitted. All gas bars are only permitted if an alternative fuel infrastructure is provided on the same lot.

[13] Boat Storage is only permitted with the Cook / Lakeshore Village Centre.

[14] Drive Throughs must have 'dt' Drive Through sub-zoning on the property. See Section 9.4 for specific drive through related regulations.

Section 14.10 – Subdivision Regulations m = metres / m^2 = square metres				
Zones	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area .1	Maximum Lot Area
C1	40.0 m except 18.0 m if site abuts a lane.	30.0 m	830 m^2	1,500 m^2
C2	40.0 m except 30.0 m if site abuts a lane.	30.0 m	1,000 m^2	n/a
CA1	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m^2 except 460 m^2 if site abuts a lane.	n/a
VC1 Village Centre	25.0 m	30.0 m	750 m^2	n/a
UC1 (Downtown)	6.0 m	30.0 m	200 m^2	n/a
UC2 (Capri /Landmark)	40.0 m except 13.0 m if site abuts a lane.	30.0 m	1,200 m^2 except 460 m^2 if site abuts a lane.	n/a
UC3 (Midtown)				
UC4 (Rutland)				
UC5 (Pandosy)				
I1	40.0 m	35.0 m	2,000 m^2	n/a
I2			4,000 m^2	n/a
I3			8,000 m^2	n/a
I4	100.0 m	1000.0 m	10,000 m^2	n/a
P1	13.0 m	30.0 m	460 m^2	n/a
P2	18.0 m	30.0 m	660 m^2	n/a
P3	n/a	n/a	n/a	
P4	n/a	n/a	n/a	
P5	13.0 m	30.0 m	460 m^2	n/a
HD1	30.0 m	30.0 m	n/a	
HD2	30.0 m	30.0 m	900 m^2	
W1	n/a	n/a	n/a	
W2	n/a	n/a	n/a	

Section 14.10 – Subdivision Regulations m = metres / m^2 = square metres				
Zones	Minimum **Lot Width**	Minimum **Lot Depth**	Minimum **Lot Area** .1	Maximum **Lot Area**
FOOTNOTES (Section 14.10.): .1 The minimum lot area listed in the table above only applies to lots that have a connection to the community sanitary sewer system (as described within the City of Kelowna's Subdivision and Servicing Bylaw 7900). If a lot does not have an installed connection to the community sanitary sewer system, then the minimum lot area is 10,000 m^2.				

Section 14.11 – Commercial and Urban Centre Zone Development Regulations m = metres / m^2 = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% .13
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% .9	100% or 90% .9	100% or 90% .9	100% or 90% .9
Max. Density and **Max.** Height	See Section 14.14 for Density and Height Regulations								
Min. Front Yard and Flanking Side Yard Setback	2.0 m .12	2.0 m .12	3.0 m .1, .12	3.0 m .1, .12	0.0 m .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m .14	3.0 m .14	n/a	n/a	n/a	n/a	n/a
Min. Side Yard Setback	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m .2, .3	0.0 m .2, .3	3.0 m .2, .3	0.0 m .2, .3	0.0 m .2, .3
Min. Rear Yard Setback	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m .2	0.0 m .2, .4	3.0 m .2, .4	0.0 m .2, .4	0.0 m .2, .4
Min. Common and Private Amenity Space	n/a	n/a	7.5 m^2 per bachelor dwelling unit 15.0 m^2 per 1-bedroom dwelling unit 25 m^2 per dwelling unit with more than 1-bedroom .11						
Min. Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone.								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations m = metres / m^2 = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys.								
Corner Lots	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot, there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey. See Visual Example of Corner Lot Setbacks (Figure 9.11.1) .								
Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.								
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.								
Min. and **Max.** Commercial or Residential Floor Area based on Fronting Street Type	The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown, 4.4 Capri-Landmark, 4.6 Pandosy, 4.8 Rutland, & 4.10 Midtown). Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a: • High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. • Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. • Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. • Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses.								
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m^2 = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5

FOOTNOTES (Section 14.11.):

.1 The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented residential units if both of these criteria are met:

a) The maximum first floor height above adjacent curb level for ground-oriented residential units is 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Example Diagram.

b) The minimum net floor area for ground-oriented residential units on the first floor is 11m^2. See Example Diagram.

The minimum setback can be reduced from 3.0 m to 0.0 m for any ground-oriented commercial units if at least a 6.0 m setback in the UC2, UC3, & UC4 zones and 4.5 m setback in the UC5 zone is maintained from back-of-curb (or edge of road pavement in situations without curb) to building face.

.2 Any portion of a building above 16.0 m in height must be setback a minimum of 3.0 m from any lot line abutting a street and 4.0 m from any lot line abutting another property.

.3 Except it is 3.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.

.4 Except it is 6.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.

.5 Except it the rear setback is: 3.0 m when abutting rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.

.6 The minimum side yard is 4.0 m when abutting a single & two dwelling zone or rural residential zone.

.7 For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m The site rear yard for carport structures is 1.5 m.

.8 Any building over 6 storeys in height, the portions of the building over 6 storeys must be setback a minimum of 10 m from any lot line abutting any single & two dwelling zone or rural residential zone. Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous building frontage shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 m.

.9 The maximum site coverage of all buildings, structures, and impermeable surfaces is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.

.10 The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Visual Example of Max Floor Height for Ground-Oriented Housing.

.11 4.0 m^2 per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and

Section 14.11 – Commercial and Urban Centre Zone Development Regulations m = metres / m² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.									
.12 The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).									
.13 The maximum site coverage is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g., Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%.									
.14 Minimum building stepbacks apply only to buildings five (5) storeys and taller. The stepback can occur on any floor above the second storey.									

Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations m = metres / m² = square metres										
Criteria	Zones									
	I1	I2	I3	I4	P1	P2	P3	P4	P5	W1	W2
Max. Site Coverage of all Buildings (%)	60%	60%	80%	10%	50%	40%	n/a	n/a	n/a	n/a	n/a
Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces (%)	80%	90%	n/a	n/a	70%	60%	n/a	n/a	30%	n/a	n/a
Max. Density & **Max.** Height	See Section 14.14 for Density and Height Regulations										
Min. Front Yard Setback	2.0 m	2.0 m	2.0 m .2	2.0 m .2	2.0 m	2.0 m .3	6.0 m	6.0 m	6.0 m	n/a	n/a
Min. Flanking Side Yard Setback	2.0 m	2.0 m	2.0 m .2	2.0 m .2	2.0 m	2.0 m .3	4.5 m	6.0 m	6.0 m	n/a	n/a

Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations m = metres / m^2 = square metres											
Criteria	Zones										
	I1	I2	I3	I4	P1	P2	P3	P4	P5	W1	W2
Min. Side Yard Setback	0.0 m [.1]	0.0 m [.1]	0.0 m [.2]	0.0 m [.2]	4.5 m	4.5 m [.3]	3.0 m [.1]	4.5 m	4.5 m	n/a	n/a
Min. Rear Yard Setback	0.0 m [.1]	0.0 m [.1]	2.0 m [.2]	2.0 m [.2]	6.0 m	6.0 m [.3]	3.0 m [.2]	4.5 m [.2]	6.0 m	n/a	n/a

FOOTNOTES (Section 14.12.):

[.1] Except the minimum setback is 4.5 m when the lot line abuts a residential zone.

[.2] Except the minimum setback is 6.0 m when the lot line abuts a residential zone.

[.3] Except the minimum setback is 1.2 m for any temporary portable buildings used for education services or childcare services.

Section 14.13 – Health District Development Regulations m = metres / m^2 = square metres		
Criteria	Zones	
	HD1	HD2
Max. Site Coverage of all Buildings	100%	65%
Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces (%)	n/a	80%
Max. Density & **Max.** Height	See Section 14.14 for Density and Height Regulations	
Road Specific **Min.** Setbacks	6.0 m from Pandosy Street 6.0 m from Royal Ave for buildings up to 10.0 m in height 9.0 m from Royal Ave for buildings greater than 10.0 m 9.0 m from Abbott Street 4.5 m on southern Christleton Laneway	n/a
Min. Front Yard & Flanking Side Yard Setback	n/a	4.5 m for Single Detached Housing & 4.5 m for Apartment Housing / Health Services / Commercial .1
Min. Side Yard Setback	n/a	2.1 m for Single Detached Housing & 3.0 m for 1st & 2nd floors of Apartment Housing / Health Services / Commercial & 6.0 m for 3rd floor and above of Apartment Housing / Health Services / Commercial
Min. Rear Yard Setback	n/a	6.0 m for Single Detached Housing & 6.0 m for Apartment Housing / Health Services / Commercial except 3.0 m when abutting a lane
Min. Common and Private Amenity Space	n/a	7.5 m^2 per bachelor dwelling unit 15.0 m^2 per 1-bedroom dwelling unit 25 m^2 per dwelling unit with more than 1-bedroom .2

Section 14.13 – Health District Development Regulations m = metres / m^2 = square metres		
Criteria	Zones	
	HD1	HD2
FOOTNOTES (Section 14.13.): [1] The minimum front yard & flanking side yard setback can be reduced only for the first two levels of commercial, health services, and/or ground-oriented residential units including lobbies (excluding mechanical, storage space, or parkade walls) to 2.0 m. [2] 4.0 m^2 per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to childcare centres as long as the childcare spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to childcare spaces cannot be more than 50% of the total space required.		

Section 14.14 – Density and Height m = metres / m^2 = square metres					
Zones	**Min.** Density (if applicable) & **Max.** Base Density FAR .1, .7	**Max.** Public Amenity & Streetscape Bonus FAR	**Max.** Rental or Affordable Housing Bonus FAR	**Max.** Base Height .1, .7	**Max.** Height with Bonus FAR
C1	0.75 FAR	n/a	n/a	3 storeys & 12.0 m	No additional height
C2	0.9 FAR, except 1.0 for Hotels	An additional 0.25 FAR .3	An additional 0.3 FAR for rental only projects or affordable housing .3	3 storeys & 12.0 m	Only Hotels qualify for an 3 additional storeys & 12 m .3
CA1	**Min.** Density for lots fronting a Transit Supportive Corridor and with a lane = 4.75 units per 1,000 m^2 and a **Min.** 1,050 m^2 lot area .5, .9 **Min.** Density for lots fronting a Transit Supportive Corridor and without a lane = 3.1 units per 1,000 m^2 and a **Min.** 1,600 m^2 lot area .5, .9 **Max.** Base FAR = 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor .9 See Underground Parking Base FAR Adjustments .12	An additional 0.25 FAR .3	An additional 0.3 FAR for rental only projects or affordable housing .3	3 storeys & 12.0 m for lots less than 1,050 m^2 4 storeys & 18.0 m for lots 1,050 m^2 or greater 6 storeys & 22 m for any lot size fronting a Transit Supportive Corridor .4	3 additional storeys & 12 m .2, .3 or 6 additional storeys & 22 .3, .6
VC1	Cook Truswell Village Centre = 1.5 FAR .9 Lakeshore Village Centre = 1.5 FAR except 1.75 FAR when lot is fronting a Transit Supportive Corridor .9 Glenmore Village Centre = 1.8 FAR .9 Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor .9 University Village Centre = 1.5 FAR .9 Black Mountain Village Centre = 1.8 FAR .9 The Ponds Village Centre = 1.5 FAR .9 See Underground Parking Base FAR Adjustments .12	An additional 0.25 FAR .3	An additional 0.3 FAR for rental only projects or affordable housing .3	Cook Truswell Village Centre = 6 storeys & 22 m Lakeshore Village Centre = 4 storeys & 18 m except 6 storeys & 22 m when lot is fronting a Transit Supportive Corridor Glenmore Village Centre = 6 storeys & 22 m Guisachan Village Centre = 4 storeys & 18 metres except 6 storeys & 22 m when lot is fronting a Transit Supportive Corridor University Village Centre = 4 storeys & 18 m Black Mountain Village Centre = 6 storeys & 22 m The Ponds Village Centre = 4 storeys & 18 m	No additional height
UC1 (Downtown)	The areas are identified in Map 4.1 within the OCP (UC1 Downtown) 				

Section 14.14 – Density and Height m = metres / m^2 = square metres					
Zones	**Min.** Density (if applicable) & **Max.** Base Density FAR .1, .7	**Max.** Public Amenity & Streetscape Bonus FAR	**Max.** Rental or Affordable Housing Bonus FAR	**Max.** Base Height .1, .7	**Max.** Height with Bonus FAR
	For areas identified as PARK = 0.5 FAR .9 For UC1a – Arena properties = 5.0 FAR .9 For areas identified as 3 storeys = 1.5 FAR .9 For areas identified as 6 storeys = 1.8 FAR .9 For areas identified as 12 storeys = 3.3 FAR .9 For areas identified as 20 storeys = 5.9 FAR .9 For areas identified as 26 storeys and up = 7.2 FAR .9 See Underground Parking Base FAR Adjustments .12	For areas identified as PARK = no bonus .3 For UC1a – Arena properties = no bonus .3 For areas identified as 3 storeys = no bonus .3 For areas identified as 6 storeys = 0.25 additional FAR .3 For areas identified as 12 storeys = 0.5 additional FAR .3 For areas identified as 20 storeys = 0.75 additional FAR .3 For areas identified as 26 storeys = 1.5 additional FAR .3 See additional rental sub-zone bonus	An additional 0.3 FAR for rental only projects or affordable housing .3 For rental only projects or projects with affordable housing .3 that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey .10	For areas identified as PARK = 2 storeys For UC1a – Arena properties = 12 storeys & 44 m For areas identified as 3 storeys = 3 storeys & 12 m For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m For areas identified as 20 storeys = 20 storeys & 73 m For areas identified as 26 storeys and up = 26 storeys & 95 m	For areas identified as PARK = No additional height For UC1a – Arena properties = No additional height For areas identified as 3 storeys = No additional height For areas identified as 6 storeys = No additional height For areas identified as 12 storeys = 3 additional storeys & 12 m .3 For areas identified as 20 storeys = 5 additional storeys & 19 m .3 For areas identified as 26 storeys = 14 additional storeys & 52 m .3
UC2 (Capri / Landmark)	The areas are identified in Map 4.3 within the OCP (UC2 (Capri / Landmark) 				
	For areas identified as PARK = 0.5 FAR .9 For areas identified as 3 storeys = 1.5 FAR .9 For areas identified as 4 storeys = 1.5 FAR .9 For areas identified as 6 storeys & UC2gg zoned lots = 1.8 FAR .9 For areas identified as 12 storeys = 3.3 FAR .9 For areas identified as 18 storeys = 4.9 FAR .9 For areas identified as 26 storeys = See CD26 Zone for details See Underground Parking Base FAR Adjustments .12	For areas identified as PARK = no bonus For areas identified as 3 storeys = no bonus .3 For areas identified as 4 storeys = no bonus .3 For areas identified as 6 storeys & UC2gg zoned lots = 0.25 additional FAR .3 For areas identified as 12 storeys = 0.5 additional FAR .3 For areas identified as 18 storeys = 0.7 additional FAR .3 For areas identified as 26 storeys = no bonus .3	An additional 0.3 FAR for rental only projects or affordable housing .3 For rental only projects or projects with affordable housing .3 that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey .10	For areas identified as PARK = 2 storeys For areas identified as 3 storeys = 3 storeys & 12 m For areas identified as 4 storeys = 4 storeys & 18 m For areas identified as 6 storeys & UC2gg zoned lots = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m For areas identified as 18 storeys = 18 storeys & 66 m For areas identified as 26 storeys = See CD26 Zone for details	For areas identified as PARK = No additional height For areas identified as 3 storeys = No additional height For areas identified as 4 storeys = No additional height For areas identified as 6 storeys & UC2gg zoned lots = No additional height For areas identified as 12 storeys = 3 additional storeys & 12 m .3 For areas identified as 18 storeys = 4 additional storeys & 16 m .3 For areas identified as 26 storeys = No bonus .3
UC3 (Midtown)	The areas are identified in Map 4.9 within the OCP (UC3 Midtown) 				

Section 14.14 – Density and Height m = metres / m^2 = square metres					
Zones	**Min.** Density (if applicable) & **Max.** Base Density FAR .1, .7	**Max.** Public Amenity & Streetscape Bonus FAR	**Max.** Rental or Affordable Housing Bonus FAR	**Max.** Base Height .1, .7	**Max.** Height with Bonus FAR
	For areas identified as PARK = 0.5 FAR .9 For areas identified as 6 storeys = 1.8 FAR .9 For areas identified as 12 storeys = 3.3 FAR .9 For areas identified as 18 storeys = 4.9 FAR .9 For site specific areas = See Section 14.15 Site Specific Parcels See Underground Parking Base FAR Adjustments .12	For areas identified as PARK = no bonus .3 For areas identified as 6 storeys = 0.25 additional FAR .3 For areas identified as 12 storeys = 0.5 additional FAR .3 For areas identified as 18 storeys = 0.5 additional FAR .3 For site specific areas = See Section 14.15 Site Specific Parcels .11	An additional 0.3 FAR for rental only projects or affordable housing .3 For rental only projects or projects with affordable housing .3 that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey .10, .11	For areas identified as PARK = 2 storeys For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m For areas identified as 18 storeys = 18 storeys & 66 m For site specific areas = See Section 14.15 Site Specific Parcels	For areas identified as PARK = No additional height For Areas identified as 6 storeys = No additional height For areas identified as 12 storeys = 3 additional storeys & 12 m .3 For areas identified as 18 storeys = 4 additional storeys & 16 m .3 For site specific areas = See Section 14.15 Site Specific Parcels .11
UC4 (Rutland)	The areas are identified in Map 4.7 within the OCP (UC4 Rutland) 				
	For areas identified as PARK = 0.5 FAR .9 For areas identified as 4 storeys = 1.6 FAR .9 For areas identified as 6 storeys = 1.8 FAR .9 For areas identified as 12 storeys = 3.3 FAR .9 See Underground Parking Base FAR Adjustments .12	For areas identified as PARK = no bonus .3 For areas identified as 4 storeys = 0.5 additional FAR .3 For areas identified as 6 storeys = 0.5 additional FAR .3 For areas identified as 12 storeys = 0.5 additional FAR .3	An additional 0.3 FAR for rental only projects or affordable housing .3 For rental only projects or projects with affordable housing .3 that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey .10	For areas identified as PARK = 2 storeys For areas identified as 4 storeys = 4 storeys & 18 m For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m	For areas identified as PARK = No additional height For areas identified as 4 storeys = 2 additional storeys & 8 m .3 For areas identified as 6 storeys = 3 additional storeys & 12 m .3 For areas identified as 12 storeys = 3 additional storeys & 12 m .3
UC5 (Pandosy)	The areas are identified in Map 4.5 within the OCP (UC5 Pandosy) 				
	For areas identified as PARK = 0.5 FAR .9 For areas identified as 3 storeys = 1.5 FAR .9 For areas identified as 4 storeys = 1.6 FAR .9 For areas identified as 6 storeys = 1.8 FAR .9 For areas identified as 8 storeys = 2.35 FAR .9 For areas identified as 14 storeys = 3.9 FAR .9 See Underground Parking Base FAR Adjustments .12	For areas identified as PARK = no bonus .3 For areas identified as 3 storeys = no bonus .3 For areas identified as 4 storeys = 0.1 additional FAR .3 For areas identified as 6 storeys = 0.25 additional FAR .3 For areas identified as 8 storeys = 0.3 additional FAR .3 For areas identified as 14 storeys = 0.5 additional FAR .3	An additional 0.3 FAR for rental only projects or affordable housing .3 For rental only projects or projects with affordable housing .3 that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey .10	For areas identified as PARK = 2 storeys For areas identified as 3 storeys = 3 storeys & 12 m For areas identified as 4 storeys = 4 storeys & 18 m For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 8 storeys = 8 storeys & 31 m For areas identified as 14 storeys = 14 storeys & 52 m	For areas identified as PARK = No additional height For areas identified as 3 storeys = No additional height For areas identified as 4 storeys = No additional height For areas identified as 6 storeys = 2 additional storeys & 8 m .3 For areas identified as 8 storeys = 3 additional storeys & 12 m .3 For areas identified as 14 storeys = No additional height

Section 14.14 – Density and Height m = metres / m^2 = square metres					
Zones	**Min.** Density (if applicable) & **Max.** Base Density FAR [.1, .7]	**Max.** Public Amenity & Streetscape Bonus FAR	**Max.** Rental or Affordable Housing Bonus FAR	**Max.** Base Height [.1, .7]	**Max.** Height with Bonus FAR
I1	1.2 FAR	n/a	n/a	3 storeys & 16.0 m	No additional height
I2	1.5 FAR [.8]	n/a	n/a	16.0 m [.7]	No additional height
I3	0.75 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
I4	0.4 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
P1	2.0 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
P2	1.0 FAR	n/a	n/a	3 storeys & 13.5 m	No additional height
P3	0.1 FAR	n/a	n/a	10.0 m	No additional height
P4	n/a	n/a	n/a	10.0 m, except 23.0 m for accessory structures	No additional height
P5	0.5 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
HD1	2.2 FAR	n/a	n/a	See Map 14.15.2 – HD1 height for max building heights	No additional height
HD2	1.4 FAR	An additional 0.25 FAR [.3]	An additional 0.3 FAR for rental only projects or affordable housing [.3]	2 storeys & 10.0 m storey for single detached housing 5 storeys & 16.5 m for apartment housing & health services	1 additional storey & 4 m [.3]
W1	n/a	n/a	n/a	n/a	No additional height
W2	n/a	n/a	n/a	10.0 m / 2 storeys	No additional height

FOOTNOTES (Section 14.14.):

[.1] When referencing maximum base FAR and maximum height regulations the "areas" referenced are the building height maps outline within the City of Kelowna's Official Community Plan.

[.2] The maximum height of 3 additional storeys & 12 metres only applies in situations where:

a) Lots are located fronting a collector or arterial road; &
b) Lots are within 400 m of transit stop; &
c) The abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, RU4, or RU5.

[.3] The Public Amenity & Streetscape bonus density and additional height may apply if payment is made as per Section 6.8.2 Density Bonus. The Rental or Affordable Housing bonus density and additional height may apply if secured as described in Section 6.8.3 Density Bonus.

[.4] The maximum height for hotels is permitted to be 12 storeys & 39 m only in situations where:

a) lots are fronting a Provincial Highway; and
b) the abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, RU4, or RU5; and
c) lots are within the Regional Commercial Corridor Future Land Use Designations as outlined in the OCP.

[.5] For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at 1 unit per 125 m^2 of commercial GFA.

Section 14.14 – Density and Height m = metres / m^2 = square metres					
Zones	**Min.** Density (if applicable) & **Max.** Base Density FAR .1, .7	**Max.** Public Amenity & Streetscape Bonus FAR	**Max.** Rental or Affordable Housing Bonus FAR	**Max.** Base Height .1, .7	**Max.** Height with Bonus FAR

.6 The maximum height of 6 additional storeys & 22 m only applies in situations where:
- a) Lots are located fronting a Transit Supportive Corridor &
- b) Lots are within 400 m of transit stop; &
- c) Lots are within 500 m of an Urban Centre; &
- d) Lots must be fronting one of these roads: Clement Avenue, Gordon Drive, a Provincial Highway, Spall Road, Enterprise Way, or Springfield Drive.

.7 Except the maximum base FAR and height may be different on an individual lot basis as identified in Section 14.15 Site Specific Regulations.

.8 The maximum FAR is increased to 3.0 for lots fronting onto one of these streets: Bay Avenue, Brent Avenue, Clement Avenue, Crowley Avenue, Ellis Street, Ethel Street, Gaston Avenue, Gordon Drive, Guy Street, Laurel Avenue, Recreation Avenue, St. Paul Street, Trench Place, Vaughan Avenue, or Weddell Place.

.9 The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit or Board of Variance order to the base heights.

.10 For example: a 12 storey rental project would have a 0.6 FAR bonus and a 26 storey rental project would 1.3 FAR bonus.

.11 These parcels identified in Map 14.15.1 do not qualify for any density or height bonusing except the rental bonusing provisions.

.12 If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.

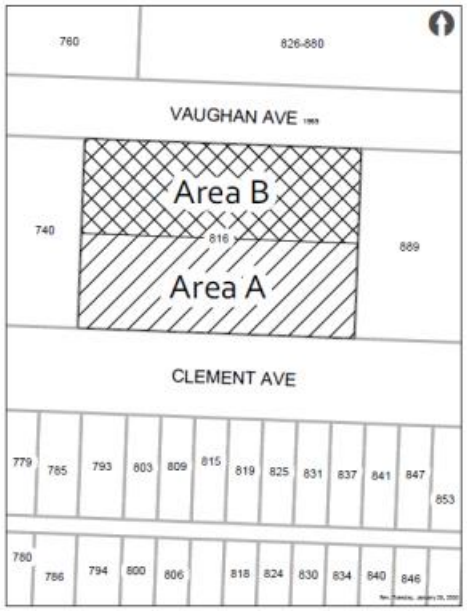
14.15 Site Specific Regulations

Section 14.15 - Site Specific Regulations Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To permit: • Offices • Professional Services • Retail • Liquor Primary Establishment (no floor area restriction) • Cultural and Recreation Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9. • Maximum building height of 18 metres.
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)	810 Clement Ave, Kelowna, BC	To permit: • Offices; • Retail • Personal Service Establishment • Education Services as permitted Secondary Uses within Area 'A' shown in Map 14.15a in addition to those land uses permitted in Section 14.9
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)	815 Vaughan Ave, Kelowna, BC	To permit: • Offices • Professional Services • Health Services • Personal Service Establishment • Retail • Liquor Primary Establishment • Education Services as permitted Principal Uses within Area 'B' shown in Map 14.15a in addition to those land uses permitted in Section 14.9.
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To permit retail as a permitted principal use addition to those land uses permitted in Section 14.9.
5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Rd	The maximum permitted height is 15 storeys and 50 metres.
6.	Lot 1, District Lot 134, Plan EPP 41204	3773-3795 Lakeshore Rd	The maximum permitted height is 18 storeys and 60 metres.

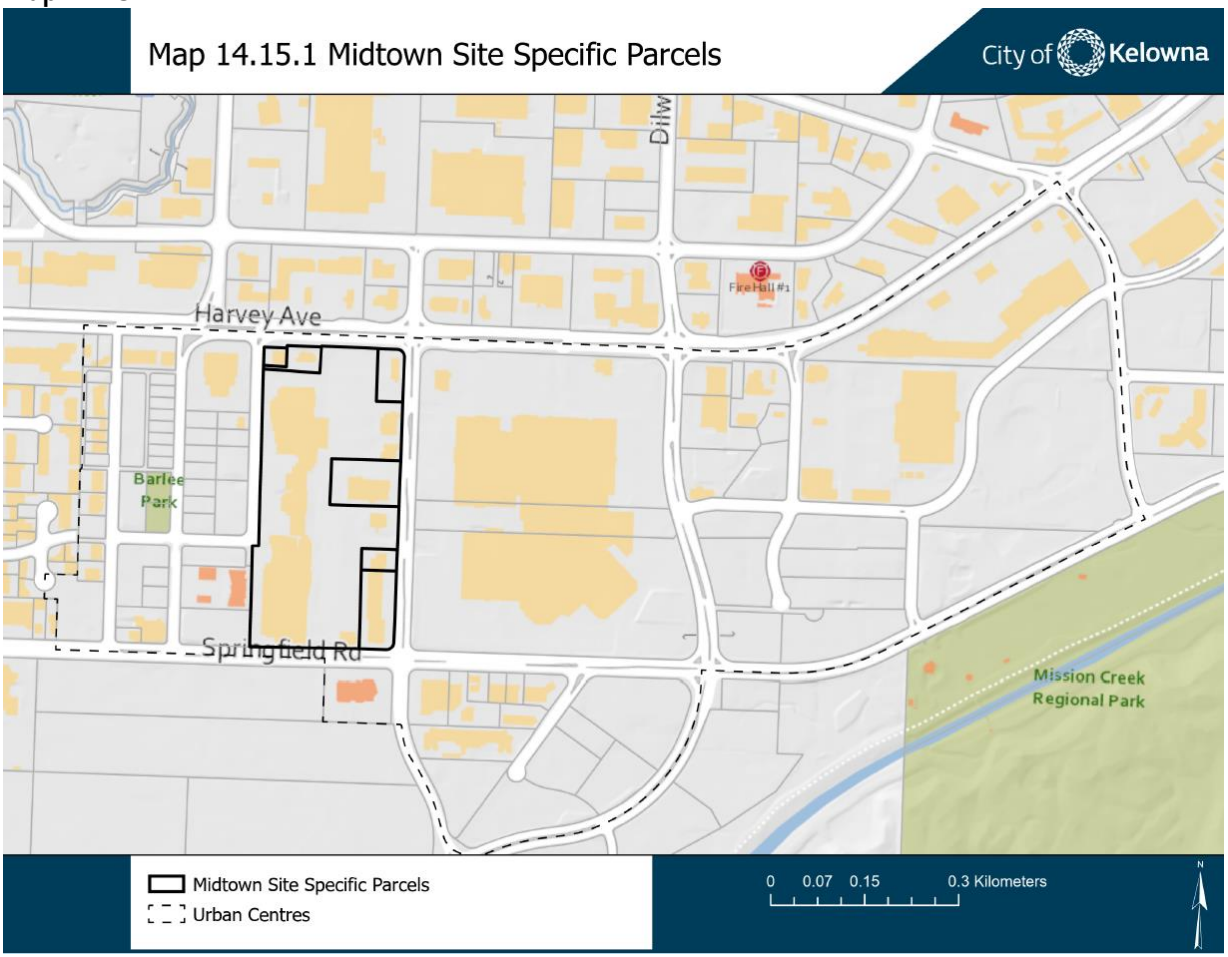
Section 14.15 - Site Specific Regulations Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
7.	Lot A, Section 30, Township 26, ODYD, Plan 18927	907 Ethel Street	To permit: • Apartment Housing • Offices as a permitted principal Use in addition to those land uses permitted in Section 14.9
8.	Lot A, Section 1, Township 25, ODYD, Plan EPP92691	3838 Capozzi Road (Aqua Project)	To permit: • short-term rental accommodation as a principal Use in addition to those land uses permitted in Section 14.9
9.	Multiple Legal Descriptions	Lots shown on Map 14.15 .3 (with the current civic addresses as: 1075-1160 Sunset Drive).	To permit: • short-term rental accommodation as a principal Use in addition to those land uses permitted in Section 14.9. Except, the short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.

Section 14.15 - Site Specific Regulations - Midtown Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
10.	Lot 1, District Lot 127, Land District 41, Plan KAP31861	2061 Harvey Ave	See Map 14.15.1 to visual identify affected parcels. The maximum FAR is 1.5 The maximum permitted height is 4 storeys and 15 metres, except for Apartment Housing and Hotels the maximum permitted height is 12 storeys and 37 metres.
	Lot A, District Lot 127, Land District 41, Plan KAP55164	2071 Harvey Ave	
	Lot 1, District Lot 127, Plan 31862	2091 Harvey Ave	
	Lot A, District Lot 127, Plan KAP48113	1840-1920 Cooper Rd	
	Lot B, District Lot 127, Land District 41, Plan KAP29104	1890 Cooper Rd	
	Lot 2, District Lot 127, Plan KAP30502	1950 Cooper Rd	
	Lot 3, District Lot 127, Land District 41, Plan KAP30502	1980 - 1990 Cooper Rd	

Map 14.15a – 810 Clement Ave (Area A) & 815 Vaughan Ave (Area B)



Map 14.15.1



Map 14.15.2 – HD1 Height Map



Map 14.15.3: Properties with Site Specific Short-Term Rental Accommodation regulations



Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

SECTION 15 – Comprehensive Development Zones

15.1 Comprehensive Development Purpose

15.1.1 The purpose is to provide a zone which will allow for the creation of comprehensive site specific land use regulations on a specific site within the City where the circumstances are such that control by other zones would be inappropriate or inadequate, having regard to existing or future surrounding developments and to the interest of the applicant and the public.

15.2 CD12 - Airport

Section 15.2.1 - Zone Purpose	
Zones	Purpose
CD12 – Airport	The purpose is to provide a zone for the orderly operation of an airport and the development of properties surrounding the airport.

Section 15.2.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD12 – Airport	n/a	n/a

Section 15.2.3 – CD12 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Accessory Buildings or Structures	S
Agriculture, Urban	S
Airports	P
Aircraft sales/rentals	P
Animal Clinics, Minor	P
Automotive and Equipment	P
Bulk Fuel Depot	P
Child Care Centre, Major	S
Commercial Storage	P
Education Services	P
Exhibition and Convention Facilities	P
Fleet Services	P
Professional Services	P
Food Primary Establishment	S .1
Gas Bars	P

Section 15.2.3 – CD12 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
	(The gas bar is only permitted if an alternative fuel infrastructure is also available on the same lot)
General Industrial Use	P
Hotels / Motels	P
Liquor Primary Establishment	S .1
Non-Accessory Parking	P
Offices	P
Outdoor Storage	P
Retail	P .2
FOOTNOTES (Section 15.2.3): .1 Liquor primary establishments must hold a Liquor Primary Licence. .2 Retail liquor stores shall not shall not have a gross floor area of greater than 186 m².	

Section 15.2.4 – CD12 Subdivision Regulations m = metres / m^2 = square metres	
Min. Lot Width	30 m
Min. Lot Area	1,000 m^2
Min. Lot Depth	30 m
FOOTNOTES (Section 15.2.4.):	

Section 15.2.5 – CD12 Development Regulations m = metres	
Max. FAR	0.65 .1
Max. Height	(a) The maximum height for all uses is subject to federal and provincial regulations for airports (b) There is no zoning maximum height limit for airport uses. (c) The maximum height for non-airport uses is the lesser of 9.0 m or 2 storeys, except that it may be increased to the less of 12.0 m or 3 storeys where the maximum site coverage including driveways and parking areas does not exceed 50%.

Section 15.2.5 – CD12 Development Regulations m = metres	
Max. Site Coverage of all Buildings	60% [.1]
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	85% [.1]
Min. Front Yard & Flanking Side Yard for all Buildings	3.0 m
Min. Side Yard setback for all Buildings	4.5 m
Min. Rear Yard setback for all Buildings	3.0 m
FOOTNOTES (Section 15.2.5.): [.1] For airport uses the maximum floor area ratio, site coverage, and impermeable surfaces does not apply.	

15.3 CD17 – High Density Mixed Use Commercial

Section 15.3.1 - Zone Purpose	
Zones	Purpose
CD17 – High Density Mixed Use Commercial	The purpose is to provide a zone for existing large scale mixed-use commercial / residential developments in the Core Area but outside Urban Centres. This zone is intended to capture lots that have already been constructed prior to the adoption of this bylaw in which the densities and scale of development is generally beyond those recommended by policies outlined in the 2040 Official Community Plan.

Section 15.3.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD17 – High Density Mixed Use Commercial	CD17 – High Density Mixed Use Commercial (rcs) – Retail Cannabis Sales	The purpose is to provide a sub-zone that restricts where Retail Cannabis Sales can operate.

Section 15.3.3 – CD17 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Accessory Buildings or Structures	S
Apartment Housing	P
Agriculture, Urban	S
Child Care Centre, Major	S
Child Care Centre, Minor	S
Cultural and Recreation Services	S
Education Services	P
Food Primary Establishment	S .1
Home-Based Business, Minor	S
Hotels / Motels	P
Health Services	S .1
Liquor Primary Establishment	S .1
Non-Accessory Parking	P

Section 15.3.3 – CD17 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Offices	P
Professional Services	S .1
Participant Recreation Services, Indoor	S
Personal Service Establishments	S .1
Retail	S .1
Short-Term Rental Accommodations	S
Stacked Townhouses	P .2
Townhouses	P .2

FOOTNOTES (Section 15.3.3):

.1 Commercial land uses are not permitted above the first storey.

.2 Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.

Section 15.3.4 – CD17 Subdivision Regulations m = metres / m^2 = square metres	
Min. Lot Width	30.0 m
Min. Lot Area	1,700 m^2
Min. Lot Depth	35.0 m

FOOTNOTES (Section 15.4.):

Section 15.3.5 – CD17 Development Regulations m = metres / m^2 = square metres	
Max. FAR	2.0
Max. Height	16 storeys and 55.0 m
Max. Site Coverage of all Buildings	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	85%
Min. Front Yard & Flanking Side Yard setback for Ground-Oriented units	2.0 m
Min. Front Yard & Flanking Side Yard setback for all Buildings	6.0 m .2
Min. Side Yard setback for all Buildings	4.5 m
Min. Rear Yard setback for all Buildings	7.0 m except 4.5 m from a rear lane .1 and 4.5 m for accessory buildings and structures
Min. Common and Private Amenity Space	7.5 m^2 per bachelor dwelling unit 15.0 m^2 per 1-bedroom dwelling unit 25 m^2 per dwelling unit with more than 1-bedroom .3
Tall building regulations	For tower and podium regulations See Section 9.11.
Vehicular access	Where a lot has access to a lane, vehicular access is only permitted from the lane. If a lot does not have access to a lane then access will come from the street according to the City of Kelowna's Subdivision and Servicing Bylaw 7900.

FOOTNOTES (Section 15.3.5.):

.1 For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback is 1.5 m.

.2 The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).

.3 Common and private amenity space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of common and private amenity space dedicated to child care spaces cannot be more than 50% of the total space required.

15.4 CD18 – McKinley Beach Resort

Section 15.4.1 - Zone Purpose	
Zones	Purpose
CD18 – McKinley Beach Resort	The purpose is to provide a zone for the development of a comprehensively planned multifaceted destination community having a variety of commercial and accommodation uses organized around a central lifestyle village.

Section 15.4.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD18 – McKinley Beach Resort	n/a	n/a

Section 15.4.3 – CD18 Permitted Land Uses				
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	AREA I Village Centre .4	AREA II Winery and Resort Accommodation .4	AREA III Hillside Resort Accommodation .4	AREA IV Waterfront Resort Accommodations .4
Accessory Buildings or Structures	S	S	S	S
Alcohol Production Facility	-	P	-	-
Apartment Housing	P	P	P	P
Agriculture, Urban	P	P	-	P
Boat Storage	P	-	-	S
Child Care Centre, Major	P	-	-	-
Cultural and Recreation Services	P	S	-	-
Education Services	P	-	-	-
Emergency and Protective Services	P	-	-	-
Exhibition and Convention Facilities	P	-	-	-
Food Primary Establishment	P	P	-	P

Section 15.4.3 – CD18 Permitted Land Uses				
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	AREA I Village Centre .4	AREA II Winery and Resort Accommodation .4	AREA III Hillside Resort Accommodation .4	AREA IV Waterfront Resort Accommodations .4
Health Services	P	S	S	-
Home Based Business, Minor	-	-	S	S
Hotels / Motels	P	P	P	P
Liquor Primary Establishments	P .1	P .1	-	P .1
Marinas	-	-	-	P .3
Non-Accessory Parking	P	-	-	-
Offices	P .6	-	-	-
Parks	P	-	-	P
Participant Recreation Services, Indoor	S	S	-	-
Participant Recreation Services, Outdoor	S	-	-	-
Personal Service Establishments	P	-	-	-
Professional Services	P .6	-	-	-
Recycled Materials Drop-Off Centre	S	-	-	-
Religious Assemblies	P	-	-	-
Residential Security / Operator Unit	S	S	S	S
Retail	P .7	P .2, .7	-	P .2, .7
Secondary Suites	S .5	S .5	S .5	S .5
Semi-Detached Housing	P .5	P .5	P .5	P .5
Short-Term Rental Accommodations	S	S	S	S
Single Detached Housing	P .5	P .5	P .5	P .5

Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.4.3 – CD18 Permitted Land Uses				
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	AREA I Village Centre .4	AREA II Winery and Resort Accommodation .4	AREA III Hillside Resort Accommodation .4	AREA IV Waterfront Resort Accommodations .4
Townhouses	P .5	P .5	P .5	P .5

FOOTNOTES (Section 15.4.3.):

.1 The maximum capacity for liquor primary establishments is 100 persons.

.2 The retail use shall be limited to 235 m^2 gross floor area.

.3 This use includes any marine equipment rentals.

.4 The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan. This zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own principal and secondary uses as per this table.

.5 Resort accommodations which allow for short-term stays is made up of two types:
Type A:
Attached apartment housing, hotel, motel units or townhouses units (units in buildings exceeding 4 units with common amenities) – maximum area of 150 m^2 per unit net floor area.
Type B:
Single detached housing with or without secondary suites, semi-detached housing, townhouses with four dwelling units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350 m^2 per unit (excluding garages). The main floor footprint (excluding garage) may not exceed 175 m^2 per dwelling unit (excluding garages). Type B dwelling units must be served by a common on-site or off-site reservation centre(s).

.6 The maximum gross floor area of all office and professional service uses is 5,000 m^2 within the CD18 zone. The maximum office and professional service uses in any one building is 2,000 m^2 gross floor area. The maximum size of any individual office or professional service tenancy shall not exceed 500 m^2 gross floor area.

.7 The maximum area for any one individual retail tenancy in Area I is 5,500 m^2. The maximum area for any one individual retail tenancy in Areas II, III, IV is 400 m^2.

Section 15.4.4 – CD18 Subdivision Regulations m = metres / m^2 = square metres					
Criteria		Zones			
		Area I Village Centre	AREA II Winery and Resort Accommodation	AREA III Hillside Resort Accommodation	AREA IV Waterfront Resort Accommodations
Minimum Lot Width		n/a	n/a	n/a	n/a
Minimum Lot Depth		n/a	n/a	n/a	n/a
Minimum Lot Area	No Sewer	n/a	n/a	n/a	n/a
	Sewer	n/a	n/a	n/a	n/a

Section 15.4.5 – CD18 Development Regulations m = metres / m^2 = square metres				
Uses	AREA I Village Centre	AREA II Winery and Resort Accommodation	AREA III Hillside Resort Accommodation	AREA IV Waterfront Resort Accommodations
Max. Density .1	The total density for the CD18 Zone shall not exceed 271,500 m^2 gross floor area. .1 The maximum number of overall dwelling units for the CD18 Zone is 1300. .1 The maximum gross floor area of all commercial uses is 15,000 m^2 for the CD18 Zone. .1			
Max. Height	9 storeys & 38.25 m .3	6 storeys & 29.5 m .4	3 storeys & 11.5 m .2	6 storeys & 29.5 m .4
Min. Front Yard and Flanking Yard Setback	0.0 m	0.0 m	0.0 m	0.0 m
Min. Front Yard and Flanking Yard Setback for any attached or detached garage or carport	0.0 m	0.0 m	0.0 m	0.0 m
Min. Side Yard Setback	0.0 m	0.0 m	0.0 m	0.0 m
Min. Rear Yard Setback	0.0 m	0.0 m	0.0 m	0.0 m
Min. Rear Yard Setback on Wide Lots	0.0 m	0.0 m	0.0 m	0.0 m
Min. Setback between Principal Buildings	0.0 m	0.0 m	0.0 m	0.0 m
Min. Setback from the CD Zone boundary	10 m .5	10 m .5	10 m .5	10 m .5

Section 15.4.5 – CD18 Development Regulations m = metres / m^2 = square metres				
Uses	AREA I Village Centre	AREA II Winery and Resort Accommodation	AREA III Hillside Resort Accommodation	AREA IV Waterfront Resort Accommodations
Signage	Signage for Areas I and II shall be regulated as if it were a Local Commercial zone as identified within the Sign Bylaw 11530.		Signage for Area III shall be regulated as if it were a Public and Institutional zone as identified within the Sign Bylaw 11530.	

FOOTNOTES (Section 15.4.5.):

.1 The density in the CD18 zone will be controlled in the form of a 219 Covenant registered on the remainder parcel(s), which will indicate a remainder buildable area equal to the total site density (271,500 m^2) minus the already approved buildable area. The registered 219 Covenant will be amended, to reflect the remaining buildable area, as a condition of issuance of every development permit and as a condition of every subdivision approval. The approved buildable area will be determined by the:

(a) buildable area approved through all form & character development permits within the CD18 Areas, and

(b) for those lots not requiring a form & character Development Permit it will be through the subdivision approval process based on a calculation of 350 m^2 per unit. *For example: if there are 10 lots being approved and eight of those lots are for single detached housing and two of the lots are for semi-detached housing the calculation used to determine the buildable area would be 12x350 m^2 = 4,200 m^2.*

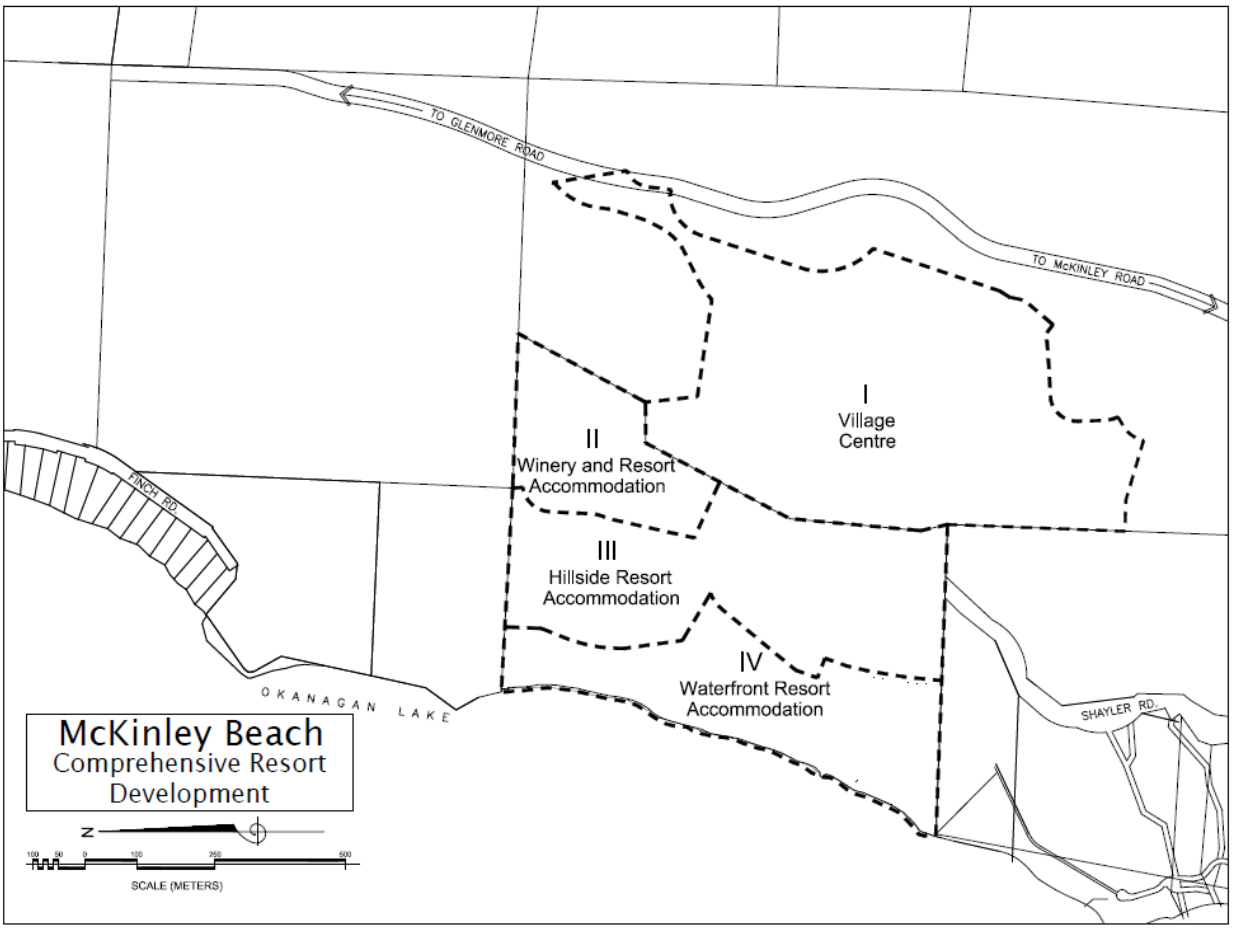
.2 The height measurements begin from the deck elevation. Supportive deck structures cannot exceed 7.0 m in height.

.3 Any building or structure in area I that exceed 6 storeys then any exposed storey where parking is provided within the building must include 60% of the exposed area as habitable space.

.4 Any building or structure in Areas II and IV that exceed 4 storeys then any exposed storey where parking is provided within the building must include 60% of the exposed area as habitable space.

.5 Except the setback shall be 1.5 m to the CD Zone boundary when that boundary is fronting the Okanagan Lake Riparian Management Area or any park areas.

CD18 -McKinley Beach Comprehensive Resort Development
Map A



Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

15.5 CD20 – University

Section 15.5.1 - Zone Purpose	
Zones	Purpose
CD20 - University	The purpose of this zone is to allow the full range of academic, research and miscellaneous supporting land-uses essential to a leading-edge university program and campus.

Section 15.5.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD20 - University	n/a	n/a

Section 15.5.3 – CD20 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Any University Related Services	P
Agriculture, Urban	S
Apartment Housing	P
Child Care Centre, Major	S
Cultural and Recreation Services	P
Education Services	P
Emergency and Protective Services	P
Food Primary Establishments	S
General Industrial Use	P
Greenhouses and Plant Nurseries	S
Health Services	S
Hotels / Motels	S
Liquor Primary Establishment	S
Non-Accessory Parking	S

Section 15.5.3 – CD20 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Offices	P
Parks	P
Participant Recreation Services, Indoor	P
Participant Recreation Services, Outdoor	P
Personal Service Establishments	P
Professional Services	P
Recycled Materials Drop-Off Centre	P
Religious Assemblies	S
Retail	S
Short-Term Rental Accommodations	S
Stacked Townhouses	P
Townhouses	P
FOOTNOTES (Section 15.5.3):	

Section 15.5.4 – CD20 Subdivision Regulations	
Min. Lot Width	18.0 m
Min. Lot Area	660 m^2
Min. Lot Depth	30.0 m
FOOTNOTES (Section 15.5.4.):	

Section 15.5.5 – CD20 Development Regulations m = metres	
Max. FAR	1.5 FAR
Max. Height	10 storeys and 45 m
Max. Site Coverage of all Buildings	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	60%
Min. Setbacks	6.0 m from all external campus borders, except 0.0 m setback shall be permitted on internal campus lot lines.
FOOTNOTES (Section 15.5.5.):	

15.6 CD22 – Central Green

Section 15.6.1 - Zone Purpose	
Zones	Purpose
CD22 – Central Green	The purpose of this Central Green Comprehensive Development Zone is to provide for the integrated design of a comprehensive development of the Central Green Lands as a low environmental impact mixed use development.

Section 15.6.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD22 – Central Green	n/a	n/a

Section 15.6.3 – CD22 Permitted Land Uses						
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)					
	Sub-Areas A & B .2	Sub-Areas C & G .2	Sub-Areas D .2	Sub-Areas E & F .2	Sub-Areas H .2	Sub-Areas I .2
Accessory Buildings or Structures	S	S	S	S	S	S
Apartment Housing	P	P	P	P	P	-
Agriculture, Urban	P	P	P	P	P	P
Animal Clinics, Minor	S	-	-	-	-	-
Boarding or Lodging Houses	-	P	P	P	P	-
Child Care Centre, Major	S	S	S	S	S	S
Cultural and Recreation Services	S	S	S	S	S	-
Education Services	S	-	-	-	-	-
Food Primary Establishment	S	-	-	-	-	S
Health Services	S	-	-	-	-	-
Home Based Business, Minor	S	S	S	S	S	-
Liquor Primary Establishments	S .1	-	-	-	-	S .1

Section 15.6.3 – CD22 Permitted Land Uses						
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)					
	Sub-Areas A & B .2	Sub-Areas C & G .2	Sub-Areas D .2	Sub-Areas E & F .2	Sub-Areas H .2	Sub-Areas I .2
Offices	S	-	-	-	-	-
Parks	-	-	-	-	-	P
Participant Recreation Services, Indoor	S	-	-	-	-	S
Participant Recreation Services, Outdoor	-	-	-	-	-	P
Personal Service Establishments	S	-	-	-	-	-
Professional Services	S	-	-	-	-	-
Religious Assemblies	S	-	-	-	-	-
Residential Security / Operator Unit	S	-	-	-	-	S
Retail	P	-	-	-	-	S
Short-Term Rental Accommodations	S	S	S	S	S	S
Stacked Townhouses	P	P	P	P	P	-
Townhouses	P	P	P	P	P	-

FOOTNOTES (Section 15.6.3.):

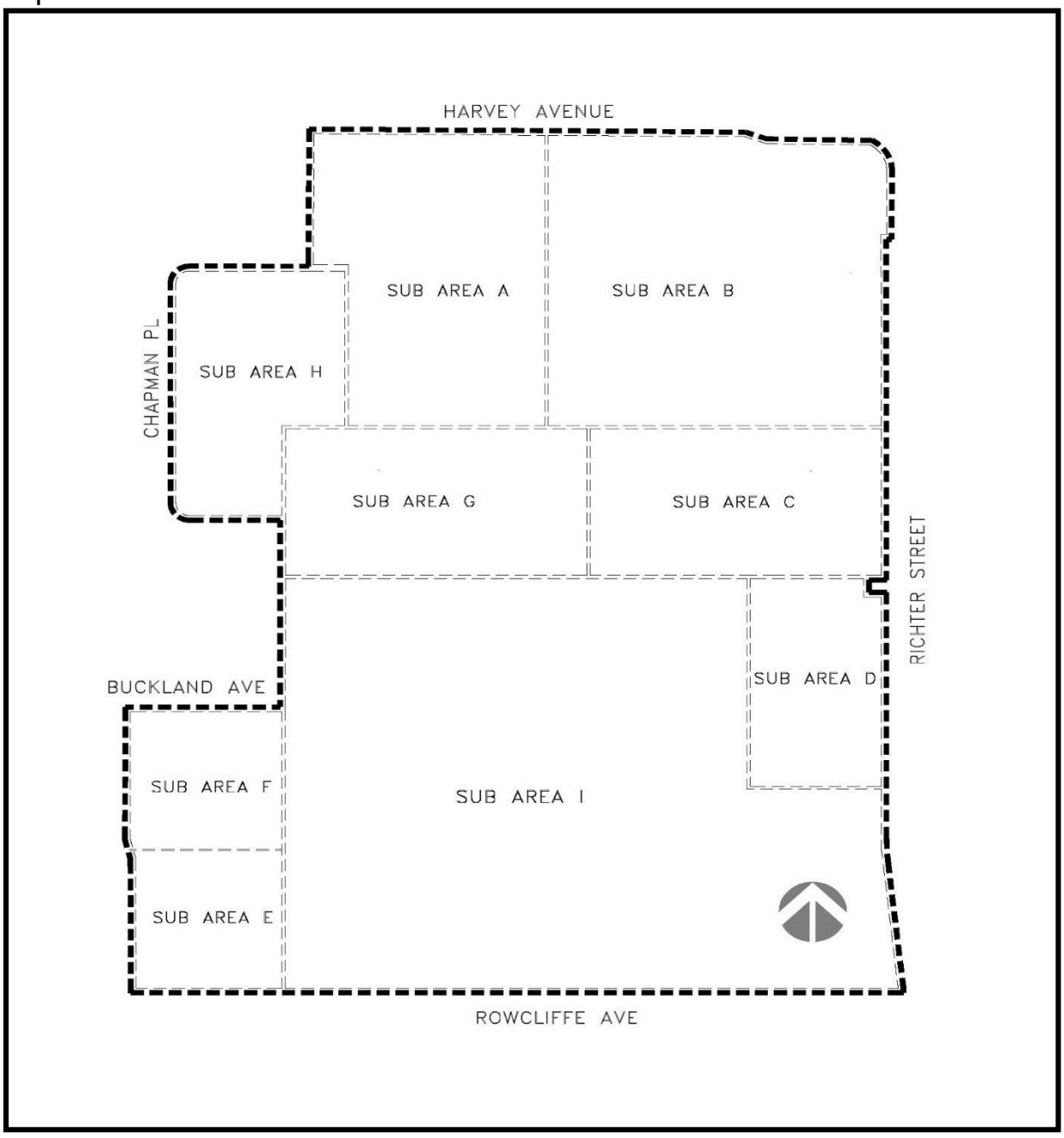
.1 The maximum capacity for liquor primary establishments is 100 persons. Liquor primary establishments must hold a Liquor Primary Licence.

.2 This zone has been organized into nine (9) sub-areas as illustrated on Map 15.6. Each area will have its own principal and secondary uses as per this table.

Section 15.6.4 – CD22 Subdivision Regulations m = metres / m² = square metres						
Criteria	Zones					
	Sub-Areas A & B	Sub-Areas C & G	Sub-Areas D	Sub-Areas E & F	Sub-Areas H	Sub-Areas I
Min. Lot Width	n/a	n/a	n/a	n/a	n/a	n/a
Min. Lot Depth	n/a	n/a	n/a	n/a	n/a	n/a
Min. Lot Area	n/a	n/a	n/a	n/a	n/a	n/a
Min. number of Lots	Four	Two .1	One .1	Two .1	One .1	One .1
FOOTNOTES (Section 15.6.4.): .1 Any lots are created, shall have the area, size and shape of the corresponding CD22 Central Green sub-areas as shown on Map 15.6.						

Section 15.6.5 – CD22 Development Regulations m = metres / m² = square metres						
Criteria	Zone Sub-Areas					
	Sub-Areas A & B	Sub-Areas C & G	Sub-Areas D	Sub-Areas E & F	Sub-Areas H	Sub-Areas I
Max. Density	4.0 FAR	2.0 FAR	2.0 FAR	1.0 FAR .5	1.7 FAR .6	0.1 FAR .7
Max. Height	72 m	16.5 m & 4 storeys	16.5 m & 4 storeys	12 m & 3 storeys	16.5 m & 4 storeys	10.0 m
Max. Site Coverage of all Buildings	50% .1	50% .1	50%	40%	50%	n/a
Min. Front Yard and Flanking Side Yard Setback	0.0m .2	3.0 m	3.0 m	3.0 m	3.0 m	4.5 m
Min. Side Yard Setback	3.0 m .3	3.0 m .3	3.0 m	3.0 m	3.0 m	3.0 m
Min. Rear Yard Setback	3.0 m .3, .4	7.0 m .3, .4	3.0 m	3.0 m	3.0 m	3.0 m
FOOTNOTES (Section 15.6.5.): .1 Parking structures above finished grade and surfaced with landscaping or useable open space shall not be included in the calculation of site coverage. .2 The front yard is considered Harvey Avenue. The flanking side yard is considered Richter Street. .3 The setbacks exclude the parking structure. .4 The parking structures must have a 0.0 m rear yard setback and the parking structure within sub-areas A & B must be coordinated with of sub-areas C & G to ensure a contiguous public open space is created above the parking structures. .5 If sub-areas E & F are subdivided into two lots then the maximum gross floor area is 2,250 m² per lot. If sub-areas E & F remains as one lot then the maximum gross floor area is 4,500 m². .6 The maximum gross floor area in sub-areas H is 6,000 m². .7 The maximum gross floor area for retail use in sub-areas I is 235 m².						

Map 15.6 - CD22 Sub-Areas



15.7 CD26 – Capri Centre

Section 15.7.1 - Zone Purpose	
Zones	Purpose
CD26 – Capri Centre	The purpose is to provide the framework for the existing uses and for the re - development and use of the Capri Centre in stages, over time, with a mixture of commercial and residential uses that serve more than one neighbourhood.

Section 15.7.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD26 – Capri Centre	n/a	n/a

Section 15.7.3 – CD26 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Accessory Buildings or Structures	P
Apartment Housing	P
Agriculture, Urban	P
Animal Clinics, Minor	P
Boarding or Lodging Houses	P
Child Care Centre, Major	P
Child Care Centre, Minor	S
Cultural Recreation Services	P
Education Services	P
Emergency and Protective Services	P
Food Primary Establishment	P
Gas Bars	P .1
Health Services	P
Home Based Business, Minor	S

Section 15.7.3 – CD26 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Hotels	P
Liquor Primary Establishments	P
Offices	P
Participant Recreation Services, Indoor	P
Personal Service Establishments	P
Professional Services	P
Religious Assemblies	P
Recycled Materials Drop-Off Centre	S
Retail	P
Short-Term Rental Accommodations	S
Spectator Sports Establishments	P
Stacked Townhouses	P
Temporary Shelter Services	P
Townhouses	P
FOOTNOTES (Section 15.7.3): [1] The gas bar is only permitted if an alternative fuel infrastructure is also available on the same lot.	

Section 15.7.4 – CD26 Subdivision Regulations m = metres	
Min. Lot Width	13.0 m
Min. Lot Area	460 m^2
Min. Lot Depth	30.0 m
FOOTNOTES (Section 15.7.4.):	

Section 15.7.5 – CD26 Development Regulations m = metres / m^2 = square metres	
Max. FAR	2.6 FAR .1
Max. Height	Height requirements are as indicated in Figure 15.7.5 and as described below: (a) in the area located within 40 m of the lot line abutting Harvey Avenue and in all areas east of Capri Street the maximum height of all buildings and structures shall be 6 storeys or 22 m. (b) in the area located beyond 40 m of Harvey Avenue the maximum height of all buildings and structures shall be 22 storeys or 70 metres with except one building or structure shall be a maximum of 26 storeys or 82 m as described in in the area located beyond 40 m of Harvey Avenue the maximum height of one landmark building or structure shall be 26 storeys or 82 m.
Max. Site Coverage of all Buildings	75%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	100%
Min. Commercial Area	18,581 m^2 (200,000 ft^2) net floor area .2
Min. Common and Private Amenity Space	7.5 m^2 per bachelor dwelling unit 15.0 m^2 per 1-bedroom dwelling unit 25 m^2 per dwelling unit with more than 1-bedroom .4
Min. Public Open Space	1.5 acres of publicly accessible open space shall be provided
Min. Balconies	A minimum of 75% of the dwelling units (that are not ground-oriented) shall have a balcony. The minimum balcony area is 5% of the dwelling unit size.
Min. and **Max.** Commercial or Residential Floor Area based on Fronting Street Type	Any building fronting onto Gordon Drive or Harvey Avenue shall provide ground-floor commercial units, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential uses is permitted above the ground-floor units. Any building fronting onto Capri Street or Sutherland Avenue can provide any combination of commercial and residential uses at the ground floor and above.
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.

Section 15.7.5 – CD26 Development Regulations m = metres / m^2 = square metres	
Min. Amenities [3]	Within Amenity Area A (See Figure 15.7.6): (a) one north-south pathway linkage extending from Harvey Road to the north face of the existing hotel; (b) an additional north-south pathway linkage located approximately near the bus station extending from Harvey Avenue to an internal drive aisle; (c) a surface parking area that includes landscape elements, trees, and electric hook-ups for occasional events; (d) all surface treatments pertaining to drive aisles, sidewalks, and landscape areas. Within Amenity Area B (See Figure 15.7.6): (a) one north-south pathway linkage extending the full length of amenity area B, ensuring that the site is accessible for pedestrians and cyclists and connects the private drive aisle with Harvey Road; (b) all surface treatments pertaining to private drive aisles, sidewalks, and landscape areas. Within Amenity Area C (See Figure 15.7.6): (a) all surface treatments pertaining to private drive aisles, sidewalks, and landscape areas. Within Amenity Area D (See Figure 15.7.6): (a) one publicly accessible open space that is flanked on at least one side by an internal drive aisle for a distance no less than 20 m and has an area of 5,000 m^2 and includes an outdoor ice surface that is convertible to other uses outside of winter. (b) in addition to the accessible open space identified in 1.11(h), one publicly accessible open space that is flanked on at least one side by an internal drive aisle or public street for a distance no less than 20 m and has an area of 1,250 m^2. (c) two pathway linkages, ensuring that the site is accessible for pedestrians and cyclists and connects well with the surrounding community. (d) all surface treatments pertaining to drive aisles, sidewalks, and landscape areas.

Section 15.7.5 – CD26 Development Regulations m = metres / m^2 = square metres	
	Within Amenity Area E (See Figure 15.7.6): (a) none.
Min. Setbacks	(a) the minimum setback to Harvey Road is 4.5 m. (b) the minimum setback to Gordon Drive for all buildings or portions of the building located within 40 m of Harvey Avenue is 0.0 m. (c) the minimum setback to Gordon Drive for all buildings or portions of the building located beyond 40 m of Harvey Avenue is 3.0 m, excluding decks and patios. (d) the minimum setback to Capri Street for all buildings or portions of the building located within 40 m of Harvey Avenue is 0.0 m. (e) the minimum setback to Capri Street for all buildings or portions of the building located beyond 40 m of Harvey Avenue is 3.0 m, excluding decks and patios. (f) the minimum setback to Sutherland Drive is 3.0 m, excluding decks and patios. (g) all portions of buildings above 6 storeys shall be setback a minimum of 6 m from Gordon Drive, Sutherland Avenue, and Capri Street. (h) the minimum setback to lands abutting the Capri Centre Lands is 7.5 m.
FOOTNOTES (Section 15.7.5.): [1] The maximum built area of buildings in the CD26 zone is 205,807 m^2 (2,215,287 ft^2). [2] The minimum commercial area is to be calculated by combining the total commercial area constructed plus commercial area under approved permit. [3] The amenities shall be phased and provided concurrent with substantial new construction in a development stage and will be secured via Statutory Right of Way being registered on title securing public access and amenities. [4] Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.	

Figure 15.7.5 - Height

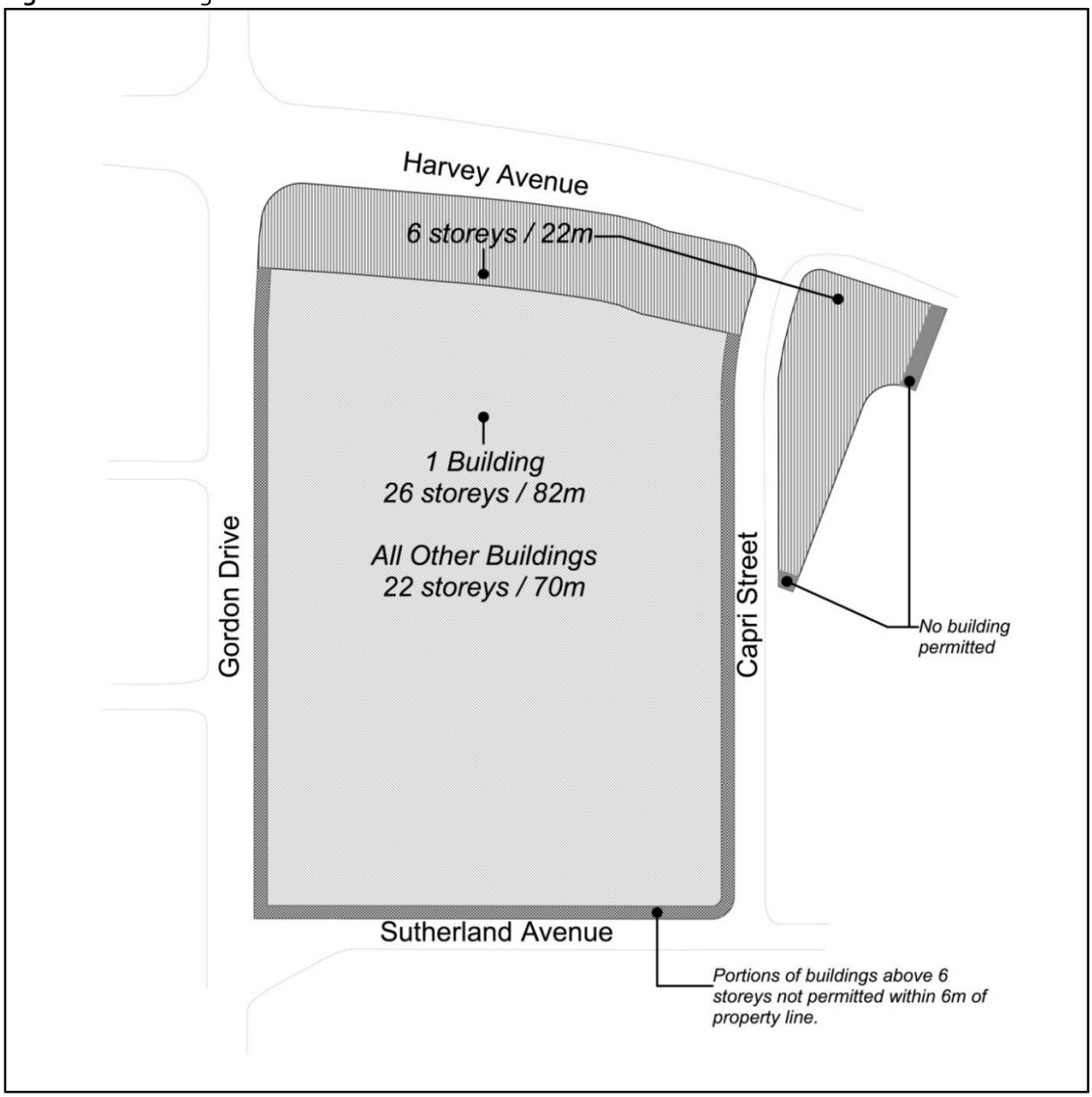


Figure 15.7.6 – Amenities Areas CD26



SECTION 16 – Effective Date

Read a first time by the Municipal Council this 30th of May, 2022

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved by the Minister of Agriculture this

(Minister of Agriculture)

Approved by the Minister of Transportation and Infrastructure this

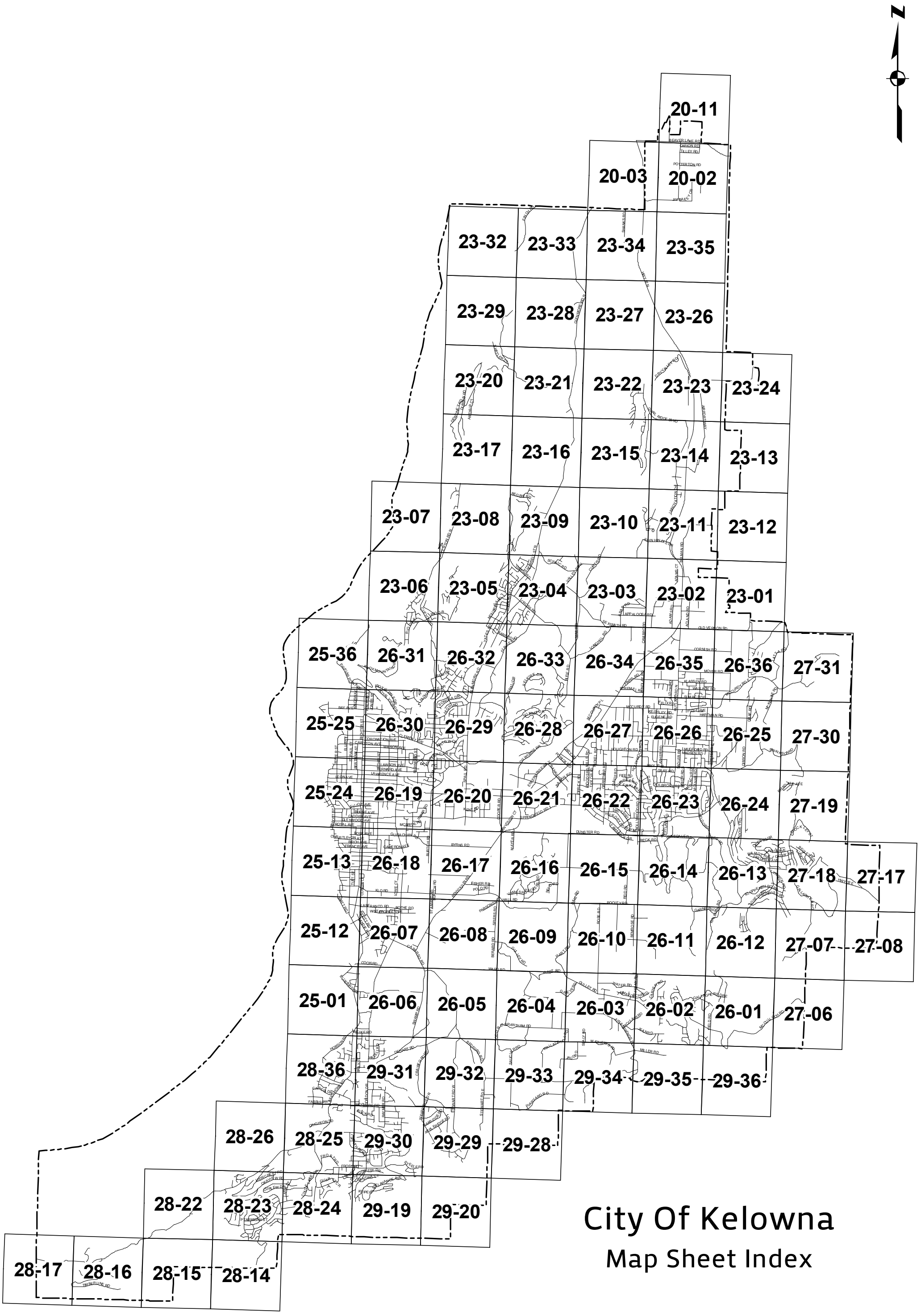
(Minister of Transportation and Infrastructure)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule ‘A’ Zoning Map



City Of Kelowna

Map Sheet Index

Date: Feb.6 2012

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No. 20-02

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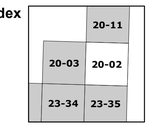

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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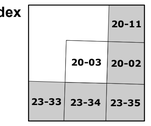

Legend

- Zoning
- Lot Line
- City Boundary

N

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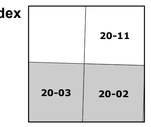

Legend

- Zoning
- Lot Line
- City Boundary


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KAP457
KAP89429
44 (W OF)
1 9750
45 (W OF)
457 939F
1 9640
EPP91012
45 9595
940F
KAP69077 PP EPP74123
A 9590
I2
OKANAGAN RAIL CORRIDOR
KAP457
46 672
46 (W OF)
A 670
KAP42717
1 630
KAP4273
A 9580
EPP84663
3
(42718)
KAP89924
H18662
McCurdy Rd
1 9595
KAP6040
A 490
KAP63756
B 400
1 300-350
EPP57272
I3
2 530
3 520
4 510
KAP6040
KAP27739
A 470
KAP27740
A 430
P4
(EPP109677)
(EPP111890)
Beaver Lake Rd
(EPP102563)
EPP102562
(EPP104745)
(EPP105252)
(EPP104564)
EPP104565
1 250
EPP110991
A 245
EPP104565
(EPP57268)
2 240
(EPP104744)
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1 235
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2 230
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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

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Legend

- Zoning
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- City Boundary

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Legend

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- Lot Line
- City Boundary

N

Scale (meters)

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RR1
RU1
RU2
RU4
P3
P4
MF2
MF3
C1
RR2
RU2c
RU1c
Clifton Rd
Sheerwater Ct
Red Sky Pl
Red Sky Ct
Sky Ct
Skyland Dr
Ledge Rock Ct
Rocky Point Dr
Lost Creek Ct
Lost Creek Pl
Lost Creek Lane
Wilden Ridge Dr
Summer Wood Dr
Echo Ridge Dr
Upper Canyon Dr
Upper Canyon Dr N
Redrock Ct
Split Pine Ct
Forest Edge Dr
Terrace Hill Pl
Terrace Hill Ct
Portview Ave
Portview Ct
Porthill Dr
Portside Ct
Applebrook Cr
Applecrest Ct
Aitkins Ct
Bigger Rd
Crossridge Cr
Crossplan Ct
Moubray Rd
Crossfield Ave
Ranchhill Ct
Ranchland Rd
Ranchmont Cr
Crosby Rd
Cosens Ct
Glenhaven Cr
McTavish Rd
Glenmore Rd
Whitman Rd
Yates Rd
Dallas Rd
Triple Tree Pl
Clear Pond Pl
Clear Pond Ct
Rio Dr
Blair Pond
Rocky Point Dr
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NE 1/4 SEC.6 TP23
SW 1/4 SEC. 5 TP 23
SEC.5 TP 23
SW 1/4 SEC.5 TP 23
NW 1/4 SEC.5 TP 23
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SW1/4 (E OF)
NE1/4 (E OF)
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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **23-07**

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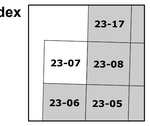

Legend

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Legend

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- Lot Line
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N

Scale (meters)

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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

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Legend

- Zoning
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- City Boundary

N

Scale (meters)

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Legend

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N

Scale (meters)

0 25 50 100 150

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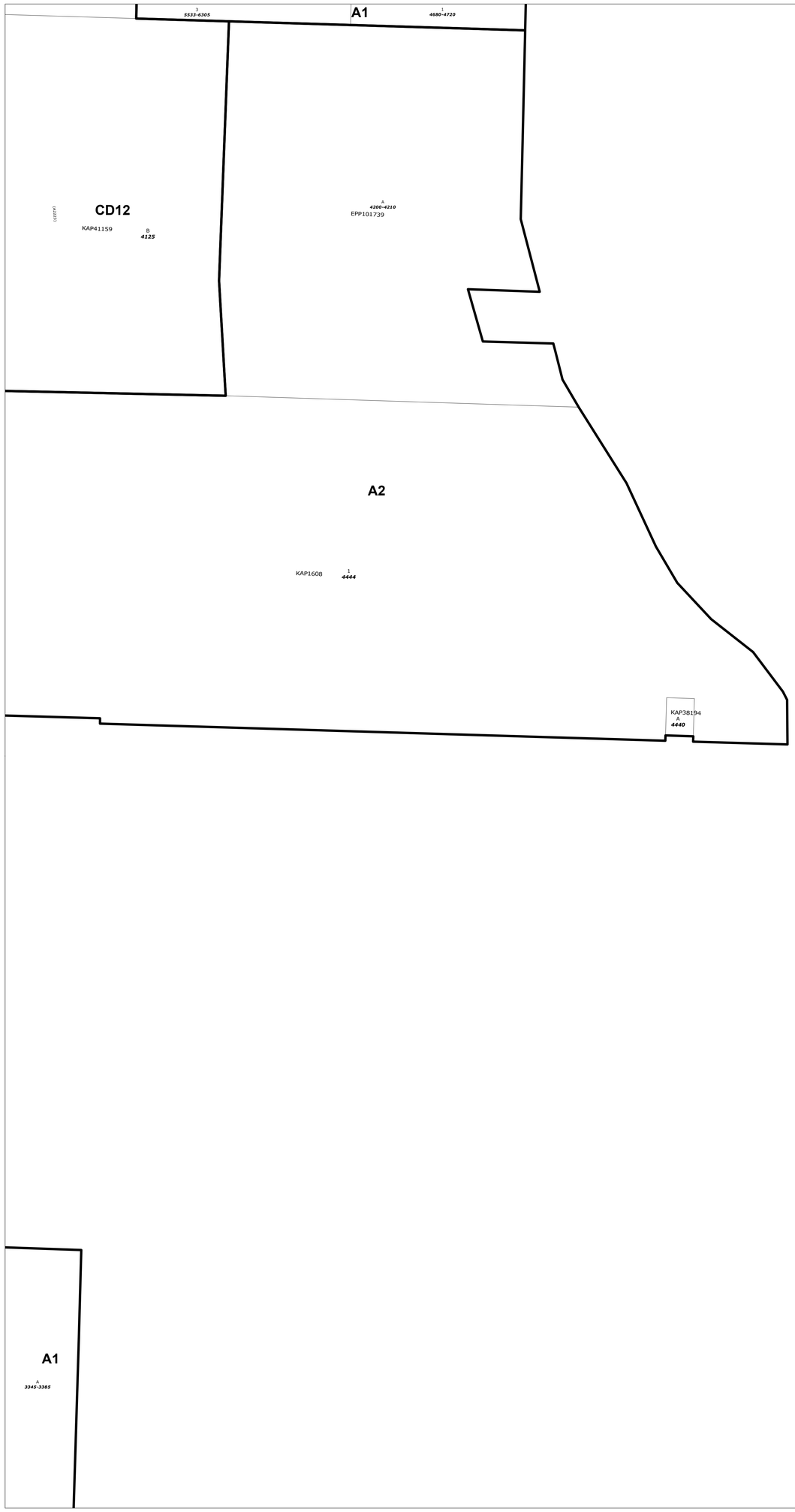

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Legend

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N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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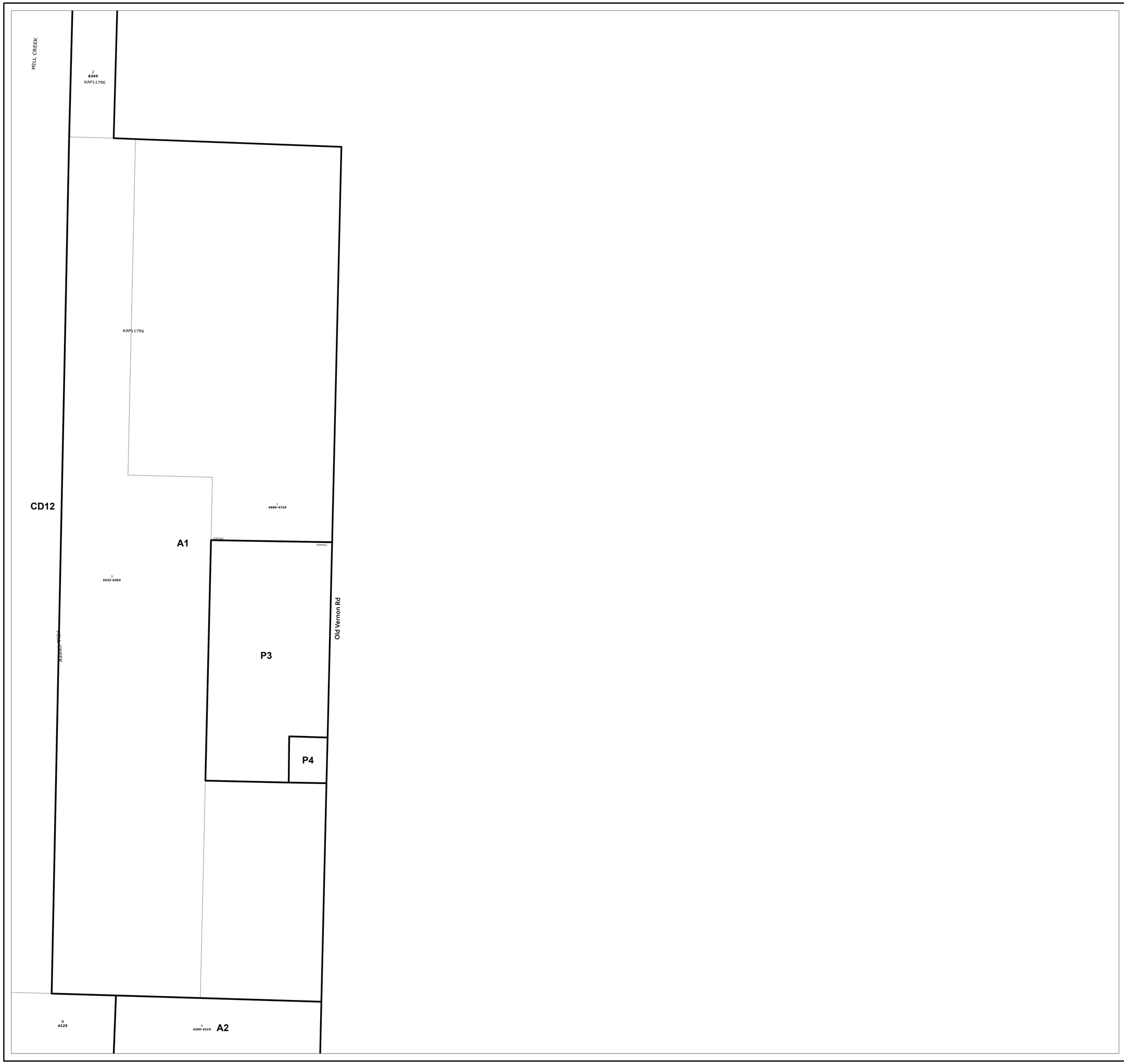

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Legend

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- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

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Legend

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N

Scale (meters)

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Legend

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N

Scale (meters)

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Legend

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- City Boundary

N

Scale (meters)

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Scale: 1:2500

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Legend

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- Lot Line
- City Boundary

N

Scale (meters)

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Legend

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- Lot Line
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N

Scale (meters)

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Legend

- Zoning
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N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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Legend

- Zoning
- Lot Line
- City Boundary



Scale (meters)

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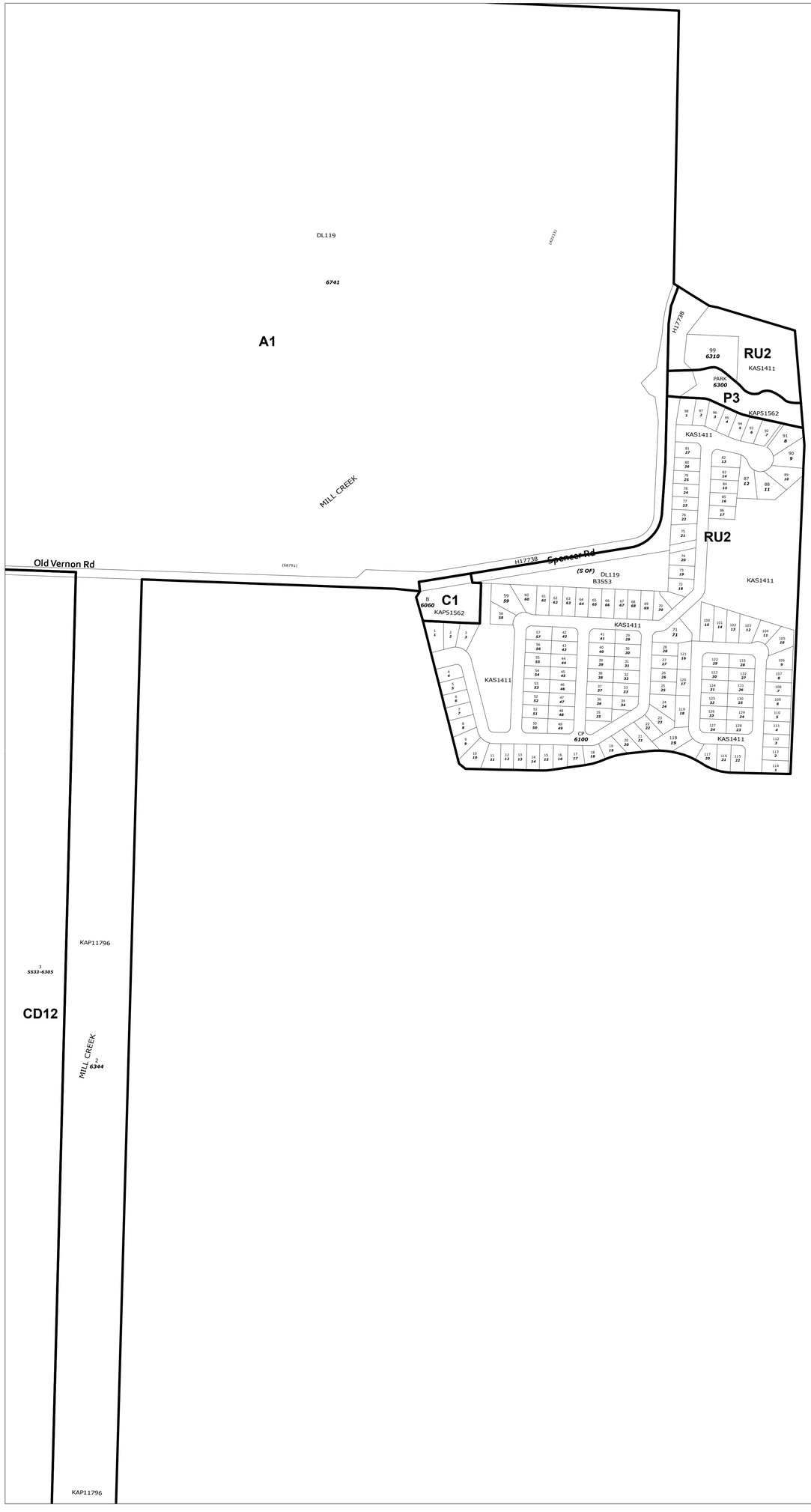

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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

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Scale: 1:2500

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Legend

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- Lot Line
- City Boundary

N

Scale (meters)

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Scale: 1:2500

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PCL A
3755

KAP20805

A
3545

A1

1
3520

KAP96499

347

KAP96557

1
3370

Glenmore Rd N

W1/2
2105

NW 1/4 SEC.27 TP 23

RR2

NE1/4
6741

NE 1/4 SEC.27 TP 23

KAP45247

H-318

Highway 97

H-318

KAP45247

A2

SE1/4
3155

SE 1/4 SEC.28 TP 23

SW1/4
6741

SW 1/4 SEC.27 TP 23

SE 1/4 SEC.27 TP 23

SE1/4
6741

(A22547)

SW 1/4 S

NE1/4
2780

NW1/4
6741

A1

NE1/4
2648

(A22547)

1
2698

City of **Kelowna**

Zoning Bylaw

No. **23-27**

Index

23-33	23-34	23-35
23-28	23-27	23-26
23-21	23-22	23-23

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 23-28

Index

23-32	23-33	23-34
23-29	23-28	23-27
23-20	23-21	23-22

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 23-29

Index

23-32	23-33
23-29	23-28
23-20	23-21

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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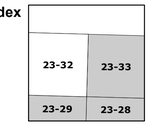
City of Kelowna

Zoning Bylaw

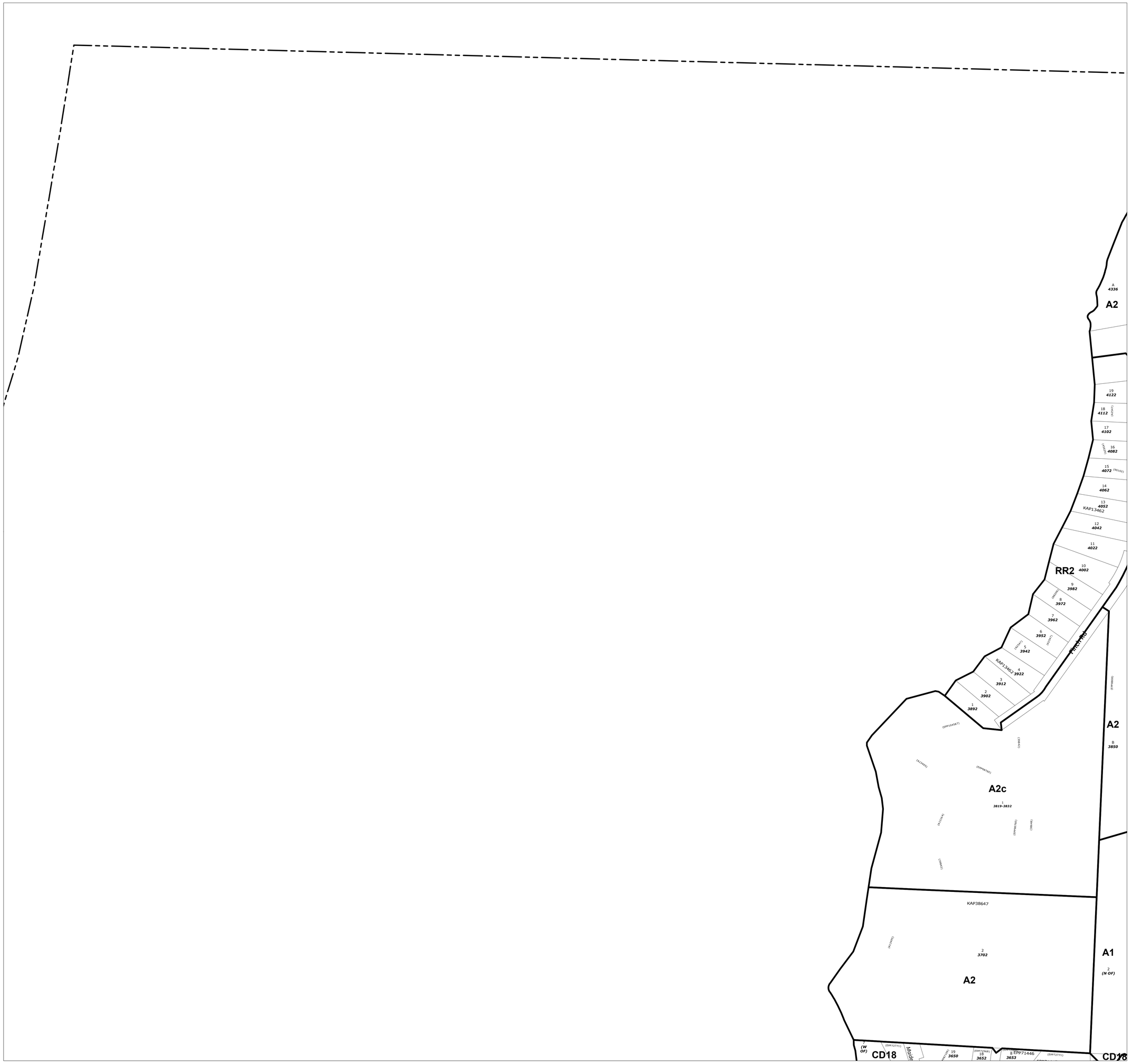
No. **23-32**

Index



Legend

- Zoning
- Lot Line
- City Boundary



N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 23-33

Index

		20-03
23-32	23-33	23-34
23-29	23-28	23-27

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **23-34**

Index

	20-03	20-02
23-33	23-34	23-35
23-28	23-27	23-26

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **23-35**

Index

20-03	20-02
23-34	23-35
23-27	23-26

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **25-01**

Index

25-12	26-07
25-01	26-06
28-36	29-31

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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Watt Rd
Watt Rd
Watt Rd
Lakeshore Rd
Richter St
Lanfranco Rd
Patsy Rd
Patsy Rd
Patsy Rd
Ellis St
Ellis St
Ellis St

City of Kelowna

Zoning Bylaw

No. 25-13

Index

25-24	26-19
25-13	26-18
25-12	26-07

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 25-24

Index

25-25	26-30
25-24	26-19

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 25-25

Index

25-36	26-31
25-25	26-30
25-24	26-19

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **25-36**

Index

	23-06
25-36	26-31
25-25	26-30

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-01

Index

26-11	26-12	27-07
26-02	26-01	27-06
29-35	29-36	

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-02

Index

26-10	26-11	26-12
26-03	26-02	26-01
29-34	29-35	29-36

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-03

Index

26-09	26-10	26-11
26-04	26-03	26-02
29-33	29-34	29-35

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-04

Index

26-08	26-09	26-10
26-05	26-04	26-03
29-32	29-33	29-34

Legend

- Zoning
- Lot Line
- City Boundary

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-05

Index

26-07	26-08	26-09
26-06	26-05	26-04
29-31	29-32	29-33

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-06

Index

25-12	26-07	
25-01	26-06	
28-36	29-31	

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-07

Index

25-13	26-18	26-17
25-12	26-07	26-08
25-01	26-06	26-05

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-08

Index

26-18	26-17	26-16
26-07	26-08	26-09
26-06	26-05	26-04

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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Hall Rd
Mariposa Ct
KLO Rd
McCulloch Rd
Parsons Rd
Spiers Rd
Gulley Rd
Berard Rd
Hart Rd
Ward Rd
RUMOHR CREEK
RR1
RR2
A1
P2
P3
C1
KAP24322
KAP16685
KAP33463
KAP26053
KAP26538
KAP25252
KAP1992
KAP43297
KAP45934
KAP44147
KAP26008
KAP16684
KAP29282
KAP1992 B3219
KAP1765
KAP70726
KAP28797
KAP64833
KAP1072
KAP23684
KAP14900
KAP73101
KAP30178
KAP37097
KAP38508
KAP19769
KAP49088
KAP790 B3057
KAP1765 B4874
KAP1992 B3140
KAP1992 B3824
KAP1992 B3790
KAP1992 B1959
KAP1992 B3502
KAP1992 B3768
KAP1992 B3665
KAP1992 B3691
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KAP1992 B3830
KAP1992 B3845
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KAP1992 B3681
KAP1992 B3798
KAP1992 B3925
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KAP1992 B3960
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KAP1992 B2735-2779
KAP1992 B2286
KAP1992 B2195
KAP1992 B2175
KAP1992 B2165
KAP1992 B3100



City of Kelowna

Zoning Bylaw

No. 26-10

Index

26-16	26-15	26-14
26-09	26-10	26-11
26-04	26-03	26-02

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-11

Index

26-15	26-14	26-13
26-10	26-11	26-12
26-03	26-02	26-01

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-12

Index

26-14	26-13	27-18
26-11	26-12	27-07
26-02	26-01	27-06

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-13

Index

26-23	26-24	27-19
26-14	26-13	27-18
26-11	26-12	27-07

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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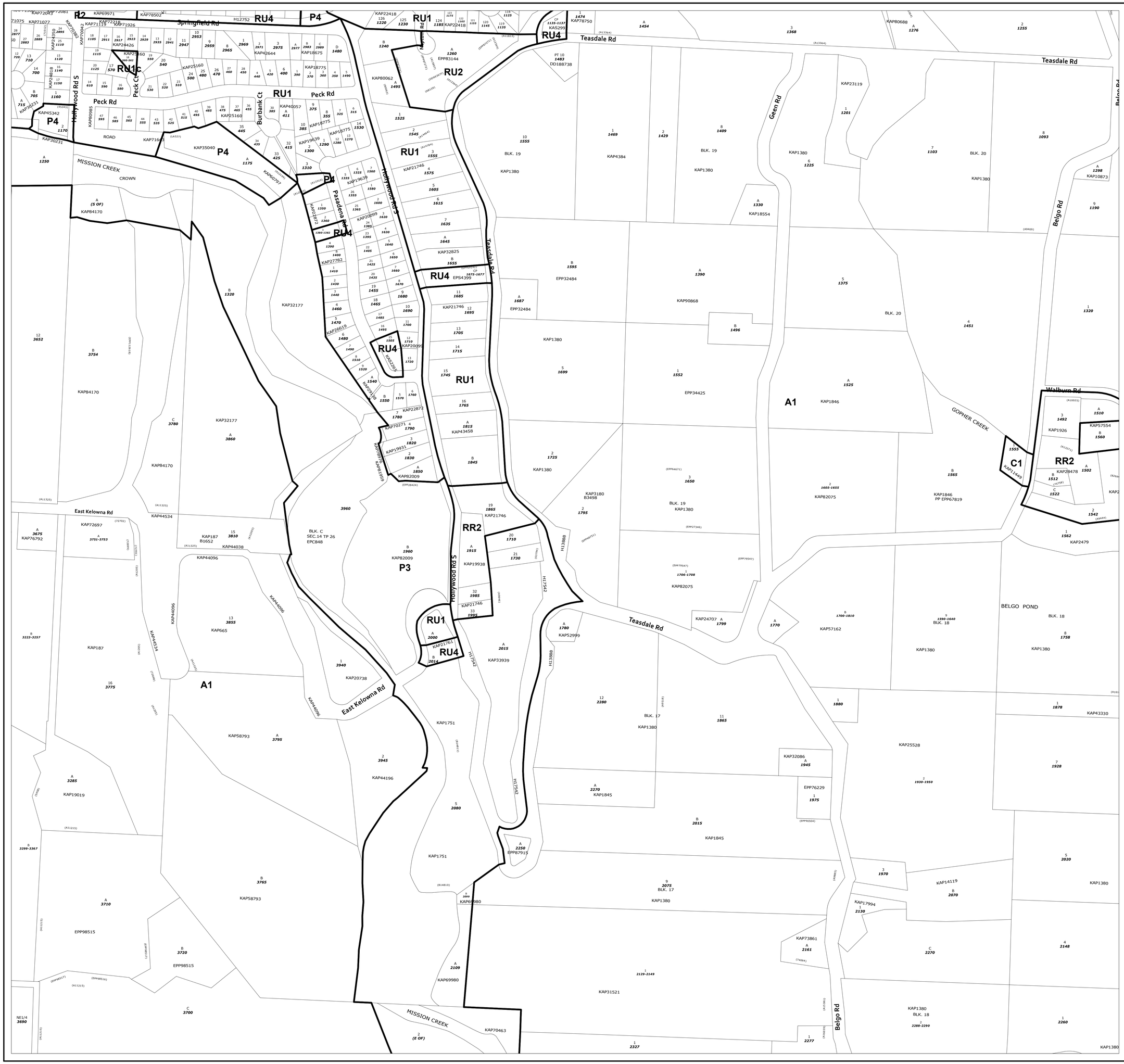

City of Kelowna

Zoning Bylaw

No. 26-14

Index

26-22	26-23	26-24
26-15	26-14	26-13
26-10	26-11	26-12

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-15

Index

26-21	26-22	26-23
26-16	26-15	26-14
26-09	26-10	26-11

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-16

Index

26-20	26-21	26-22
26-17	26-16	26-15
26-08	26-09	26-10

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-17

Index

26-19	26-20	26-21
26-18	26-17	26-16
26-07	26-08	26-09

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **26-18**

Index

25-24	26-19	26-20
25-13	26-18	26-17
25-12	26-07	26-08

Legend

- Zoning
- Lot Line
- City Boundary

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **26-19**

Index

25-25	26-30	26-29
25-24	26-19	26-20
25-13	26-18	26-17

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-20

Index

26-30	26-29	26-28
26-19	26-20	26-21
26-18	26-17	26-16

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **26-21**

Index

26-29	26-28	26-27
26-20	26-21	26-22
26-17	26-16	26-15

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **26-22**

Index

26-28	26-27	26-26
26-21	26-22	26-23
26-16	26-15	26-14

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **26-23**

Index

26-27	26-26	26-25
26-22	26-23	26-24
26-15	26-14	26-13

Legend

- Zoning
- Lot Line
- City Boundary

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-24

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26-26	26-25	27-30
26-23	26-24	27-19
26-14	26-13	27-18

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-25

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26-26	26-25	27-30
26-23	26-24	27-19

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-26

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26-34	26-35	26-36
26-27	26-26	26-25
26-22	26-23	26-24

Legend

- Zoning
- Lot Line
- City Boundary

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-27

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26-33	26-34	26-35
26-28	26-27	26-26
26-21	26-22	26-23

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-28

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26-29	26-28	26-27
26-20	26-21	26-22

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-29

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26-31	26-32	26-33
26-30	26-29	26-28
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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 26-30

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25-25	26-30	26-29
25-24	26-19	26-20

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. **26-31**

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25-36	26-31	26-32
25-25	26-30	26-29

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-32

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23-06	23-05	23-04
26-31	26-32	26-33
26-30	26-29	26-28

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-33

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23-05	23-04	23-03
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26-29	26-28	26-27

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-34

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23-04	23-03	23-02
26-33	26-34	26-35
26-28	26-27	26-26

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-35

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23-03	23-02	23-01
26-34	26-35	26-36
26-27	26-26	26-25

Legend

- Zoning
- Lot Line
- City Boundary

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 26-36

Index

23-02	23-01	
26-35	26-36	27-31
26-26	26-25	27-30

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. **27-06**

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26-12	27-07	27-08
26-01	27-06	
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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 27-07

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26-13	27-18	27-17
26-12	27-07	27-08
26-01	27-06	

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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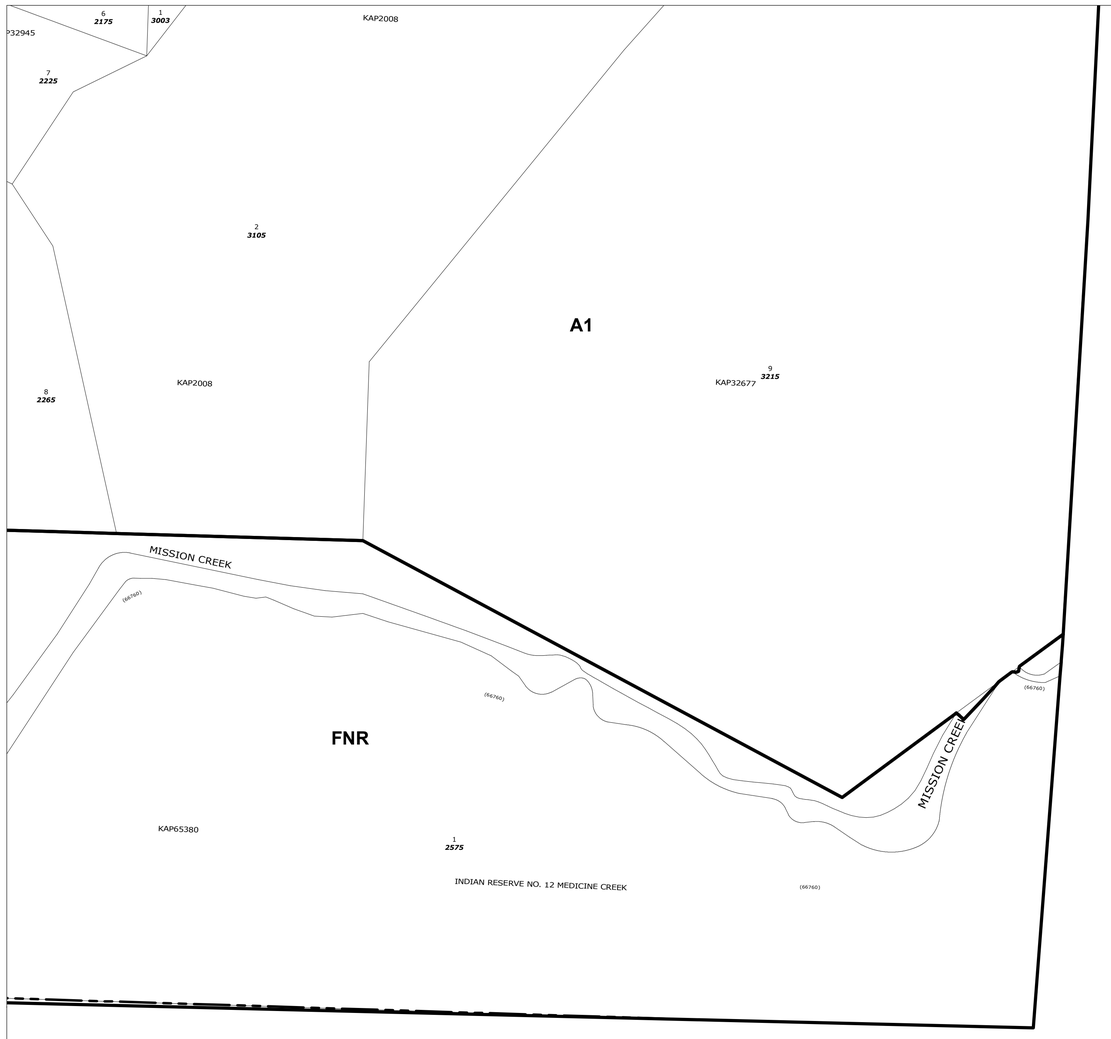

City of Kelowna

Zoning Bylaw

No. **27-08**

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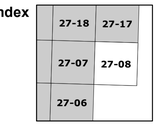

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. **27-17**

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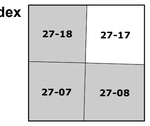

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 27-18

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26-24	27-19	
26-13	27-18	27-17
26-12	27-07	27-08

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 27-19

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26-25	27-30	
26-24	27-19	
26-13	27-18	27-17

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **27-30**

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26-36	27-31
26-25	27-30
26-24	27-19

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 27-31

Index



Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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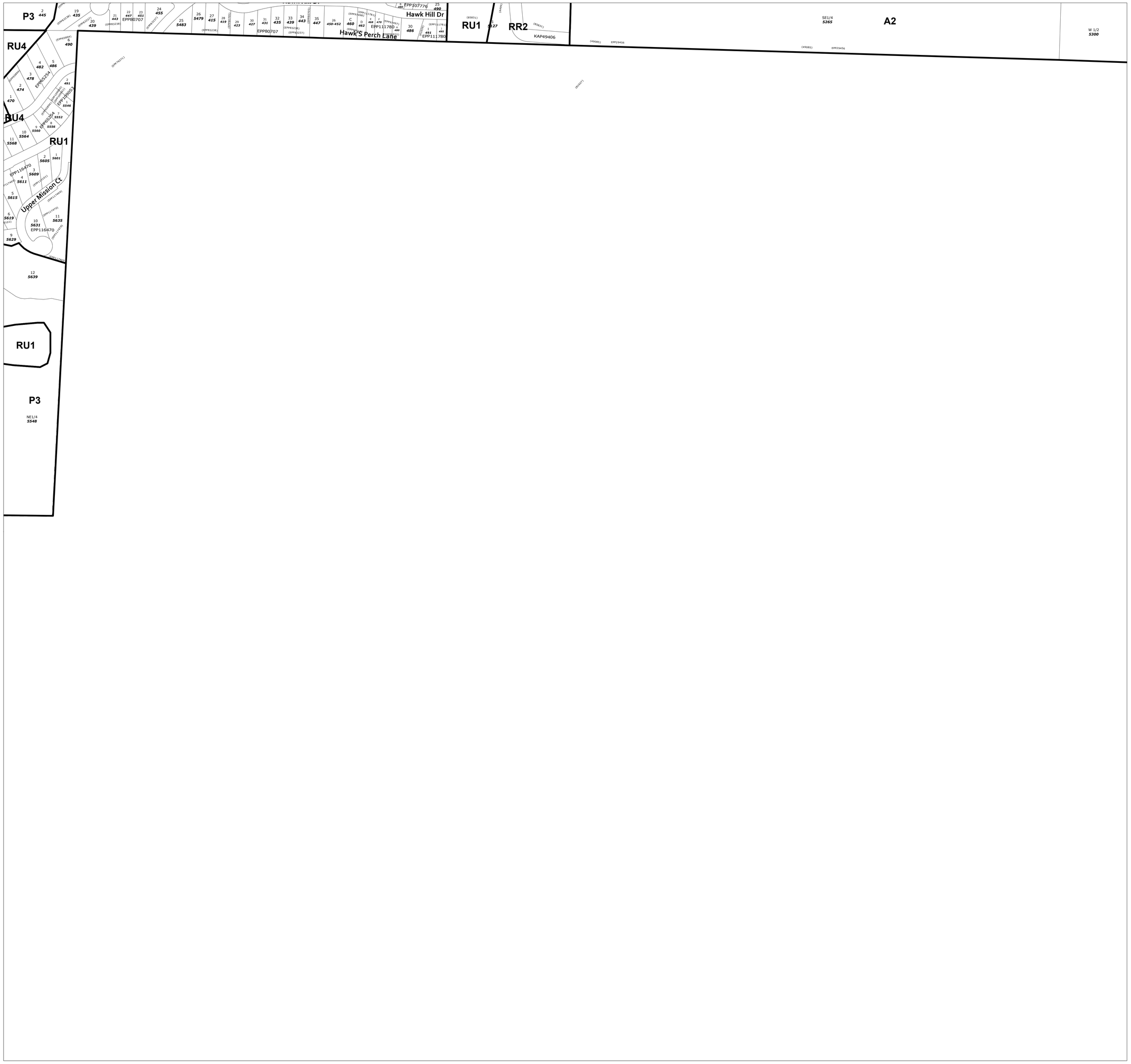
P3
RU4
RU4
RU1
RU1
RU1
P3
NE1/4
5548
Upper Mission Ct
Hawk Hill Dr
Hawk's Perch Lane
EPP80707
EPP111780
EPP111780
EPP107776
RU1
RR2
KAP49406
A2
SE1/4
5265
W 1/2
5300
EPP29456
EPP29456
EPP116470
EPP116470
EPP65284
EPP65284
EPP116253
EPP116253
EPP116253


P3
LEBANON CREEK
MF2
KAS3552 CP 5447-5493
Hillside Ave
Mountainside Dr
Trestle Ct
Lee Lane
RU1
Farron Ct
Farron Pl
Rindle Cr
CEDAR CREEK
RU4
NE 1/4 SEC.14 TP 28
EPP91489
Trestle Ridge Ct
Upper Mission Ct
EPP116470
A1
NW 1/4 SEC.14 TP 28
NW1/4 (W OF)
Angler Ct
Jasper Way
EPP51040
EPP51679
EPP35140
EPP36770
EPP38359
EPP41115
EPP35362
EPP33759
EPP48322
EPP84031
EPP82740
EPS2740
EPP98834
EPP103965
KAP89468
KAP89467
KAP84295
KAP84299
KAP82635
KAP84031
KAP84299
KAP84299
KAP84299



City of Kelowna

Zoning Bylaw

No. **28-15**

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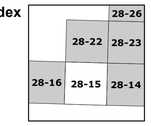

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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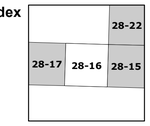
City of Kelowna

Zoning Bylaw

No. 28-16

Index



Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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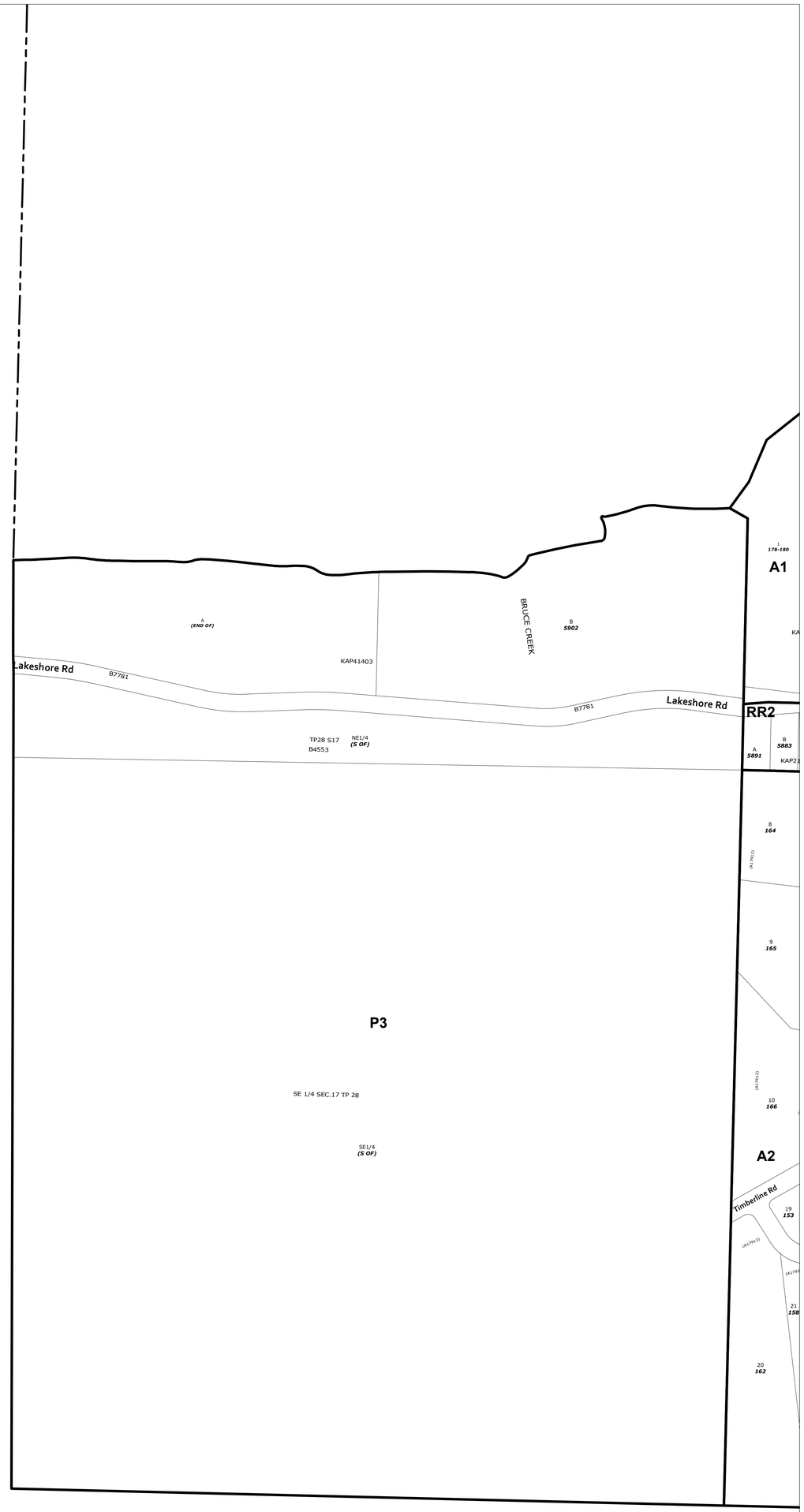

City of Kelowna

Zoning Bylaw

No. 28-17

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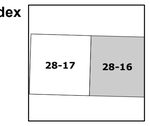

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. **28-22**

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	28-26
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Legend

- Zoning
- Lot Line
- City Boundary



N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 28-23

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28-15	28-14	28-13

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 28-24

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28-23	28-24	29-19
28-14	28-13	

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. **28-25**

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	25-01	26-06
	28-36	29-31
28-26	28-25	29-30
28-23	28-24	29-19

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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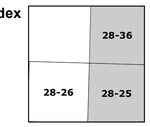
City of Kelowna

Zoning Bylaw

No. **28-26**

Index



Legend

- Zoning
- Lot Line
- City Boundary



N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 28-36

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25-01	26-06
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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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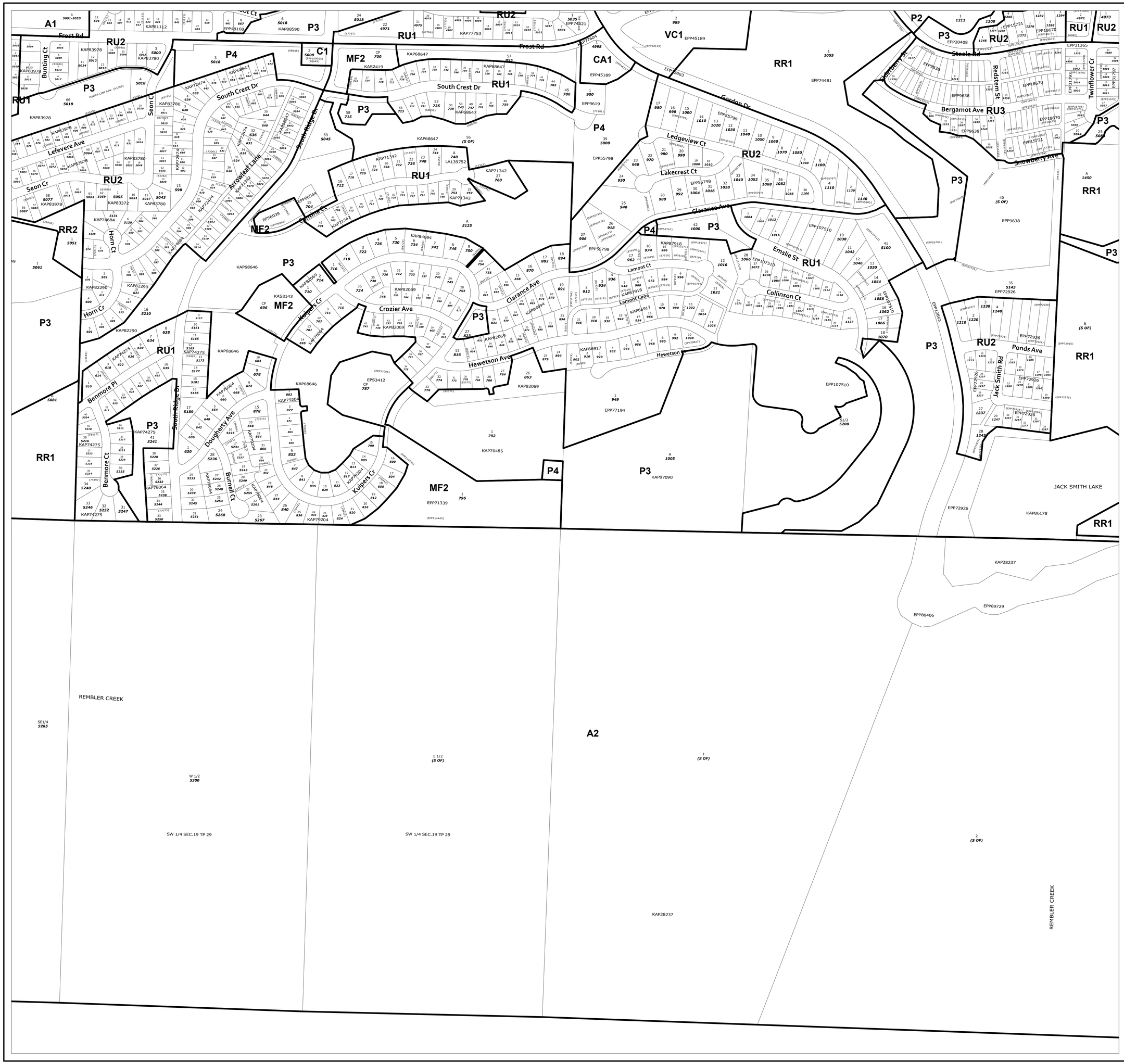

City of Kelowna

Zoning Bylaw

No. 29-19

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	28-24	29-19	29-20
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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 29-20

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Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. **29-28**

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	29-20	

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. **29-29**

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	29-19	29-20

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 29-30

Index

25-01	26-06	26-05
28-36	29-31	29-32
28-25	29-30	29-29
28-24	29-19	29-20

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 29-31

Index

25-12	26-07	26-08
25-01	26-06	26-05
28-36	29-31	29-32
28-25	29-30	29-29

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 29-32

Index

26-06	26-05	26-04
29-31	29-32	29-33
29-30	29-29	29-28

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 29-33

Index

26-05	26-04	26-03
29-32	29-33	29-34
29-29	29-28	

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

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City of Kelowna

Zoning Bylaw

No. 29-34

Index

26-04	26-03	26-02
29-33	29-34	29-35
29-28		

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 29-35

Index

26-10	26-11	26-12
26-03	26-02	26-01
29-34	29-35	29-36

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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City of Kelowna

Zoning Bylaw

No. 29-36

Index

26-02	26-01
29-35	29-36

Legend

- Zoning
- Lot Line
- City Boundary

N

Scale (meters)

0 25 50 100 150

Scale: 1:2500

Revision: 5/26/2022

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