

Attachment A – Proposed Text Amendments to Section 7 – Landscaping and Screening of Zoning Bylaw No. 8000 – TA19-0004

Zoning Bylaw No. 8000 – Section 7 Updates				
No.	Section	Existing	Proposed	Explanation
1.	7.1.1	The minimum level of <b>landscaping</b> required in each <b>zone</b> along all front, rear and <b>side yards</b> shall be determined from the <b>Minimum Landscape Buffer Treatment Levels Schedule (Table 7.1)</b> and <b>landscaping</b> details entitled Minimum Landscape Buffer in Section 7.7.	The minimum level of <b>landscaping</b> required in each <b>zone</b> along all front, rear and <b>side yards</b> shall be determined from the <b>Minimum Landscape Buffer Treatment Levels Schedule (Table 7.1)</b> and <b>landscaping</b> details entitled Minimum Landscape Buffer in Section 7.6.	
2.	7.2.2	Required landscape buffers in subsection <b>7.7</b> shall be continuous along the affected property boundaries, except that they may be interrupted only by walkways and driveways providing access to the property and running perpendicular to the property line.	Required landscape buffers in Section <b>7.6</b> shall be continuous along the affected property boundaries, except that they may be interrupted only by walkways and driveways providing access to the property and running perpendicular to the property line.	Replace references to Section 7.7 with correct reference to Section 7.6
3.	7.2.10	7.2.10 Urban plazas are permitted as a substitute for a <b>front yard</b> or <b>side yard street</b> landscape buffers according to the provisions of Section 7.4 and Section 7.7.	7.2.10 Urban plazas are permitted as a substitute for a <b>front yard</b> or <b>side yard street</b> landscape buffers according to the provisions of Section 7.4 and Section 7.6.	

4.	7.5.3	No <b>fence</b> constructed at the <b>natural grade</b> in rural residential or <b>residential zones</b> shall exceed 2.0 m in <b>height</b> , except where <b>abutting</b> an agricultural or commercial <b>zone</b> , the maximum <b>height</b> is 2.4 m.	No <b>fence</b> constructed at the <b>natural grade</b> in rural residential or <b>residential zones</b> shall exceed 2.0 m in <b>height</b> , except where <b>abutting</b> an agricultural or commercial <b>zone</b> , the maximum <b>height</b> is 2.4 m. Where fences are constructed adjacent to the Front Lot Line or a Flanking Street, the maximum fence height shall be 1.06 m	Introduction of maximum height for fences sited adjacent to the front lot line or a flanking street.
5.	7.6.1 (b)	<b>Level 2:</b> a minimum 3.0m landscape buffer is required to separate <b>uses</b> from <b>adjacent</b> properties and will consist of a vegetative buffer where no continuous opaque barrier is required.	<b>Level 2:</b> a minimum 3.0m landscape buffer is required to separate <b>uses</b> from <b>adjacent</b> properties;	Modification of Minimum Landscape Buffer Treatment Level descriptions to further clarify the intended outcomes of the buffers
6.	7.6.1 (c)	<b>Level 3:</b> a minimum 3.0 m landscape buffer is required to separate <b>uses</b> from <b>adjacent</b> properties and will consist of a vegetative buffer or a continuous opaque barrier;	<b>Level 3:</b> a minimum 3.0 m landscape buffer is required to separate <b>uses</b> from <b>adjacent</b> properties. The buffer will consist of a vegetative buffer and may include a continuous barrier;	

7.	7.6.1 (d)	<p><b>Level 4:</b> a minimum 3.0 m landscape buffer is required to separate <b>uses</b> from <b>adjacent</b> properties and will consist of coniferous tree species or native vegetation to provide a continuous opaque screen for parking areas; and</p>	<p><b>Level 4:</b> a minimum 3.0 m landscape buffer is required to separate <b>uses</b> from <b>adjacent</b> properties. The buffer will consist of coniferous tree species or native vegetation to provide a continuous opaque screen for parking areas; and</p>	
8.	Section 7.6.1 (f)	n/a	<p><b>Level 6:</b> a minimum 3.0 m landscape buffer is required along all <b>lot lines</b> abutting a Future Land Use designation of Transportation Corridor (TC) in the <b>Official Community Plan</b>.</p> <p>The minimum landscape buffer will include trees which are to be planted every 10.0 m on center within the landscape buffer area. Without limiting Section 7.5.5, any fencing within the minimum landscape buffer must be a black chain link fence, or other materials approved by the Divisional Director of Planning and Development Services, with a maximum height of 2.0 m and with a minimum of one pedestrian access gate along the <b>lot line</b> abutting the TC designation. The fence is to be located at least 0.15 m from the <b>lot line</b> abutting the TC designation. The pedestrian gate will be a minimum 1.6 m wide and may be lockable and controlled by the subject property owner.</p> <p>Only where the bylaw requires a continuous opaque barrier may the chain link fence be substituted for the opaque barrier and a minimum of one pedestrian access gate is required within an opaque barrier.</p>	<p>A new Level 6 standard for all properties abutting the Okanagan Rail Trail (ORT) provides a consistent approach to landscaping on private property along the ORT to improve the public-private interface. These landscaping requirements would be applied at time of development or redevelopment. The standards</p>

			Lands within the Agricultural Land Reserve and lots zoned P <sub>3</sub> – Parks and Open Space are exempt from Level 6 requirements.	will be reviewed following the ORT land use study and ongoing work to further define amenities and uses within and along the ORT.																				
9.	Table 7.1 Minimum Landscape Buffer Treatment Levels Schedule	<p>Column Headings:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Front</th> <th>Rear Yard</th> <th>Side Yard</th> <th>Urban Plaza Permitted (see 7.4)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Location	Front	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)						<p>Column Headings:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Front or Flanking Yard</th> <th>Rear Yard</th> <th>Side Yard</th> <th>Urban Plaza Permitted (see 7.4)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Location	Front or Flanking Yard	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)						Change heading to require the same landscape buffer treatment level for both Front and Flanking Yards.
Location	Front	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)																				
Location	Front or Flanking Yard	Rear Yard	Side Yard	Urban Plaza Permitted (see 7.4)																				
10.	Table 7.1 Minimum Landscape Buffer Treatment Levels Schedule	n/a	<table border="1"> <thead> <tr> <th>Location</th> <th>Front or Flanking Yard</th> <th>Rear Yard</th> <th>Side Yard</th> </tr> </thead> <tbody> <tr> <td>All lots abutting a Future Land Use designation of Transportation Corridor (TC)</td> <td colspan="3">6</td> </tr> </tbody> </table>	Location	Front or Flanking Yard	Rear Yard	Side Yard	All lots abutting a Future Land Use designation of Transportation Corridor (TC)	6			Table 7.1 identifies the minimum landscape "Level" required along the abutting property line. Using Table 7.1 flags this in the main table (easy to pick up on).												
Location	Front or Flanking Yard	Rear Yard	Side Yard																					
All lots abutting a Future Land Use designation of Transportation Corridor (TC)	6																							

				<p>Level 6 is a new minimum landscape buffer treatment.</p>
<p>11.</p>	<p>Diagram 7.3</p>	<p>SEE NOTES FOR LANDSCAPE SPECIFICATIONS</p> <p>MINIMUM LANDSCAPE BUFFER LEVEL 2 - 6.0M</p> <p>SEE NOTES FOR LANDSCAPE SPECIFICATIONS</p> <p>MINIMUM LANDSCAPE BUFFER LEVEL 2 - 4.5M</p> <p>SEE NOTES FOR LANDSCAPE SPECIFICATIONS</p> <p>MINIMUM LANDSCAPE BUFFER LEVEL 2 - 3.0M</p> <p>MINIMUM LANDSCAPE BUFFER TREATMENT - LEVEL 2</p> <p>Diagram 7.3</p>		<p>Remove Diagram – Diagrams are inconsistent with Section 7.6 Minimum Landscape Buffers</p>

12.	Diagram 7.4	<p>SEE NOTES FOR LANDSCAPE SPECIFICATIONS</p> <p>MINIMUM LANDSCAPE BUFFER LEVEL 3 - 6.0M</p> <p>TYPICAL LAYOUT 1 TYPICAL LAYOUT 2</p> <p>SEE NOTES FOR LANDSCAPE SPECIFICATIONS</p> <p>MINIMUM LANDSCAPE BUFFER LEVEL 3 - 4.5M</p> <p>TYPICAL LAYOUT 1 TYPICAL LAYOUT 2</p> <p>SEE NOTES FOR LANDSCAPE SPECIFICATIONS</p> <p>MINIMUM LANDSCAPE BUFFER LEVEL 3 - 3.0M</p> <p>TYPICAL LAYOUT 1 TYPICAL LAYOUT 2</p> <p>MINIMUM LANDSCAPE BUFFER TREATMENT - LEVEL 3 Diagram 7.4</p>		Remove Diagram – Diagrams are inconsistent with Section 7.6 Minimum Landscape Buffers
13.	Diagram 7.5	<p>MINIMUM LANDSCAPE BUFFER LEVEL 4 - 4.5M</p> <p>TYPICAL LAYOUT 1 TYPICAL LAYOUT 2</p> <p>MINIMUM LANDSCAPE BUFFER TREATMENT HIGHWAY 97 &amp; 33 - LEVEL 4 Diagram 7.5</p>		Remove Diagram – Diagrams are inconsistent with Section 7.6 Minimum Landscape Buffers
14.	Diagram 7.6	<p>MINIMUM LANDSCAPE BUFFER LEVEL 5 - 3.0M</p> <p>TYPICAL LAYOUT 1 TYPICAL LAYOUT 2</p> <p>MINIMUM LANDSCAPE BUFFER TREATMENT ALR - LEVEL 5 Diagram 7.6</p>		Remove Diagram – Diagrams are inconsistent with Section 7.6 Minimum Landscape Buffers