

# CITY OF KELOWNA

## BYLAW NO. 11993

### TA19-0022 – 816 Clement Avenue

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

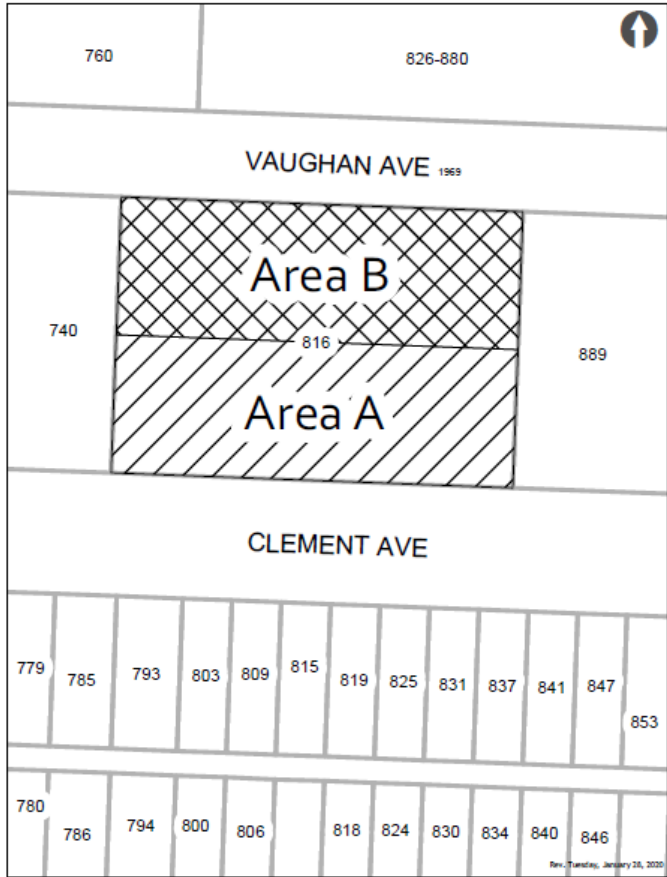
1. THAT City of Kelowna Zoning Bylaw No. 8000, **Section 15.4 – I4 Central Industrial, 15.4.2 Principal Uses, 15.4.2(kk)** be deleted;
2. AND THAT **Section 15.4, I4 – Central Industrial** be amended, by adding in its appropriate location the following:

#### 15.4.7 Site Specific Uses and Regulations

Uses and regulations apply to the I4 – Central Industrial zone on a site-specific basis as follows:

|    | <i>Legal Description</i>                                       | <i>Civic Address</i>         | <i>Regulation</i>   |
|----|--|------------------------------|---|
| 2. | Lot B Section 30<br>Township 26 ODYD<br>Plan EPP83554 (Area A) | 816 Clement Ave, Kelowna, BC | To allow: <ul style="list-style-type: none"> <li>• offices;</li> <li>• business support services;</li> <li>• financial services;</li> <li>• government services;</li> <li>• health services;</li> <li>• retail liquor sales establishment;</li> <li>• retail stores, service commercial;</li> <li>• retail stores, general;</li> <li>• liquor primary establishment, major;</li> <li>• personal service establishment</li> <li>• commercial schools</li> </ul> as Principal Uses in addition to those permitted in section 15.4.2 as per Area A in Diagram A. |
|    | Lot B Section 30<br>Township 26 ODYD<br>Plan EPP83554 (Area B) | 816 Clement Ave, Kelowna, BC | To allow: <ul style="list-style-type: none"> <li>• business support services;</li> <li>• high technology research and product design and;</li> <li>• liquor primary establishment, major</li> </ul> as permitted Principal Uses in addition to those permitted in section 15.4.2 as per Area B in Diagram A.  |
|    |  |                              | To allow: <ul style="list-style-type: none"> <li>• offices;</li> <li>• offices, construction and development industry;</li> <li>• retail stores, convenience;</li> <li>• retail stores, service commercial;</li> <li>• personal service establishments and;</li> <li>• commercial schools</li> </ul> as permitted Secondary Uses in addition to those permitted in section 15.4.3 as per Area B in Diagram A.   |

Diagram A – 816 Clement Ave



3. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24<sup>th</sup> day of February, 2020.

Considered at a Public Hearing on the 17<sup>th</sup> day of March, 2020.

Read a second and third time by the Municipal Council this 17<sup>th</sup> day of March, 2020.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk