CITY OF KELOWNA

BYLAW NO. 12009
TA20-0013 – Schedule 'B' Comprehensive Development Zones
CD18 – McKinley Beach Comprehensive Resort Development

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. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.2 PRINCIPLE AND SECONDARY USES, 1.2(a) AREA I Village Centre,** be amended by:

    a) Deleting from **Principle Uses** the following:

    "(aa) **row housing** subject to 1.3g"
    "(bb) **single detached housing** subject to 1.3g"
    "(cc) **semi-detached housing** subject to 1.3g"

    And replacing it with:

    "(aa) **row housing**"
    "(bb) **single detached housing**"
    "(cc) **semi-detached housing**"

    b) Deleting from **Secondary Uses** the following:

    "(k) **secondary suites** in **single detached housing** subject to 1.3g"

    And replacing it with:

    "(k) **secondary suites** in **single detached housing**"

2. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.2 PRINCIPLE AND SECONDARY USES, 1.2(b) AREA 2 Winery and Resort Accommodation,** be amended by:

    a) Deleting from **Principle Uses** the following:

    "(j) **row housing** subject to 1.3g"
    "(k) **single detached housing** subject to 1.3g"
    "(l) **semi-detached housing** subject to 1.3g"

    And replacing it with:

    "(j) **row housing**"
    "(k) **single detached housing**"
    "(l) **semi-detached housing**"

    b) Deleting from **Secondary Uses** the following:

    "(h) **secondary suites** in **single detached housing** subject to 1.3g"

And replacing it with:

"(h) **secondary suites** in **single detached housing**"

3. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.2 PRINCIPLE AND SECONDARY USES, 1.2(c) AREA III Hillside Resort Accomodation,** be amended by:

   a) Deleting from **Principle Uses** the following:

   "(e) **row housing** subject to 1.3g"
   "(f) **single detached housing** subject to 1.3g"
   "(g) **semi-detached housing** subject to 1.3g"

   And replacing it with:

   "(e) **row housing**"
   "(f) **single detached housing**"
   "(g) **semi-detached housing**"

   b) Deleting from **Secondary Uses** the following:

   "(d) **secondary suites** in **single detached housing** subject to 1.3g"

   And replacing it with:

   "(d) **secondary suites** in **single detached housing**"

4. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.2 PRINCIPLE AND SECONDARY USES, 1.2(d) AREA IV Waterfront Resort Accommodations,** be amended by:

   a) Deleting from **Principle Uses** the following:

   "(k) **row housing** subject to 1.3g"
   "(l) **single detached housing** subject to 1.3g"
   "(m) **semi-detached housing** subject to 1.3g"

   And replacing it with:

   "(k) **row housing**"
   "(l) **single detached housing**"
   "(m) **semi-detached housing**"

   b) Deleting from **Secondary Uses** the following:

   "(h) **secondary suites** in **single detached housing** subject to 1.3g"

   And replacing it with:

   "(d) **secondary suites** in **single detached housing**"

5. THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development,1.3(f)2 DEVELOPMENT REGULATIONS** be amended by:

    Deleting the following:

    "2. for those lots not requiring a form & character Development Permit it will be through the subdivision approval process based on a calculation of 350m² per unit (based on 1.3(g) Type B below). 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 12x350m² = 4,200m²."

    And replacing it with:

    "2. for those lots not requiring a form & character Development Permit total site density will be reduced through the subdivision approval process based on the maximum developable area of each lot measured as all areas of a lot that are able to be developed excluding development permit areas not allowing development."

6. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development,1.3(g) DEVELOPMENT REGULATIONS** be deleted in its entirety

7. 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

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

_____

City Clerk