

# CITY OF KELOWNA

## BYLAW NO. 12009

### TA20-0013 – Schedule 'B' Comprehensive Development Zones CD18 – McKinley Beach Comprehensive Resort Development

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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 **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.2 PRINCIPLE AND SECONDARY USES, 1.2(a) AREA 1 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 Accommodation**, 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. AND 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 350m<sup>2</sup> 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  $12 \times 350\text{m}^2 = 4,200\text{m}^2$ ."

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 6<sup>th</sup> day of April, 2020.

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

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City Clerk