


Schedule A – TA20-0023 – Proposed Text Amendments to Bylaw 8000.


No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 7 – Landscaping and Screening, 7.5 Fencing and Retaining Walls, 7.5.3.	No fence constructed at the natural grade in rural residential or residential zones shall exceed 2.0 m in height , except where abutting an agricultural or commercial zone , the maximum height 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	The maximum height for fences constructed at natural grade in rural residential zones shall not exceed 2000 mm in height , except where abutting an agricultural, industrial or commercial zone, the maximum height is 2400 mm. The maximum height for fences constructed at natural grade on commercial or industrial zoned properties shall not exceed 2400 mm. The maximum height for fences constructed at the natural grade in urban residential or multi-family zones shall not exceed 2000 mm in height , except that it shall not exceed 1200 mm in height within the minimum front yard or flanking street yard setbacks.	To update fence regulations to appropriate standards based on zoning.
<div style="border: 1px solid red; padding: 10px; display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>SCHEDULE _____ A</p> <p>This forms part of application # TA20-0023</p> <p>Planner Initials JI</p> </div> <div style="text-align: right;">  <p>City of Kelowna <small>DEVELOPMENT PLANNING</small></p> </div> </div>				
2.	Section 7 – Landscaping and Screening, 7.6	Notwithstanding paragraph 7.6.1, buffer widths between a	Notwithstanding paragraph 7.6.1, buffer widths between a building	To correct spelling error.

	Minimum Landscape Buffers, 7.6.5.	building or structure and the property line may be reduced to the width of the required yard if the required yard is narrower than the buffer specified in that section, with the exception of level 5 buffering.	or structure and the property line may be reduced to the width of the required yard if the required yard is narrower than the buffer specified in that section, with the exception of level 5 buffering.	
3.	Section 8 – Parking and Loading, 8.5 Off-Street Bicycle Parking, 8.5.6 Long- Term Bicycle Parking Standards (c) ii.	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.	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.	Correct spelling error.
4.	Section 11 – Agricultural Zones, 11.1.6 (c) Development Regulations.	(c) For lots 0.4 ha and greater, 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 a mobile home for	(c) For lots 0.4 ha and greater, 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 a mobile	To correct spelling error.

SCHEDULE _____ **A**

This forms part of application
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Planner Initials



City of **Kelowna**
DEVELOPMENT PLANNING

		immediate family where permitted.	home for immediate family where permitted.	
5.	Section 14 – Commercial Zones, 14.4 C4 – Urban Centre Commercial, 14.4.5 Development Regulations.	N/A	<p>(h) For any building above 16.0m or 4 storeys in height:</p> <ul style="list-style-type: none"> i. Any portion of a building above 16.0 m or 4 storeys (whichever is lesser) in height must be a minimum of 3.0 m. from any property line abutting a street. ii. Any portion of a building above 16.0m or 4 storeys (whichever is lesser) in height must be a minimum of 4.0 m from any property line abutting another property. iii. Any portion of a building 7 storeys and above cannot have a floor plate that exceeds 750 	<p>To bring buildings over 16.0m or 4 storeys in height to the same standard across all Zonings.</p> <p>To limit the floor plate size to encourage taller and slender developments to reduce overall massing.</p>

SCHEDULE A

This forms part of application
TA20-0023



Planner Initials JI


City of Kelowna
DEVELOPMENT PLANNING

			m ² for residential use or 850 m ² for commercial or hotel use.	
6.	Section 14 – Commercial Zones, 14.7 C7 – Central Business Commercial, 14.7.5 Development Regulations.	<p>(h) For any building above 16.0m in height:</p> <ul style="list-style-type: none"> i. Any portion of a building above 16.0 m in height must be a minimum of 3.0 m. from any property line abutting a street. ii. Any portion of a building above 16.0 m in height must be a minimum of 4.0 m from any property line abutting another property. iii. A building floor plate cannot exceed 1,221 m². 	<p>(h) For any building above 16.0m or 4 storeys in height:</p> <ul style="list-style-type: none"> i. Any portion of a building above 16.0 m or 4 storeys (whichever is lesser) in height must be a minimum of 3.0 m. from any property line abutting a street. ii. Any portion of a building above 16.0m or 4 storeys (whichever is lesser) in height must be a minimum of 4.0 m from any property line abutting another property. iii. Any portion of a building 7 storeys and above cannot 	<p>To bring buildings over 16.0m or 4 storeys in height to the same standard across all Zonings.</p> <p>To limit the floor plate size to encourage taller and slender developments to reduce overall massing.</p>

SCHEDULE _____ **A**

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TA20-0023

Planner Initials **JL**




City of **Kelowna**
DEVELOPMENT PLANNING

			have a floor plate that exceeds 750 m ² for residential use or 850 m ² for commercial or hotel use.	
7.	Section 14 – Commercial Zones, 14.7 C7 – Central Business Commercial, 14.7.5 Development Regulations, Setback Table.	*Figure 1 below	*Delete	Remove table from zoning bylaw. Table no longer required as greater detail provided on floor plate sizes provided within zoning.
8.	Section 14 – Commercial Zones, 14.9 C9 – Tourist Commercial, 14.9.2 Principal Uses.	N/A	(l) multiple dwelling housing	To add multiple dwelling housing as a permitted principal use within the C9 Zoning.
9.	Section 14 – Commercial Zones, 14.9 C9 – Tourist Commercial, 14.9.3 Secondary Uses.	N/A	(m) home based businesses, minor	To allow home based businesses, minor as a permitted secondary use within residential units.
10.	Section 14 – Commercial Zones, 14.9 C9 – Tourist Commercial, 14.9.5 Development Regulations	N/A	(f) For any building above 16.0m or 4 storeys in height: i. Any portion of a building above 16.0 m or 4 storeys (whichever is lesser) in height must be a minimum of 3.0 m. from any	To bring buildings over 16.0m in height to the same standard as Urban Centre Zonings. To limit the floor plate size to encourage taller and slender developments to reduce overall massing.

SCHEDULE _____ **A**

This forms part of application
TA20-0023

Planner Initials



City of Kelowna
DEVELOPMENT PLANNING

SCHEDULE A

This forms part of application
TA20-0023

Planner Initials JI



			<p>ii. property line abutting a street. Any portion of a building above 16.0m or 4 storeys (whichever is lesser) in height must be a minimum of 4.0 m from any property line abutting another property.</p> <p>iii. Any portion of a building 7 storeys and above cannot have a floor plate that exceeds 750 m² for residential use or 850 m² for commercial or hotel use.</p>	
11.	Section 16- Public and Institutional Zones, 16.2 P2 – Education and Minor Institutional, 16.2.6 (d) Other Regulations.	For lots less than 1,000 m ² in area, a health services, minor use shall not generate more than six (6) clients to the site from which the business is being operated at any given time.	For lots greater than 1,000 m ² in area, a health services, minor use shall not generate more than six (6) clients to the site from which the business is being operated at any given time.	Error within zoning bylaw. Was intended to apply to lots greater than 1000 m ² .
12.	Section 18 – Schedule B – Comprehensive Development Zones	N/A	(w) home based businesses, minor	To permit the use of home based businesses,

	CD14-CD27, CD22 – Central Green Comprehensive Development Zone, Schedule 7 – CD 22 Sub- Areas A & B Zoning, 7.3 Secondary Uses.			minor in sub areas A & B in portion of CD22.
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*Figure 1

Setback Table


Height	Front and Flanking Yard Setback	Side Yard Setbacks	Floorplate
0.0 to 16.0 m	0.0 m	0.0 m	No restriction
16.0 m and above	3.0 m	4.0 m	1,221 m ²

SCHEDULE _____ **A**

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