

# CITY OF KELOWNA

## BYLAW NO. 12186

### TA21-0003 – Amendment to Section 13 - Urban Residential Zones RU7 – Infill Housing

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The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 13 – Urban Residential Zones, Section 13.17 RU7 – Infill Housing, 13.17.3 Secondary Uses** be amended by deleting the following:

- “(b) **group homes, minor**
- “(c) **home based businesses, minor**
- “(d) **secondary suite**
- “(e) **short term rental accommodation** subject to Section 9.17 of this bylaw”

And replacing it with:

- “(b) **group homes, minor** (only in circumstances described in Section 13.17.8(a))
- “(c) **home based businesses, minor**
- “(d) **home based businesses, major** (only in circumstances described in Section 13.17.8(b))
- “(e) **secondary suite** (only in circumstances described in Section 13.17.8(c))
- “(f) **short term rental accommodation** subject to Section 9.17 of this bylaw”

2. AND THAT **Section 13 – Urban Residential Zones, Section 13.17 RU7 – Infill Housing, 13.17.4 Buildings and Structures Permitted** be amended by deleting the following:

- “(a) **single detached house** which may contain a **secondary suite** if the secondary suite was legally in existence prior to *(date subject Bylaw is adopted)*. ”

And replacing it with:

- “(a) **single detached house**”

3. AND THAT **Section 13 – Urban Residential Zones, Section 13.17 RU7 – Infill Housing, 13.17.6 Development Regulations** be amended by deleting the following:

- “(a) The maximum site coverage is 55% .”

And replacing it with:

- “(a) The maximum site coverage is 55% provided that the maximum site coverage of buildings, driveways, and parking areas is 60%. This may be increased by 5% (to a maximum of 65%) for permeable drive surfaces and parking.”

4. AND THAT **Section 13 – Urban Residential Zones, Section 13.17 RU7 – Infill Housing, 13.17.8 Other Regulations** be amended by deleting the following:

- “(a) Minor group homes are only permitted in **single dwelling housing**.

- (b) Where a **site** has access to a **lane**, vehicular access is only permitted from the **lane**. Otherwise, vehicular access may be taken from the **front yard**, or where a property has two **street frontages**, access shall be taken from the **street frontage** which is not the **front yard**.
- (c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9."

And replacing it with:

- "(a) Minor group homes are only permitted in **single dwelling housing**.
  - (b) **Home based businesses, major** are only permitted where two or fewer dwellings exist on the parcel.
  - (c) A **secondary suite** is only permitted in a single-detached house, where a maximum of one **secondary suite** is permitted per parcel.
  - (d) Where a **site** has access to a **lane**, vehicular access is only permitted from the **lane**. Otherwise, vehicular access may be taken from the **front yard**, or where a property has two **street frontages**, access shall be taken from the **street frontage** which is not the **front yard**.
  - (e) A minimum 1.1m wide lit pathway must be provided between the front lot line and the entrance of each dwelling unit.
  - (f) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9."
5. 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 22<sup>nd</sup> day of March, 2021.

Considered at a Public Hearing on the 6<sup>th</sup> day of April, 2021.

Read a second and third time by the Municipal Council this 6<sup>th</sup> day of April, 2021.

Approved under the Transportation Act this 14<sup>th</sup> day of April, 2021.

Sean Potter  
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk