


## 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 <b>natural grade</b> in rural residential or <b>residential zones</b> shall exceed 2.0 m in <b>height</b> , except where <b>abutting</b> an agricultural or commercial <b>zone</b> , the maximum <b>height</b> 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 <b>height</b> for fences constructed at <b>natural grade</b> in rural residential zones shall not exceed 2.0 m in <b>height</b> , except where <b>abutting</b> an agricultural, industrial or commercial zone, the maximum <b>height</b> is 2.4 m. The maximum <b>height</b> for fences constructed at <b>natural grade</b> on commercial or industrial zoned properties shall not exceed 2.4 m. The maximum <b>height</b> for fences constructed at the <b>natural grade</b> in urban residential or multi-family zones shall not exceed 2.0 m in <b>height</b> , except that it shall not exceed 1.2 m in <b>height</b> within the minimum <b>front yard</b> or <b>flanking street</b> yard setbacks.	To update fence regulations to appropriate standards based on zoning.
<div style="border: 1px solid red; padding: 5px;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p><b>SCHEDULE</b></p> <p>This forms part of application # TA20-0023</p> <p>Planner Initials <span style="border: 1px solid black; padding: 2px 5px;">JI</span></p> </div> <div style="text-align: center;">  <p>City of <b>Kelowna</b> <small>DEVELOPMENT PLANNING</small></p> </div> </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.

	<b>Minimum Landscape Buffers, 7.6.5.</b>	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.	<b>Section 8 – Parking and Loading, 8.5 Off-Street Bicycle Parking, 8.5.6 Long- Term Bicycle Parking Standards (c) ii.</b>	ii. Wall-Mounted bicycle racks located in front of an automobile stall within a parkade will only be counted towards the minimum <b>Long-Term Bicycle Parking</b> 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 <b>Long-Term Bicycle Parking</b> if the automobile stall meets the minimum regular - size vehicle standards.	To Correct spelling error.
4.	<b>Section 11 – Agricultural Zones, 11.1.6 (c) Development Regulations.</b>	(c) For <b>lots</b> 0.4 ha and greater, a <b>residential footprint</b> must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum <b>residential footprint</b> is 2,000 m <sup>2</sup> . A second residential footprint up to 1,000 m <sup>2</sup> may be registered for a <b>mobile home</b> for	(c) For <b>lots</b> 0.4 ha and greater, a <b>residential footprint</b> must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum <b>residential footprint</b> is 2,000 m <sup>2</sup> . A second residential footprint up to 1,000 m <sup>2</sup> may be registered for a <b>mobile</b>	To correct spelling error.

## SCHEDULE A

This forms part of application  
# TA20-0023



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		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 Mid-Rise and High-Rise structures:</p> <ul style="list-style-type: none"> <li>i. Any portion of a building above 16.0 m or 4 <b>storeys</b> (whichever is lesser) in <b>height</b> must setback a minimum of 3.0 m from all sides, except when abutting a laneway.</li> <li>ii. For structures taller than 40.0m or 12 <b>storeys</b> (whichever is lesser) in <b>height</b>, the floor plate above the 16.0 m or 4 <b>storeys</b> (whichever is lesser) cannot exceed: <ul style="list-style-type: none"> <li>(a) 750 m<sup>2</sup> for residential use.</li> <li>(b) 850 m<sup>2</sup> for <b>hotel</b> use.</li> </ul> </li> </ul>	<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>

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			(c) 930 m <sup>2</sup> for office use.	
6.	<b>Section 14 – Commercial Zones, 14.7 C7 – Central Business Commercial, 14.7.5 Development Regulations.</b>	<p>(h) For any building above 16.0m in height:</p> <p>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.</p> <p>ii. Any portion of a building above 16.0 m in height must be a minimum of 4.0 m from any <b>property line</b> abutting another <b>property</b>.</p> <p>iii. A building floor plate cannot exceed 1,221 m<sup>2</sup>.</p>	<p>(h) For Mid-Rise and High-Rise structures:</p> <p>i. Any portion of a building above 16.0 m or 4 <b>storeys</b> (whichever is lesser) in <b>height</b> must setback a minimum of 3.0 m from all sides, except when abutting a laneway.</p> <p>ii. For structures taller than 40.0m or 12 <b>storeys</b> (whichever is lesser) in <b>height</b>, the floor plate above the 16.0 m or 4 <b>storeys</b> (whichever is lesser) cannot exceed:</p> <p>(a) 750 m<sup>2</sup> for residential use.</p> <p>(b) 850 m<sup>2</sup> for <b>hotel</b> use</p>	<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>

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			(c) 930 m <sup>2</sup> for office use.	
7.	<b>Section 14 – Commercial Zones, 14.7 C7 – Central Business Commercial, 14.7.5 Development Regulations, Setback Table.</b>	*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.	<b>Section 14 – Commercial Zones, 14.9 C9 – Tourist Commercial, 14.9.2 Principal Uses.</b>	N/A	<b>(l) multiple dwelling housing</b>	To add multiple dwelling housing as a permitted principal use within the C9 Zoning.
9.	<b>Section 14 – Commercial Zones, 14.9 C9 – Tourist Commercial, 14.9.3 Secondary Uses.</b>	N/A	<b>(m) home based businesses, minor</b>	To allow home based businesses, minor as a permitted secondary use within residential units.
10.	<b>Section 14 – Commercial Zones, 14.9 C9 – Tourist Commercial, 14.9.5 Development Regulations</b>	N/A	<p><b>(f) For Mid-Rise and High-Rise structures:</b></p> <p>i. Any portion of a building above 16.0 m or 4 <b>storeys</b> (whichever is lesser) in <b>height</b> must setback a minimum of 3.0 m from all sides, except when abutting a laneway.</p> <p>iii. For structures taller than 40.0m or 12 <b>storeys</b></p>	<p>To bring buildings over 16.0m in height to the same standard as Urban Centre Zonings.</p> <p>To limit the floor plate size to encourage taller and slender developments to reduce overall massing.</p>

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	<div data-bbox="212 224 743 467"> <div>SCHEDULE A</div> <div>This forms part of application # TA20-0023</div> <div>Planner Initials <span>JI</span></div> <div>  <div>City of Kelowna DEVELOPMENT PLANNING</div> </div> </div>		<p>(whichever is lesser) in <b>height</b>, the floor plate above the 16.0 m or 4 <b>storeys</b> (whichever is lesser) cannot exceed:</p> <ul style="list-style-type: none"> <li>(a) 750 m<sup>2</sup> for residential use.</li> <li>(b) 850 m<sup>2</sup> for <b>hotel</b> use</li> <li>(c) 930 m<sup>2</sup> for office use.</li> </ul>	
11.	<b>Section 16- Public and Institutional Zones, 16.2 P2 – Education and Minor Institutional, 16.2.6 (d) Other Regulations.</b>	For lots less than 1,000 m <sup>2</sup> in area, a <b>health services, minor</b> 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 <sup>2</sup> in area, a <b>health services, minor</b> 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 <sup>2</sup> .
12.	<b>Section 18 – Schedule B – Comprehensive Development Zones CD14-CD27, CD22 – Central Green Comprehensive Development Zone, Schedule 7 – CD 22 Sub-Areas A &amp; B Zoning, 7.3 Secondary Uses.</b>	(k) <b>offices</b> (l) <b>participant recreation services, indoor</b> (m) <b>personal service establishments</b> (n) <b>private clubs</b> (o) <b>public libraries and cultural exhibits</b>	(k) <b>home based businesses, minor</b> (l) <b>offices</b> (m) <b>participant recreation services, indoor</b> (n) <b>personal service establishments</b> (o) <b>private clubs</b> (p) <b>public libraries and cultural exhibits</b> (q) <b>religious assemblies</b>	To permit the use of home based businesses, minor in sub areas A & B in portion of CD22.

		<p>(p) religious assemblies</p> <p>(q) retail stores, convenience</p> <p>(r) retail stores, general</p> <p>(s) short-term rental accommodation, subject to section 9.17 of this Bylaw</p> <p>(t) spectator entertainment establishments</p> <p>(u) used goods stores</p> <p>(v) utility services, minor impact</p>	<p>(r) retail stores, convenience</p> <p>(s) retail stores, general</p> <p>(t) short-term rental accommodation, subject to section 9.17 of this Bylaw</p> <p>(u) spectator entertainment establishments</p> <p>(v) used goods stores</p> <p>(w) utility services, minor impact</p>	
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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 <sup>2</sup>

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