

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 2.0 m in height , except where abutting an agricultural, industrial or commercial zone, the maximum height is 2.4 m. The maximum height for fences constructed at natural grade on commercial or industrial zoned properties shall not exceed 2.4 m. The maximum height for fences constructed at the natural grade in urban residential or multi-family zones shall not exceed 2.0 m in height , except that it shall not exceed 1.2 m 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: 5px; display: inline-block;"> <p style="margin: 0;">SCHEDULE A</p> <p style="margin: 0; color: red;">This forms part of application # TA20-0023</p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: right; margin-right: 10px;"> <p style="margin: 0;">Planner Initials</p> <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">JI</div> </div> <div style="text-align: center;">  <p style="margin: 0;">City of Kelowna <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.

	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 buffereing.	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 Regulat - 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.	To 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 Develoment 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.

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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"> i. Any portion of a building above 16.0 m or 4 storeys (whichever is lesser) in height must setback a minimum of 3.0 m from all sides, except when abutting a laneway. ii. For structures taller than 40.0m or 12 storeys (whichever is lesser) in height, the floor plate above the 16.0 m or 4 storeys (whichever is lesser) cannot exceed: <ul style="list-style-type: none"> (a) 750 m² for residential use. (b) 850 m² for hotel use. 	<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 ² for office 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 Mid-Rise and High-Rise structures:</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 setback a minimum of 3.0 m from all sides, except when abutting a laneway. ii. For structures taller than 40.0m or 12 storeys (whichever is lesser) in height, the floor plate above the 16.0 m or 4 storeys (whichever is lesser) cannot exceed: <ul style="list-style-type: none"> (a) 750 m² for residential use. (b) 850 m² for hotel use 	<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 ² for office 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 Mid-Rise and High-Rise structures: i. Any portion of a building above 16.0 m or 4 storeys (whichever is lesser) in height must setback a minimum of 3.0 m from all sides, except when abutting a laneway. iii. For structures taller than 40.0m or 12 storeys	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.

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	<p>SCHEDULE A</p> <p>This forms part of application # TA20-0023</p> <p>Planner Initials Jl</p>  <p>City of Kelowna DEVELOPMENT PLANNING</p>		<p>(whichever is lesser) in height, the floor plate above the 16.0 m or 4 storeys (whichever is lesser) cannot exceed:</p> <p>(a) 750 m² for residential use.</p> <p>(b) 850 m² for hotel use</p> <p>(c) 930 m² for office use.</p>	
11.	<p>Section 16- Public and Institutional Zones, 16.2 P2 – Education and Minor Institutional, 16.2.6 (d) Other Regulations.</p>	<p>For lots less than 1,000 m² 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.</p>	<p>For lots greater than 1,000 m² 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.</p>	<p>Error within zoning bylaw. Was intended to apply to lots greater than 1000 m².</p>
12.	<p>Section 18 – Schedule B – Comprehensive Development Zones CD14-CD27, CD22 – Central Green Comprehensive Development Zone, Schedule 7 – CD 22 Sub-Areas A & B Zoning, 7.3 Secondary Uses.</p>	<p>(k) offices (l) participant recreation services, indoor (m) personal service establishments (n) private clubs (o) public libraries and cultural exhibits</p>	<p>(k) home based businesses, minor (l) offices (m) participant recreation services, indoor (n) personal service establishments (o) private clubs (p) public libraries and cultural exhibits (q) religious assemblies</p>	<p>To permit the use of home based businesses, minor in sub areas A & B in portion of CD22.</p>

		<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 ²

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