

CITY OF KELOWNA

BYLAW NO. 12252

TA21-0002

CD18 – McKinley Beach Comprehensive Resort Development

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 PRINCIPAL AND SECONDARY USES** be amended by:

a) deleting the following:

"The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan adopted as part of the Kelowna Official Community Plan. Pursuant to the Area Structure Plan this zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own allowable principal and secondary uses as follows:"

And replacing it with:

"The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan adopted as part of the Kelowna Official Community Plan. Pursuant to the Area Structure Plan and subsequent amendments to the **Official Community Plan**, this zone has been organized into (5) five distinctive areas as illustrated by Map A. Each area will have its own allowable principal and secondary uses as follows:"

2. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.2 PRINCIPAL AND SECONDARY USES** be amended by adding in its appropriate location:

1.2(e) AREA V Uplands Residential Area

Principal Uses:

The **principal uses** for the area designated as **Area V** on Map 1 are:

- (a) agriculture, urban
- (b) community garden
- (c) public park
- (d) row housing
- (e) single detached housing
- (f) semi-detached housing
- (g) two detached housing
- (h) three dwelling housing
- (i) four dwelling housing
- (j) multiple dwelling housing

Secondary Uses:

The **secondary uses** for the area designated as **Area V** on Map 1 are:

- (a) **child care centre, minor**
- (b) **bed and breakfast**
- (c) **group homes, minor**
- (d) **home based business, minor**
- (e) **home based business, major**
- (f) **secondary suites in single detached housing**
- (g) **short-term rental accommodation**, subject to section 9.17 of this Bylaw
- (h) **utility service, minor impact** "

3. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.3 DEVELOPMENT REGULATIONS, 1.3(k) 1. Building Height:** be amended by adding in its appropriate location:

"

- Area V – Uplands Residential Area is the lessor of 2 ½ storeys or 11.5 m. For housing forms that include stilt foundations, the first 7 m of stilt height is excluded from the calculation of height."
4. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development, 1.3 DEVELOPMENT REGULATIONS, 4. Setbacks:** be amended by:

a) deleting the following:

"

1. The minimum setback from the CD Zone boundary for all uses shall be 10m (33 ft.) with the exception of the CD Zone boundary that fronts Okanagan Lake riparian management area or any park areas where the setback will be 1.5m.
2. The minimum **front yard** is 0.0m.
3. The minimum **side yard** is 0.0m.
4. The minimum **rear yard** is 0.0m."

And replacing it with:

- "1. The minimum **front yard** is 0.0m.
2. The minimum **side yard** is 0.0m.
3. The minimum **rear yard** is 0.0m."

5. AND THAT **Section 18 – Schedule 'B' – Comprehensive Development Zones, CD18 – McKinley Beach Comprehensive Resort Development** be amended by deleting the "CD18 – McKinley Beach Comprehensive Resort Development Map A" as attached to and forming part of this bylaw as Map A and replacing it with a new "CD18 – McKinley Beach Comprehensive Resort Development Map A" as attached to and forming part of this bylaw as Map B.
6. 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 26th day of July, 2021.

Considered at a Public Hearing on the

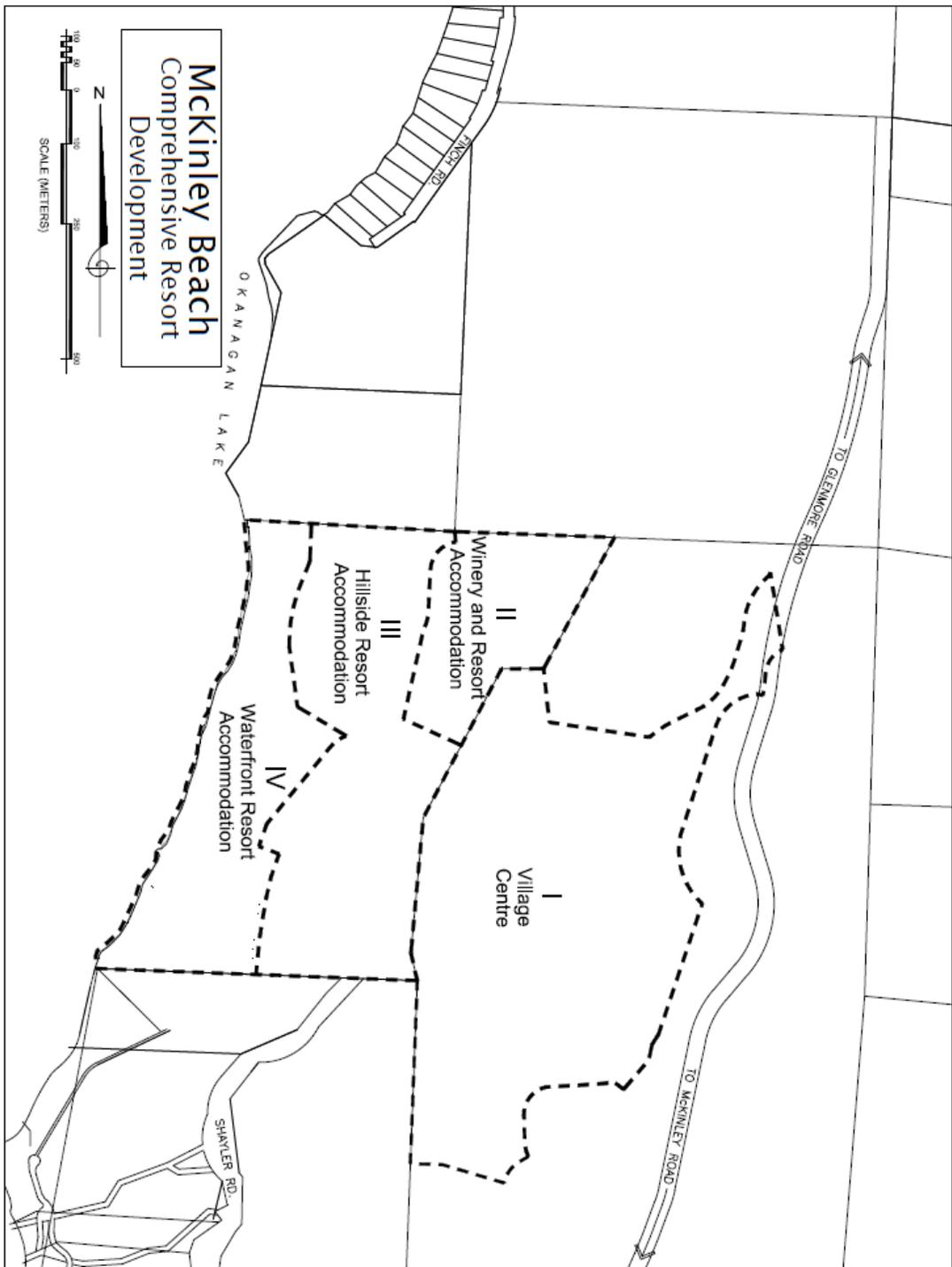
Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CD18 -McKinley Beach Comprehensive Resort Development
Map A



MAP B

