

CITY OF KELOWNA

BYLAW NO. 12263

TA21-0009

Section 13 – Urban Residential Zones

RU1 – Large Lot Housing and RU2 – Medium Lot Housing - Carriage Houses

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 13.1 RU1 – Large Lot Housing, Section 13.1.3 Secondary Uses** be amended by deleting the following:

“The **secondary uses** in this **zone** are:

- (a) **bed and breakfast homes**
- (b) **child care centre, minor**
- (c) **carriage house (RU1c and RU1hc only)**
- (d) **group homes, minor**
- (e) **home based businesses, major**
- (f) **home based businesses, minor**
- (g) **secondary suites**
- (h) **short term rental accommodation** subject to Section 9.17 of this bylaw”

And replacing it with:

“The **secondary uses** in this **zone** for a lot located outside the Core Area, as defined on Map 5.1 in the City’s Official Community Plan are:

- (a) **bed and breakfast homes**
- (b) **child care centre, minor**
- (c) **carriage house (RU1c and RU1hc only)**
- (d) **group homes, minor**
- (e) **home based businesses, major**
- (f) **home based businesses, minor**
- (g) **secondary suites**
- (h) **short term rental accommodation** subject to Section 9.17 of this bylaw

The **secondary uses** in this **zone** for a lot located with the Core Area, as defined on Map 5.1 in the City’s Official Community Plan are:

- (a) **bed and breakfast homes**
- (b) **child care centre, minor**
- (c) **carriage house**
- (d) **group homes, minor**
- (e) **home based businesses, major**
- (f) **home based businesses, minor**
- (g) **secondary suites**
- (h) **short term rental accommodation** subject to Section 9.17 of this bylaw”

2. AND THAT **Section 13 – Urban Residential Zones, Section 13.1 RU1 – Large Lot Housing, Section 13.1.4(c) Buildings and Structures Permitted** be amended by deleting the following:

“(c) one **carriage house** (RU1c and RU1hc only)”

And replacing it with:

“(c) one **carriage house** (RU1c and RU1hc subzone required for any lot located outside the Core Area, as defined on Map 5.1 in the City’s Official Community Plan)”

3. AND THAT **Section 13 – Urban Residential Zones, Section 13.1 RU1 – Large Lot Housing, Section 13.1.7(b) Other Regulations** be amended by deleting the following:

“A “c” notation shown on Schedule “A” as part of the identified **zone** classification indicates that a **secondary use** in the form of a **carriage house** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A “c” zoning classification on a property shall be established by rezoning the subject property to the “c” version of the parent **zone**.”

And replacing it with:

“A “c” notation shown on Schedule “A” as part of the identified **zone** classification indicates that a **secondary use** in the form of a **carriage house** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A “c” zoning classification on a property shall be established by rezoning the subject property to the “c” version of the parent **zone** and is required for any lot located outside the Core Area, as defined on Map 5.1 in the City’s Official Community Plan.”

4. AND THAT **Section 13 – Urban Residential Zones, Section 13.2 RU2 – Medium Lot Housing, Section 13.2.3 Secondary Uses** be amended by deleting the following:

“The **secondary uses** in this **zone** are:

- (a) **bed and breakfast homes**
- (b) **child care centre, minor**
- (c) **carriage house** (RU2c and RU2hc only)
- (d) **group homes, minor**
- (e) **home based businesses, major**
- (f) **home based businesses, minor**
- (g) **secondary suites**
- (h) **short term rental accommodation** subject to Section 9.17 of this bylaw”

And replacing it with:

“The **secondary uses** in this **zone** for a lot located outside the Core Area, as defined on Map 5.1 in the City’s Official Community Plan are:

- (a) **bed and breakfast homes**
- (b) **child care centre, minor**
- (c) **carriage house** (RU2c and RU2hc only)
- (d) **group homes, minor**
- (e) **home based businesses, major**
- (f) **home based businesses, minor**
- (g) **secondary suites**
- (h) **short term rental accommodation** subject to Section 9.17 of this bylaw

The **secondary uses** in this **zone** for lot located within the Core Area, as defined on Map 5.1 in the City’s Official Community Plan are:

- (a) **bed and breakfast homes**

- (b) child care centre, minor
- (c) carriage house
- (d) group homes, minor
- (e) home based businesses, major
- (f) home based businesses, minor
- (g) secondary suites
- (h) short term rental accommodation subject to Section 9.17 of this bylaw"

5. AND THAT **Section 13 – Urban Residential Zones, Section 13.2 RU2 – Medium Lot Housing, Section 13.2.4(c) Buildings and Structures Permitted** be amended by deleting the following:

"(c) one **carriage house** (RU2c and RU2hc only)"

And replacing it with:

"(c) one **carriage house** (RU2c and RU2hc subzone required for any lot located outside the Core Area, as defined on Map 5.1 in the City's Official Community Plan)"

6. AND THAT **Section 13 – Urban Residential Zones, Section 13.2 RU2 – Medium Lot Housing, Section 13.2.7(e) Other Regulations** be amended by deleting the following:

"A "c" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a **carriage house** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A "c" zoning classification on a property shall be established by rezoning the subject property to the "c" version of the parent **zone**."

And replacing it with:

"A "c" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a **carriage house** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A "c" zoning classification on a property shall be established by rezoning the subject property to the "c" version of the parent **zone** and is required for any lot located outside the Core Area, as defined on Map 5.1 in the City's Official Community Plan."

7. 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 9th day of August, 2021.

Considered at a Public Hearing on the 24th day of August, 2021.

Read a second and third time by the Municipal Council this 24th day of August, 2021.

Approved under the Transportation Act this 13th day of September, 2021.

Sean Potter

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk