

REPORT TO COUNCIL

Text Amendment



Date: April 15, 2024
To: Council
From: City Manager
File No.: TA24-0003

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA24-0003 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated April 15, 2024, be considered by council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To amend the Zoning Bylaw by making improvements and administrative changes to the following sections: Section 5 – Rules and Interpretation, Section 9 – Specific Use Regulations, Section 10 – Agriculture & Rural Residential Zones, and Section 14 – Core Area & Other Zones.

3.0 Development Planning

Staff continuously work to improve and adapt the Zoning Bylaw to ensure the regulations are accurate and consistent.

Several relatively minor content amendments are proposed in this report. For a detailed list of changes and the reasons for recommending these changes please see the attached Schedule 'A'. Below provides an executive summary of the changes.

Executive Summary of Schedule 'A' Recommended Content Changes		
No.	Area of Change	Additional Detail
1.	Development Regulations in the Urban Centres and Village Centres reference several maps within the Official Community Plan (OCP). The maps currently reference the Urban Centre Height Map's and not the street classification map.	Development in the Urban Centres and the allowable uses permitted at grade are determined by street classifications within the OCP.
2.	Fifteen streets in the North End with an Industrial zone were designated in the Zoning Bylaw to permit an FAR up to 3.0. One of the street names listed in the bylaw was misspelled.	Correcting the spelling of street name Brent Ave to Brant Ave.

3.	The list of site-specific properties within Section 10 of the Zoning Bylaw requires updating.	Currently only a single zone is referenced in Section 10.7 but the section represents multiple zones.
4	Adding the use of Carriage House to the property 2261 - 2265 James Rd.	The subject property was zoned to include the 'c' subzone by the City of Kelowna on June 18, 2012. The property has had a legal carriage house since 2002.
5	Missing a word in the current definition of Grade, Finished.	Grammatical correction.
6.	Bed and Breakfast section of the bylaw has a partially incomplete regulation.	Regulation revised to include operator requirements.

Report prepared by: Jason Issler, Planner I
Reviewed by: Jocelyn Black, Urban Planning Manager
Review by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Schedule 'A': Proposed Text Amendments to Zoning Bylaw No. 12375.

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.