

SCHEDULE A – PROPOSED TEXT AMENDMENTS to ZONING BYLAW 8000 – TA16-0004

Zoning Bylaw 8000				
No.	Section	Existing Text	Proposed Text	Rationale
1.	Section 9.5 – Secondary Suite and Carriage House / 9.5a.7 – Secondary Suite Regulations	The operators of secondary suite shall be required to hold a valid business licence with the City of Kelowna.	Delete	See Report
	Section 9.5 – Secondary Suite and Carriage House / Section 9.5b.9 – Carriage House Regulations	The operators of carriage house shall be required to hold a valid business licence with the City of Kelowna.	Delete	
	Section 9.5 – Secondary Suite and Carriage House / 9.5a.10 – Secondary Suite Regulations	1.0 additional parking space for a secondary suite is required which shall: i. be designated as being solely for the use of the secondary suite ii. not be located within a private garage which is attached to and provides direct access to the principal dwelling ; iii. not be provided in a tandem configuration; iv. be located within the required front yard setback area if the parking space does not block access to a required parking space utilized by the principal dwelling unit.	Secondary suite parking: i. shall be designated as being solely for the use of the secondary suite ; ii. shall be accessed from a lane in circumstances where a rear or a side lane abuts the property; iii. shall be surfaced with permanent surface of asphalt, concrete or similar hard surfaced material. iv. shall be accessed from any <i>driveway</i> existing at the time the <i>secondary suite use</i> commences in circumstances where no rear or side lane abuts the property; v. can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking stalls are provided for the principal dwelling.	

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Zoning Bylaw 8000				
No.	Section	Existing Text	Proposed Text	Rationale
	Section 8 – Parking and Loading / Tandem Parking 8.1.13	Parking spaces may be configured in tandem for the single detached housing, semidetached housing, and duplex housing.	Parking spaces may be configured in tandem for the single detached housing, secondary suite, semidetached housing, and duplex housing.	
	Section 9.5 – Secondary Suite and Carriage House	n/a	9.5.1 Secondary suites and Carriage Houses are prohibited in the area identified in Figure 9.5 (Add Figure 9.5 after section 9.5b.16)	
2.	Section 13.4 – RU4 Low Density Cluster Housing / 13.4.3 Secondary Uses	The secondary uses in this zone are: (a) child care centre, minor (b) group homes, minor (c) home based businesses, minor	The secondary uses in this zone are: (a) child care centre, minor (b) group homes, minor (c) home based businesses, minor (d) secondary suite	See Report
	Section 13.4 – RU4 Low Density Cluster Housing / 13.4.4 Building and Permitted Structures	Buildings and Structures Permitted (a) one single detached house (b) semi-detached housing (c) permitted accessory buildings and structures	Buildings and Permitted Structures (a) one single detached house (which may contain a secondary suite). (b) semi-detached housing (c) permitted accessory buildings and structures	
3.	Section 13.5 – RU5 Bareland Strata Housing / 13.5.3 Secondary Uses	The secondary uses in this zone are: (a) child care centre, minor (b) group homes, minor (c) home-based businesses, major (d) home based businesses, minor	The secondary uses in this zone are: (a) child care centre, minor (b) group homes, minor (c) home-based businesses, major (d) home based businesses, minor (d) secondary suite	See Report
	Section 13.5 – RU5 Low Density Cluster Housing / 13.5.4 Building and Permitted Structures	Buildings and Structures Permitted (a) one single detached house (b) semi-detached housing (c) permitted accessory buildings and structures	Buildings and Permitted Structures (a) one single detached house (which may contain a secondary suite). (b) semi-detached housing (c) permitted accessory buildings and structures	

Zoning Bylaw 8000

No.	Section	Existing Text	Proposed Text	Rationale
4.	Section 13.15 – RH2 Hillside Two Dwelling Housing / 13.15.4 Secondary Uses	Secondary Uses (a) bed and breakfast homes (b) care centres, minor (c) group homes, minor (d) home based businesses, major (e) home based businesses, minor	Secondary Uses (a) bed and breakfast homes (b) care centres, minor (c) group homes, minor (d) home based businesses, major (e) home based businesses, minor (f) secondary suite	See Report
	Section 13.15 – RH2 Hillside Two Dwelling Housing / 13.15.5 Buildings and Structures Permitted	Buildings and Structures Permitted (a) one single detached house (b) duplex housing (c) semi-detached housing (d) two single detached houses (e) permitted accessory buildings and structures	Buildings and Structures Permitted (a) one single detached house (which may contain a secondary suite). (b) duplex housing (c) semi-detached housing (d) two single detached houses (e) permitted accessory buildings and structures	
5.	Section 13.16 – RH3 Hillside Cluster Housing / 13.15.4 Secondary Uses	Secondary Uses (a) home based businesses, minor (b) care centres, minor (c) group homes, minor (d) multi-residential shared gardens	Secondary Uses (a) home based businesses, minor (b) care centres, minor (c) group homes, minor (d) multi-residential shared gardens (e) secondary suite	See Report
	Section 13.15 – RH3 Hillside Cluster Housing / 13.16.5 Buildings and Structures Permitted	Buildings and Structures Permitted (a) single detached house (b) semi-detached housing (c) duplex housing (d) three-plex housing (e) four-plex housing (f) row housing (g) stacked row housing (h) permitted accessory buildings and structures	Buildings and Structures Permitted (a) single detached house (which may contain a secondary suite). (b) semi-detached housing (c) duplex housing (d) three-plex housing (e) four-plex housing (f) row housing (g) stacked row housing (h) permitted accessory buildings and structures	

Zoning Bylaw 8000				
No.	Section	Existing Text	Proposed Text	Rationale
6.	Schedule 'B' – Comprehensive Development Zones CD2 – Kettle Valley Comprehensive Residential Development / 1.3 Secondary Uses	Secondary Uses The secondary uses in this zone are: (a) child care centre, minor (b) home based business, major (c) home based businesses, minor (d) [deleted]	Secondary Uses The secondary uses in this zone are: (a) child care centre, minor (b) home based business, major (c) home based businesses, minor (d) Secondary Suites	See Report
	Schedule 'B' – Comprehensive Development Zones CD2 – Kettle Valley Comprehensive Residential Development / 1.4 Development Regulations	Development Regulations (a) The total density for the Comprehensive Development Project shall not exceed 8.92 units per gross hectare (3.62 units per gross acre), with five (5) senior citizen units, which share one kitchen facility, being equivalent to one (1) dwelling unit for the purpose of density calculation. (b) Total density for the CD2 zone shall not exceed 1028 units, in accordance with the Southwest Okanagan Mission Neighbourhood One Area Structure Plan adopted as part of the Kelowna Official Community Plan. Pursuant to the Area Structure Plan, seniors housing which includes a care component and shared kitchen facilities shall count at a 5:1 ratio. Self-contained seniors units shall be counted as one unit.	Development Regulations (a) The total density for the Comprehensive Development Project shall not exceed 8.92 units per gross hectare (3.62 units per gross acre), with five (5) senior citizen units, which share one kitchen facility, being equivalent to one (1) dwelling unit for the purpose of density calculation. Secondary suites shall not be counted as a dwelling unit for the purposes of calculating the maximum density in the CD2 zone. (b) Total density for the CD2 zone shall not exceed 1028 units, in accordance with the Southwest Okanagan Mission Neighbourhood One Area Structure Plan adopted as part of the Kelowna Official Community Plan. Pursuant to the Area Structure Plan, seniors housing which includes a care component and shared kitchen facilities shall count at a 5:1 ratio. Self-contained seniors units shall be counted as one unit. Secondary suites shall not be counted as a dwelling unit for the purposes of calculating the maximum density in the CD2 zone.	

Zoning Bylaw 8000				
No.	Section	Existing Text	Proposed Text	Rationale
7.	Schedule 'B' – Comprehensive Development Zones CD6 – Comprehensive Residential Golf Resort / CD6p – Comprehensive Residential Golf Resort (Liquor Primary)	Remove the CD6 zone from Bylaw No. 8000	See Report

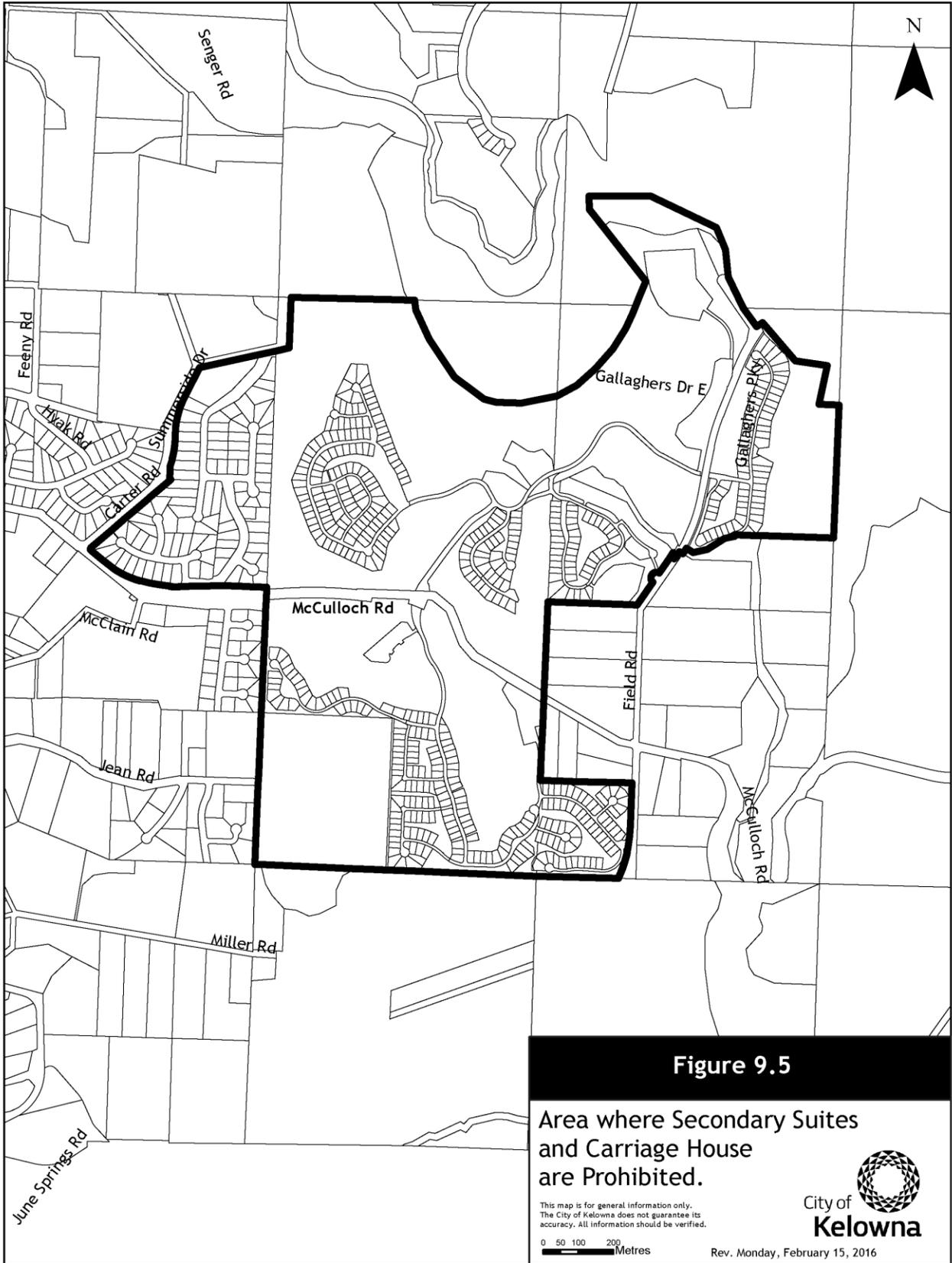


Figure 9.5

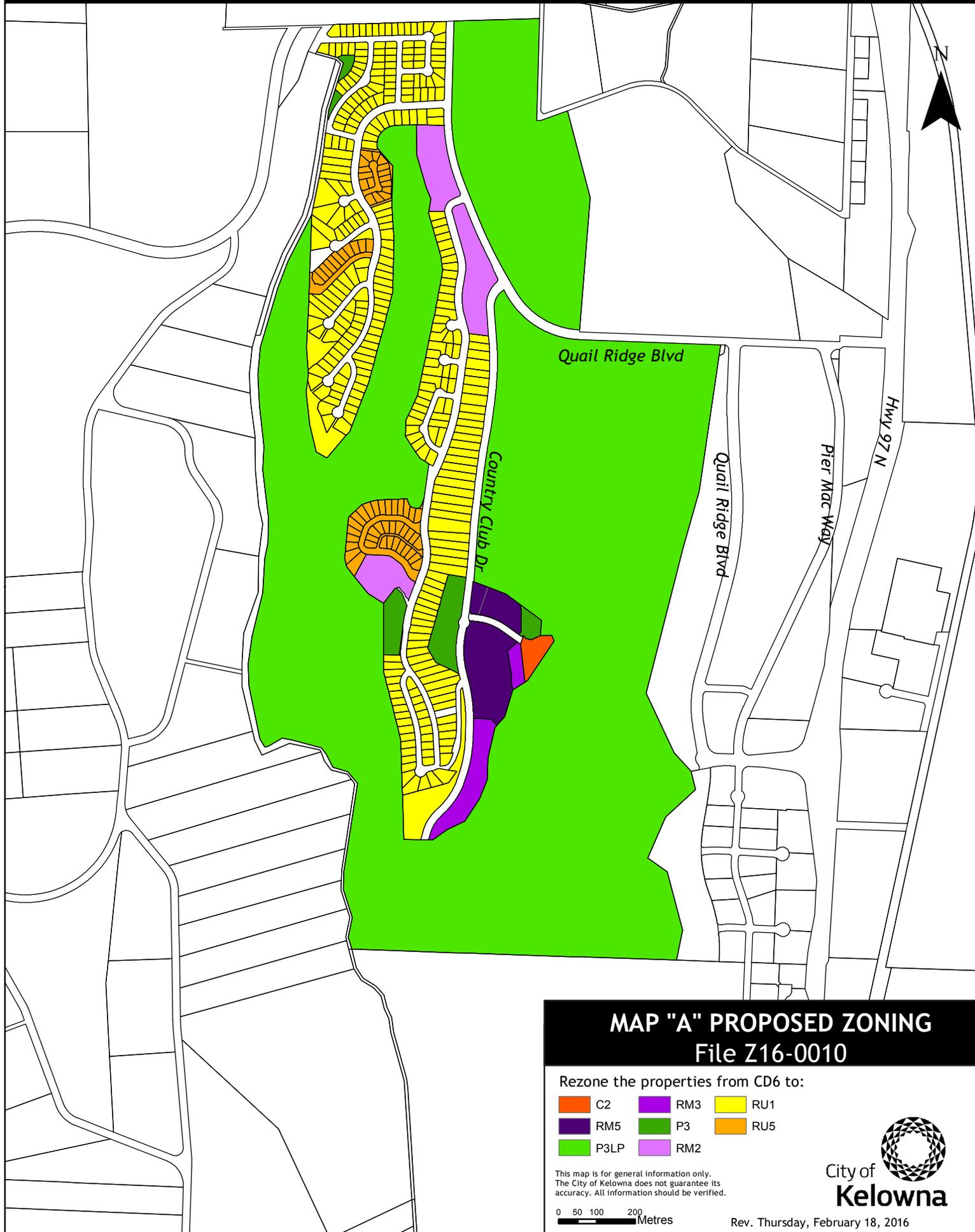
Area where Secondary Suites and Carriage House are Prohibited.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



Rev. Monday, February 15, 2016

Appendix A - Rezoning CD6 (Quail Ridge)



MAP "A" PROPOSED ZONING File Z16-0010

Rezoning the properties from CD6 to:

- | | | |
|------|-----|-----|
| C2 | RM3 | RU1 |
| RM5 | P3 | RU5 |
| P3LP | RM2 | |

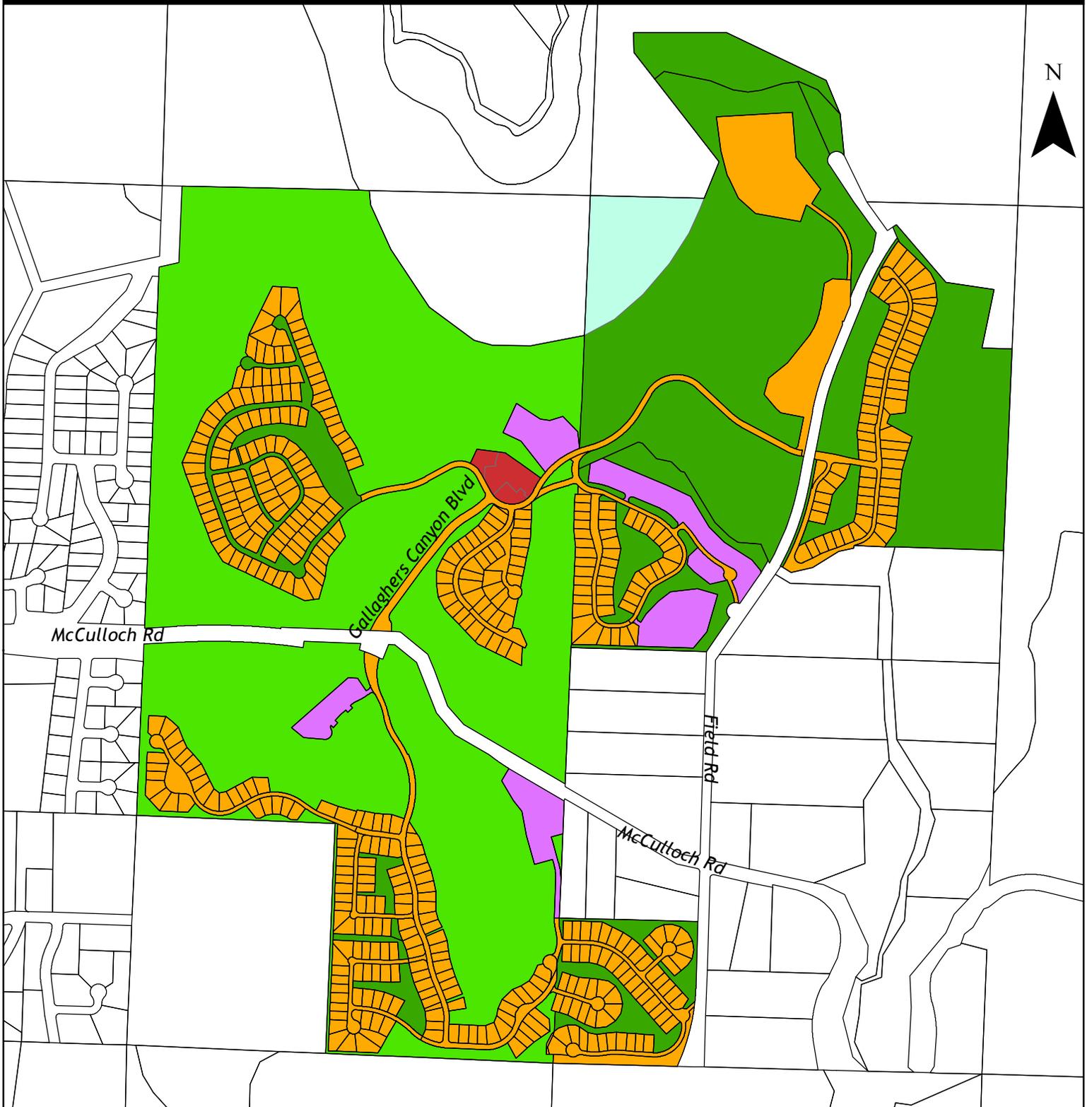
This map is for general information only.
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accuracy. All information should be verified.

0 50 100 200
Metres



Rev. Thursday, February 18, 2016

Appendix A - Rezoning CD6 (Gallaghers Canyon)



MAP "A" PROPOSED ZONING File Z16-0010

Rezoning the properties from CD6 to:

- | | | |
|--|--|---|
|  C9 |  P3LP |  RM2 |
|  A1 |  P3 |  RU5 |

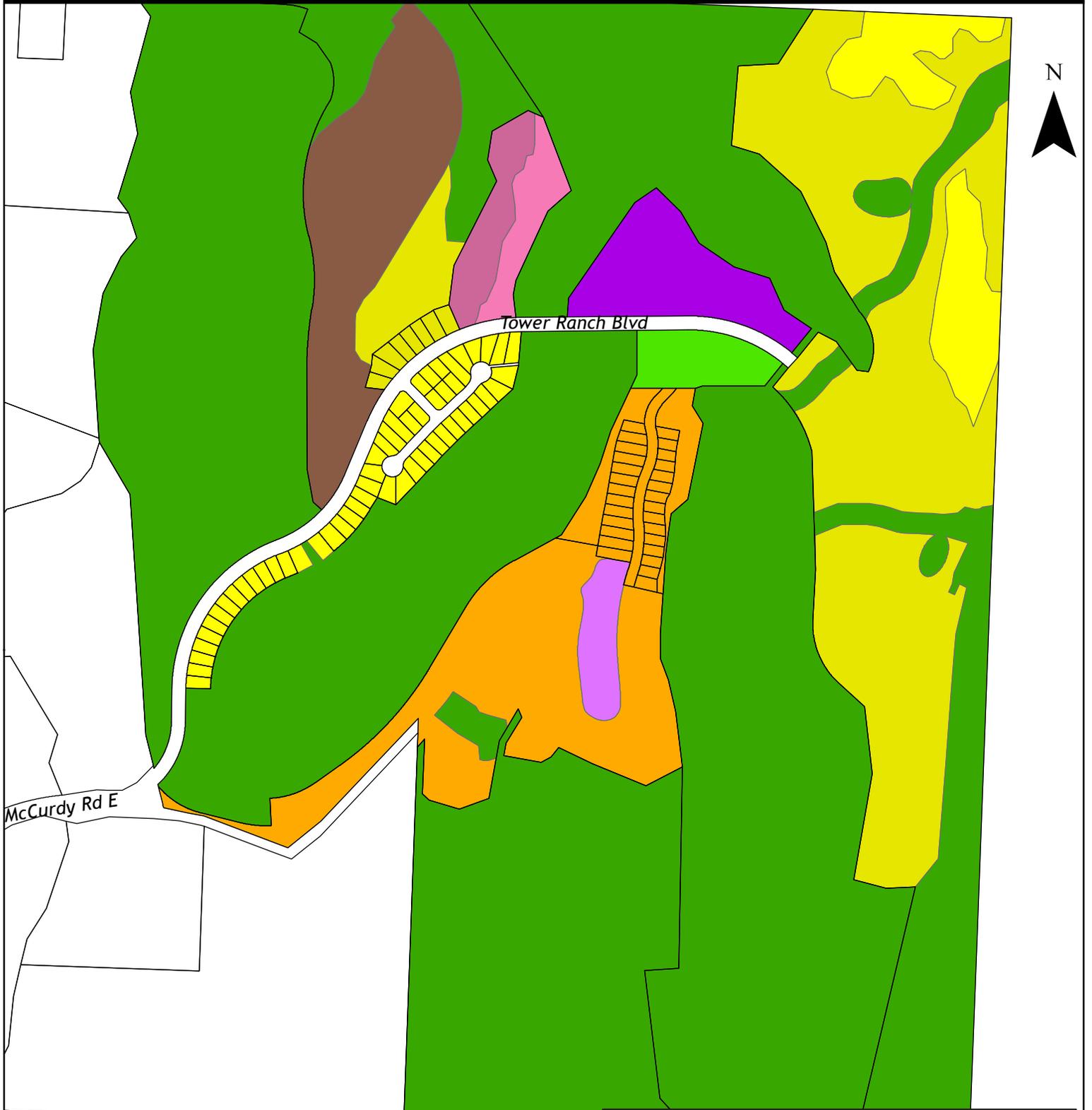
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0 50 100 200
Metres



Rev. Thursday, February 18, 2016

Appendix A - Rezoning CD6 (Tower Ranch)



MAP "A" PROPOSED ZONING File Z16-0010

Rezoning the properties from CD6 to:

 RU6	 RU4H	 RM2
 P3LP	 RU1H	 RU1
 RM3	 P3	 RU4
	 RU5	

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Metres

Rev. Monday, April 11, 2016

