

CITY OF KELOWNA
BYLAW NO. 12742
TA24-0021 – Content Changes

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

1. THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, AUTOMOTIVE AND EQUIPMENT** be amended by deleting "4100 kilograms, motorhomes with a length less than 6.7 metres, or motorhomes with a gross vehicle weight less than 5500 kilograms." and replacing it with "5,500 kilograms and any motorhome shall be less than 6.7 metres in length.";
2. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, AUTOMOTIVE AND EQUIPMENT, INDUSTRIAL** be amended by deleting "4100 kilograms, motorhomes with a length of more than 6.7 metres, or motorhomes with a gross vehicle weight of more than 5500 kilograms." and replacing it with "5,500 kilograms including motorhomes with a length greater than 6.7 metres.";
3. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions** be amended by adding **VISUAL EXAMPLES OF CORNER LOT SETBACK (Figure 9.11.1)** outlined **Schedule A** as attached to and forming part of this bylaw in its appropriate location;
4. AND THAT **Section 6 – General Development Regulations, 6.2 – Projections Into Yards, 6.2.2** be amended by deleting "and Single & Two Dwelling Zones." and replacing it with "Suburban Residential zones containing two or less dwelling units, and any residential Core Area lot containing two or less dwelling units.";
5. AND THAT **Section 7 – Site Layout, 7.2 – Landscaping Standards** be amended by deleting subsection 7.2.7 in its entirety and replacing it with the following new subsection 7.2.7:

"7.2.7 Unless part of a Natural Hazard or Environmentally Sensitive Area (as defined by the OCP), landscape areas will be graded to maintain safe access according to the Canadian Landscape Standards (CLS), for efficient maintenance, and to collect storm water for plant watering where City stormwater regulations allow.";
6. AND THAT **Section 7 – Site Layout, 7.3 – Refuse and Recycling Bins, 7.3.3** be amended by adding ", yard waste," after "All garbage";
7. AND THAT **Section 9 – Specific Use Regulations, 9.2 – Home-Based Business, Section 9.2 - Home Based Business Regulations** be amended by deleting "4,100" in the "Commercial Vehicle Restriction" row and replacing it with "5,500";

8. AND THAT **Section 9 – Specific Use Regulations, 9.11 – Tall Building Regulations, Table 9.11 – Tall Building Regulations** be amended by deleting “See visual example figure 9.11.1.” under the “Regulation” column and replacing it with “See visual example of Corner Lot Setback (figure 9.11.1).”;
9. AND THAT **Section 9 – Specific Use Regulations, 9.11 – Tall Building Regulations, Figure 9.11.1 - Visual Examples of Corner Lot Setback** be deleted in its entirety;
10. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.5 – A1 Agricultural and Development Regulations, FOOTNOTES, ¹** be amended by deleting “40,000m²” and replacing it with “400,000m²”;
11. AND THAT **Section 12 – Mobile Home and Camping Zones, Section 12.1 – Zone Purposes** be amended by:
 - a) Deleting “MH1 – Mobile Home and Camping” under the “Zones” column and replacing it with “MH1 – Mobile Home”; and
 - b) Deleting “The purpose is to provide a zone for mobile homes on individual mobile homes spaces in a mobile home park setting and for campsites.” under the “Purpose” column and replacing it with “The purpose is to provide a zone for mobile homes on individual mobile homes spaces in a mobile home park setting.”;
12. AND THAT **Section 12 – Mobile Home and Camping Zones, Section 12.2 – Permitted Land Uses** be amended by deleting the “Campsites” row in its entirety;
13. AND THAT all references throughout the bylaw of “Section 12 – Mobile Home and Camping Zones” be deleted and replaced with “Section 12 – Mobile Home Zones”;
14. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses** be amended by deleting “.4” under the “MF3” column in the “Stacked Townhouses” row;
15. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses, FOOTNOTES, ⁴** be amended by deleting “and/or stacked townhouses”;
16. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.5 – Development Regulations, FOOTNOTES, ⁹** be amended by deleting “For all apartment buildings, at least 75 m² of the required portion of common area shall be configured indoors.” and replacing it with “Any apartment building with 25 or more dwelling units must have at least 75 m² of the required common area configured indoors.”;
17. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.5 – Development Regulations, FOOTNOTES, ¹¹** be amended by adding “However, any lot greater than 2,000 m² that is building an apartment building shall develop using the MF3 Development Regulations.” after “MF3 Development Regulations apply.”;

18. AND THAT **Section 14 – Core Area & Other Zones, Section 14.11 – Commercial and Urban Centre Zone Development Regulations, FOOTNOTES**, ³ be deleted in its entirety and replaced with “³ Except it is 3.0 m when the lot is on Conlin Ct, Lowe Ct, or Bouvette St. The side yard setback is 3.0 metres when the lot is abutting a Core Area Neighbourhood (C-NHD), Suburban - Residential (S-RES), Suburban - Multiple Unit (S-MU), or an Education / Institutional (EDINST) future land use designation as outlined in the Official Community Plan”;
19. AND THAT **Section 14 – Core Area & Other Zones, Section 14.11 – Commercial and Urban Centre Zone Development Regulations, FOOTNOTES**, ¹¹ be amended by adding “Any apartment building with 25 or more dwelling units must have at least 75 m² of the required common area configured indoors.” after “50% of the total space required.”;
20. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height** be amended by:
- a) Adding “¹⁶” after “1.0 FAR” in the “P2” row, under the “Min. Density (if applicable) & Max. Base Density FAR ^{1, 7}” column; and
 - b) Adding “¹⁶” after “3 storeys & 13.5 m” in the “P2” row, under the “Max. Base Height ^{3, 7, 14}” column;
21. AND FURTHER THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTES** be amended by adding the following footnote in its appropriate location:
- “¹⁶ Any P2 zoned lot within an Urban Centre shall use that Urban Centre zone’s maximum base density and maximum base height.”;
22. 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, second and third time by the Municipal Council this 24th day of February, 2025.

Approved pursuant to section 52(3)(a) of the Transportation Act this 28th day of February 2025.

James Outhwaite

for Minister of Transportation & Transit

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule A

VISUAL EXAMPLES OF CORNER LOT SETBACK (Figure 9.11.1) means the following figures:

Figure 9.11.1 - Visual Examples of Corner Lot Setback

