

## Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Explanation of change
<b>SECTIONS 1 &amp; 2</b>				
1	1 - General Administration 1.3.4 Zoning Map	(a) An "s" notation shown on Schedule "A" as part of the identified <b>zone</b> classification indicates that a secondary use in the form of a <b>secondary suite</b> is permitted on the properties so designated, subject to meeting the conditions of use of the <b>zone</b> . An "s" zoning classification on a property shall be established by rezoning the subject property to the "s" version of the parent <b>zone</b> .	(a) a "c" notation shown on Schedule "A" as part of the identified <b>zone</b> classification indicates that a <b>secondary use</b> in the form of a <b>carriage house</b> is permitted on the properties so designated, subject to meeting the conditions of <b>use</b> of the <b>zone</b> . A "c" zoning classification on a property shall be established by rezoning the subject property to the "c" sub-zone of the parent <b>zone</b> .	<i>Switched the "s" modifier sub zone with the "c" modifier as the "s" was removed and "c" denotes a zone permitting a carriage house</i>
2	1 - General Administration 1.3 Zoning Map	RH1 Hillside Large Lot Residential/ RH1s Hillside Large Lot Residential with <b>Secondary suite</b>	RH1 Hillside Large Lot Residential	<i>Removed the "s" modifier sub zone as the "s" was removed from the Zoning Bylaw, as zones may permit a secondary suite without re-zoning if it is a listed secondary use</i>
3	1 - General Administration 1.3 Zoning Map	Section 13  RM1 Four-plex Housing	Section 13  RM1 Four dwelling Housing	<i>A typing error. A four-plex housing type does not exist in the Zoning Bylaw.</i>
4	1 - General Administration  1.7 Non-Conforming Uses	1.7.1 Non-conforming agricultural, residential, or rural residential lots less than 0.2 ha., which existed prior to August 10, 1976, shall be developed in	1.7.1 Non-conforming Agricultural, Urban Residential, or Rural Residential lots less than 0.2 ha., which existed prior to August 10, 1976, shall be developed in	<i>Switched the "s" modifier sub zone with the "c" modifier as the "s" was removed and "c" denotes a zone permitting carriage</i>

		accordance with the provisions and regulations of the RU1, RU1(s), or RU1(h) zones.	accordance with the provisions and regulations of the RU1, RU1c, RU1h, RU1hc zones.	<i>homes.</i>
5	1- General Administration  1.8 Under Sized Lots	1.8.4 A lot having less than the required minimum lot size in a zone may be rezoned to add the "s" notation to the zone classification to permit a secondary suite as a secondary use, provided the lot was created before adoption of City of Kelowna Zoning Bylaw No. 8000 and the development otherwise complies with all regulations of the Zoning Bylaw.	1.8.4 Deleted	<i>Removed this regulation as the "s" sub zone no longer exists.</i>
6	2 - Interpretation 2.3 General Definitions	<b>BALCONY</b> means a platform, attached to and projecting from the face of a <b>building</b> with or without a supporting <b>structure</b> above the <b>first storey</b> , normally surrounded by a balustrade or railing and <b>used</b> as an outdoor <b>porch</b> or sun-deck with access only from within the <b>building</b> .	<b>BALCONY</b> means an uncovered platform, attached to and projecting from the face of a <b>building</b> , above the first <b>storey</b> , which is only accessed from within a <b>building</b> .	<i>Removed wording ("surrounded by a balustrade or railing and used as an outdoor porch or sundeck") which was implicit of and limiting to the definition of a balcony.</i>
7	2 - Interpretation 2.3.3 General Definitions	<b>BEDROOM</b> means a room containing a window, located in a <b>dwelling</b> , which due to its design or location in the <b>dwelling</b> , is or may be <b>used</b> primarily for sleeping. It includes dens, lofts, studies, and libraries.	<b>BEDROOM</b> means a room located within a <b>dwelling</b> and where the primary function is for sleeping. It may include, but is not limited to: dens, lofts, studies and libraries.	<i>Amending the definition of bedroom so that development staff (planners, plan checkers, bylaw enforcement) has more discretion on when to consider a room a bedroom.</i>

8	2 - Interpretation 2.3 General Definitions	<b>DECK</b> means a <b>structure</b> more than 0.6 m above grade without a roof or walls, except for visual partitions and railings, for <b>use</b> as an outdoor amenity area.	<b>DECK</b> means an uncovered, platform without a roof or walls, which may include visual partitions and railings, and has a surface height greater than 0.6 m above <b>grade</b> .	<i>Amended definition to read “uncovered” and to specify that height is measured from the deck surface.</i>
11	2 - Interpretation 2.3.3 General Definitions	<b>LOT COVERAGE</b> (see <b>SITE COVERAGE</b> ).	Deleted	<i>Removed definition of “lot coverage” as the definition referred to “site coverage” and was not defined on its own.</i>  <i>Replaced all instances of “lot coverage” with “site coverage” in the Zoning Bylaw.</i>
12	2-Interpretation 2.3 General Definitions	<b>MULTIPLE DWELLING HOUSING</b> means housing on a single lot other than a strata lot that contains three or more dwelling units	<b>MULTIPLE DWELLING HOUSING</b> means housing on a single lot other than a <b>bareland strata</b> lot that contains five or more <b>dwelling</b> units.	<i>Definition was too broad and captured other types of dwellings when it should only refer to denser housing types</i>
13	2-Interpretation 2.3.3 General Definitions	<b>PARKING SPACE</b> means an off- <b>street</b> space of the size and dimensions to park one <b>vehicle</b> in conformance with Section 8 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.	<b>PARKING SPACE</b> means an off- <b>street</b> space of the size and dimensions to park one <b>vehicle</b> , exclusive of driveways, aisles or ramps, which complies with Section 8 of this Bylaw.	<i>Removed “obstructions” from the parking space definition.</i>  <i>Another amendment clarifies what is considered an obstruction.</i>

14	2 - Interpretation 2.3.3 General Definitions	None	<b>PATIO</b> means a platform, which may or may not be attached and projecting from the face of a <b>building</b> , with a surface height that does not exceed 0.6 m from <b>grade</b> at any point.	<i>No definition of PATIO exists yet the Zoning Bylaw refers to an “uncovered patio.”</i>  <i>Creating a definition solidifies the difference between a deck and a patio.</i>
15	2 - Interpretation 2.3.3 General Definitions	<b>PRIVATE OPEN SPACE</b> means a useable open space area exclusive of required building setbacks and parking areas (common or individual) which is developed for the recreational use of the residents or a residential dwelling unit, and may include balconies, indoor common amenity space, terraces, decks and level landscaped recreation areas.	<b>PRIVATE OPEN SPACE</b> means a useable open space area, exclusive of <b>parking spaces</b> , which is developed for the recreational use of the residents of a residential <b>dwelling</b> unit, and may include <b>balconies</b> , indoor common amenity space, terraces, <b>decks</b> and level <b>landscaped</b> recreation areas.	<i>Removed “exclusive of required building setbacks” because homes which had minimum required yards could not develop secondary dwellings.</i>  <i>Parcels still shall provide the minimum 30m<sup>2</sup> of private open space per dwelling on the parcel.</i>
16	2 - Interpretation 2.3.3 General Definitions	None	<b>ROW HOUSE</b> means three or more <b>dwelling</b> units, which each have a direct entrance at <b>grade</b> , and where no <b>dwelling</b> is located wholly or partially above another <b>dwelling</b> unit.	<i>No definition for Row House yet Zoning Bylaw refers to this housing type.</i>
17	2 - Interpretation 2.3.3 General Definitions	<b>SITE COVERAGE</b> means the percentage of the total horizontal area of a <b>lot</b> or <b>lots</b> that may be built upon including accessory <b>buildings</b> or <b>structures</b> (including <b>carports</b> , a covered patio larger than 23 m <sup>2</sup> , and <b>decks</b> over 0.6 m in <b>height</b> ) excluding steps, eaves, cornices, cantilevered balconies	<b>SITE COVERAGE</b> means the percentage of the total horizontal area of a <b>lot</b> or <b>lots</b> that may be built upon including accessory <b>buildings</b> or <b>structures</b> (including <b>carports</b> , a covered <b>patio</b> which is 23m <sup>2</sup> or larger, and <b>decks</b> ) except it does not include steps, eaves, cornices, cantilevered <b>balconies</b> ,	<i>Amended definition wording to be more consistent with similar rules within the Zoning Bylaw.</i>

		and similar projections permitted by this Bylaw, breezeways, and open courtyards.	pergolas, courtyards garden plots or similar projections permitted by this Bylaw	
19	2 - Interpretation 2.3 General Definitions	None	<b>TEMPORARY PARKING LOT</b> means a surface parking lot which has been granted temporary approval, for up to 3 years, for the temporary parking of vehicles and shall incorporate a <b>dust free surface</b> .	<i>Will capture the fact that the parking lots are temporary (up to 3 years).</i>  <i>Amended to require the surface be a dust free surface, which includes asphalt or other paving materials in the definition for "dust free surface."</i>
20	2 - Interpretation 2.3 General Definitions	<b>YARD</b> means an area created by setback measured 0.5 m above grade.	<b>YARD</b> means an area created by a building setback from a property line.	<i>Removed the "0.5m" as this measurement is used in other definitions where it fits the context of the regulation better. For example "patios."</i>
21	2 .3 General Definitions	Incorrect alphabetical order		<i>Definitions are not in alphabetical order.</i>
<b><i>SECTION 6 through 8</i></b>				
22	6 - General Development Guidelines  6.4 Projections	6.4.2 Unenclosed steps, eaves, awnings, decks, canopies, balconies, or porches may project into a required yard provided such projections do not exceed 0.6 m in	6.4.2 Unenclosed steps, eaves, awnings, decks, canopies, balconies, and porches shall not project more than 0.6 m into a required yard except they may	<i>Cleaned up wording as all setback requirements, other than the rear yard exception, were 0.6m.</i>

	Into Yards	the case of a front or <b>side yard</b> on a <b>flanking street</b> , 0.6 m in the case of an interior <b>side yard</b> , and 2.5 m in the case of a <b>rear yard</b> greater than 6.0 m.	project 2.5m into a required rear yard.	<i>Removed that a projection could project 2.5m into a rear yard which was greater than 6.0m because rule could be easily misinterpreted.</i>
23	6 - General Development Regulations  6.14 Riparian Management Areas Setbacks	6.14.3 When new <b>lots</b> are created abutting a <b>watercourse</b> where a <b>Riparian Management Area</b> setback is required; the land within the <b>RMA</b> may be used for calculating the minimum <b>lot</b> area and for the determination of permitted <b>density</b> and <b>lot coverage</b> .	6.14.3 When new <b>lots</b> are created abutting a <b>watercourse</b> where a <b>Riparian Management Area</b> setback is required, the land within the <b>RMA</b> may be used for calculating the minimum <b>lot</b> area and for the determination of permitted <b>density</b> and <b>site coverage</b> .	<i>Replaced all instances of “lot coverage” with “site coverage” as lot coverage is not properly defined in the Zoning Bylaw.</i>
24	7 - Landscaping and Screening  7.5 Fencing and Retaining Walls	7.5.4 No <b>fence</b> in a commercial or industrial <b>zone</b> shall exceed 2.4 m.	7.5.4 No <b>fence</b> in a Commercial, Public and Institutional or Industrial <b>zone</b> shall exceed 2.4 m.	<i>The Public and Institutional Zone were not listed in this rule and so was added.</i>
25	7 - Landscaping and Screening  7.6 Minimum Landscape Buffers	7.6.9 In addition to the minimum landscape buffer treatment levels above: (a) all lands adjacent to Highways 33 and 97, except those in agricultural zones and within Urban Centres, are required to have Level 4 landscape buffer treatment unless super-ceded by development permit guidelines; (b) all internal lot lines on a site being comprehensively developed are exempt from	7.6.9 In addition to the minimum landscape buffer treatment levels above: (a) all lands adjacent to Highways 33 and 97, except those in agricultural zones and within Urban Centres, are required to have Level 4 landscape buffer treatment unless superseded by development permit guidelines; (b) -deleted (b) all industrial zone properties shall have a Level 3 buffer zone when adjacent to non-industrial	<i>Deleted (b) and (j) as they were erroneous.</i>

		<p>side yard buffer zones;</p> <p>(c) all industrial zone properties shall have a Level 3 buffer zone when adjacent to non-industrial zone properties;</p> <p>(d) CD zones shall specify the buffer treatment levels for the CD site;</p> <p>(e) all non-accessory surface parking lots in an urban centre shall have a level 2 buffer zone;</p> <p>(f) required landscape islands in parking areas shall have the same level of landscaping as a Level 2 buffer zone; and</p> <p>(g) recreational vehicle parking compounds in residential zones shall have a Level 5 buffer zone;</p> <p>(h) on corner lots, front yard landscape buffers shall apply to all street frontages; for development in industrial zones with parking located in front of the building, level 4 buffers shall apply for the front yard, and in the case of a corner lot, for the front yard and the flanking side yard; and</p> <p>(j) all properties abutting Highways 97 and 33 require a level 4 buff along the highway frontage.</p>	<p>zone properties;</p> <p>(d) CD zones shall specify the buffer treatment levels for the CD site;</p> <p>(e) all non-accessory surface parking lots in an urban centre shall have a level 2 buffer zone;</p> <p>(f) required landscape islands in parking areas shall have the same level of landscaping as a Level 2 buffer zone; and Level 5 buffer zone; and</p> <p>(h) on corner lots, front yard landscape buffers shall apply to all street frontages; or</p> <p>(i) for development in industrial zones with parking located in front of the building, Level 4 buffers shall apply for the front yard, and in the case of a corner lot, for the front yard and the flanking side yard; and</p> <p>(j) deleted</p>	
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26	8 - Parking and Loading 8.1.2 Off -Street Parking	None	(b) <b>parking spaces</b> for <b>secondary uses</b> shall be provided in addition to the required <b>parking spaces</b> for the principal use on a site.	<i>Removes need for extensive wording within 8.1 parking schedule.</i>
27	8 - Parking and Loading 8.1.9 - Off Street Parking	None	(d) all <b>parking spaces</b> shall be hard surfaced in Residential zones and be a <b>dust free surface</b> in all other zones.	<i>Discourages vehicles being parked on surfaces not intended for them.</i>
28	8 - Parking and Loading Table 8.1.11 Size and Ratio	(l) where the use of a parking space is limited on both sides by a wall or a column 3.0m (unobstructed with from face to face of column) (m) where the use of a parking space is limited on one side by a wall or column 2.7m (or 3.0m if a door opens into that one side) (n) where a building door opens into the parking space on its long side. 3.3m (unobstructed width)	8.1.12b Where a <b>parking space</b> abuts an obstruction (including but not limited to columns, property lines, curbs, walls and fences) the <b>parking space</b> shall:  i. be an additional 0.2 m wider where the <b>parking space</b> abuts an obstruction on one side; ii. be an additional 0.5 m wider where the <b>parking space</b> abuts an obstruction on both sides; and iii. be an additional 0.8 m wider where the <b>parking space</b> abuts a door way; and iv. shall be measured to the edge of the obstruction closest to the <b>parking space</b>	<i>Amended parking space width requirements to be in width increments relating to the location of an obstruction instead of requiring one standard size for a parking space abutting an obstruction.</i>
29	8 - Parking and Loading Table 8.1.11 Size and Ratio	*Note: Length, width and height measurements shall be clear of obstructions (access aisles, ramps, columns). Spacing measurements shall be taken from the inside to inside of columns."	8.1.12a Length, width and height measurements shall be clear of obstructions (including but not limited to columns, <b>property lines</b> , curbs, walls and fences). Spacing measurements shall be taken from the inside to inside of obstructions	<i>Amended to add "note" as a rule in the Zoning Bylaw for ease of enforcement and to clarify what is meant by "obstructions."</i>

30	8 - Parking and Loading 8.3 Bicycle Parking Schedule	<p><b>*BICYCLE PARKING, CLASS I</b> means bicycle parking that is provided for residents, students, or employees of a <b>development</b>. It is intended for the long term secure parking of bicycles and includes bicycle lockers, compounds or rooms specifically provided and equipped for bicycle storage, and individual garages or <b>carports</b> for each <b>dwelling</b> unit.</p> <p><b>*BICYCLE PARKING, CLASS II</b> means bicycle parking that is provided for patrons or visitors of a <b>development</b>. It is intended for the short term parking of bicycles and includes racks, lockers, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.</p>	<p><b>8.3.1 Bicycle parking, CLASS I</b> means bicycle parking that is provided for residents, students, or employees of a <b>development</b>. It is intended for the long term secure parking of bicycles and includes bicycle lockers, compounds or rooms specifically provided and equipped for bicycle storage.</p> <p><b>8.3.2 Bicycle parking, CLASS II</b> means bicycle parking that is provided for patrons or visitors of a <b>development</b>. It is intended for the short term parking of bicycles and includes racks, lockers, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.</p>	Amended “note” to read as a rule for ease of enforcement.
31	8 - Parking and Loading Table 8.1 Parking Schedule Residential	(g)	<p><b>Table 8.1 Parking Schedule</b></p> <p>(a) <b>Apartment Hotels:</b> 1.0 spaces per <b>sleeping unit</b>; 1.0 spaces per 7 <b>dwelling</b> units which shall be designated as visitor <b>parking spaces</b></p> <p>(b) <b>Apartment Housing:</b> 1.0 spaces per <b>bachelor dwelling</b> unit; 1.0 spaces per 7 <b>dwelling</b> units which shall be designated as visitor <b>parking spaces</b></p> <p>(c) <b>Row Housing:</b> 1.25 spaces per 1 <b>bedroom dwelling</b> unit;</p>	<p>Remove table format. Cleaned up wording which referenced words which had no definitions.</p> <p>Deleted Special Needs Housing from parking schedule as the Section the parking schedule referred to had been deleted and Special Needs Housing use is not listed in any zone but is captured under the definition of Supportive Housing Major and Minor.</p>

			<p>1.0 spaces per 7 <b>dwelling</b> units which shall be designated as visitor <b>parking spaces</b></p> <p>(d) <b>Stacked Row Housing:</b>  1.5 spaces per 2 <b>bedroom dwelling</b> unit;  2.0 spaces per 3 <b>bedroom dwelling</b> units;  1.0 space per <b>dwelling</b> unit in the C4 and C7 <b>commercial zones</b>; and  1.0 spaces per 7 <b>dwelling</b> units which shall be designated as visitor <b>parking spaces</b></p> <p>(e) <b>Bed and Breakfast Homes:</b>  1.0 space</p> <p>(f) <b>Boarding or Lodging Houses:</b>  1.0 space per 2 <b>sleeping rooms</b>;</p> <p>(g) <b>Group Homes, Major:</b>  1.0 space per 3 <b>beds</b></p> <p>(h) <b>Carriage House:</b>  1.0 space</p> <p>(i) <b>Group Homes, Minor:</b>  1.0 space per principal <b>dwelling</b> unit;  1.0 space per 3 <b>beds</b></p> <p>(j) <b>Temporary Shelter Services:</b>  1.0 space per principal <b>dwelling</b>;  1.0 space per 3 <b>beds</b></p> <p>(k) <b>Congregate Housing:</b>  1.0 space per principal <b>dwelling</b>;  1.0 space per 3 <b>beds</b>; and  3.0 spaces or 1.0 space per resident staff member whichever is greater</p> <p>(l) <b>Home Based Business, Major:</b></p>	
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			<p>1.0 space</p> <p>(m) <b>Home Based Business, Minor:</b> No spaces required</p> <p>(n) <b>Home Based Business, Rural:</b> 1.0 space</p> <p>o) <b>Mobile Homes</b> in RM7 zone: 2.0 spaces per <b>dwelling</b> unit; 1.0 spaces per 7 <b>dwelling</b> units which shall be designated as visitor parking spaces</p> <p>(o) <b>Secondary Suites:</b> 1.0 space (see section 9.5a.10)</p> <p>(p) <b>Single Detached Housing:</b> 2.0 spaces per <b>dwelling</b> unit;</p> <p>(q) <b>Semi-Detached Housing</b> 2.0 spaces per <b>dwelling</b> unit;</p> <p>(r) All <b>Bareland Strata</b> lot developments: 3.0 spaces per <b>dwelling</b> unit; 1.0 space per 7 <b>dwelling</b> units, included in required parking and which shall be designated as visitor parking</p> <p>(s) <b>Duplex Housing</b> 2.0 spaces per <b>dwelling</b> unit;</p> <p>(t) <b>Residential Security/Operator Unit</b> 1.0 space per <b>dwelling</b> unit</p> <p>v) <b>Supportive Housing</b> 1.0 space per 3 <b>dwelling</b> units</p>	
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32	8 - Parking and Loading Table 8.1 Parking Schedule Commercial	Gas Bars 1 per 2 employees on duty, plus 2 per service bay, plus additional required spaces for other associated <b>uses</b> (e.g. convenience retail)	Gas Bars 1.0 space per two on site employees, plus 2.0 per service bay	<i>No need to indicate that other uses on site require parking spaces as this is already clarified in Section 8.</i>
34	8 - Parking and Loading 8.1.9 Off Street Vehicle Parking	(e) no required parking shall be in the form of a parallel parking stall adjacent to a lane or alley way unless the parallel parking site is accessed by a driveway and is screened from the lane way.	(e) no required parking shall be provided parallel to and flanking a <b>lane</b> unless the <b>parking area</b> is accessible by a driveway and is screened from the <b>lane</b> by a physical barrier	<i>Removed “alley way” as it is not defined in the Zoning Bylaw and has the same meaning as “lane.”</i>
35	8- Parking and Loading 8.2.11	Table  (b) Multi-Family Town house/Row House 50% Minimum 50% Maximum 0%  Multi-family Residential 50% 40% 10%	Table (a) Ground oriented multiple housing 50% Minimum, 50% Maximum, 0%  Apartment Housing (including any units which may be ground oriented) 50% 40% 10%	<i>Aligned with the intent of the use and the definitions in section 2.3</i>
36	8 - Parking and Loading Table 8.2 - Loading Schedule	<b>Food Primary Establishment</b> 1 per 2,800 m <sup>2</sup> GFA <b>Hotels</b> <b>Motels</b> 1 per 2,800 m <sup>2</sup> GFA <b>Liquor Primary Establishment, Minor and Major</b> 1 per 2,800 m <sup>2</sup> GFA	<b>Food Primary Establishment</b> 1 per 2800 m <sup>2</sup> <b>GFA</b> <b>Hotels</b> <b>Motels</b> 1 per 2800 m <sup>2</sup> <b>GFA</b> <b>Liquor Primary Establishment, Minor and Major</b> 1 per 2800 m <sup>2</sup> <b>GFA</b>	<i>Removed “,” from 2800 for consistency.</i>

37	8- Bicycle Parking Schedule Table 8.3	<b>Type of Development (Use)</b>  <b>Apartment Housing</b> <b>Row Housing</b> (3 or more dwelling units)  <b>Required Parking Spaces</b> Class I: 0.5 per dwelling unit Class II: 0.1 per dwelling unit	<b>Type of Development (Use)</b>  <b>Apartment Housing</b>  <b>Required Parking Spaces</b> Class I: 0.5 per dwelling unit Class II: 0.1 per dwelling unit	<i>Removed “Row Housing” from the bicycle parking requirement as row houses (town homes) do not typically have internal common space and do typically have areas for storage and garages as part of their individual units.</i>
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## SECTION 9

38	9 - Specific Use Regulations  9.2 Home Based Businesses, Minor	9.2.1 All minor home based businesses shall be secondary uses and shall comply with the following: (a) a minor home based business shall only be conducted within a principal dwelling unit or secondary suite and no exterior storage or operation of the minor home based business shall be permitted	9.2.1 All <b>minor home based businesses</b> shall be <b>secondary uses</b> and shall comply with the following: (a) a <b>minor home based business</b> shall only be conducted within a principal <b>dwelling unit</b> and no exterior storage or exterior operation of the <b>minor home based business</b> shall be permitted	<i>Amended text which allowed a minor home based business to be located within a secondary suite as this contradicted other rules (9.2.2) which said that minor home based business could not be conducted by anyone else other than the residents of the primary dwelling.</i>
39	9 - Specific Use Regulations 9.3.8 Home Based Business, Major	9.2.7 A food catering <b>business</b> operating lawfully within a <b>dwelling</b> may establish one additional kitchen provided that its installation is required by the Health Authority and that the kitchen shall be removed should that <b>home based business, major</b> use cease. The additional kitchen is not permitted to be utilized to establish an additional <b>dwelling</b> .	9.2.7A food catering <b>business</b> shall contain one additional <b>kitchen</b> , provided it is required by the <b>Health Services</b> , which shall be removed should that <b>home based business, major</b> use cease. The additional <b>kitchen</b> is not permitted to be utilized to service an additional <b>dwelling</b> unit.	<i>Removed the word “lawfully inside” as this should be implicit as otherwise it is not permitted.</i>

40	9 - Specific Use Regulations  9.5a Secondary Suite Regulations	9.5a.6 In all urban and rural residential zones, a secondary suite is not permitted in conjunction with a boarding and lodging house, a bed and breakfast accommodation or a group home.	9.5a.6a A <b>secondary suite</b> shall not be permitted on a parcel which also has a <b>bed and breakfast</b> , a <b>boarding or lodging house</b> or a <b>group home</b> , major/minor.	<i>Clarified rules to limit confusion regarding the use of secondary suites for purposes other than as dwelling units.</i>
44	9 - Specific Use Regulations 9.5a Secondary Suite Regulations	9.5a.8 Where a <b>secondary suite</b> is permitted, a minimum area of 30m <sup>2</sup> of private open space shall be provided per <b>dwelling</b> unit. The <b>private open space</b> shall have a direct connection to the habitable space and be defined and screened through the use of landscaping such as: plantings, architectural elements such as a trellis, low fences or planters and changes in grade or elevation.	9.5a.8 Where a <b>secondary suite</b> is permitted, a minimum area of 30 m <sup>2</sup> of private open space shall be provided per <b>dwelling</b> unit  The <b>private open space</b> shall:  i. Have a direct connection to a <b>secondary suite</b> entrance; and ii. Be defined from other <b>private open space</b> and yard with the use of <b>landscaping</b>	<i>Re-wrote in table format.  Removed list of acceptable landscaping material as these are already listed in the definition of landscaping.</i>
42	9 - Specific Use Regulations  9.5a Secondary Suite Regulations	Table 8.1 Secondary Suites - 1 of the required <b>parking spaces</b> for a principal dwelling shall be designated to the <b>secondary suite</b> . The space may not be located within an attached garage providing direct access to the principal dwelling or in a tandem configuration.	9.5a.10 1.0 additional parking space for a <b>secondary suite</b> is required which shall:  i. be designated as being solely for the <b>use</b> of the <b>secondary suite</b> ; ii. not be located within a private garage which is attached to and provides direct access to the principal <b>dwelling</b> ;	<i>Rule was previously in parking and loading table, removed and put rule under specific use regulations to reduce amount of text found in Table 8.1</i>

43	<p>9 - Specific Use Regulations</p> <p>9.5b Carriage House Regulations</p>	None	9.5b.17 A <b>carriage house</b> shall not be permitted on a <b>parcel</b> which also has a <b>bed and breakfast home</b> , a <b>boarding or lodging house</b> and/or a <b>group home</b> , major/minor.	<i>Clarified rules to limit confusion regarding the use of carriage houses for purposes other than as dwelling units.</i>
44	<p>9 - Specific Use Regulations</p> <p>9.6 Bed and Breakfast Homes</p>	<p>9.6.1 Bed and breakfast homes shall comply with the following regulations:</p> <p>(a) The bed and breakfast home shall be operated as a secondary use only within a principal dwelling, with a maximum 4 sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 m<sup>2</sup> each; and</p> <p>(b) Bed and breakfast homes shall not change the principal dwelling character or external appearance of the dwelling involved.</p> <p>(c) The licensed operator or a bed and breakfast home shall reside in the dwelling in which the bed and breakfast operation is located.</p>	<p>9.6.1 Bed and breakfast homes shall comply with the following regulations:</p> <p>(a) The <b>bed and breakfast home</b> shall be operated as a <b>secondary use</b> only within a principal dwelling.</p> <p>(b) A <b>bed and breakfast home</b> shall have a maximum of 4 sleeping units with accommodation for a maximum of two guests per sleeping unit. Each sleeping unit shall only have a minimum area of 11 m<sup>2</sup> each.</p> <p>(c) <b>Bed and breakfast homes</b> shall not change the principal dwelling character or external appearance of the dwelling involved.</p> <p>(d) The licensed operator of a <b>bed and breakfast home</b> shall reside in the dwelling in which the bed and breakfast operation is located.</p> <p>(e) A <b>bed and breakfast home</b></p>	<i>Clarified that bed and breakfast homes are not allowed in dwellings which also have a secondary suite or a carriage house on the parcel.</i>

			shall not operate on the same <b>parcel</b> where a <b>carriage house</b> or <b>secondary suite</b> is located.	
45	9 - Specific Use Regulations 9.10.1 Agriculture, Urban	(b) <b>greenhouses</b> or <b>accessory structures</b> associated with urban agriculture shall conform to the applicable zoning requirements for <b>accessory buildings</b> or <b>structures</b> and the relevant zone. A <b>greenhouse</b> is not included in the calculation of lot coverage for <b>accessory buildings</b> or <b>structures</b> ;	(g) <b>greenhouses, accessory buildings or structures</b> associated with urban agriculture shall conform to the applicable zoning requirements for <b>accessory buildings or structures</b> and the relevant zone. A <b>greenhouse</b> is not included in the calculation of <b>site coverage</b> for <b>accessory buildings or structures</b>	<i>Replaced “lot coverage” with “site coverage” as the definition of lot coverage has been removed from the Zoning Bylaw.</i>
46	9 - Specific Use Regulations 9.10.2 Agriculture, Urban	(b) <b>greenhouses</b> are not included in the calculation of lot coverage for <b>accessory buildings</b> or <b>structures</b> ;	(b) <b>greenhouses</b> are not included in the calculation of <b>site coverage</b> for <b>accessory buildings or structures</b> ;	

## ***SECTION 13 through 19***

47	13 -Urban Residential Zones 13.1.7 Other Regulations	(d) Where the <b>development</b> has access to a rear <b>lane</b> , vehicular access to the <b>development</b> is only permitted from the rear <b>lane</b> , except for developments in <b>hillside areas</b> where the topography would require the slope of such access to exceed 15%.	(d) where a <b>development</b> has access to a <b>lane</b> , vehicular access to the <b>development</b> is only permitted from the <b>lane</b> , except for <b>developments</b> in <b>hillside areas</b> where the topography would require the slope of such access to exceed 15%.	<i>Replaced all instances of “rear lanes” with “lanes” so as not limit access options when a lane is provided regardless of where it is on the lot.</i>
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48	13 - Urban Residential Zones 13.2.6 Development Regulations	(c) In RU2 and RU2c zones, the minimum front yard is 4.5 metres except that it is 6.0 metres from a garage or carport having vehicular entry from the front. In RU2h and RU2hc zones, the minimum front yard is 3.0 metres, except it is 6.0 metres measured from the back of the curb or sidewalk, whichever is closest, to a garage or carport having vehicular entry at the front. In a <b>hillside area</b> , where access is required through, and is limited to, a <b>lane</b> , the yard abutting the <b>lane</b> may be considered the <b>front yard</b> . <b>Walkout basements</b> are not exempt from the <b>height</b> regulations of Section 6.6 in this situation.	(c) in RU2 and RU2c zones, the minimum <b>front yard</b> shall be: <ul style="list-style-type: none"> <li>i. 4.5 m, or</li> <li>ii. 3.0m in the RU2h and RU2hc zones; or</li> <li>iii. 6.0 m from a garage or <b>carport</b> having vehicular access from a <b>street</b>; or</li> <li>iv. 6.0 m measured from the back of the curb or sidewalk, whichever is closest, to a garage or <b>carport</b> having vehicular access from a <b>street</b></li> </ul>	<i>Added rules for RU2h under sub section (c) which lists development guidelines for certain zones for ease of recall.</i>
49	13 - Urban Residential Zones 13.2.6 Development Regulations	(e) The minimum <b>rear yard</b> is 6.0 m for a 1 or 1½ <b>storey</b> portion of a <b>building</b> and 7.5 m for a 2 or 2½ <b>storey</b> portion of a <b>building</b> , except it is 1.5 m for accessory <b>buildings</b> . Where the <b>lot width</b> exceeds the <b>lot depth</b> , the minimum <b>rear yard</b> is 4.5 m provided that one <b>side yard</b> shall have a minimum width of 4.5 m.	(e) the minimum <b>rear yard</b> shall be: <ul style="list-style-type: none"> <li>i. 6.0 m for a 1 or 1½ <b>storey</b> portion of a <b>building</b>; or</li> <li>ii. 7.5 m for a 2 or 2½ <b>storey</b> portion of a <b>building</b>; and</li> <li>iii. 1.5 m for accessory <b>buildings</b>.</li> <li>iv. 4.5 m where the <b>lot width</b> exceeds the <b>lot depth</b> provided that one <b>side yard</b> shall have a minimum width of 4.5 m.</li> <li>v. in a <b>hillside area</b> where access is required through, and is limited to a <b>lane</b>, the minimum <b>rear yard</b> setback is 3.0 m.</li> </ul>	<i>Removed regulations pertaining to RU2h in subsection (c) and placed them under the development regulation rules which listed rules pertaining specifically to certain zones.</i>

50	13 - Urban Residential Zones 13.2.7 Other Regulations	(b) Where the <b>development</b> has access to a rear lane, vehicular access to the <b>development</b> is only permitted from the rear <b>lane</b> , except for developments in hillside areas where the topography would require the slope of such access to exceed 15%.	(b) where a <b>development</b> has access to a <b>lane</b> , vehicular access to the <b>development</b> is only permitted from the <b>lane</b> , except for <b>developments in hillside areas</b> where the topography would require the slope of such access to exceed 15%	<i>Replaced all instances of “rear lanes” with “lanes” so as not limit access options when a lane is provided regardless of where it is on the lot.</i>
51	13 - Urban Residential Zones 13.3.7 Other Regulations	(b) Where the <b>development</b> has access to a rear lane, vehicular access to the <b>development</b> is only permitted from the rear lane, except for <b>developments</b> in hillside areas where the topography would require the slope of such access to exceed 15%.	(b) where the <b>development</b> has access to a <b>lane</b> , vehicular access to the <b>development</b> is only permitted from the <b>lane</b> , except for <b>developments in hillside areas</b> where the topography would require the slope of such access to exceed 15%	<i>Replaced all instances of “rear lanes” with “lanes” so as not limit access options when a lane is provided regardless of where it is on the lot.</i>
53	13 - Urban Residential Zones 13.5.6 Development Regulates	(b) Bareland <b>strata lot coverage</b> by principal and accessory <b>buildings</b> shall not exceed 50%.	(b) bareland <b>strata lot site coverage</b> by principal and <b>accessory buildings or structures</b> shall not exceed 50%.	<i>Replaced “lot coverage” with “site coverage” as the definition of site coverage has been removed with these amendments.</i>
54	13 - Urban Residential Zones 13.6.7 Other Regulations	(f) Where the <b>development</b> has access to a rear lane, vehicular access to the <b>development</b> is only permitted from the rear <b>lane</b> , except for developments in hillside areas where the topography would require the slope of such access to exceed 15%.	(f) where the <b>development</b> has access to a <b>lane</b> , vehicular access to the <b>development</b> is only permitted from the <b>lane</b> , except for <b>developments in hillside areas</b> where the topography would require the slope of such access to exceed 15%	<i>Replaced all instances of “rear lanes” with “lanes” so as not limit access options when a lane is provided regardless of where it is on the lot.</i>

55	13 - Urban Residential  13.8 RM2 - Low Density Row Housing	13.8.2 Principal Uses  The principal uses in this zone are: (a) single dwelling housing (b) two dwelling housing (c) multiple dwelling housing	13.8.2 Principal Uses  The principal uses in this zone are:  (d) <b>three dwelling housing</b> (e) <b>four dwelling housing</b>	<i>Added that three and four dwelling housing types are also allowed in this zone.</i>
58	13 - Urban Residential zones 13.8 RM2 and RM2h Low Density Row Housing and Low Density Row Hillside Housing	13.8.4 Buildings and Structures Permitted (a) duplex housing (b) row housing (c) semi-detached housing (d) single detached housing (e) permitted accessory buildings and structures	13.8.4 Buildings and Structures Permitted (a) duplex housing (b) row housing (c) semi-detached housing (d) deleted (e) permitted accessory buildings and structures	<i>Deleted single detached homes as permitted buildings within this zone. Single family housing is permitted in the form of attached housing</i>
59	13 - Urban Residential 13.14 RH1 - Residential Hillside Large Lot RH1s - Residential Hillside Large Lot with Secondary Suite	RH1 - Hillside Large Lot Residential RH1s - Hillside Large Lot Residential with Secondary Suite	RH1 - Hillside Large Lot Residential	<i>Removed the sub zone “RH1s Hillside Large Lot Residential with Secondary Suite.” Secondary suites do not require a rezoning to a sub zone to be developed so the sub zone is irrelevant.</i>
60	13 - Urban Residential 13.14.4 Secondary Uses	(f) <b>secondary suite</b> (RH1s only)	(f) <b>secondary suite</b>	<i>Removed the sub zone in RH1 as this zone no longer requires rezoning to a sub zone to accommodate a secondary suite.</i>
61	13 - Urban Residential 13.14.5 Buildings and Structures Permitted	(a) <b>one single detached house</b> (which may contain a <b>secondary suite</b> in the RH1s zone)	(a) <b>one single detached house</b> (which may contain a <b>secondary suite</b> )	<i>Removed the mention of RH1 with a sub zone in this instance, as this zone no longer requires a sub zone to accommodate a secondary suite.</i>

62	14 - Commercial Zones		Add " <b>Residential security/operator unit</b> " to all commercial zones which list "apartment dwelling" as a secondary use.	<i>Allows for this use type where it is already deemed appropriate as apartment dwellings are allowed.</i>
63	14 - Commercial Zones 14.1.5 Development Regulations	(a) The maximum <b>lot coverage</b> is 35%.	(a) the maximum <b>site coverage</b> is 35%.	<i>The Replaced "lot coverage" with "site coverage" as the definition of site coverage has been removed with these amendments.</i>
64	16 - Public & Institutional Zones	Section 16 Public & Institutional Zones	Section 16 Public and Institutional Zones	<i>Removed ampersand from heading as it was inconsistent with other zoning titles.</i>
65	CD3 - Comprehensive Development 3 1.4 Development Regulations	(c) The maximum lot coverage for all principal and accessory buildings combined in this zone shall be 40%. Not more than 60% of the surface of the land in the zone shall be covered with buildings, parking areas and driveways.	(c) The maximum <b>site coverage</b> is 40% and together with driveways and parking areas, shall not exceed 60%.	<i>Replaced "lot coverage" with "site coverage" and tailored rule more like those found within the RU zones.</i>
66	CD4 - Comprehensive Small Lot Residential 1.5 Development Regulations	(b) The maximum lot coverage by principal buildings and accessory buildings is 55% for each bareland strata lot.	(b) the maximum combined <b>site coverage</b> for principal <b>buildings</b> and all <b>accessory buildings or structures</b> is 55% for each bareland strata lot.	<i>Replaced "lot coverage" with "site coverage" as the definition of site coverage has been removed with these amendments.</i>

67	All Zones which list "non-accessory parking" under the primary uses	None	Temporary parking lot	<i>Created new definition for Temporary Parking lot to capture instances where parking needs to be provided on a temporary basis as a result of development and/or lack of parking spaces.</i>
	All Zones	<i>All text should be in the same font, and definitions found within regulations should be <b>bolded</b>.</i>		