
CITY OF KELOWNA MEMORANDUM

DATE: August 13, 2009
TO: City Manager
FROM: Community Sustainability Division
APPLICATION NO.: TA09-0005
APPLICANT: City of Kelowna (Andrew Browne)
PURPOSE: Amendments to Zoning Bylaw No. 8000

1. A housekeeping amendment to allow licensed catering businesses to establish a second kitchen within a residence when required to do so by the Interior Health Authority.
2. Various minor housekeeping amendments to the Zoning Bylaw.

REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA09-0005 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule "A" of the report of the Land Use Management Department dated August 13, 2009 be considered by Council;

AND THAT Zoning Bylaw Text Amendment No. TA09-0005 be forwarded to a Public Hearing for further consideration.

2.0 SUMMARY

Various housekeeping text amendments are proposed, including: to allow licensed catering businesses to establish a second kitchen within a residence when required to do so by the Health Authority, and amendments to improve consistency and clarity of the Zoning Bylaw.

3.0 ADVISORY PLANNING COMMISSION

At a meeting held on August 4, 2009, the Advisory Planning Commission passed the following recommendation:

THAT the Advisory Planning Commission support Text Amendment Application No. TA09-0005, for a housekeeping amendment to allow licensed catering businesses to establish a second kitchen within a residence when required to do so by the Interior Health Authority; Various housekeeping amendments to Zoning Bylaw definitions, specific use regulations, and formatting.

This application has incorporated suggestions from the Commission in its submission to Council.

4.0 TECHNICAL COMMENTS

4.1 Policy & Planning

No concerns.

4.2 Building & Permitting

No concerns.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Land Use Management staff have drafted several housekeeping amendments to the City of Kelowna Zoning Bylaw No. 8000. The proposed amendments and their purpose are outlined briefly below. For the exact wording changes proposed, refer to Schedule "A," attached.


Catering businesses – Owners of home based businesses have been reporting that the Interior Health Authority has been requiring second, separate kitchens for their home-based food catering businesses. This proposed text amendment would allow a second kitchen for this purpose without having to rezone to an "s" designation (secondary suite).

Housekeeping amendments – Additional text amendments are proposed to clarify existing regulation and to improve organization and formatting of the Bylaw.

Land Use Management staff recommend support for the application.



Danielle Noble
Urban Land Use Manager

Approved for inclusion: 
Shelley Gambacort
Director of Land Use Management

Attachments:

Schedule "A" – Proposed Text Amendments