

PART 10 – RESIDENTIAL ZONES

10.1. WESTBANK CENTRE COMPACT RESIDENTIAL ZONE (RC1)

Bylaw No.
154.36

.1 Purpose

To accommodate low to medium density residential uses on parcels of land in Westbank Centre that are 325 m² and larger in area.

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling
- (c) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings, and structures
- (b) Care facility, minor
- (c) Carriage house
- (d) Home based business, major
- (e) Secondary suite

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3498.3 ft ²)
(b)	Minimum parcel frontage	9.0 m (29.5 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Townhouse	1.2 FAR
.2	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
.3	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage	40%
(e)	Maximum building height:	
.1	Single detached dwelling, duplex and townhouse	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building

SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft) except it is 4.5 m (14.8 ft) for townhouses
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	2.5 m (8.2 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

(a) Where side-by-side duplex units or townhouses are subdivided under the Land Title Act, Sections 10.1.5(a) and 10.1.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.1.5(f).3 shall not apply.

(b) Siting Regulations for Approved Subdivisions

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.2. BOUCHERIE CENTRE COMPACT RESIDENTIAL ZONE (RC2)**.1 Purpose**

To accommodate low density residential uses on parcels of land in Boucherie Centre that are 325 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Carriage house
- (d) Home based business, major
- (e) Secondary suite

.4 Site Specific Uses, Buildings and Structures - Reserved**.5 Regulations Table**

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3,498.3 ft ²)
(b)	Minimum parcel frontage	9.0 m (29.5 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage	40%
(e)	Maximum building height:	
.1	Duplex, single detached dwelling	9.0 (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building

SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	2.5 m (8.2 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side

.6 Other Regulations

(a) Where side-by-side duplex units are subdivided under the *Land Title Act*, Sections 10.2.5(a) and 10.2.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.2.5(f).3 shall not apply.

(b) Siting Regulations for Approved Subdivisions

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.3. COMPACT SINGLE DETACHED RESIDENTIAL ZONE (RC3)

Bylaw No.
154.36

.1 Purpose

To accommodate single detached residential use on parcels of land that are 325 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Home based business, major
- (d) Secondary suite on parcels 550 m² (5,920.2 ft²) or greater

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154.50

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 13, DL 3793, ODYD, Plan EPP83661 (2500 Tallus Heights Lane): a secondary suite on a parcel zoned RC3 under 550 m², as indicated on Schedule 'A' attached to and forming part of this bylaw.

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154.101

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3,498.3 ft ²)
(b)	Minimum usable parcel area	195 m ² (2,099.0 ft ²)
(c)	Minimum parcel frontage	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling	1 per parcel
.2	Secondary suite	1 per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)

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.4	Exterior side parcel boundary or private access easement, whichever is closer	2.5 m (8.2 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	Parcels in another zone	4.5 m (14.8 ft)
.6	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

(a) Without limiting the application of the height regulation in Section 10.3.5(f), the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).

(b) **Siting Regulations for Approved Subdivisions**

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

Bylaw No.
154.06

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.3.a. COMPACT SINGLE DETACHED RESIDENTIAL ZONE (RC4)

Bylaw No.
154.50

.1 Purpose

To accommodate single detached residential use on parcels of land that are 325 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Home based business, major

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3,498.3 ft ²)
(b)	Minimum usable parcel area	195 m ² (2,099.0 ft ²)
(c)	Minimum parcel frontage	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling	1 per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	2.5 m (8.2 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side

.5	Parcels in another zone	4.5 m (14.8 ft)
.6	A1 Zone or ALR	15.0 m (49.2 ft)

.6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.3.a.5(f), the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).
- (b) **Siting Regulations for Approved Subdivisions**
- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
 - .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

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10.4. SINGLE DETACHED RESIDENTIAL ZONE (R1)

.1 Purpose

To accommodate low density single detached residential use on parcels of land that are 550 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
 (b) Bed and Breakfast
 (c) Care facility, minor
 (d) Carriage house
 (e) Home based business, major
 (f) Secondary suite
 (g) Short term accommodation

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154.99

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, Plan 44004, DL 581 ODYD, Except Plans KAP48178 & KAP53981: vineyard and one single detached/caretakers residence.

.5 Regulations Table

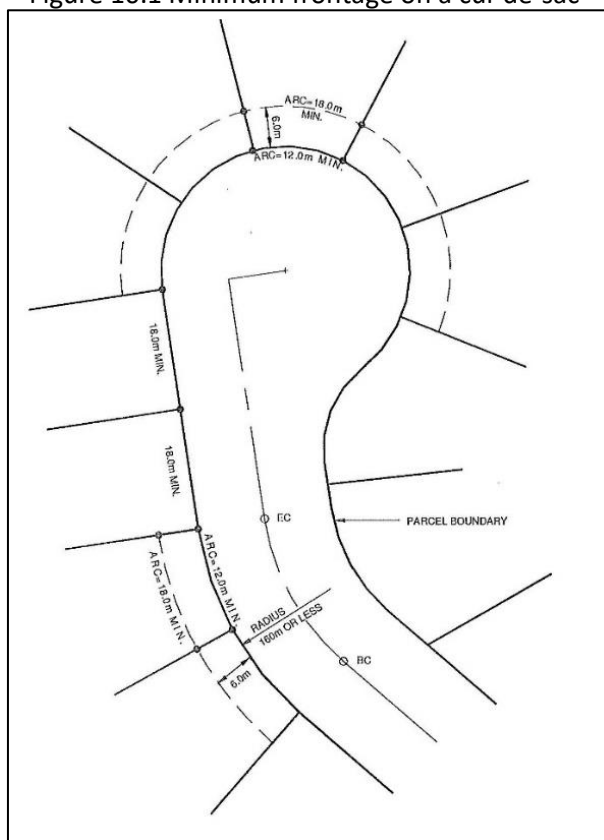
SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling	1 per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
.1	Single detached dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building

SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.4.5(f).1, the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).
- (b) Without limiting the application of the height regulation in Section 10.4.5(f).3, the height of any carriage house wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 1.5 storeys and 6.5 m (21.3 ft).
- (c) Despite Section 10.4.5(c), the parcel frontage may be less than 16.0 m (52.5 ft) for parcels on a cul-de-sac provided that the radius of the curvature along the parcel frontage is less than 160 m (524.9 ft) and the arc length along the parcel boundary is at least 12.0 m (39.4 ft) as illustrated in Figure 10.1.

Figure 10.1 Minimum frontage on a cul-de-sac



.7 Siting Regulations for Approving Subdivisions

- (a) The regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- (b) The regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.5.MANUFACTURED HOME RESIDENTIAL ZONE (R1M)Bylaw No.
154.36**.1 Purpose**

To accommodate low density single detached residential use with manufactured homes.

.2 Principal Uses, Buildings and Structures

- (a) Mobile home
- (b) Modular home

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Home based business, major

.4 Site Specific Uses, Buildings and Structures - *Reserved***.5 Regulations Table**

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	700 m ² (7,534.7 ft ²)
(b)	Minimum usable parcel area	420 m ² (4,520.8 ft ²)
(c)	Minimum parcel frontage	18.0 m (59.1 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Mobile home and modular home	Only 1 mobile home or only 1 modular home per parcel
(e)	Maximum parcel coverage	35%
(f)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)

.4	Exterior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

(a) Siting Regulations for Approved Subdivisions

Bylaw No.
154.06

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.6.LARGE PARCEL SINGLE DETACHED RESIDENTIAL ZONE (R1L)Bylaw No.
154.36**.1 Purpose**

To accommodate single detached residential development on parcels of land that are 2,500 m² or greater.

.2 Principal Uses, Buildings and Structures

- (a) Modular home
- (b) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Bed and breakfast
- (c) Care facility, minor
- (d) Carriage house
- (e) Home based business, major
- (f) Secondary suite
- (g) Short term accommodation

Bylaw No.
154.99**.4 Site Specific Uses, Buildings and Structures – Reserved****.5 Regulations Table**

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2,500 m ² (26,909.8 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(e)	Maximum parcel coverage	20%
(f)	Maximum building height:	
.1	Single detached dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least

		one parking stall is provided in the same building
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	6.0 m (19.7 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	6.0 m (19.7 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

(a) Siting Regulations for Approved Subdivisions

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.7.MANUFACTURED HOME PARK ZONE (RMP)Bylaw No.
154.36**.1 Purpose**

To accommodate manufactured home parks.

.2 Principal Uses, Buildings and Structures

- (a) Manufactured home park

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Care facility, minor
- (d) Home based business, major

.4 Site Specific Uses, Buildings and Structures

- (a) On Part of Lot 5, Plan 23091, DL 2602, ODYD, except Plan KAP45961: single detached dwellings

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area:	
.1	Manufactured home park	2.0 ha (4.9 ac)
.2	Manufactured home space	380 m ² (4,090.3 ft ²)
(b)	Minimum frontage:	
.1	Manufactured home park	40.0 m (131.2 ft)
.2	Manufactured home space	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Manufactured home park	20 dwelling units/ha
.2	Caretaker unit	1 per manufactured home park
(d)	Maximum parcel coverage	
		50% of the manufactured home space
(e)	Maximum building height:	
.1	Caretaker unit and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Mobile home	5.0 m (16.4 ft)
.3	Accessory buildings and structures	4.0 m (13.1 ft)

SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Any parcel boundary of the manufactured home park	4.5 m (14.8 ft)
.2	Front boundary of the manufactured home space	4.0 m (13.1 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.3	Interior side boundary of the manufactured home space	1.5 m (4.9 ft)
.4	Exterior side boundary of the manufactured home space	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	Rear boundary of the manufactured home space	1.5 m (4.9 ft)
.6	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

- (a) Despite the definition of 'parcel coverage', parcel coverage in this zone means the percentage of the surface area of a manufactured home space that is covered by a manufactured home, caretaker unit and accessory buildings and structures, measured to the outer surface of the exterior walls.

(b) Siting Regulations for Approved Subdivisions

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

Bylaw No.
154.02

10.8. DUPLEX RESIDENTIAL ZONE (R2)

Bylaw No.
154.36

.1 Purpose

To accommodate single detached residential and duplex residential uses.

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Home based business, major

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 7 District Lot 2045 Osoyoos Division Yale District Plan KAP91598 (3639 Apple Way Boulevard): bed and breakfast

Bylaw No.
154.115

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	800 m ² (8,611.1 ft ²)
(b)	Minimum usable parcel area	480 m ² (5,166.7 ft ²)
(c)	Minimum parcel frontage	18.0 m (59.1 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Duplex and single detached dwelling	Only 1 duplex, or only 1 single detached dwelling per parcel
(e)	Maximum parcel coverage:	
.1	Duplex	40%
.2	Single detached dwelling and modular home	35%
(f)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures

SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

.6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.8.5(h), the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).
- (b) Where side-by-side duplex units are subdivided under the *Land Title Act*, Sections 10.8.5(a), 10.8.5(b), and 10.8.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half of the minimum usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.8.5(g)3 shall not apply.

(c) Siting Regulations for Approved Subdivisions

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

Bylaw No.
154.06

10.9.LOW DENSITY MULTIPLE RESIDENTIAL ZONE (R3)

.1 Purpose

To accommodate multiple residential in low density housing form.

.2 Principal Uses, Buildings and Structures

- (a) Care facility, major, in duplex or townhouse form only
- (b) Duplex
- (c) Group home, in duplex or townhouse form only
- (d) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

Bylaw No.
154.11

- (a) On Lots 1-16, District Lot 2045, ODYD, Strata Plan KAS1884: single detached dwellings

Bylaw No.
154.11

- (b) On Lots 1-73, District Lot 5070, ODYD, Strata Plan KAS2583: single detached dwellings and apartments.

Bylaw No.
154.11

- (c) Apartments on:
 - (i) Lot A, District Lot 2602, ODYD, Plan KAP92694;
 - (ii) District Lot 2602, ODYD, Plan KAP83141, Except Strata Plan KAS3683, and District Lot 2602, ODYD, Strata Plan KAS3683;
 - (iii) Lots 1-14, District Lot 2602, ODYD, Plan KAS3023;
 - (iv) Lots 1-142, District Lot 2601, ODYD, Strata Plan KAS3485;
 - (v) Lot 1, District Lot 434 and District Lot 2045, ODYD, Plan 36364; and
 - (vi) the R3-zoned portion of Lot C, District Lot 2045, ODYD, Plan KAP60462; and
 - (vii) Lot A, DL 2602, ODYD, Plan KAP80333

Bylaw No.
154.22

- (d) On Lot 41, District Lot 703, ODYD, Plan KAP88313 (2416 Saddleback Way): Apartments and Seniors Congregate Housing.

Bylaw No.
154.102

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1000 m ² (10,763.9 ft ²)
(b)	Minimum usable parcel area	700 m ² (7,534.7 ft ²)
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	0.75 FAR
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4

		ft)for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
OUTDOOR AMENITY SPACE		
(h)	Minimum outdoor amenity space per unit	25 m ² (269.1 ft ²)

.6 Other Regulations

(a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act*, Sections 10.9.5(a), 10.9.5(b) and 10.8.9(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable site area and not less than one half the minimum frontage specified in those Sections, and Section 10.9.5(g).3 shall not apply.

(b) Siting Regulations for Approved Subdivisions

.1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures,

Bylaw No.
154.06

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.10.MEDIUM DENSITY MULTIPLE RESIDENTIAL ZONE (R4)

.1 Purpose

To accommodate multiple residential in medium density housing form.

.2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in duplex, townhouse or apartment form only
- (c) Duplex
- (d) Group home in duplex, townhouse or apartment form only
- (e) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

Bylaw No.
154.11

(a) On Lots 1-52, District Lot 2044, ODYD, Strata Plan KAS2096: single detached dwellings.

(b) Apartments are prohibited on:

Bylaw No.
154.23

- i. Lot 40, Plan KAP90501, D.L. 2044 located on Hihannah Drive;
- ii. Lot 38, Plan KAP90501, D.L. 2044 located at 3404 Sundance Drive;
- iii. Lot 37, Plan KAP90501, D.L. 2044 located at 3401 Sundance Drive;
- iv. Lot 16, Plan KAP81056, D.L. 2044 located at 2240 Hihannah Drive;
- v. Lot A, Plan KAP84971, D.L. 2044 located at 1980 Upper Sundance Drive;
- vi. Lot 6, Plan KAP81826, D.L. 2044 located at 2161 Upper Sundance Drive; and
- vii. Lot A, Plan KAP81833, D.L. 2044 located on Shannon Ridge Drive

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1400 m ² (15,069.5 ft ²)
(b)	Minimum usable parcel area	980 m ² (10,548.6 ft ²)
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	1.0 FAR
(e)	Maximum parcel coverage	50%

(f)	Maximum building height:	12.0 m (39.4 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	6.0 m (19.7 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
		21.0 m (68.9 ft) for the portion of the building above 9.0 m (29.5 ft) in height
AMENITY SPACE		
(h)	Minimum Amenity Space (per unit)	
.1	Bachelor dwelling unit and a unit in a group home	7.5 m ² (80.7 ft ²)
.2	One (1) bedroom dwelling unit	15.0 m ² (161.5 ft ²)
.3	More than one (1) bedroom dwelling unit	25.0 m ² (269.1 ft ²)

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act*, Sections 10.10.5(a), 10.10.5(b), 10.10.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.10.5(g).3 shall not apply.

10.11.WESTBANK CENTRE MULTIPLE RESIDENTIAL ZONE (R5)

.1 Purpose

To accommodate multiple residential in Westbank Centre.

.2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in townhouse or apartment form only
- (c) Congregate housing
- (d) Group home in townhouse or apartment form only
- (e) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1600 m ² (17,222.3 ft ²)
(b)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	With surface parking	1.4 FAR
.2	With non-surface parking	1.8 FAR
(d)	Maximum parcel coverage	60%
(e)	Maximum building height:	15.0 m (49.2 ft) to a maximum of 4 storeys; except it is 5.0 m (16.4 ft) for accessory buildings and structures. On Lot A, DL 486, ODYD, Plan EPP10728 the maximum height is 22.0 m (72.2 ft) to a maximum of 6 storeys.
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	
i.	Townhouse	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front

ii.	Any built form other than a townhouse	4.5 m (14.8 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	6.0 m (19.7 ft)
.4	Exterior side parcel boundary	
i.	Townhouse	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
ii.	Any built form other than a townhouse	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less
		18.0 m (59.0 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less
		21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less
AMENITY SPACE		
a.	Minimum Amenity Space (per unit)	
.1	Bachelor dwelling unit and a unit in a group home	7.5 m ² (80.7 ft ²)
.2	One (1) bedroom dwelling unit	15.0 m ² (161.5 ft ²)
.3	More than one (1) bedroom dwelling unit	25.0 m ² (269.1 ft ²)
.4	Congregate housing unit	6.0 m ² (64.6 ft ²) indoor amenity space and 6.0 m ² (64.6 ft ²) outdoor amenity space

.6 Other Regulations

- (a) Where side-by-side townhouses are subdivided under the *Land Title Act*, Sections 10.11.5(a) and 10.11.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.11.5(f).3 shall not apply.
- (b) Despite Section 10.11.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 1.4 FAR may be increased by 0.4 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 1.8.

(c) Density bonusing

- .1 Despite Section 10.11.5(c), the maximum density may be increased to 2.2 FAR if the owner of the land pays to the City of West Kelowna, prior to the issuance of a building permit, the amount equal to \$26.90 per square metre of additional GFA (\$2.50 per square foot of additional GFA), to be deposited in a Restricted Reserve Fund for Westbank Centre Amenities.
- .2 Buildings that are being constructed at an FAR in excess of 1.8 in accordance with Section 10.11.6(c) shall have a maximum height of 6 storeys, or 22.5 m (73.8 ft), whichever is less, if all of the parking spaces are provided in the form of non-surface parking.

(d) In addition to the minimum amenity space outlined in the Regulations Table, congregate housing shall also include the following at a minimum:

- .1 100 m² (1,076.4 ft²) of seating area for common dining facilities; and
- .2 160 m² (1,722.2 ft²) of floor area for common community and assembly hall facilities.

(e) **Siting Regulations for Approved Subdivisions**

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures,

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shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.