

# PART 11 – COMMERCIAL ZONES

## 11.1. URBAN CENTRE COMMERCIAL ZONE (C1)

Bylaw No.  
154.36

### .1 Purpose

To accommodate a mix of uses with active commercial frontages.

### .2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Apartment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Cabaret, bar or lounge
- (f) Commercial school
- (g) Community or assembly hall
- (h) Care facility, major
- (i) Congregate housing
- (j) Education facility
- (k) Extended medical treatment facility
- (l) Entertainment facility, indoor
- (m) Fire, police or ambulance service
- (n) Food bank
- (o) Funeral establishment
- (p) Group home
- (q) High technology business
- (r) Hotel
- (s) Library, museum or art gallery
- (t) Live/work unit
- (u) Neighbourhood pub
- (v) Office
- (w) Personal service establishment
- (x) Postal or courier service
- (y) Printing or publishing
- (z) Recreation services, indoor
- (aa) Restaurant
- (bb) Retail, general
- (cc) Temporary shelter service
- (dd) Transportation station
- (ee) Vehicular parking areas or structures
- (ff) Vehicle washing facility
- (gg) Winery or cidery

**.3 Secondary Uses, Buildings and Structures**

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

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

- (a) On Lot 2, DL 486, ODYD, Plan 9660: allow the existing accessory building to be occupied as a dwelling.
- (b) On Lot 1, District Lot 5057, ODYD, Plan 41637: despite Section 11.1.6(c), permit apartments to exceed 40% of the Gross Floor Area of the first storey of a building located only at 2301 Carrington Road.
- (c) On Lot 28, DL 486, ODYD, Plan 19995 Except Plan 40663 (#14-2528 Main Street): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.77.
- (d) On Lot A, DL 468, ODYD, Plan KAP84320 (#101-3710 Hoskins Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.78.
- (e) On Lot A, DL 486, ODYD, Plan 36181 (2475 Dobbin Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.85.

Bylaw No.  
154.63

Bylaw No.  
154.77

Bylaw No.  
154.78

Bylaw No.  
154.85

**.5 Regulations Table**

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	400 m <sup>2</sup> (4,305.6 ft <sup>2</sup> )
<b>(b)</b>	<b>Minimum parcel frontage</b>	5.0 m (16.4 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
.1	With surface parking	2.35 FAR
.2	With non-surface parking	2.5 FAR
<b>(d)</b>	<b>Maximum parcel coverage</b>	100%
<b>(e)</b>	<b>Maximum building height</b>	15.0 m (49.2 ft) to a maximum of 4 storeys
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>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:</b>	
.1	Front parcel boundary	4.5 m (14.8 ft), except it is:  0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road;  2.0 m (6.6 ft) for buildings and structures on Brown Road; and  3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular

		access from a highway other than a Provincial Highway.
.2	Rear parcel boundary	0.0 m (0.0 ft)
.3	Interior side parcel boundary	0.0 m (0.0 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft), except it is:  0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road;  2.0 m (6.6 ft) for buildings and structures on Brown Road; and  3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway.
.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 fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less

## .6 Other Regulations

- (a) Despite Section 11.1.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 2.35 FAR may be increased by 0.15 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 2.5.
- (b) Density bonusing for Westbank Centre Plan Area (As defined in the 2011 Westbank Centre Revitalization Plan)
- .1 Despite Section 11.1.5(c), the maximum density may be increased to 2.8 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 2.5 in accordance with Section 11.1.6(b) 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.
- (c) Apartment and Congregate Housing
- .1 If apartments or congregate housing units are located on the first storey of a building, no more than 40% of the Gross Floor Area of that storey may be occupied by apartments or congregate housing units and no first storey apartments or congregate housing units shall face parcel boundaries along the following highways:
    - (a) Brown Road
    - (b) Dobbin Road
    - (c) Elliot Road
    - (d) Hoskins Road
    - (e) Main Street
    - (f) Old Okanagan Highway between Main Street and Dobbin Road
    - (g) Hebert Road between Main Street and Dobbin Road

## 11.2. NEIGHBOURHOOD COMMERCIAL ZONE (C2)

### .1 Purpose

To accommodate a limited range of convenience services typically required on a day to day basis by residents of local neighbourhoods.

### .2 Principal Uses, Buildings and Structures

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- (a) Care facility, major
- (b) Fire, police or ambulance service
- (c) Office
- (d) Personal service establishment
- (e) Postal or courier service
- (f) Recreation services, indoor
- (g) Retail, convenience
- (h) Restaurant, except for drive-through restaurant

### .3 Secondary Uses, Buildings and Structures

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

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154.11

### .4 Site Specific Uses, Buildings and Structures

- (a) On Lot B, DL 2599, ODYD, Plan KAP83204: one neighbourhood pub
- (b) On Lot 15, DL 486, ODYD, Plan 27961, Except Plan 38746: retail, general

Bylaw No.  
154.25

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m <sup>2</sup> (4,305.6 ft <sup>2</sup> )
(b)	Minimum parcel frontage	10.0 m (32.9 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1.0 FAR
(d)	Maximum parcel coverage	40%
(e)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 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	4.5 m (14.8 ft)
.2	Rear parcel boundary	6.0 m (19.7 ft)
.3	Interior side parcel boundary	2.0 m (6.6 ft); except it is 4.5 m (14.8 ft) when the parcel does not abut a Commercial Zone

.4	Exterior side parcel boundary	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 (59.1 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

**.6 Other Regulations**

(a) Apartment

- .1 All apartments shall be located on a separate storey above the non-residential use.

### 11.3.GASOLINE SERVICE STATION COMMERCIAL ZONE (C3)

#### .1 Purpose

To accommodate gasoline service stations with associated uses.

#### .2 Principal Uses, Buildings and Structures

- (a) Gasoline service station
- (b) Restaurant
- (c) Vehicle washing facility

#### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Retail, convenience

#### .4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1 DL 506 ODYD Plan KAP46828 (#3-1192 Industrial Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.81.

Bylaw No.  
154.81

#### .1 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	600 m <sup>2</sup> (6,458.3 ft <sup>2</sup> )
(b)	Minimum parcel frontage	20.0 m (65.6 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum parcel coverage	35%
(d)	Maximum building height	6.0 m (19.7 ft) to a maximum of 2 storeys
SITING REGULATIONS		
(e)	<b>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:</b>	
.1	Front parcel boundary	4.5 m (14.8 ft)
.2	Rear parcel boundary	5.0 m (16.4 ft)
.3	Interior side parcel boundary	5.0 m (16.4 ft)
.4	Exterior side parcel boundary	5.0 m (16.4 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)

#### .2 Other Regulations - *Reserved*

**11.4.SERVICE COMMERCIAL ZONE (C4)**Bylaw No.  
154.36**.1 Purpose**

To accommodate vehicular oriented low intensity uses and associated uses.

**.2 Principal Uses, Buildings and Structures**

- (a) Agricultural market
- (b) Auctioneering establishment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Bulk fuel depot
- (f) Commercial school
- (g) Commercial storage
- (h) Community or assembly hall
- (i) Contractor services
- (j) Entertainment facility, indoor
- (k) Fire, police or ambulance service
- (l) Food bank
- (m) Funeral establishment
- (n) Greenhouse or plant nursery
- (o) High technology industry
- (p) Hotel
- (q) Kennel, hobby or kennel, service
- (r) Office
- (s) Personal service establishment
- (t) Postal or courier service
- (u) Printing or publishing
- (v) Recreation services, indoor
- (w) Recycling depot
- (x) Restaurant
- (y) Retail, general
- (z) Retail, service commercial, except for heavy equipment sales, rental or repair
- (aa) Vehicle washing facility
- (bb) Veterinary clinic
- (cc) Warehouse

**.3 Secondary Uses, Buildings and Structures**

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Outdoor storage

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

- (b) On Lot 7 DLS 507 and 2601 ODYD Plan KAP50056 (#1-1812 Byland Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.79.

Bylaw No.  
154.79



## Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	500 m <sup>2</sup> (5,382.0 ft <sup>2</sup> )
<b>(b)</b>	<b>Minimum parcel frontage</b>	15.0 m (49.2 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
.1	Apartment	1 dwelling unit per parcel
.2	All other uses, buildings, structures	1.0 FAR
<b>(d)</b>	<b>Maximum parcel coverage</b>	65%
<b>(e)</b>	<b>Maximum building height:</b>	15.0 m (49.2 ft) to a maximum of 4 storeys
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>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:</b>	
.1	Front parcel boundary	4.5 m (14.8 ft)
.2	Rear and interior side parcel boundary	0 m (0.0 ft), except it is 4.5 m (14.8 ft) where the parcel does not abut a Commercial or Industrial Zone
.3	Exterior side parcel boundary	4.5 m (14.8 ft)
.4	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 fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less

**.5 Other Regulations**

- (a) Apartments shall be located on a separate storey above the non-residential use.

## 11.5.CAMPGROUND, CABIN AND MOTEL COMMERCIAL ZONE (C5)

### .1 Purpose

To accommodate commercial tourist accommodation in the form of campgrounds, small motels and small resorts with associated uses.

### .2 Principal Uses, Buildings and Structures

- (a) Tourist cabin
- (b) Tourist campsite space
- (c) Motel

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Community or assembly hall
- (d) Restaurant
- (e) Retail, convenience

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

### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	1 ha (2.5 ac)
<b>(b)</b>	<b>Minimum parcel frontage</b>	50.0 m (164.0 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
.1	Caretaker unit	1 per parcel
.2	Motel and Tourist cabin	0.8 FAR
.3	Tourist campsite space	20 per ha
<b>(d)</b>	<b>Maximum parcel coverage</b>	30%
<b>(e)</b>	<b>Maximum building height</b>	9.0 m (29.5 ft) to a maximum of 3 storeys
<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>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:</b>	
.1	Front parcel boundary	4.5 m (14.8 ft)
.2	Rear parcel boundary	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) when the parcel abuts a Residential Zone
.3	Side parcel boundary	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) when the parcel abuts a Residential Zone

.4	Corner parcel boundary	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 (59.1 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

**.6 Other Regulations - *Reserved***

- (a) Caretaker units shall be located on a separate storey above the non-residential use

## 11.6.TOURIST AND RESORT COMMERCIAL ZONE (C6)

### .1 Purpose

To accommodate tourist accommodation in the form of hotels, resorts and associated uses.

### .2 Principal Uses, Buildings and Structures

- (a) Hotel
- (b) Motel
- (c) Recreation services, indoor
- (d) Recreation services, outdoor
- (e) Resort apartment or resort townhouse
- (f) Restaurant
- (g) Retail, convenience
- (h) Tourist cabin
- (i) Tourist campsite spaces

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Home based business, minor
- (d) Personal service establishment

### .4 Site Specific Uses, Buildings and Structures

- (a) On part of Lot 2, DL 434, ODYD, Plan 2685: The maximum number of hotel, resort or accommodation units, including dwelling units is 124.

### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	1000 m <sup>2</sup> (10,764.0 ft <sup>2</sup> )
<b>(b)</b>	<b>Minimum parcel frontage</b>	20.0 m (65.6 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
.1	Caretaker unit	1 per parcel
.2	Tourist campsite spaces	75 per ha
.3	All other uses, buildings and structures	1.5 FAR
<b>(d)</b>	<b>Maximum parcel coverage</b>	40%
<b>(e)</b>	<b>Maximum building height</b>	15.0 m (49.2 ft) to a maximum of 4 storeys

<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>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:</b>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	6.0 m (19.7 ft)
.3	Interior side parcel boundary	6.0 m (19.7 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 fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less

**.6 Other Regulations - *Reserved***