

PART 10 – RESIDENTIAL ZONES

10.1. WESTBANK CENTRE COMPACT RESIDENTIAL ZONE (RC1)

.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:	
i.	Townhouse	1.2 FAR
ii.	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
iii.	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:	
i.	Single detached dwelling, duplex and townhouse	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 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:	
i.	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
ii.	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

iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	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
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property 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)iii. shall not apply.

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:	
i.	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
ii.	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:	
i.	Duplex, single detached dwelling	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 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:	
i.	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
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	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* or *Strata Property 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)iii. shall not apply.

10.3. COMPACT SINGLE DETACHED RESIDENTIAL ZONE (RC3)

.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

.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

.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:	
i.	Single detached dwelling	1 per parcel
ii.	Secondary suite	1 per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	10.0 m (32.8 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:	
i.	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		3.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	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
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - *Reserved*

10.4. COMPACT SINGLE DETACHED RESIDENTIAL ZONE (STRATA) (RC4)

.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:	
	i. Single detached dwelling	1 per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	10.0 m (32.8 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:	
	i. 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
	ii. Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
	iii. Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
	iv. 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
	v. A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - *Reserved*

10.5. 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

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, DL 581 ODYD, Plan 44004, Except Plans KAP48178 & KAP53981 (address unassigned, Gregory Road): vineyard and one single detached dwelling/caretakers residence
 (b) On Lot 2, District Lot 3866, ODYD, Plan KAP30253 (1018 West Kelowna Road): carriage house in the form of a modular home on a parcel less than 1100 m².

.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:	
i.	Single detached dwelling	1 per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
i.	Single detached dwelling	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 ft)
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:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	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

v.	A1 Zone or ALR	Subject to Section 3.25
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.6 Other Regulations – Reserved

10.6. MANUFACTURED HOME RESIDENTIAL ZONE (R1M)

.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:	
i.	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	10.0 m (32.8 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:	
i.	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
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	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
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - *Reserved*

10.7. LARGE PARCEL SINGLE DETACHED RESIDENTIAL ZONE (R1L)

.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

.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:	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	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:	
i.	Single detached dwelling and modular home	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 ft)
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:	
i.	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
ii.	Rear parcel boundary or private access easement, whichever is closer	6.0 m (19.7 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
iv.	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
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - Reserved

10.8. MANUFACTURED HOME PARK ZONE (RMP)

.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, minor

.4 Site Specific Uses, Buildings and Structures

- (a) On Part of Lot 5, Plan 23091, DL 2602, ODYD, except Plan KAP45961 (1850 Shannon Lake Road): single detached dwellings

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area:	
i.	Manufactured home park	2.0 ha (4.9 ac)
ii.	Manufactured home space	380 m ² (4,090.3 ft ²)
(b)	Minimum frontage:	
i.	Manufactured home park	40.0 m (131.2 ft)
ii.	Manufactured home space	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Manufactured home park	20 dwelling units/ha
ii.	Caretaker unit	1 per manufactured home park
(d)	Maximum parcel coverage	50% of the manufactured home space
(e)	Maximum building height:	
i.	Caretaker unit and modular home	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Mobile home	5.0 m (16.4 ft)
iii.	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:	
i.	Any parcel boundary of the manufactured home park	4.5 m (14.8 ft)
ii.	Front boundary of the manufactured home space or private access easement, whichever is closer	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
iii.	Interior side boundary of the manufactured home space or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement

iv.	Exterior side boundary of the manufactured home space 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
v.	Rear boundary of the manufactured home space or private access easement, whichever is closer	1.5 m (4.9 ft)
vi.	A1 Zone or ALR	Subject to Section 3.25

.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.

10.9. DUPLEX RESIDENTIAL ZONE (R2)

.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

.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:	
i.	Duplex and single detached dwelling	Only 1 duplex, or only 1 single detached dwelling per parcel
(e)	Maximum parcel coverage:	
i.	Duplex	40%
ii.	Single detached dwelling	35%
(f)	Maximum building height	10.0 m (32.8 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:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement

iv.	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
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations

- (a) Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.9.5(a), 10.9.5(b), and 10.9.5(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 10.9.5(g)iii. shall not apply.

10.10. 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

- (a) On Lots 1-16, DL 2045, ODYD, Strata Plan KAS1884 (3333 and 3415 Chancellor Place): single detached dwellings
- (b) On Lots 1-73, DL 5070, ODYD, Strata Plan KAS2583 (2100 Boucherie Road): single detached dwellings and apartments
- (c) Apartments on:
 - i. Lot A, DL 2602, ODYD, Plan KAP92694 (1975 Shannon Lake Road);
 - ii. DL 2602, ODYD, Strata Plan KAS3683 (2470 and 2490 Tuscany Drive);
 - iii. Lots 1-14, DL 2602, ODYD, Plan KAS3023 (2523 Shannon View Drive);
 - iv. Lots 1-142, DL 2601, ODYD, Strata Plan KAS3485 (2750 Auburn Road);
 - v. Lot 1, DL 434 and DL 2045, ODYD, Plan 36364 (address unassigned, Boucherie Road);
 - vi. the R3-zoned portion of Lot C, DL 2045, ODYD, Plan KAP60462 (address unassigned, Boucherie Road); and
 - vii. Lot A, DL 2602, ODYD, Plan KAP80333 (2237 Shannon Lake Road).

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

(e) On DL 485, ODYD, Plan KAS3520 (2493 Casa Palmero Drive): single detached dwellings

(f) On Lot A DL 5059 and 5069 ODYD Plan EPP69264 (3746A Wetton Road): 0.95 FAR

Bylaw No.
0265.09

(g) On the R3 zone portion of District Lot 522, Group 1, ODYD:

Bylaw No.
0265.16

- .1 The parking requirements shall include parking for any boat slips accessory to the upland residential use in any dock.
- .2 Despite Section 10.10.2, no more than 60 dwelling units are permitted in either duplex or townhouse form.

.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:	10.0 m (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:	
i.	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
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	3.0 m (9.8 ft)
iv.	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
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.10.5(a), 10.10.5(b) and 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 site area and not less than one half the minimum frontage specified in those Sections, and Section 10.10.5(g)iii. shall not apply.

10.11. 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

- (a) On Lots 1-52, DL 2044, ODYD, Strata Plan KAS2096 (2220 Shannon Ridge Drive): single detached dwellings
- (b) Apartments are prohibited on:
 - i. Lot 40, DL 2044, ODYD, Plan KAP90501 (address unassigned, Hihannah Drive);
 - ii. Lot 38, DL 2044, ODYD, Plan KAP90501 (3404 Sundance Drive);
 - iii. Lot 37, DL 2044, ODYD, Plan KAP90501 (3401 Sundance Drive);
 - iv. DL 2044, ODYD, Plan EPP74050 and EPS4205 (1980 Upper Sundance Drive);
 - v. DL 2044, ODYD, PLAN KAP81826 (2161 Upper Sundance Drive); and
 - vi. Lot A, DL 2044, Plan KAP81833, (2102 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:	

i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft)
iv.	Exterior side parcel boundary	6.0 m (19.7 ft)
v.	A1 Zone or ALR	Subject to Section 3.25 and 3.26

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.11.5(a), 10.11.5(b), 10.11.5(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 10.11.5(g)iii. shall not apply.

10.12 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:	
i.	With surface parking	1.4 FAR
ii.	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 1, DL 486, ODYD, Plan EPP87332 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:	
i.	Front parcel boundary or private access easement, whichever is closer	
a)	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
b)	Any built form other than a townhouse	4.5 m (14.8 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	6.0 m (19.7 ft)
iv.	Exterior side parcel boundary	

a)	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
b)	Any built form other than a townhouse	4.5 m (14.8 ft)
i.	A1 Zone or ALR	Subject to Section 3.26

.6 Other Regulations

- (a) Where side-by-side townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.12.5(a) and 10.12.5(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 10.12.5(f)iii. shall not apply.
- (b) Despite Section 10.12.5(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:
- i. Despite Section 10.12.5(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.
 - ii. Buildings that are being constructed at an FAR in excess of 1.8 in accordance with Section 10.12.6(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. For certainty, buildings that are being constructed in the Westbank Centre Plan Area in excess of 2.5 FAR are eligible for the optional parking provisions specified in Section 4.12, if all of the required parking spaces provided on the parcel on which the building is being constructed, are provided in the form of non-surface parking.
 - iii. Despite Section 10.12.6(c)ii., visitor parking spaces and accessible parking spaces are not required to be provided in the form of non-surface parking.
- (d) Congregate housing shall also include the following at a minimum:
- i. 100 m² (1,076.4 ft²) of seating area for common dining facilities; and
 - ii. 160 m² (1,722.2 ft²) of floor area for common community and assembly hall facilities.