

PART 11 – COMMERCIAL ZONES

11.1 GENERAL COMMERCIAL ZONE (C1)

.1 Purpose

To recognize the use of the C1 zone on existing parcels, and to accommodate a mix of uses at a medium density in limited locations outside of identified Urban and Neighbourhood Centres, as identified in the City's Official Community Plan .

.2 Principal Uses, Buildings and Structures

- | | |
|---|------------------------------------|
| (a) Agricultural market | (n) High technology business |
| (b) Apartment | (o) Hotel |
| (c) Alcohol production facility | (p) Library, museum or art gallery |
| (d) Broadcasting studio | (q) Live/work unit |
| (e) Care Facility, major | (r) Neighbourhood pub |
| (f) Child care, major (centre/facility) | (s) Office |
| (g) Commercial school | (t) Personal service establishment |
| (h) Community or assembly hall | (u) Postal or courier service |
| (i) Education facility | (v) Printing or publishing |
| (j) Entertainment facility, indoor | (w) Recreation services, indoor |
| (k) Fire, police or ambulance service | (x) Restaurant |
| (l) Food bank | (y) Retail, convenience |
| (m) Funeral establishment | (z) Retail, general |

.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 (2406 Drought Road): the existing accessory building may be occupied as a dwelling
- (b) On Lot 1, DL 5057, ODYD, Plan 41637 (2301 Carrington): despite Section 11.1.6(b)iv., apartments may exceed 40% of the gross floor area of the first storey of a building
- (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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	5.0 m (16.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	With surface parking	1.5 FAR
ii.	With 100% non-surface parking	1.85 FAR
(d)	Maximum parcel coverage	100%
(e)	Maximum building height	16.0 m (52.5ft) to a maximum of 4 storeys, except it is: 5.0 m (16.4 ft)f or accessory buildings and structures
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	4.5 m (14.8 ft), except where a C1 Zone is in the Westbank Urban Centre Mixed-Use Corridor or Commercial Core, as defined in the City's Official Community Plan, it is: 0.0 m (0.0 ft) for buildings and structures on Elliott 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.
ii.	Rear parcel boundary	7.5 m (24.6 ft), except it is: 0.0 m (0.0 ft) for buildings and structures in Westbank Urban Centre Mixed-Use Corridor or Commercial Core, as defined in the City's Official Community Plan
iii.	Interior side parcel boundary	4.5m, except it is: 0.0 m (0.0 ft) for buildings and structures in Westbank Urban Centre Mixed-Use Corridor or Commercial Core, as defined in the City's Official Community Plan
iv.	Exterior side parcel boundary	4.5 m (14.8 ft), except where a C1 Zone is in the Westbank Urban Centre Mixed-Use Corridor or Commercial Core, as defined in the City's Official Community Plan, it is 0.0 m (0.0 ft) for buildings and structures on Elliott 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
v.	Provincial Highway	Subject to Section 3.11
vi.	A1 Zone or ALR	Subject to Section 3.23.

.6 Other Regulations

- (a) **Drive through** Requirements
 - i. Despite Section 11.1.2, **drive throughs** may only be permitted on specific parcels by site specific text amendment, and in accordance with Section 3.27 for specific **drive through** regulations.
- (b) Commercial and Institutional Ground Floor Requirements
 - i. Where **apartments or live/work units** are proposed in the:
 - a) Westbank Centre Mixed-Use Corridor, as defined in the City's Official Community Plan, Section 12.1.6(b) also applies.
 - b) Westbank Urban Centre Commercial Core, as defined in the City's Official Community Plan, Section 12.2.6(a) also applies.
 - c) Boucherie Urban Centre, as defined in the City's Official Community Plan, Section 12.4.6(a) also applies.
 - ii. Where **apartments or live/work units** are proposed in the General Commercial (C1) Zone in any area outside of the Urban Centres, as defined in the City's Official Community Plan, no more than 40% of the **Gross Floor Area** of the first storey may be occupied by residential use.
- (c) Notwithstanding Section 3.8.4(a)iv. of this Bylaw and Section 11.1.5(f)i. above, where a 0.0m setback applies in the General Commercial (C1) Zone, canopies and awnings may project 1.5 m (4.9 ft) from a building, provided that the projection has a clearance of 2.8m from the established building **grade** of a sidewalk. Installations must meet the requirements outlined in the City of West Kelowna Building Bylaw.

11.2 LOCAL 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 in limited locations outside of Neighbourhood Centres, as identified in the Official Community Plan.

.2 Principal Uses, Buildings and Structures

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

.3 Secondary Uses, Buildings and Structures

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

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot B, DL 2599, ODYD, Plan KAP83204 (3099 Shannon Lake Road): one neighbourhood pub
- (b) On Lot 15, DL 486, ODYD, Plan KAP27961, Except Plan 38746 (3585 Elliot Road): retail, general
- (c) On Lot 18, DL 486, ODYD, Plan 27961 (3595 Elliot Road): live/work unit

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(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	11.0 m (36.0 ft) to a maximum of 3 storeys except it is: 5.0 m (16.4 ft) for accessory buildings and structures
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	4.5 m (14.8 ft)
ii.	Rear parcel boundary	6.0 m (19.7 ft)
iii.	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
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) 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.

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	600 m ² (6,458.3 ft ²)
(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, except it is:
		5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(e)	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)
ii.	Rear parcel boundary	5.0 m (16.4 ft)
iii.	Interior side parcel boundary	5.0 m (16.4 ft)
iv.	Exterior side parcel boundary	5.0 m (16.4 ft)
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) [Drive through](#) Requirements
 - i. Despite Section 11.3.2, [drive throughs](#) may only be permitted on specific parcels by site specific text amendment, and in accordance with Section 3.27 for specific [drive through](#) regulations.

11.4 SERVICE COMMERCIAL ZONE (C4)

.1 Purpose

To accommodate vehicular oriented low intensity uses and associated uses located outside of identified Urban and Neighbourhood Centres, as identified in the City's Official Community Plan.

.2 Principal Uses, Buildings and Structures

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

.3 Secondary Uses, Buildings and Structures

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

.4 Site Specific Uses, Buildings and Structures

- (a) 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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	500 m ² (5,382.0 ft ²)
(b)	Minimum parcel frontage	15.0 m (49.2 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Apartment	1 dwelling unit per parcel
ii.	All other uses, buildings and structures	1.0 FAR
(d)	Maximum parcel coverage	65%
(e)	Maximum building height:	16.0 m (52.5 ft) to a maximum of 4 storeys except it is: 5.0 m (16.4 ft) for accessory buildings and structures
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	4.5 m (14.8 ft)
ii.	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
iii.	Exterior side parcel boundary	4.5 m (14.8 ft)
iv.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) **Apartments** shall be located on a separate storey above the non-residential use.
- (b) **Drive through** Requirements
 - ii. Despite Section 11.4.2, **drive throughs** may only be permitted on specific parcels by site specific text amendment, and in accordance with Section 3.27 for specific **drive through** regulations.

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 | (c) Motel |
| (b) Tourist campsite space | |

.3 Secondary Uses, Buildings and Structures

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

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

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1 ha (2.5 ac)
(b)	Minimum parcel frontage	50.0 m (164.0 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Caretaker unit	1 per parcel
ii.	Motel and Tourist cabin	0.8 FAR
iii.	Tourist campsite space	20 per ha
(d)	Maximum parcel coverage	30%
(e)	Maximum building height	11.0 m (36.0 ft) to a maximum of 3 storeys, except it is: 5.0 m (16.4 ft) for accessory buildings and structures
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	4.5 m (14.8 ft)
ii.	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
iii.	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
iv.	Exterior parcel boundary	4.5 m (14.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

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

.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 DL 434, ODYD, Plan EPS2459 (3750 West Bay Road): the maximum number of [hotel](#), resort or accommodation units, including [dwelling](#) units is 124

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1000 m ² (10,764.0 ft ²)
(b)	Minimum parcel frontage	20.0 m (65.6 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Caretaker unit	1 per parcel
ii.	Tourist campsite spaces	75 per ha
iii.	All other uses, buildings and structures	1.5 FAR
(d)	Maximum parcel coverage	40%
(e)	Maximum building height	16.0 m (52.5 ft) to a maximum of 4 storeys, except it is:
		5.0 m (16.4 ft) for accessory buildings and structures
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	6.0 m (19.7 ft)
ii.	Rear parcel boundary	6.0 m (19.7 ft)
iii.	Interior side parcel boundary	6.0 m (19.7 ft)
iv.	Exterior side parcel boundary	6.0 m (19.7 ft)
v.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations - Reserved