

# PART 6 – WATER ZONES

## 6.1 RECREATIONAL WATER USE ZONE (W1)

**.1 Purpose:**

To provide recreational opportunities, preserve and protect the natural qualities of the lakes, and provide for the orderly development of boat docks and moorage facilities associated directly with upland uses.

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

- (a) Beach and water-based recreational activities
- (b) Docks and mooring buoys accessory to the use of the immediately abutting upland parcel
- (c) Temporary moorage for periods less than 48 hours

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

- (a) [Accessory uses, buildings and structures](#)
- (b) Boat lifts other than overhead boat lift mechanisms
- (c) Moorage accessory to the use of the immediately abutting upland parcel

**.4 Site Specific Uses - *Reserved***

**.5 Regulations Table**

DEVELOPMENT REGULATIONS		
<b>(a)</b>	<b>Maximum number of docks</b>	1 per each immediately abutting upland parcel

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

## 6.2 INTENSIVE WATER USE ZONE (W2)

### .1 Purpose

To provide recreational opportunities, preserve and protect the natural qualities of Okanagan Lake, and provide for the orderly development of boat docks and moorage facilities associated directly with upland uses and accommodate water-related retail activities.

### .2 Principal Uses, Buildings and Structures

- (a) Beach and water-based recreational activities
- (b) Boat launch
- (c) Docks, detached swim platforms and mooring buoys accessory to the use of the immediately abutting upland parcel
- (d) Retail, convenience
- (e) Temporary moorage for periods less than 48 hours

### .3 Secondary Uses, Buildings and Structures

- (a) [Accessory uses, buildings and structures](#)
- (b) Boat lifts other than overhead boat lift mechanisms
- (c) Collection and temporary storage of sewage discharge from boats
- (d) Moorage accessory to the use of the immediately abutting upland parcel

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

- (a) On the unsurveyed Crown foreshore being part of the bed of Okanagan Lake and fronting Lot 2, DL 434, ODYD, Plan EPS2459 (3750 West Bay Road):
  - i. No structure shall be greater than 114.5 m in length, measured from the natural boundary; and
  - ii. One additional boat slip is permitted.
- (b) On the unsurveyed Crown foreshore being part of the bed of Okanagan Lake and fronting Lot 1, DL 434 & 523, ODYD, Plan 7108 (1449 Green Bay Road): two docks and four boat slips
- (c) On the unsurveyed Crown foreshore being part of the bed of Okanagan Lake and Fronting Lot A District Lot 434 (Formerly Kamloops) Division Yale District Plan EPP105440:
  - i. A dock with a maximum six boat slips accessory to the winery and other agricultural uses of the immediately abutting upland parcel.
  - ii. Public moorage accessory to the winery and other agricultural uses of the immediately abutting upland parcel.
  - iii. Collection and temporary storage of sewage discharge from boats is prohibited.
  - iv. Retail Convenience is prohibited.

- (d) On the unsurveyed Crown foreshore being part of the bed of Okanagan Lake and fronting District Lot 522, Group 1, ODYD:
  - i. No structure shall be greater than 130 m meters in length, as measured from the natural boundary; and
  - ii. Despite Section 6.2.2(c), no more than one boat slip per upland residential unit is permitted for the docking of boats accessory to the upland residential use sited as indicated on Schedule 'C' attached to and forming part of Zoning Amendment Bylaw No. 0265.17
  - iii. Despite Section 6.2.2(b), Boat launch shall not be permitted; and
  - iv. Despite Section 6.2.2(d), Retail, convenience shall not be permitted.

**.5 Regulations Table**

<b>DEVELOPMENT REGULATIONS</b>		
<b>(a)</b>	<b>Maximum number of docks and detached swim platforms</b>	Only 1 dock per each immediately abutting upland parcel <u>OR</u>
		Only 1 dock containing 1 boat slip per unit in the case of multiple units on the upland parcel <u>OR</u>
		Only 1 detached swim platform per each immediately abutting upland parcel.
<b>(b)</b>	<b>Maximum height</b>	9.0 m (29.5 ft) (measured from full pool)

**.6 Other Regulations - Reserved**

## 6.3 COMMERCIAL WATER USE ZONE (W3)

### .1 Purpose

To provide recreational opportunities, preserve and protect the natural qualities of Okanagan Lake, and provide for the orderly development of marinas and accommodate water-related retail activities.

### .2 Principal Uses, Buildings and Structures

- (a) Beach and water-based recreational activities
- (b) Boat launch
- (c) Detached swim platforms, and mooring buoys accessory to the use of the immediately abutting upland parcel
- (d) Marina
- (e) Retail, convenience
- (f) Temporary moorage for periods less than 48 hours
- (g) Yacht club clubhouse

### .3 Secondary Uses, Buildings and Structures

- (a) [Accessory uses, buildings and structures](#)
- (b) Boat lifts other than overhead boat lift mechanisms
- (c) Collection and temporary storage of sewage discharge from boats
- (d) Moorage accessory to the use of the immediately abutting upland parcel

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

- (a) On DL 5249 (4111 Gellatly Road): the sale of boat fuels and motor fluids

### .5 Regulations Table

DEVELOPMENT REGULATIONS		
(a)	Maximum number of marinas	1 per each immediately abutting upland parcel
(b)	Maximum number of detached swim platforms	1 per each immediately abutting upland parcel
(c)	Maximum <a href="#">height</a>	9.0 m (29.5 ft) (measured from full pool)

### .6 Other Regulations - *Reserved*

## 6.4 PRITCHARD CANAL WATER USE ZONE (W4)

### .1 Purpose:

To provide recreational and moorage opportunities associated directly with the upland uses as well as preserve and protect the natural qualities of Okanagan Lake.

### .2 Principal Uses, Buildings and Structures

- (a) Water-based recreational activities accessory to the use of the immediately abutting upland parcels
- (b) Docks accessory to the use of the immediately abutting upland parcel

### .3 Secondary Uses, Buildings and Structures

- (a) [Accessory uses, buildings and structures](#)
- (b) Boat lifts accessory to the use of the immediately abutting upland parcel
- (c) Moorage accessory to the use of the immediately abutting upland parcel

### .4 Site Specific Uses - Reserved

### .5 Regulations Table

DEVELOPMENT REGULATIONS		
<b>(a)</b>	<b>Maximum number of docks</b>	1 per each immediately abutting upland parcel

### .6 Other Regulations - Reserved