DT
SHOPPING
PARCEL LOCATION
RECREATION
Costco Wholesale
Shopping Centre
Kelowna General Hospital
Boyce-Gyro Beach Park | Kelowna's Best Beach
Okanagan Lake
West Kelowna
South Kelowna
GLENMORE
RUTLAND
CENTRAL CITY
SOUTH PANDOSY - KLO
LOWER MISSION
WESTBANK
Myra Canyon Adventure Park
Temporarily closed
Myra-Bellevue Provincial Park Day Use Area
97
33

2040 Official Community Plan

Map 3.1 Future Land Use

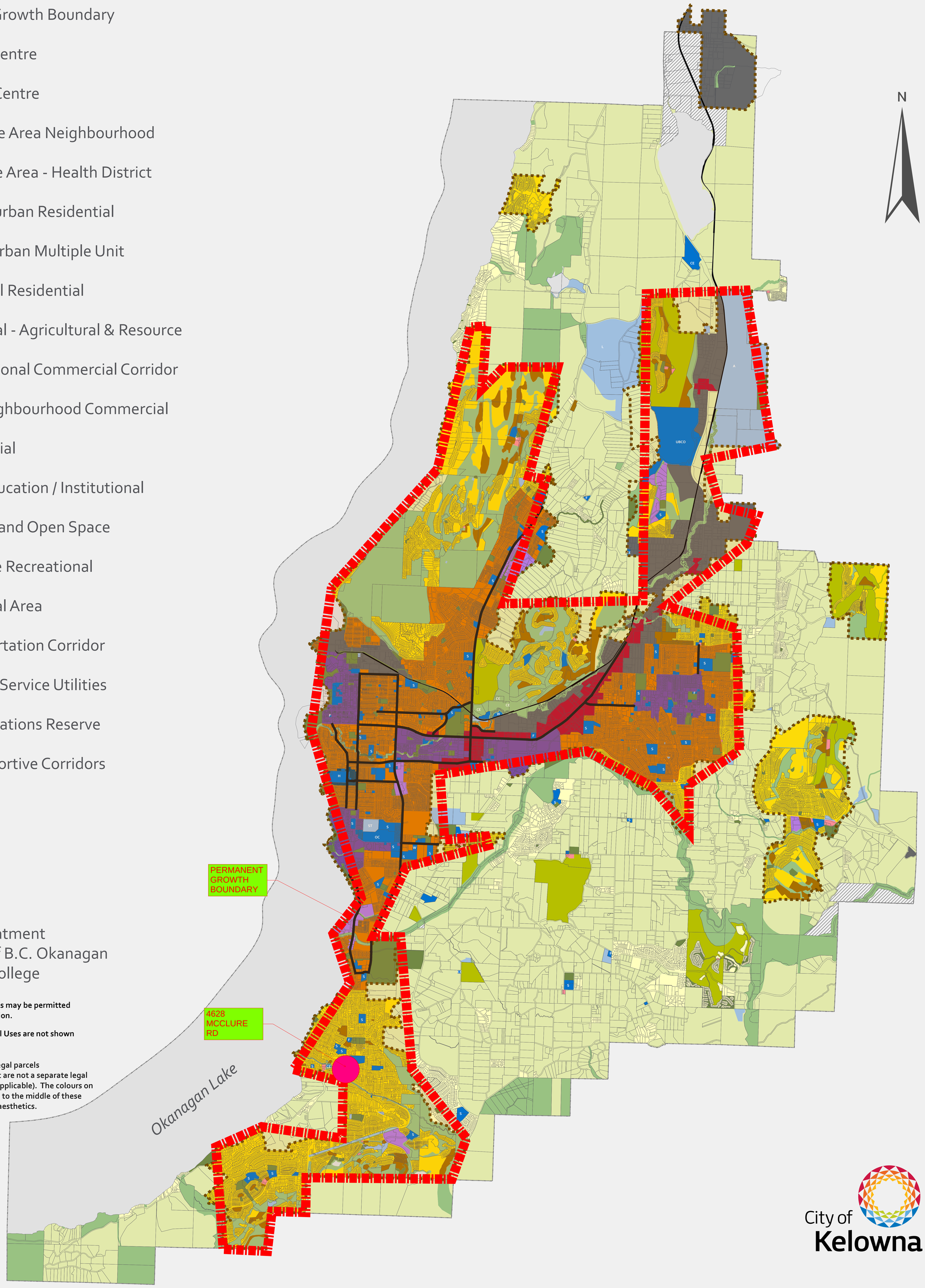
- Permanent Growth Boundary
- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- S-RES - Suburban Residential
- S-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education / Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Area
- TC - Transportation Corridor
- PSU - Public Service Utilities
- FNR - First Nations Reserve
- Transit Supportive Corridors

A	Airport
F	Firehall
H	Hospital
L	Landfill
S	School
W	Works Yard
CE	Cemetery
ST	Sewage Treatment
UBCO	University of B.C. Okanagan
OC	Okanagan College

Adaptive Re-Use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map.

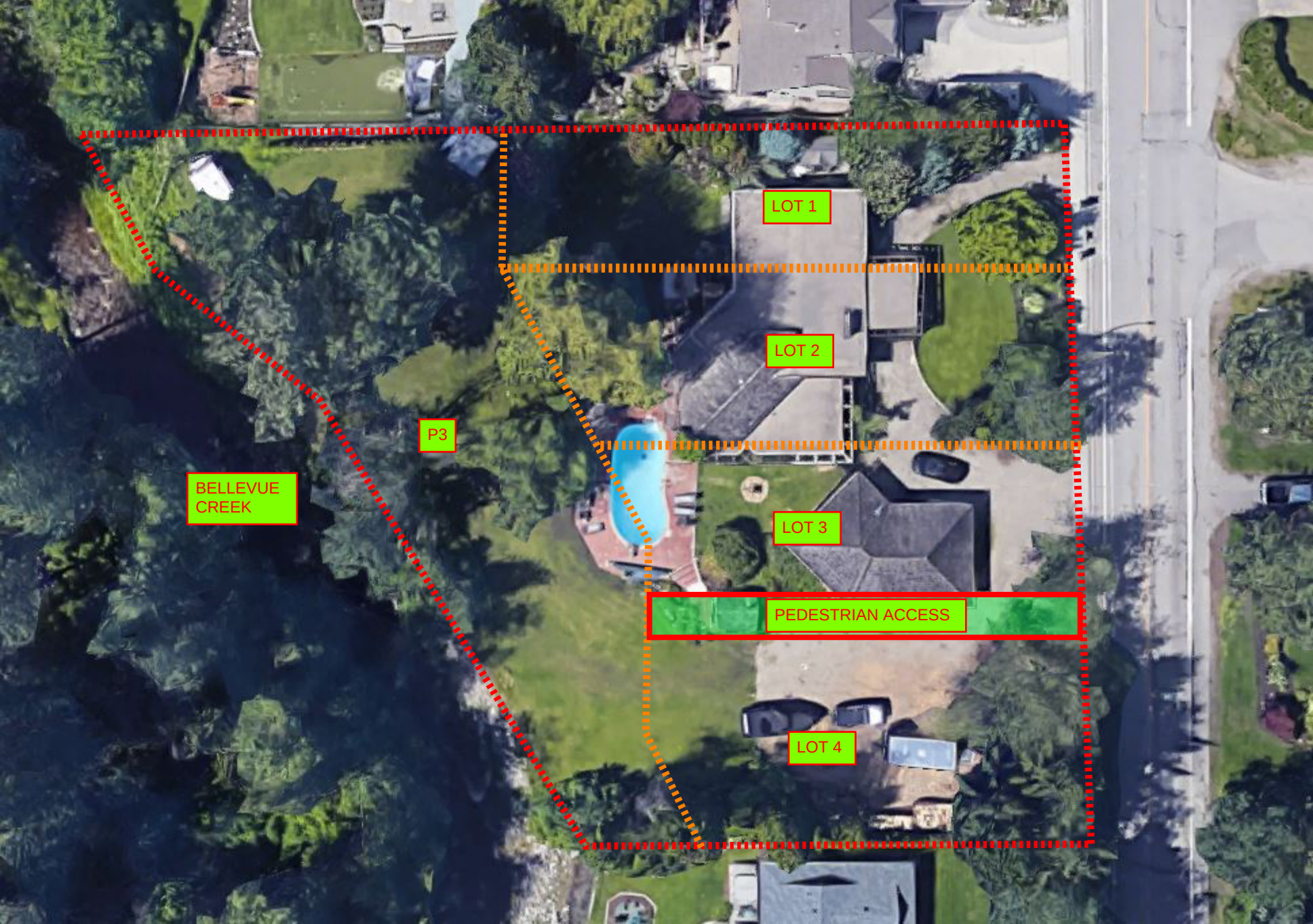
Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use Map that extend to the middle of these features are applied to improve map aesthetics.

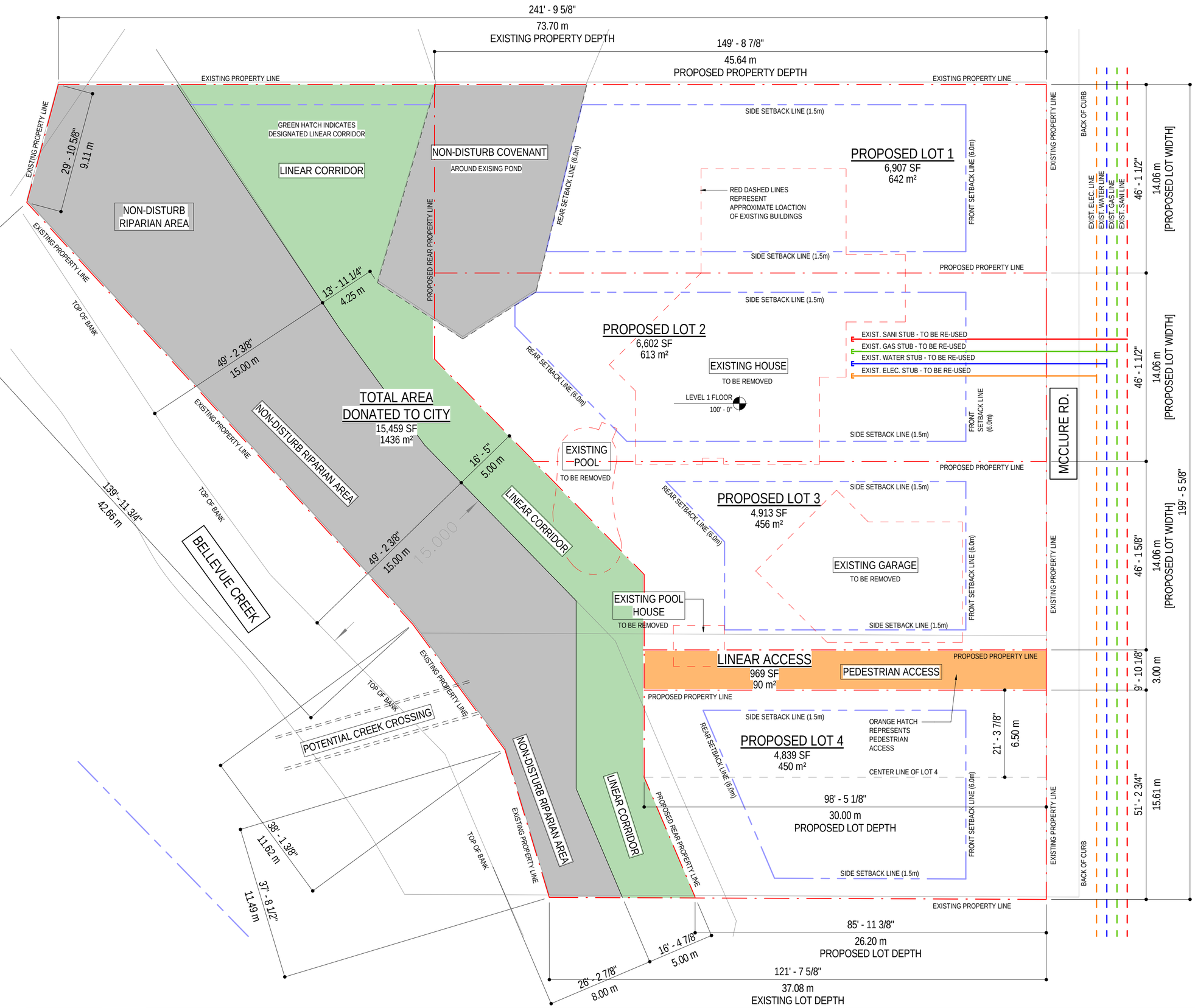


City of Kelowna

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Rev. Sept. 8, 2021


LOT 1
LOT 2
P3
BELLEVUE CREEK
LOT 3
PEDESTRIAN ACCESS
LOT 4



EXISTING RU1 PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	37,018 SF	3,439.1 m²
	37,018 SF	3,439.1 m²

NOTES:

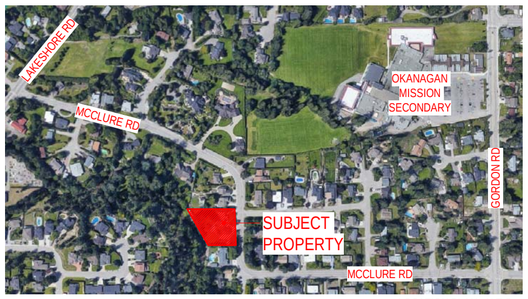
1. ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY FERGUSON LAND SURVEYING DATED MAY 25, 2021.
2. ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL

ZONING SUMMARY — 4628 McClure rd

ADDRESS	4628 MCCLURE RD, KELOWNA, BC, V1W 1L6
LEGAL DESCRIPTION	LOT D, DISTRICT LOT 167, ODYD, PLAN KAP53791
DEVELOPMENT PERMIT AREA	N/A
EXISTING ZONING	RU1
PROPOSED ZONING	RU2
EXISTING LEGAL USE	SINGLE FAMILY HOME
PROPOSED LEGAL USE	4 INDEPENDENT RU2 LOTS

ZONING REQUIREMENTS — PROPOSED BUILDING

	ZONING STANDARD	PROPOSED
FRONT SETBACK	6.0m GARAGE / 4.0m HOUSE	TBD
SIDE SETBACK	1.5m (1 storey) / 1.8m (2 storey)	TBD
REAR SETBACK	6.0m (1 storey) / 7.5m (2 storey)	TBD
PARCEL SIZE	400 SM	REFER TO SITE PLAN
BUILDING HEIGHT	9.5m or 2.5 storeys	TBD
LEVEL 1 PARCEL COVERAGE AREA	TBD	TBD
TOTAL PARCEL COVERAGE %	40%	TBD
TOTAL PARKING COVERAGE %	10%	TBD



LOCATION PLAN - N.T.S.

CM DESIGNS
curt_mitch@outlook.com
250-300-6888

SUBDIVISION & REZONE

No.	Date	Revision
01	2021-06-07	ISSUED FOR SUBDIVISION & REZONING

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TRUE NORTH
PROJECT NORTH

Project Title
4628 MCCLURE RD

Drawing Title
SITE PLAN, LOCATION PLAN, & ZONING

4628 MCCLURE RD, KELOWNA, BC, V1W 1L6
LOT D, DISTRICT LOT 167, SDYD, PLAN KAP53791

Drawing Number
A2.01

Job No. 18 - 1816
Scale As indicated

13.2 RU2 – Medium Lot Housing
RU2c –Medium Lot Housing with Carriage House
RU2h –Medium Lot Housing (Hillside Area)
RU2hc–Medium Lot Housing (Hillside Area) with Carriage House

13.2.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on medium sized serviced urban **lots**.

13.2.2 Principal Uses

The **principal uses** in this **zone** are:

(a) **agriculture, urban**
(b) **community garden**
(b) **single dwelling housing**

13.2.3 Secondary Uses

The **secondary uses** in this **zone** for a lot located outside the Core Area, as deinfed on Map 5.1 in the City's Official Community Plan are:

(a) **bed and breakfast homes**
(b) **child care centre, minor**
(c) **carriage house** (RU2c and RU2hc only)
(d) **group homes, minor**
(e) **home based businesses, major**
(f) **home based businesses, minor**
(g) **secondary suites**
(h) **short term rental accommodation** subject to Section 9.17 of this bylaw

The **secondary uses** in this **zone** for lot located within the Core Area, as defined on Map 5.1 in the City's Official Community Plan are:

(a) **bed and breakfast homes**
(b) **child care centre, minor**
(c) **carriage house**
(d) **group homes, minor**
(e) **home based businesses, major**
(f) **home based businesses, minor**
(g) **secondary suites**
(h) **short term rental accommodation** subject to Section 9.17 of this bylaw

13.2.4 Buildings and Structures Permitted

(a) one **single detached house** (which may contain a **secondary suite**);

(b) permitted **accessory buildings** or **structures**

(c) one **carriage house** (RU2c and RU2hc subzone required for any lot located outside the Core Area, as defined on Map 5.1 in the City's Official Community Plan)

(d) only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house)

13.2.5 Subdivision Regulations

(a) The minimum **lot width** is 13.0 m, except that it can be 12.0 m when there is access to a rear **lane**. It is 15.0 m for a **corner lot**.

(b) The minimum **lot depth** is 30.0 m.

(c) The minimum **lot area** is 400 m².

13.2.6 Development Regulations

(a) The maximum **site coverage** is 40% and together with driveways and parking areas, shall not exceed 50%.

(b) The maximum **height** for principal **buildings** is:
i. 9.5 m or 2 ½ **storeys** whichever is the lesser; or
ii. 2 ½ **storeys** in the RU2h zone and where any vertical wall element facing a **front**, **flanking street** or **rear yard** (including **walkout basements**) is the lesser of 6.5 m or 2 **storeys**, above which the **building** shall be stepped back at least 1.2 m.

(c) In RU2 and RU2c zones, the minimum front yard is 4.5 metres except that it is 6.0 metres from a garage or carport having vehicular entry from the front.
In RU2h and RU2hc zones, the minimum front yard is 3.0 metres, except it is 6.0 metres measured from the back of the curb or sidewalk, whichever is closest, to a garage or carport having vehicular entry at the front. In a **hillside area,** where access is required through, and is limited to, a **lane**, the yard abutting the **lane** may be considered the **front yard**. **Walkout basements** are not exempt from the **height** regulations of Section 6.6 in this situation.

(d) The minimum **side yard** is 1.5 m for a 1 or 1½ **storey** portion of a **building** and 1.8 m for a 2 or 2 ½ **storey** portion of a **building**, except it is 4.5 from a **flanking street**, unless there is vehicular access to a garage or carport where it shall be 6.0m. In RU2h and RU2h~~s~~c zones the minimum setback from a flanking street for a garage or carport with vehicular entry from the front shall be the lesser of 3.0 metres to property line or 6.0 metres measured from the back of curb or a sidewalk. In RU2, RU2c, RU2h and RU2hc zones where there is no lane abutting the site, one side yard must be a least 3.0m for vehicular access, unless there is an attached garage or carport which is an integral part of the dwelling.

(e) The minimum **rear yard** is 6.0 m for a 1 or 1 ½ **storey** portion of a **building** and 7.5 m for a 2 or 2 ½ **storey** portion of a **building**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5 m provided that one **side yard** shall have a minimum width of 4.5 m.

(f) For RU2h and RU2hc zones, all decks, supporting posts or columns shall not exceed the lesser of 4.5m or 1 **storey** in **height**, such measurements to include the **height** of any support structure or **retaining wall**.

13.2.7 Other Regulations

(a) There shall be no more than one single detached house per **lot**.

(b) Where a **development** has access to a **lane,** vehicular access to the **development** is only permitted from the **lane,** except for **developments** in **hillside areas** where the topography would require the slope of such access to exceed 15%.

(c) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards,** projections into **yards,** lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.

(d) A "c" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a **carriage house** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A "c" zoning classification on a property shall be established by rezoning the subject property to the "c" version of the parent **zone** and is required for any lot located outside the Core Area, as defined on Map 5.1 in the City's Official Community Plan..

(e) [deleted]

(f) An "h" notation shown on Schedule "A" as part of the identified zone classification indicates that the zoned area may be developed in accordance with Hillside Standards contained in the Subdivision, and Development Services Bylaw.

(g) [deleted]

(h) [deleted]