

Zone Conversion Table
Zoning Bylaw No. 8000 vs Zoning Bylaw No. 12375



Zoning Bylaw 8000		Zoning Bylaw 12375	
Existing Zone	Existing Zone Description	Proposed New Zone	Proposed New Zone Description
A1	Agriculture 1	A1	Agriculture (ALR)
		A2	Agriculture/Rural Residential (Non-ALR)
RR1	Rural Residential 1	RR1	Large Lot Rural Residential
RR2	Rural Residential 2	RR1 or RR2	Large or Small Lot Rural Residential
RR3	Rural Residential 3	RR2	Small Lot Rural Residential
RU1	Large Lot Housing	RU1	Large Lot Housing
RU2	Medium Lot Housing	RU2	Medium Lot Housing
RU3	Small Lot Housing	RU3	Small Lot Housing
RU4	Low Density Cluster Housing	RU1, RU2, RU3, RU5	Large, Medium, Small Lot Housing, Multiple Single Detached Housing
RU5	Bareland Strata Housing	RU5	Multiple Single Detached Housing
RU6	Two Dwelling Housing	RU4	Duplex Housing
RU7	Infill Housing	MF1	Infill Housing
RM1	Four Dwelling Housing	MF1	Infill Housing
RM2	Low Density Row Housing	MF1 or MF2	Infill Housing or Townhouses
RM3	Low Density Multiple Housing	MF2	Townhouses
RM4	Transitional Low Density Housing	CA1, MF2, or MF3	Core Area 1, Infill Housing, or Townhouses
RM5	Medium Density Multiple Housing	MF3	Apartments
RM6	High Rise Apartment Housing	MF3, CA1, UC1, UC2, UC3, UC4, UC5	Apartments, Core Area 1 All Urban Centre Zones: Downtown, Capri-Landmark, Midtown, Rutland, Pandosy
RM7	Mobile Home Park	MH1	Mobile Home and Camping
HD1	Hospital	HD1	Kelowna General Hospital
HD2	Hospital and Health Support Services	HD2	Residential and Health Support Services
HD3	Health Services Transitional	HD2	Residential and Health Support Services
C1	Local Commercial	C1	Local Commercial
C2	Neighbourhood Commercial	C1 or VC1	Local Commercial or Village Centre
C3	Community Commercial	VC1, UC1 - UC5, CA1	Village Centre, Urban Centre, or Core Area
C4	Urban Centre Commercial	UC1 - UC5	Urban Centre
C5	Transition Commercial	CA1, VC1, UC3	Core Area 1, Village Centre, or Midtown Urban Centre
C6	Regional Commercial	C2	Vehicle Oriented Commercial
C7	Central Business Commercial	UC1	Downtown Urban Centre
C8	Convention Hotel Commercial	UC1gg	Downtown Urban Centre – Gaming and Gambling
C9	Tourist Commercial	VC1, UC1 - UC5	Village Centre or Urban Centre
C10	Service Commercial	C2	Vehicle Oriented Commercial
I1	Business Industrial	I1	Business Industrial
I2	General Industrial	I2	General Industrial
I3	Heavy Industrial	I3	Heavy Industrial
I4	Central Industrial	I2	General Industrial
I5	Extraction	I4	Natural Resource Extraction
I6	Low-Impact Transitional Industrial	I2	General Industrial
P1	Major Institutional	P1	Major Institutional
P2	Education and Minor Institutional	P2	Education and Minor Institutional
P3	Parks and Open Space	P3	Parks and Open Space
P4	Utilities	P4	Utilities
P5	Municipal District Park	P5	Municipal District Park
P8	Alternate Transportation Corridor Zone	Zone Deleted	
W1	Recreational Water Use	W1	Recreational Water Use
W2	Intensive Water Use	W2	Intensive Water Use
CD1	Comprehensive Development One	MF2	Townhouses
		RU1	Large Lot Housing
CD2	Kettle Valley Comprehensive Residential Development	RU1	Large Lot Housing
		RU2	Medium Lot Housing
		RU3	Small Lot Housing
		RU4	Duplex Housing
		MF2	Townhouses
		CA1	Core Area 1
		P2	Education and Minor Institutional
		P3	Parks and Open Space
CD3	Comprehensive Development Three	C2	Vehicle Oriented Commercial
		MF2	Townhouses
		MF3	Apartments
CD4	Comprehensive Small Lot Housing	RU2	Medium Lot Housing
CD5	Multi-Purpose Facility	UC1a	Downtown Urban Centre - Arena
CD8	Heritage Industrial	UC1	Downtown Urban Centre
CD9	Heritage Commercial	P3	Parks and Open Space
CD10	Heritage Cultural	RU4hc	Duplex Housing with Heritage Commercial
CD12	Airport	CD12	Airport
CD14	Comprehensive High Tech Business Campus	UC2	Capri-Landmark Urban Centre
CD15	Airport Business Park	I2	General Industrial
		C2	Vehicle Oriented Commercial
CD16	Bingo and Gambling	UC2gg	Capri-Landmark Urban Centre – Gaming and Gambling
CD17	Mixed Use Commercial – High Density	CD17	Mixed Use Commercial – High Density
CD18	McKinley Beach Comprehensive Resort Development	CD18	McKinley Beach Resort
CD20	Comprehensive University Development Zone	CD20	University
CD22	Central Green Comprehensive Development Zone	CD22	Central Green
CD23	Public market and Open-Air Market	A1	Agriculture (ALR)
CD24	Comprehensive Development (Hiawatha)	VC1	Village Centre
CD25	Light Industrial – Residential Mixed-Use Zone	Zone deleted	
CD26	Capri Centre Comprehensive Development Zone	CD26	Capri Centre

Zoning Bylaw 12375 – Summary of Zones



Agriculture and Rural Residential Zones

A1 – Agriculture

The purpose is to provide a zone for Agricultural Land Reserve parcels that permit agricultural uses and other complementary uses suitable in an agricultural setting.

A2 – Agriculture / Rural Residential

The purpose is to provide a zone that allows for rural residential and agricultural land uses outside the Agricultural Land Reserve.

RR1 – Large Lot Rural Residential

The purpose is to provide a zone for country residential development on larger lots that permit more rural land uses, minor agricultural, and a holding zone where future development could occur subject to the direction of the Official Community Plan.

RR2 – Small Lot Rural Residential

The purpose is to provide a zone for country residential development on smaller lots, and complementary uses, in areas of high natural amenity and limited urban services.

Single and Two-Dwelling Zones

RU1 – Large Lot Housing

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

RU2 – Medium Lot Housing

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

RU3 – Small Lot Housing

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

Single and Two-Dwelling Zones (con't)

RU4 – Duplex Housing

The purpose is to provide a zone for duplex and semi-detachment housing with compatible secondary uses, on larger serviced urban lots.

RU5 – Multiple Single Detached Housing

The purpose is to provide a zone for multiple single detached homes, and compatible secondary uses, on a single serviced urban lot. The purpose is to provide a zone for multiple single detached homes, and compatible secondary uses, on a single serviced urban lot.

Multi-Dwelling Zones

MF1 – Infill Housing

The purpose is to provide a zone for infill development within the core area of the City limiting development to ground-oriented housing of 2 storeys.

MF2 – Townhouse Housing

The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.

MF3 – Apartment Housing

The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors.

Zoning Bylaw 12375 – Summary of Zones



Core Area and Other Zones

Commercial, Core Area and Village Centre Zones:

C1 – Local & Neighbourhood Commercial

The purpose is to provide a zone for the commercial developments outside the Core Area to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, building scale includes 2 storey structures with primary commercial accessed at ground level. Residential can be considered on second floors above commercial services.

C2 – Vehicle Oriented Commercial

The purpose is to provide a commercial zone used to accommodate a mix of vehicle oriented commercial land uses along corridor routes and highways. Building scale generally includes two storey buildings with potential for office related uses on upper floors

CA1 – Core Area Mixed Use

The purpose is to provide a mixed commercial and residential zone for developments within the Core Area and outside urban centres. Buildings up to 4 storeys will be generally permissible with Buildings up to 6 storeys in certain circumstances based on development policy guidance from the OCP. A further increase to 12 storeys will be acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres

VC1 - Village Centre

The purpose is to provide a zone with an integrated design for a comprehensive mixed-use area which can include a variety of uses as specified to each Village Centre (as identified with the OCP).

Urban Centre Zones:

UC1 – Downtown Urban Centre

The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings

Urban Centre Zones (con't):

UC2 – Capri-Landmark Urban Centre

The purpose is to provide a mixed commercial and residential zone for developments within the Capri-Landmark Urban Centre that is consistent with and follows from the Capri-Landmark Urban Centre Plan

UC3 – Midtown Urban Centre

The purpose is to provide a mixed commercial and residential zone for developments within the Midtown Urban Centre

UC4 – Rutland Urban Centre

The purpose is to provide a mixed commercial and residential zone for developments within the Rutland Urban Centre

UC5 – Pandosy Urban Centre

The purpose is to provide a mixed commercial and residential zone for developments within the South Pandosy Urban Centre.

Industrial Zones:

I1 – Business Industrial

The purpose is to provide a zone for developments of planned industrial business parks containing indoor industrial uses with limited outdoor storage and to provide a zone for transition from general / heavy industrial uses to other uses

I2 – General Industrial

The purpose is to provide for general industrial uses

I3 – Heavy Industrial

The purpose is to designate and preserve land for developments of industrial uses which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.

Zoning Bylaw 12375 – Summary of Zones



Core Area and Other Zones (con't)

Industrial Zones (con't)

I4 – Natural Resource Extraction

The purpose of this zone to provide a zone used for natural resource extraction such as gravel extraction and processing.

Institutional Zones:

P1 – Major Institutional

The purpose is to provide a zone primarily for major governmental and publicly or privately funded institutional uses.

P2 – Education and Minor Institutional

The purpose is to provide a zone for private and public educational, residential, and recreational uses and religious assemblies.

P3 – Parks and Open Space

The purpose is to provide a zone for the preservation and enhancement of open space and limited public facilities.

P4 – Utilities

The purpose is to provide a zone for private and public utilities.

P5 – Municipal District Park

The purpose is to provide a zone for developments of major Municipal parks and ancillary recreational uses. Park sites generate large numbers of participants and spectators attracted from all areas of the City plus tournament visitors and tourists. These sites serve a population of 45,000 residents within a five-kilometer radius and also serve specific recreation facility needs on a city-wide basis.

Health District Zones:

HD1 – Kelowna General Hospital

To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.

HD2 – Residential and Health Support Services

The purpose is to provide a zone for the conversion and new development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, medical-related commercial and complimentary residential uses within the Official Community Plan Health District future land use designation.

Water Zones:

W1 – Recreational Water Use

The purpose is to provide a zone that allows for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish, wildlife, and vegetation communities.

W2 – Intensive Water Use

The purpose is to provide for a diverse and concentrated range of water activities consistent with the upland use, maintaining foreshore public access, and minimizing impacts on fish, wildlife, and vegetation communities.