

# Zoning Bylaw



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## SECTION 1 -

## General Administration

## 1.1 Title

1.1.1 This Bylaw shall be referred to as the "City of Kelowna Zoning Bylaw No. 12375".

## 1.2 Zoning Map

1.2.1 The City of Kelowna is hereby divided into the [zones](#) as described throughout this Bylaw.

1.2.2 The boundaries of those [zones](#) are shown on the Zoning Map which is attached as Schedule 'A' to this Bylaw.

1.2.3 In this Bylaw, the Zoning Map (Schedule 'A') will generally refer to the shorthand version of the [zone](#). For example, RU1 – Large Lot Housing, will generally be referenced as RU1 within the maps.

1.2.4 Schedule 'A' may contain zone sub-classes as outlined within each [zone](#).

## 1.3 Uses and Regulations

1.3.1 Except for [legal non-conforming uses](#) or [developments](#) approved by a Development Variance Permit or a Board of Variance order, or another agreement or permit as authorized by the [Local Government Act](#), the [use](#), [buildings](#), and [structures](#) in each [zone](#) or area shall be in accordance with the [uses](#) (either [principal use](#) and [secondary use](#)) listed in the [zone](#) and all the applicable regulations and requirements of this Bylaw.

1.3.2 No land, [building](#), or [structure](#), within the City of Kelowna shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.

1.3.3 This Bylaw does not apply in the following situations:

- (a) alterations, maintenance and repair to any [building](#) or [structure](#), provided that such work does not involve structural alterations; and does not change the [use](#) or intensity of [use](#) of the [building](#) or [structure](#);
- (b) the construction of a single [storey accessory building or structure](#) with a maximum [gross floor area](#) of 10 square metres;
- (c) the [use](#) of a [building](#), or part thereof, as a temporary polling station, election official's headquarters, candidate's campaign office, and any other temporary use in connection with a federal, provincial, or municipal election, referendum, or census;

## Section 1 – General Administration

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- (d) the use of a building, or part thereof, as a constituency office for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in a commercial, industrial or institutional zone. Any signage for the constituency office must meet the requirements of the Sign Bylaw No. 11530 for the existing zoning of the property;
- (e) a temporary structure which is incidental to the erection, maintenance, alteration, or sales of a building, structure, or utility for which a building or development permit has been issued provided that they are removed within 30 days of project completion or one year following the issuance of a building permit, whichever is earliest;
- (f) the use of non-residential or non-agricultural zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than 7 days provided a valid licence has been issued under the City of Kelowna Business License & Regulation Bylaw No. 7878 and an Outdoor Event Permit issued pursuant to Outdoor Events Bylaw No. 8358;
- (g) railways, pipelines, irrigation ditches, conduits, flumes, and pump houses;
- (h) utility services underground or within statutory rights-of-way and utility poles and anchors; and
- (i) those lands within the boundaries of the Duck Lake Indian Reserve No. 7 and Indian Reserve No. 8.

## 1.4 Compliance with Other Legislation

- 1.4.1 In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable: municipal bylaws, provincial statutes, provincial regulations, federal statutes, and federal regulations.
- 1.4.2 The provisions of the development permit system included within the Official Community Plan apply in addition to the regulations in this Bylaw.
- 1.4.3 No person shall construct, place, erect, display, alter, repair or re-locate a sign permitted by this Bylaw except in accordance with Sign Bylaw No. 11530.

### Section 1 – General Administration

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 1.5 Repeal

- 1.5.1 The City of Kelowna Zoning Bylaw, 1998, No. 8000, including all amendments is hereby repealed.

## 1.6 Applications in Process

- 1.6.1 A [development](#) will be processed in accordance with City of Kelowna Zoning Bylaw No. 8000, as the Bylaw read on the date of repeal, provided a development permit or development variance permit was issued or a complete [building permit](#) was submitted for the development prior to the effective date of this Bylaw. A [building permit](#) for any [development](#) processed in accordance with City of Kelowna Zoning Bylaw No. 8000 must be issued within 12 months of the effective date of this Bylaw. All other development must comply with this Bylaw.

## 1.7 Land Dedications and Setbacks

- 1.7.1 Further [developments](#) upon any [lot](#) that is reduced in size as a result of a dedication or purchase for public use by the [City](#), provincial or federal government, an improvement or irrigation district, the Board of Education, or a public utility shall use the new [lot lines](#) for all development regulations unless otherwise approved by a Development Variance Permit or Board of Variance order.

## 1.8 General Interpretation

- 1.8.1 Any enactments referred to in this Bylaw are a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time, and any bylaw referred to in this Bylaw is a reference to an enactment of the Council of the City of Kelowna, as amended, revised, consolidated, or replaced from time to time.
- 1.8.2 The headings given to sections, paragraphs, and sub-sections in this Bylaw are for convenience of reference only. They do not form part of this Bylaw and will not be used in the interpretation of this Bylaw.
- 1.8.3 The schedules attached to this Bylaw form part of this Bylaw.

### Section 1 – General Administration

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 2 -

## Severability

### 2.1 Severability

- 2.1.1 If any section, paragraph, or phrase of this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

#### Section 2 – Severability

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 3 – Enforcement

### 3.1 General

- 3.1.1 The [Director of Planning & Development Services](#), [Building Official](#), and [Bylaw Enforcement Officers](#) are authorized to enforce the provisions of this Bylaw.

### 3.2 Right of Entry

- 3.2.1 The [Director of Planning & Development Services](#), [Building Officials](#), and [Bylaw Enforcement Officers](#) shall have the right of entry and may enter onto any land or into any building at all reasonable hours in order to inspect the same and to ascertain whether the provisions of this Bylaw have been carried out.
- 3.2.2 No person shall interfere with or obstruct the entry of a [Bylaw Enforcement Officer](#) or any authorized [City](#) representative onto any land or into any [building](#) to which entry is made or attempted pursuant to the provisions of this Bylaw.

### 3.3 Prohibitions

- 3.3.1 No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- 3.3.2 No person shall commence or undertake a [use](#) which is not permitted by this Bylaw.
- 3.3.3 No person shall construct, make an addition to, or alter a [building](#) or [structure](#), which is not permitted by this Bylaw.
- 3.3.4 No person shall contravene a condition of a permit issued under this Bylaw.
- 3.3.5 No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by the [Director of Planning & Development Services](#) or a [Building Official](#).
- 3.3.6 No person shall authorize or do any [development](#) that is at variance with the description, specifications, or plans that were the basis for the issuance of a [building permit](#).
- 3.3.7 No [owner](#), lessee, tenant, or person shall:
- park or store a commercial vehicle in excess of 4,100 kilograms licensed gross vehicle weight on a [lot](#) in a [residential zone](#);
  - park or store a [recreational vehicle](#) in excess of 5,500 kilograms. licensed gross vehicle weight on a [lot](#) in a [residential zone](#);
  - permit a motor vehicle in a state of disrepair or derelict for more than 30 days on a [lot](#) in a [residential zone](#);

#### Section 3 – Enforcement

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- (d) park or store more than two recreational vehicles outdoors on a lot in a rural residential zone, single & two dwelling zone, or in an agricultural zone;
- (e) place or install a flammable / combustible liquid storage container exceeding 205 litres on a lot in a residential zone;
- (f) fail to deflect lighting away from adjacent property as required by Section 6;
- (g) conduct a use in a zone where the use is not listed as a principal or secondary use in the zone;
- (h) permit occupancy of and / or to occupy a secondary dwelling unit which is not a permitted principal or secondary use in the zone; and
- (i) place or store construction materials on a lot in a residential zone without an active building permit on the lot unless the construction material is limited in scale and is used for personal use.

## 3.4 Penalties

- 3.4.1 Every person who violates a provision of this Bylaw commits an offence and is liable on summary conviction to a penalty not exceeding Fifty Thousand Dollars (\$50,000.00) and the costs of prosecution.
- 3.4.2 Each day a violation of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.

### Section 3 – Enforcement

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones														
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones					
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density	



## SECTION 4 –

## Amendments

### 4.1 Application

- 4.1.1 Any person applying to have any provision of this Bylaw amended shall apply in writing by submitting an application in the form and manner prescribed in [Development Application and Heritage Procedures Bylaw No. 12310](#).

#### Section 4 – Amendments

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# SECTION 5 –

## Definitions & Interpretations

### 5.1 Rules of Interpretation

- 5.1.1 Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
- 5.1.2 The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the [Local Government Act](#).
- 5.1.3 The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- 5.1.4 Words, phrases, and terms defined neither in this section nor in the [Local Government Act](#) shall be given their usual and customary meaning.

### 5.2 Zone Boundaries

- 5.2.1 The zone boundaries on the Zoning Map shall be interpreted as follows:
- (a) where a [zone](#) boundary follows a [street](#), [lane](#), railway, pipeline, power line, utility right-of-way, or easement, it follows the centreline of the right-of-way or easement, unless otherwise clearly indicated on the Zoning Map;
  - (b) where a [zone](#) boundary is shown as approximately following the City boundary, it follows the City boundary;
  - (c) where a [zone](#) boundary is shown as approximately following the edge, shoreline, or high-water mark of a river, lake, or other water body, it follows that line. In the event of change, it moves with the edge or shoreline;
  - (d) where a [zone](#) boundary is shown as approximately following a [lot line](#), it follows the [lot line](#);
  - (e) where a [zone](#) boundary is shown as approximately following a topographic contour line or a [top of bank](#) line, it follows that line;
  - (f) where a [zone](#) boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so; and
  - (g) in circumstances not covered above, the [zone](#) boundary shall be determined by the scale of the Zoning Map.
- 5.2.2 When any [street](#) is closed, the land is deemed to have the same zoning as the [abutting](#) land. When [abutting](#) lands are governed by different [zones](#), the centreline of the previous right-of-way is the [zone](#) boundary unless the [zone](#) boundary is shown following the edge of the right-of-way.

#### Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

If the right-of-way is consolidated with an adjoining parcel, the parcel's zoning designation applies to the consolidated portion.

## 5.3 General Definitions

- 5.3.1 The definitions of uses group individual **land uses** into a specified number of classes, with common functional or physical impact characteristics. They define the range of **uses** which are principal and secondary, with or without conditions, within various zones of this Bylaw.
- 5.3.2 The following guidelines shall be applied in interpreting the **use** class definitions:
- (a) typical **uses** listed in the definitions as examples are not intended to be exclusive or restrictive; and
  - (b) where a specific **use** does not conform to the wording of any **use** class definition or generally conforms to the wording of two or more definitions, the **use** conforms to and is included in that **use** class which is most appropriate in character and purpose.
- 5.3.3 The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:

### Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# A

**ABUT or ABUTTING** means immediately contiguous to, or physically touching, and when used with respect to [lots](#) or [sites](#) means two that share a common [lot line](#).

**ACCESSORY BUILDING OR STRUCTURE** means a separate [building](#) or [structure](#) that may be connected to the principal [building](#) by a [breezeway](#), normally ancillary, incidental, subordinate, and located on the same [lot](#) as the main [building](#) or [structure](#). Typical [accessory structures](#) include but are not limited to antennae, propane tanks, satellite dishes, flagpoles, garages, and garden sheds. This category of [buildings](#) and [structures](#) do not apply to [agricultural structures](#) or to [temporary farm worker housing](#).

See Section 6.9 for further accessory building regulations.

**ADJACENT** means land that [abuts](#) and is contiguous to a [site](#), and also includes land that would be contiguous if not for a [street](#), [lane](#), walkway, stream, utility lot, underground pipeline, power line, drainage ditch, watercourse, or similar feature.

**AGRICULTURAL ANIMAL UNIT** is equivalent to a live farm animal weight corresponding to 455 kilograms (1000 pounds) for [livestock](#), [poultry](#), or any combination of them equaling 455 kilograms.

**AGRICULTURAL BY-PRODUCT** means a by-product of [agriculture](#) and includes manure, used mushroom medium and agricultural vegetation waste. A full list of agricultural by-products is listed within the [Environmental Management Act](#) under the [Code of Practice for Agricultural Environmental Management](#).

**AGRICULTURAL LAND COMMISSION (ALC)** means the autonomous, administrative tribunal, independent of the provincial government, that is responsible for administering the [Agricultural Land Commission Act](#) and its regulations which relate to the preservation of agricultural land.

**AGRICULTURAL LAND RESERVE (ALR)** means land, including Crown Land, that has been defined as being suitable for farm [use](#), and has been designated for preservation under the provisions of the [Agricultural Land Commission Act](#).

**AGRICULTURAL STRUCTURES** are those [buildings](#) or [structures](#) used for [agriculture](#) or [agriculture, intensive](#). Section 10.3 Permitted Land Uses for agricultural and rural residential zones outlines different agricultural related [land uses](#) and Section 10.5 – A1 Agricultural and Development Regulations outlines various setbacks, [heights](#), [site coverage](#), and [gross floor area](#) limits for agricultural structures and various agricultural related [structures](#).

**AGRICULTURE** means [development](#) or [use of land](#) for the growing of crops or the production of farm products. Parcels within the [ALR](#) shall be inclusive of any farm use as identified by the [ALC](#).

**AGRICULTURE, INTENSIVE** means the [use](#) of land, [buildings](#) and [structures](#) by a commercial enterprise or an institution for:

## Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- (a) the confinement of [poultry](#), [livestock](#) (excluding horses), or fur bearing animals.
- (b) the growing of mushrooms, including significant composting.

**AGRICULTURE, URBAN** means the cultivation of a portion of a [lot](#) for the production of food including fruits, vegetables, nuts, and herbs for human consumption only. Activities that produce or emit hazards, odour, dust, smoke, noise, effluent, light pollution, glare, or other emission are prohibited. This definition does not include [poultry](#) and/or [livestock](#). [Community gardens](#) are permitted wherever agricultural, urban is permitted but must follow the specific regulations identified in [Section 9.6 Agriculture, Urban](#).

**AGRI-TOURISM** means the [use](#) of land for any agri-tourism activity defined under the [Agricultural Land Commission Act](#) and related regulation or policy. This [land use](#) excludes agri-tourist accommodations.

**AIRCRAFT SALES/RENTALS** means the sale, charter, or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.

**AIRPORTS** means any area designed, prepared, equipped, or set aside for the arrival, departure, movement, or servicing of aircraft; and includes any associated [buildings](#), installations, hangars, [open space](#), accessory parking and equipment in connection therewith. This also includes aircraft and airport related manufacturing and services.

**ALCOHOL PRODUCTION FACILITIES** means the production of alcoholic beverages or alcohol products with alcoholic content exceeding 1% by volume. The public tasting and [retail](#) sale of alcoholic product is limited to that which is produced on-site. This public tasting and [retail](#) sale limit can be expanded for properties within the [ALR](#) as permitted by [ALC's](#) regulations and policies.

**ALTERATION OF LAND** means, but is not necessarily limited to: soil relocation due to [building](#) or [parking lot](#) construction or alteration; removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration of [retaining walls](#), [patios](#), lawns, agricultural activity or any structural change to a [building](#) or [structure](#) that results in an increase or decrease in the area or volume of the [building](#) or [structure](#); a change in the area, [frontage](#), [depth](#), or [width](#) of a [lot](#) that affects the required yard, landscaped [open space](#), or parking requirements under this Bylaw; or discontinuance or change, where the new [use](#) is differently defined as the original [use](#), in the [principal use](#) of the [lot](#), [building](#), or [structure](#).

**ALTERNATIVE FUEL INFRASTRUCTURE** means any one of the following:

- (a) [level-3 electric](#) vehicle charging station (also known as a DC fast charger), or its equivalent;
- (b) fast-fill compressed natural gas (CNG) vehicle refueling station;
- (c) hydrogen vehicle refueling station; and /or
- (d) liquefied petroleum gas (propane) vehicle refueling station.

**ANCILLARY** means subordinate or assisting and in the case of a [building](#) or [structure](#), would include essential structural components necessary to the [building](#) function such as mechanical [penthouses](#), elevator housing, mechanical rooms, communication [structures](#), or chimneys.

#### Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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**ANIMAL CLINICS, MAJOR** means those premises where animals are given medical and surgical care and may include outdoor shelter. This [use](#) also includes [animal clinics, minor](#) as well as animal shelters used for the temporary care of lost, abandoned, or neglected animals.

**ANIMAL CLINICS, MINOR** means those premises where domestic pets, animals and birds are treated inside a [building](#) and kept for medical or surgical purposes and are directly or indirectly under the care of a veterinarian. This [use](#) also includes animal grooming, training, and day-care, but does not include an animal shelter. Animals are to be kept overnight only when required for medical supervision.

**APARTMENT HOUSING** means any physical arrangement of at least two attached [dwelling units](#), intended to be occupied by separate [households](#), which does not conform to the definition of any other residential [use](#) class. The [dwelling units](#) within apartment housing may include any configuration of number of [bedrooms](#). The apartment housing [use](#) includes any [building](#) configured as [congregate housing](#) or [supportive housing](#).

**AQUACULTURE** means the controlled cultivation, rearing, and harvesting of [fish](#) (finfish, mollusks, crustaceans) aquatic plants and any other aquatic organism but specifically excludes seafood processing.

**AUCTIONEERING ESTABLISHMENTS** means [buildings](#) and/or land for the auctioning of goods and equipment including the temporary storage of such goods and equipment.

**AUTOMOTIVE AND EQUIPMENT** means the [retail](#) sale, rental, servicing, washing, installation, detailing, painting, and repair of new or used automobiles, motorcycles, bicycles, snowmobiles, tent trailers, boats, travel trailers, [recreational vehicles](#), and similar vehicles. This includes any [accessory land use](#) related to automotive and equipment vehicles including land [uses](#) like insurance services as well as the sale, installation, or servicing of related accessories and parts. This includes but is not limited to automobile dealerships, transmission shops, muffler shops, tire shops, automotive glass shops, autobody repair, paint shops, and upholstery shops. This land use is restricted to: the sale or rental of new or used vehicles with gross vehicle weight less than 4100 kilograms, motorhomes with a length less than 6.7 metres, or motorhomes with a gross vehicle weight less than 5500 kilograms.

**AUTOMOTIVE AND EQUIPMENT, INDUSTRIAL** means the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in [building](#), roadway, pipeline, oil field and mining construction, manufacturing, assembling operations, processing operations and agricultural production. This [land use](#) does not include standard truck and mobile sales/rentals. This [land use](#) includes: the sale or rental of new or used vehicles with gross vehicle weight more than 4100 kilograms, motorhomes with a length of more than 6.7 metres, or motorhomes with a gross vehicle weight of more than 5500 kilograms.

**AWNING** means a retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of the [building](#).

## Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**B**

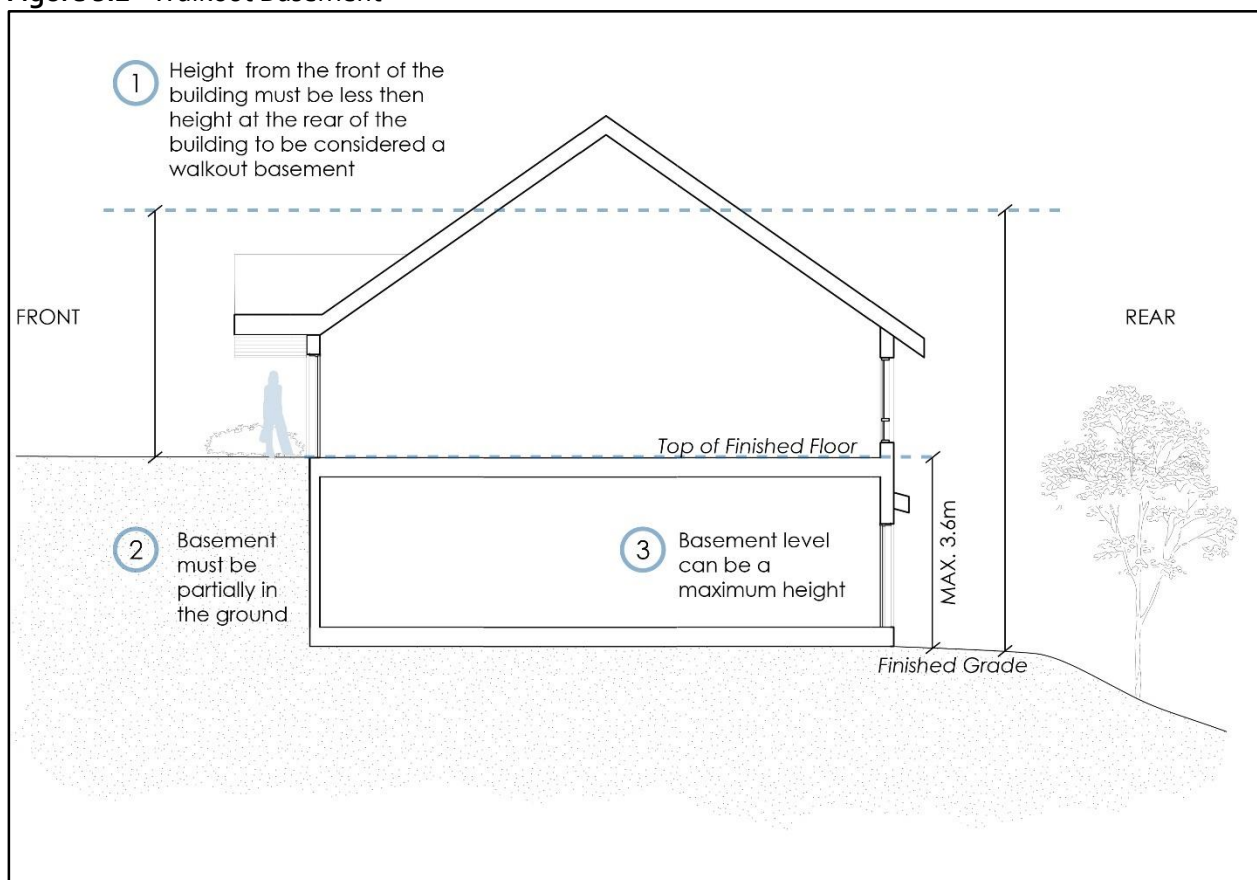
**BACHELOR DWELLING** means a [dwelling](#) in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a [dwelling unit](#) containing a separate [bedroom](#) or [bedrooms](#).

**BALCONY** means an uncovered platform, attached to and projecting from the face of a [building](#), above the first [storey](#), which is only accessed from within a [building](#).

**BASEMENT** means a portion of a [building](#) that is underground, which has more than one third (1/3) of its height above [finished grade](#) but where the height above [finished grade](#) does not exceed 1.8 metres.

**BASEMENT, WALKOUT** means a portion of a [building](#) which is partly underground, and which has an entrance or exit at separate grade levels between the front and rear yards (see [Figure 5.1](#)). The absolute [height](#) level from the front of the [building](#) must be less than the absolute [height](#) level at the rear of the [building](#).

**Figure 5.1 - Walkout Basement**



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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**BED AND BREAKFAST HOMES** means the [accessory use](#) of a residence in which temporary overnight accommodation and breakfast is provided to tourists.

See [Section 9.3](#) for specific regulations of bed and breakfast homes.

**BEDROOM** means a room located within a [dwelling unit](#) where the primary function is for sleeping. It may include, but is not limited to, dens, lofts, studies, and libraries.

**BOARDER** means a non-family member who is a lodger, roomer, or person who pays for and takes regular lodging, with or without meals.

**BOARDING OR LODGING HOUSE** means the [use](#) of a [dwelling](#) unit within [single detached housing](#) and [semi-detached housing](#). The [owner](#) or manager may supply accommodation for their family, and [sleeping unit](#) accommodation, for remuneration. It may or may not include meal service. Boarding or lodging houses must operate as a single [household](#) up to a maximum of 10 persons. [Short-term rental accommodation](#) is not permitted within a boarding or lodging house.

**BOAT LAUNCHES** means a ramp that extends from an upland property or right-of-way across the [foreshore](#) and into the lake, the purpose of which is to facilitate lake placement and removal of boats and other water vessels.

**BOAT LIFTS** means an uncovered [structure](#), attached to a dock, which facilitates the removal of boats from the water, and which can allow for a boat to be stored above the high-water level of the lake.

See [Section 9.5 Dock and Boatlift Regulations](#) for specific regulations.

**BOAT STORAGE** means the storage of boats and other marine equipment, which are in working order, for the purpose of dry land [moorage](#) where the boats and marine equipment are intended to be launched by the operator of the boat storage facility for short term use by the boat and marine equipment [owner](#). Where the boat storage facility is actively storing 100 or more boats, boat storage includes on-site fuel dispensing for the sole purpose of fueling the boats and marine equipment stored at the facility. The fuel storage tanks must adhere to the [Life and Safety Bylaw No.10760](#) and [Best Management Practices outlined in the CCME – Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products](#). Boat storage does not include major servicing, sales, or major repair of boats or marine equipment.

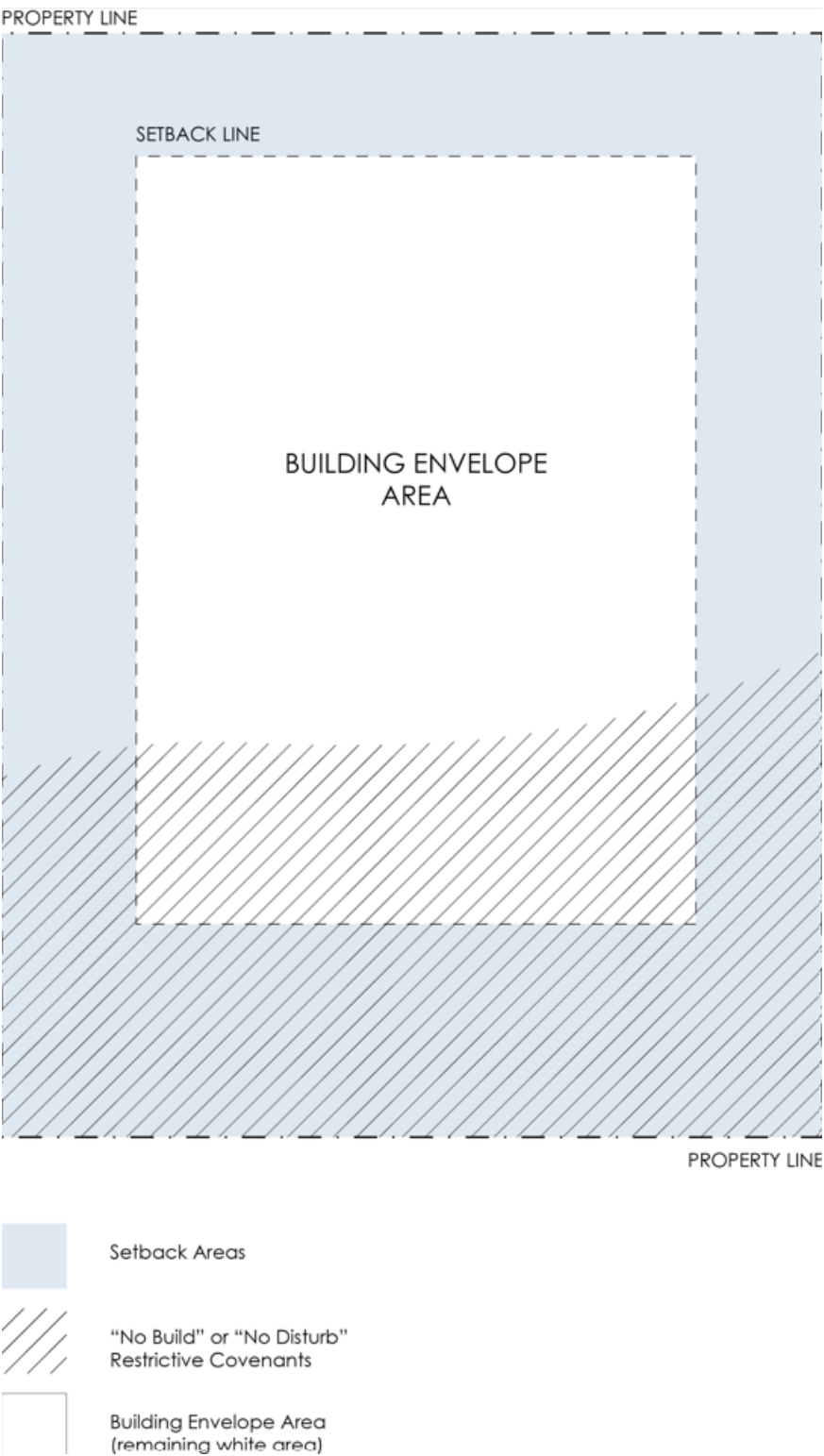
**BREEZEWAY** means a connection between [buildings](#) that is not enclosed, not heated, not insulated, and is not restricted by intervening doors.

**BUILDING ENVELOPE AREA** means the remainder area of a [lot](#) after excluding the setbacks areas and all areas of the [lot](#) that have a 'no build' restrictive covenant or a 'no disturb' restrictive covenant for any environmental or geotechnical purposes. (See [Figure 5.2](#)).

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Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 5.2 – Building Envelope Area



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Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**BUILDING** means a temporary or permanent [structure](#) having a roof supported by columns or walls for the shelter or enclosure of persons, animals, materials, chattels and/or equipment.

**BUILDING FRONTAGE** means the measurement of the length of a [building](#) wall which directly faces a [street](#).

**BUILDING OFFICIAL** means the persons appointed by [City Council](#) to administer and enforce the provisions of the City of Kelowna [Building Bylaw, 1993, No. 7245](#) and the [City of Kelowna Plumbing Regulation Bylaw No. 5968-87](#).

**BUILDING PERMIT** means a permit issued in accordance with the City of Kelowna [Building Bylaw, 1993, No. 7245](#).

**BULK FUEL DEPOT** means lands, [buildings](#), and [structures](#) for the bulk storage and distribution of petroleum products and may include key lock [retail](#) sales.

**BUSINESS** means one establishment for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other service for gain or profit. This includes a [home-based business](#).

**BYLAW ENFORCEMENT OFFICER** means the officers or employees appointed by [Council](#) as such.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**CALIPER** means the trunk diameter of a tree measured at a point 300 millimeters above the top of the root ball.

**CAMPSITES** means the [use](#) of land which has been planned and improved for the seasonal short-term use of holiday trailers, motor homes, tents, campers and similar [recreational vehicles](#). This land use is not to be used as year-round storage or accommodation for residential use for more than 240 days in one year.

**CANNABIS** means cannabis as defined in the [Controlled Drugs and Substances Act](#) and includes any products containing cannabis.

**CANNABIS CULTIVATION** means a [land use](#) involving the growing of [cannabis](#):

- (a) outdoors in a field; or
- (b) inside a structure that has base consisting entirely of soil (e.g., [greenhouses](#)); or
- (c) in a structure approved by the [ALC](#).

**CANNABIS PRODUCTION FACILITY** means a facility for producing, processing, sorting, providing, shipping, delivering and/or destroying of [cannabis](#) and [cannabis](#) related products can include analytical testing in permitted [industrial zones](#) and must be licensed by Health Canada. This [land use](#) does not include the [retail](#) sale or dispensing of [cannabis](#).

[See Section 9.9 Cannabis Regulations for specific regulations.](#)

**CANOPY** means a non-retractable hood cover or marquee which projects from the wall of a [building](#). It does not include an [awning](#), projecting roof, roof eaves, or enclosed [structure](#).

**CARPORT** means a roofed [structure](#) free standing or attached to the principal [building](#) which is not enclosed on the front and at least one side, used by the [building](#) occupants to shelter parked [vehicles](#).

**CARRIAGE HOUSE** means a [dwelling unit](#) located within a [building](#) that is subordinate to the [principal building](#) on the [lot](#) and is not an [accessory building or structure](#). A [carriage house](#) shall not be stratified.

**CAR-SHARE ORGANIZATION** means operations that allow members of the general public to book [vehicles](#) on a short-term as-needed basis, paying only for the time they use the vehicle and the distance they drive. The operators are responsible for maintenance, insurance and vehicle booking through an online application.

**CAR-SHARE VEHICLE (CLASSIC)** a [vehicle](#) owned or leased by a [car-share organization](#) where the vehicle is returned to the same location at the end of every booking to a shared-vehicle parking area.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**CAR-SHARE VEHICLE (ONE-WAY)** a [vehicle](#) owned or leased by a [car-share organization](#) that has no fixed or dedicated parking space.

**CAR-SHARE VEHICLE PARKING SPACE** a parking space reserved for the exclusive use of a classic or one-way car share [vehicle](#).

**CEMETERY** means those areas of land that are set aside for the burial of human remains. Typical [uses](#) are memorial parks and burial grounds, including crematoriums.

**CHANNELIZED STREAM** means permanent or relocated streams that have been dyked, diverted, or straightened and carry drainage flows from headwaters or significant sources of groundwater. Reaches of channelized streams may be confined by roads and [fences](#) and in many cases can also meander through fields. Human constructed channels that divert irrigation water from a stream but return overflow water back to a stream in a manner that allows [fish](#) access is classified as channelized streams.

**CHILD CARE CENTRE, MAJOR** means an establishment licensed as required under the [Community Care and Assisted Living Act](#) intended to provide care, educational services, and supervision for more than 8 children. See [Table 8.3.6](#) for parking requirements of Child Care Major uses.

**CHILD CARE CENTRE, MINOR** means an establishment licensed as required under the [Community Care and Assisted Living Act](#) intended to provide care, educational services, and supervision for no more than 8 children. The care must be provided by a principal resident that resides at the [dwelling](#) for more than 240 days of a year.

**CITY** means the Corporation of the City of Kelowna.

**CLEARANCE** means the unobstructed vertical distance between the [finished grade](#) or finished floor and the underside of a [canopy](#), [awning](#), ceiling, or [structure](#).

**COMMERCIAL STORAGE** means a self-contained [building](#) or group of [buildings](#) containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

**COMMERCIAL USE** means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

**COMMERCIAL ZONES** are any [zones](#) described in [Section 14 Core Area and Other Zones](#) of this Bylaw or any CD zone in which the predominant [use](#), as determined by its general purpose and list of permitted [uses](#), is of a [commercial use](#) nature.

**COMMON AND PRIVATE AMENITY SPACE** means a useable open space area, exclusive of parking spaces, which is developed for the recreational [use](#) of the residents and includes: indoor common amenity space, outdoor common space, common terraces, common rooftop spaces, private [decks](#), level landscaped recreation areas, and [balconies](#). Landscaped areas required in [Section 7](#) cannot be counted towards common and private amenity space.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**COMMUNITY GARDEN** means the recreational growing of plants on a [lot](#) and does not include the growing and subsequent sale of produce for commercial purposes. This definition does not include the keeping of [poultry](#) and/or [livestock](#).

See Section 9.6 Agriculture, Urban for specific regulations.

**CONCRETE AND ASPHALT PLANTS** means the processing, manufacturing, recycling, and sales of concrete and asphalt and the accessory manufacturing and sales of products made from concrete and asphalt.

**CONFINED LIVESTOCK AREA** means an outdoor area, other than a [grazing area](#), [seasonal feeding area](#) or temporary holding area, where [livestock](#) or [poultry](#) are confined by [structures](#) or topography.

**CONGREGATE HOUSING** means housing in the form of multiple [sleeping units](#) where residents are provided with common living facilities, meal preparation, laundry services and room cleaning. Congregate housing may also include other services such as transportation for routine medical appointments and counselling. Congregate housing may be in any [apartment](#) or [townhouse](#) form. Congregate housing does not include student residences.

**CONSTRUCT OR CONSTRUCTION** includes build, erect, install, repair, alter, add, enlarge, move, locate, re-locate, re-construct, upgrade, remove, or excavate.

**CONSTRUCTED CHANNEL** means constructed drainage channels that carry drainage water from more than one property but do not carry water from headwaters or significant sources of groundwater. Flows in agricultural constructed channels may be year-round and are not regulated. Constructed channels may also deliver water for irrigation purposes.

**CONSTRUCTED DITCH** means drainage channels that carry drainage water from one property only but do not carry water from headwaters or significant sources of groundwater. Flows in agricultural constructed ditches may be year-round and are not regulated. Constructed ditches may also deliver water for irrigation purposes.

**CORE AREA** means those areas identified as a 'Core Area' within the mapping areas identified within the [Official Community Plan](#).

**COUNCIL** means the Municipal Council of the City of Kelowna.

**CSA** means Canadian Standards Association.

**CULTURAL AND RECREATION SERVICES** means [development](#) for recreation, social, local community multi-purpose purposes, [private clubs](#), [spectator entertainment establishments](#), libraries and cultural exhibits. Typical [uses](#) include but are not limited to community halls, social clubs, [private clubs](#), libraries, museums, art galleries, auditoria, cinemas, and concert halls.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# D

**DECK** means an uncovered, platform without a roof or walls, which may include visual partitions and railings, and has a surface [height](#) greater than 0.6 metres above [finished grade](#).

**DENSITY** means a measure of the intensity of [development](#) to the area of the [lot](#), including the number of units on a [lot](#) measured in units/area or [floor area ratio](#), as the case may be. When calculation of density involves a number of units per [lot](#) and yields a fractional number, the number of [units](#) permitted shall be rounded down to the lowest whole number.

**DETENTION AND CORRECTION SERVICES** means [development](#) for the purpose of holding or confining and treating or rehabilitating persons. Typical [uses](#) include but are not limited to prisons, jails, remand centres, and correction centres.

**DEVELOPMENT** includes any activity that the City is authorized to regulate under Part 14 of the [Local Government Act](#).

**DIRECTOR OF PLANNING & DEVELOPMENT SERVICES** means the person appointed as such by the [City](#) and includes the person's lawful designate.

**DOCKS** means a [structure](#) that is permanently affixed to aquatic land and can be used on a year-round basis. Docks do not include seasonal [temporary moorage](#) facilities which are withdrawn from the water and are stored on the upland during the winter season. [See Section 9.5 Dock and Boatlift Regulations for specific regulations](#).

**DORMER** means a structural element of a [building](#) that projects from the plane of a sloping roof surface. [See Section 6.10 for specific regulations including setback requirement](#).

**DRIVE THROUGH** means any commercial [development](#) providing a product or service where a queuing lane exists onsite where customers typically remain within the [vehicle](#). Drive through must meet the development regulations and siting regulations outlined in [Section 9.4](#).

**DUPLEX HOUSING** means a [building](#) designed exclusively to accommodate two [households](#) living independently in separate [dwelling](#) units above or below each other. This type of [development](#) is designed and constructed as two [dwelling units](#) at initial [construction](#).

**DUST FREE SURFACE** means surface comprised of asphalt or other hard surface, or chemically treated or washed gravel having a minimum particle size of 100% 2.5 ml gradation.

**DWELLING** means accommodation providing interconnected, free flowing space including [bedroom\(s\)](#), washrooms, and a [kitchen](#) intended for domestic use, and used or intended to be used permanently or semi-permanently for a [household](#). A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a [kitchen](#), except where otherwise permitted in the bylaw. One [wet bar](#) is permitted within a dwelling. This [use](#) does not include a room in a [hotel](#) or a [motel](#). [Secondary suites](#) are considered a separate dwelling unit.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**E**

**EDUCATION SERVICES** means [development](#) used for training, instruction, education, and/or certification in a specific trade, skill, or service. This includes schools, administration [offices](#), gyms, maintenance/storage facilities, outdoor recreation, and related [accessory buildings](#). This [use](#) includes but is not limited to commercial schools, private schools, public schools, community colleges, universities, technical schools, and vocational schools.

**EMERGENCY AND PROTECTIVE SERVICES** means a public facility used by fire protection, police, ambulance, or other such services as a base of operations.

**END-OF-TRIP FACILITIES** means the suite of complementary common facilities such as clothing lockers, change room, washroom, shower access, bike repair space, and bike wash stations that are necessary to support cyclists, joggers, walkers, and other active commuters where these amenities are needed at the end of their trip.

**EXHIBITION AND CONVENTION FACILITIES** means a [building](#) or site intended to provide permanent facilities for meetings, seminars, conventions, product and trade fairs and similar exhibitions.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# F

**FARM RETAIL SALES STANDS** means those [accessory buildings and structures](#) for retailing agricultural products on a farm.

**FARM UNIT** means one or more contiguous or non-contiguous [lots](#), that may be owned, rented, or leased, within [City](#) limits, which forms and is managed as a single farm.

**FENCE** means a [structure](#) used as an enclosure or for screening purposes around all or part of a [lot](#) or a swimming pool.

**FIELD STORAGE** means storage of agricultural products in the fields for longer than two (2) weeks.

**FINANCIAL SERVICES** means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company or related [business](#). Insurance companies that cater to a specific sector of the commercial or industrial [business](#) community and do not offer personal, financial, investment or insurance services are not included in this definition.

**FISH** means shellfish, crustaceans, and marine animals and the eggs, spawn, spat, and juvenile stages of fish, shellfish, crustaceans, and marine animals.

**FLEET SERVICES** means [development](#) using a fleet of [vehicles](#) for the delivery of people, goods or services, where such [vehicles](#) are not available for sale or long-term lease. Typical [uses](#) include but are not limited to ambulance services, rental vehicle, taxi services, bus lines, messenger, and courier services. This does not include moving or cartage firms involving trucks with a gross [vehicle](#) weight of more than 3,000 kilograms.

**FLOOR AREA, GROSS (GFA)** means the sum of the horizontal areas of each floor of a [building](#) measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used.

**FLOOR AREA, GROSS LEASABLE (GLA)** means the sum of the horizontal areas of each floor of a [building](#) which is designed to be used exclusively for tenant occupancy measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used.

**FLOOR AREA, NET** means the sum of the horizontal areas of each floor of a [building](#) measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one [owner](#)), service to the [building](#), attics, attached garages, [carports](#), [breezeways](#), [porches](#), [balconies](#), exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and [building](#) mechanical systems are also excluded. In the case of [congregate housing](#), communal dining and [kitchen](#) facilities are excluded.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**FLOOR AREA RATIO** means the numerical value of the [net floor area](#) on all levels of all [buildings](#) and [structures](#) on a [lot](#), divided by the area of the [lot](#).

**FOOD PRIMARY ESTABLISHMENT** means [development](#) where prepared food and beverages are offered for sale to the public. Typical [uses](#) include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands and take-out restaurants. Licensed restaurants may serve any kind of liquor, even to customers who do not order food. However, a full range of appetizers and main courses must be available whenever liquor is available. These establishments may be holders of a [Food Primary liquor licences](#).

**FOOD PRIMARY LICENCE** means liquor licence issued by the Province of British Columbia Liquor Control and Licensing Branch for a business in the hospitality, entertainment or beverage industry including restaurants where the service of food rather than the service of liquor is the primary focus of the business.

**FORESHORE** means the Crown land between the high and low water levels of a lake.

**FORESTRY** means the extraction, storage, sorting, and grading of primary forest materials.

**FRONTAGE** means the length of a [lot line](#) which immediately adjoins a [street](#) other than a [lane](#) or walkway.

**FUNERAL SERVICES** means premises used for the preparation of the dead for burial or cremation and the holding of funeral services.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# G

**GAMING FACILITIES** means any place that is customarily or regularly used for bingo or other games of chance pursuant to a licence issued by or under the authority of the Provincial Government and includes a social club for which gaming is licensed by the Provincial authority.

**GAS BAR** means land and/or [buildings](#) used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The [gas bar](#) may be a self-service, full service, key lock, card lock, or other similar operation and may include the servicing, washing, and/or repairing of vehicles as an [accessory use](#). [Gas bars](#) shall adhere to the following:

- all pump islands shall be located at least 6.0 metres from any [lot line](#), parking area on the site, or laneways which is intended to control traffic circulation on the [site](#).
- a canopy over a pump island shall not extend to within 3.0 metres of the [lot line](#) of the [site](#).
- the canopy area for a gas bar shall not constitute part of the [site coverage](#).

**GENERAL INDUSTRIAL USE** means land and/or a [buildings](#) used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products directly to the public; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, business or [household use](#); terminals for the storage or distribution of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct [use](#) or to [retail](#) stores or other [use](#) classes for resale to individual customers; or the training of personnel in general industrial operations.

Any training services, or schooling that is directly related to industrial operations are permitted (for example: industrial truck driving training, machinist operations, etc.). Any training or schooling which is predominately conducted within a classroom setting is only permitted within zones where [educational services](#) are permitted. Any indoor display, office, technical, administrative support, or [retail](#) sale operations shall be accessory to the general industrial uses listed above. The [net floor area](#) devoted to such accessory activities shall not exceed 25% of the [gross floor area](#) of the [building\(s\)](#) devoted to the general industrial use. This [use](#) includes autobody and repair shops.

General industrial uses are not permitted to have [outdoor storage](#) of toxic, noxious, explosive, odourous, or radio-active materials. General industrial uses are not permitted to carry out their operations such that there would be a nuisance factor from noise, odour, earth borne vibrations, heat, high brightness light sources, or dust created or apparent outside an enclosed [building](#) except for I3 – Heavy Industrial zoned properties. However, I3 zoned properties are not permitted to carry out their operations such that there would be a significant nuisance factor created beyond the boundary of the I3 zone.

**GRADE, FINISHED** means the elevation of the finished surface of the ground at the base of the outside walls of a [building](#) or [structure](#). Finished grade is determined by taking the level of the finished ground surface at every location of change grade along the outside walls of a [building](#) or [structure](#). Finished grade

## Section 5 – Definitions & Interpretations

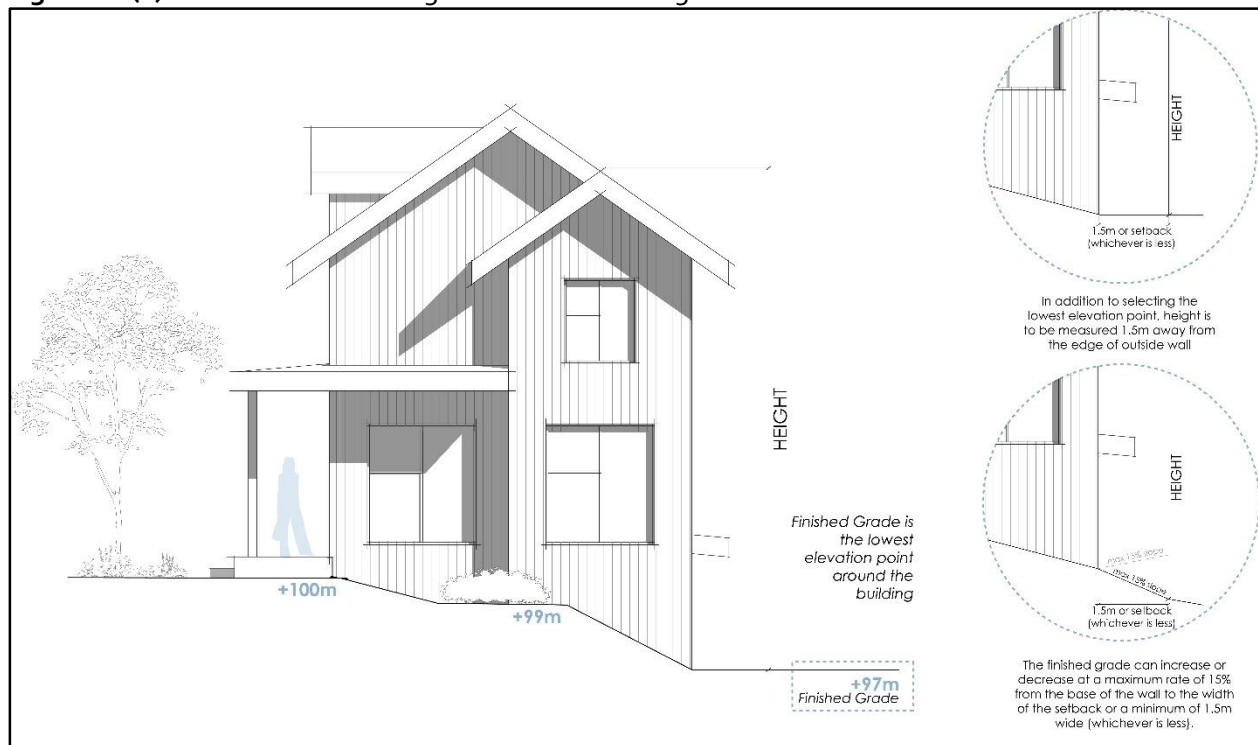
Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



must be at least 1.5 metres wide measured from the base of the wall or the width of the setback in that location (whichever is less). The finished grade can increase or decrease at a maximum rate of 15% from the base of the wall to the width of the setback at that location or at least 1.5 metres wide (whichever is less). Window wells and access stairwells are exempted for determination of finished grade. See illustrative figures below.

Finished grades shall follow specific grading regulations outlined in [Section 6.11 Grading](#).

**Figure 5.3(a) – Finished Grade: Single Detached Housing**



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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 5.3(b) – Finished Grade: Apartment

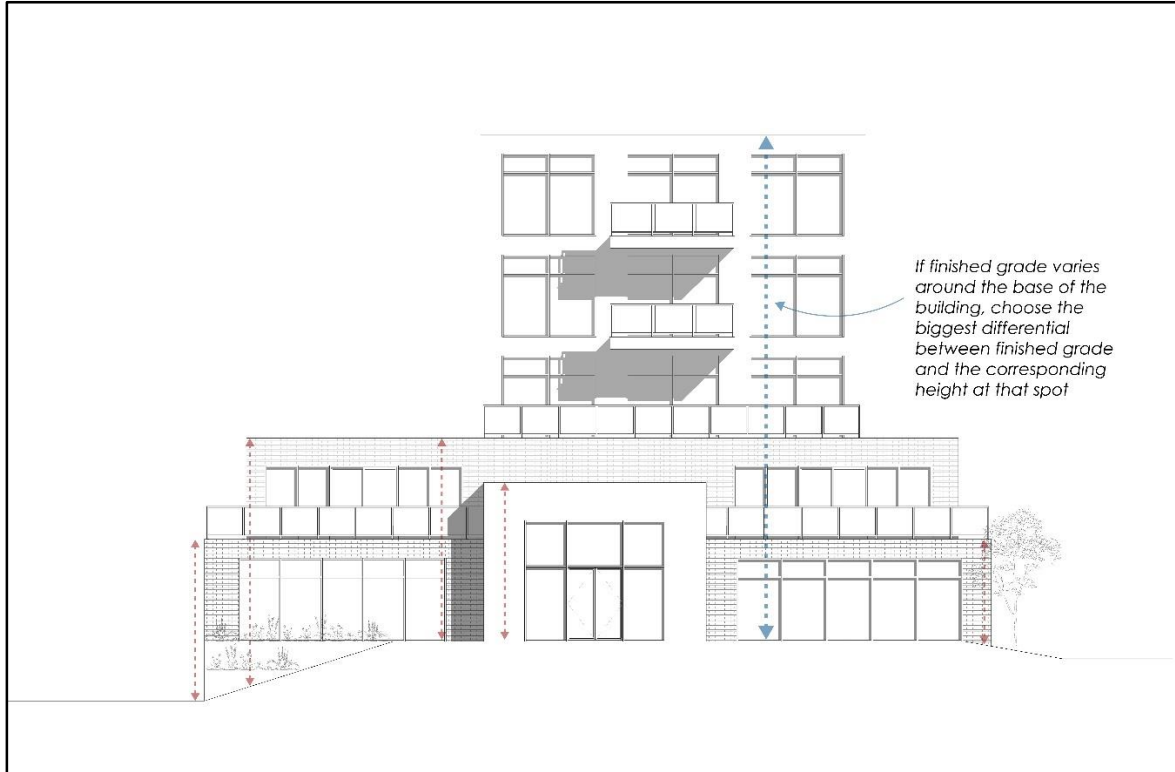


Figure 5.3(c) – Finished Grade: Sloped Fronting Road



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Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**GRADE, NATURAL** means the elevation of the ground surface in its natural state, before human alteration, or on sloping or irregular [sites](#), the angled plane, before human alteration.

**GRAZING AREA** means a pasture or rangeland where [livestock](#), [poultry](#) or farmed game is primarily sustained by direct consumption of feed growing in the area.

**GREENHOUSE** means a [structure](#) covered with translucent material, used for the purpose of growing plants, and is of sufficient size for persons to work within the [structure](#).

**GREENHOUSES AND PLANT NURSERIES** means [development](#) used primarily for the cultivation and storage of produce, bedding, [household](#) and ornamental plants, trees, bushes, sod, and related materials. This use does not include [landscaping](#), excavating or soil processing businesses or operations.

**GROUND-ORIENTED HOUSING** means residential [dwelling units](#) of one or more [storeys](#) in [height](#), each of which has its:

- own private outdoor space attached to the [dwelling unit](#) (typically situated at ground level).
- primary entrance (i.e., front door) on the exterior of the [building](#), entered directly from a fronting publicly accessible [street](#), walkway, or [open space](#) (i.e., without passing through a shared indoor lobby or corridor). [Ground-oriented housing](#) can also have a second access and egress via a shared lobby and /or common corridor.
- any setback reduction granted to [ground-oriented housing](#) can be applied to the main lobby of a [building](#).

**Figure 5.4 – Ground Oriented Housing**



**GROUP HOME** means the use of a [dwelling unit](#) within [single detached housing](#), [semi-detached housing](#), or a [duplex housing](#) with living arrangements whereby clients with disabilities or other unique conditions share personal care resources. These services are designed to maximize independence and to support responsibility in areas such as household management, vocation pursuits, and social relationships. Group Homes cannot have more than 10 persons and no more than 6 persons who are persons in care. The

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

character of group homes is that the occupants live together as a single housekeeping group and use a common kitchen. Short-term rental accommodation is not permitted within a Group Home.

**GROWING MEDIUM** means the material that plants grow in. Growing medium shall follow the standards identified in the Canadian Landscape Standard (CLS).

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

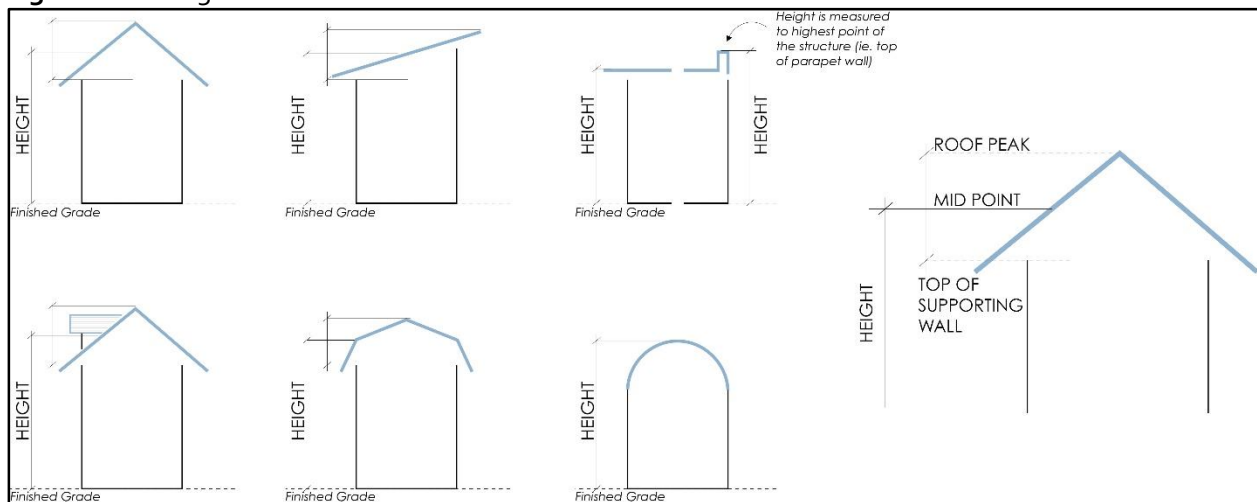
# H

**HEALTH SERVICES** means a [development](#) used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical [uses](#) include, but are not limited to, medical and dental [offices](#), chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services. This [use](#) does not include the [retail](#) sale or dispensing of [cannabis](#).

**HEIGHT** with respect to a [building](#) refers to the maximum vertical distance between [finished grade](#) and the highest point of the [structure](#) of a non-sloping roof, or the [mid-point](#) of a sloping roof.

In determining whether a [development](#) conforms to the maximum [height](#) permitted in any zone, [structures](#) such as chimney stacks, aerials, antennae, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, ventilating equipment, firewalls, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the [height](#). [Dormers](#) will not be considered in the structure's overall height measurement. However, see [Section 6.10](#) for specific [dormer](#) regulations.

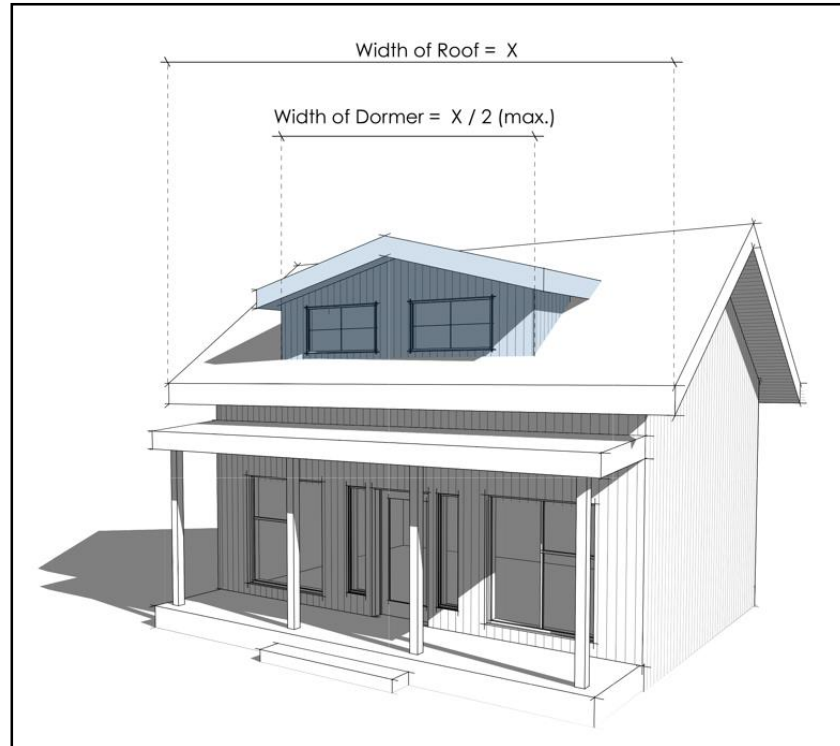
**Figure 5.5 – Height measurements**



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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 5.6 - Dormers



**HOME-BASED BUSINESS** means [development](#) consisting of the use of a [dwelling unit](#) or [accessory building](#) for a business by a resident. The business must be [secondary](#) to the residential use of the [building](#) and shall not change the residential character of the [dwelling](#) or [accessory building](#).

This use does not include [automotive & equipment](#). This use also does not include the [retail](#) sales of products not produced on site, with the exception of mail order sales, website sales, telephone sales, or goods where the customer does not enter the premises to inspect or pick up the goods or products incidental to the service provided.

Home Based Businesses are divided into three categories: **Minor, Major, and Rural**:

- Minor** home-based businesses are intended to operate within a [dwelling unit](#) only (not an [accessory building](#)) and have no aspects of business operations detectable from outside the property.
- Major** home-based businesses are intended to operate within a [dwelling unit](#) (or within an [accessory building](#)).
- Rural** home-based businesses are intended to operate within a [dwelling unit](#) (or within an [accessory building](#)) and can be more intensive than major home-based businesses (see [Section 9.2 for differences](#)). Rural home-based businesses are the only home-based businesses that permit any type of cutting and wrapping of wild game or any other meat.

See [Section 9.2 for specific Home-Based Business Regulations](#).

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**HOSPITAL** means a public institution providing [health services](#) for both in-patients and out-patients including room, board, emergency care, and the prevention and treatment of sickness, disease, or injury. This use is intended to include: standard administrative and operational support functions; small [offices](#) for health-related fundraising charities and research advocacy organizations; areas for staff wellness such as gyms and non-residential sleep rooms; provision for compassionate religious services (not to include a regular congregation); a lawfully operated helipad; and institutional cafeteria services. The secondary operation of private medical practices which accommodate patients for specialized procedures or services are permitted only if it is necessary for that procedure or service to be delivered in a hospital setting.

**HOTELS** means a [building](#) or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities, and [personal service establishments](#) for the convenience of guests. The maximum length of stay is no more than 240 days.

**HOUSEHOLD** means:

- (a) a person; or
- (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one [dwelling unit](#) as a single household using common cooking facilities; or
- (c) a group of not more than five persons, including [boarders](#), who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one [dwelling unit](#) as a single household using common cooking facilities; or
- (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one [dwelling unit](#) as a single household using common cooking facilities;
- (e) in addition, a household may also include up to one housekeeper or nanny.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**IMPERMEABLE SURFACE** means a surface which either prevents or impedes the entry of water into the soil mantle as under natural conditions prior to [development](#), and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to [development](#). A surface will be considered impermeable when the runoff coefficient is *greater than 0.3* as per the following table. Surfaces other than those listed in the table are to be presented complete with all applicable support material such as historical and manufacturer details to the City Engineer for approval of the proposed runoff coefficient and surface designation. All manufactured surfaces are to be installed with permeable joints and base material. The base material is to be to a depth recommended by the manufacturer to ensure infiltration and storage.

**Table 2.1 – Impermeable Surface Run-Off Coefficients**

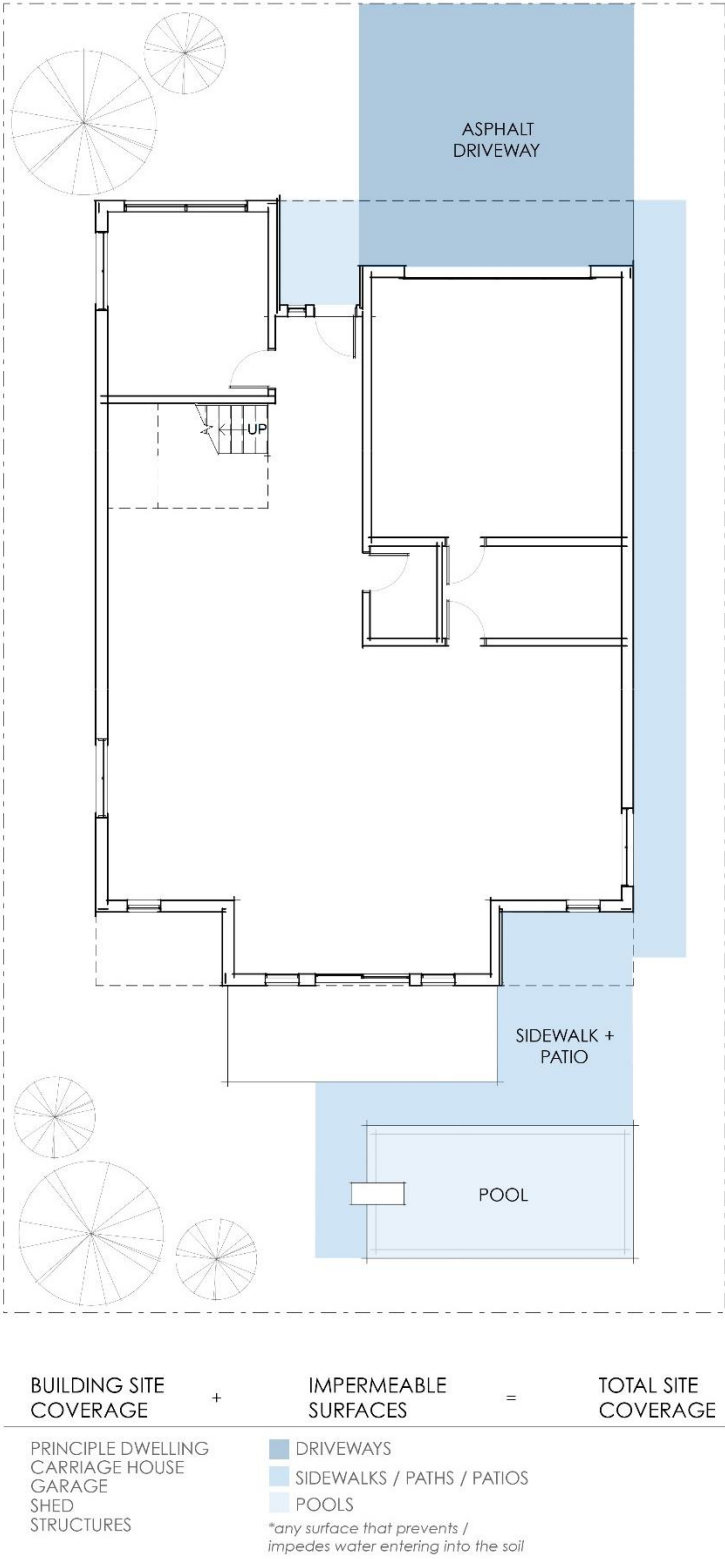
SURFACE		RUN OFF COEFFICIENT
Forested		0.059- 0.2
Lawns, well drained (sandy soil)	Up to 2% slope	0.05 – 0.1
	2% to 7% slope	0.1 – 0.15
	Over 7 % slope	0.15 – 0.2
Lawns, poor drained (clay soil)	Up to 2% slope	0.13 – 0.17
	2% to 7% slope	0.18 – 0.22
	Over 7 % slope	0.25 – 0.35
Asphalt		0.7 – 0.95
Concrete		0.8 – 0.95
Shingle Roof		0.75 – 0.95
Brick Pavers (12mm joint or less)		0.7 – 0.85
Turfstone (with permeable cells)		0.25
Grasspave		0.1 – 0.25
Uni Eco-Stone (with permeable joints)		0.25

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Figure 5.7 – Impermeable surfaces



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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**INDUSTRIAL ZONES** are any zones described in [Section 14 Core Area and Other Zones](#) of this Bylaw or any CD zone in which the predominant [use](#), as determined by its general purpose and list of permitted [uses](#), is of an industrial nature.

**INSTITUTIONAL ZONES** are any zones described in [Section 14 Core Area and Other Zones](#) of this Bylaw or any CD zone in which the predominant [use](#), as determined by its general purpose and list of permitted [uses](#), is of an institutional nature.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**KENNELS** means a [building](#) used for the breeding, buying, selling or overnight boarding of animals including individual dogs, cats, or other domesticated animals excluding [livestock](#) and horses.

**KITCHEN** means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring, which may be intended or used for the preparation or cooking of food.

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Uses	A1 Reqs	Reqs	Uses	Sub	Reqs	Uses	Reqs	Density	Uses	Reqs	Ind	Health	Density	



**LANDSCAPE AREA** means the area located within the required [front yard](#) setback areas, [rear yard](#) setback areas, and industrial [side yard](#) setback areas up to a maximum of 3.0 metres.

**LANDSCAPING** means changing, modifying, or enhancing the visual appearance of a site including reshaping the earth, planting lawns, shrubs, trees or preserving the original natural vegetation, adding walks, fencing, [patios](#) and other ornamental features for the purpose of beautifying or screening the appearance of a [lot](#). Landscaping excludes those features with roofs and those used for shelter or those [structures](#) that provide opaque (solid) screening beyond the permitted provisions for fencing described in [Section 7 Site Layout](#) of this Zoning Bylaw. See [Section 7 Site Layout](#) for specific landscaping regulations.

**LANE** means a highway under the [Local Government Act](#) more than 3.0 metres but not greater than 8.0 m in width.

**LEVEL 2 CHARGING** means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard.

**LEVEL 3 CHARGING** means direct current (DC) level 1, or higher, electric vehicle charging station as defined by SAE International's J1772 standard.

**LIQUOR PRIMARY ESTABLISHMENT** means [development](#) where alcoholic beverages are offered for sale to the public from establishments which may include forms of entertainment such as (but not limited to) dancing, singing, or cabaret entertainment. Must hold a [Liquor Primary Licence](#). Off-sales of alcoholic beverages are a permitted [ancillary use](#).

**LIQUOR PRIMARY LICENCE** means a liquor licence issued by [the Province of British Columbia Liquor and Cannabis Regulation Branch](#) for a business in the hospitality, entertainment or beverage industry including bars, pubs, nightclubs, recreation centres and stadiums, where the service of liquor is the primary focus of the business.

**LIVESTOCK** means cattle, horses, sheep, goats, swine, rabbits, [fish](#), farmed game and exotic animals as prescribed by the [Specialty Farm Operations Regulation](#) under the [Farm Practices Protection \(Right to Farm\) Act](#).

**LOADING SPACE** means an on-site loading space reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials.

[See Section 8.4 Off-Street Loading for specific regulations.](#)

**LONG-TERM BICYCLE PARKING** means bicycle parking that is specifically provided and equipped for residents, students, employees, and others who generally stay at a site for several hours. The parking provided shall be easy to access for a range of users, secure for long periods of time and provide shelter from weather.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**LOT** means a parcel of land, including Crown Land, which is legally defined either by [registered plan](#) or description.

**LOT AREA** means the total horizontal area within the [lot lines](#) of a [lot](#).

**LOT DEPTH** means the horizontal distance between the mid-points of the front and [rear lot lines](#).

**LOT LINE** means the legally defined boundary of any lot or property line.

**LOT LINE, FRONT – COMMERCIAL AND INDUSTRIAL** means the [street frontage](#) onto which the primary façade or front yard of the [building](#) faces or as approved by the [Director of Planning & Development Services](#).

**LOT LINE, FRONT – URBAN AND RURAL RESIDENTIAL** means, in the case of an interior lot, a [lot line](#) separating the [lot](#) from the [street](#); or in the case of a [corner lot](#), a line separating the narrowest [street frontage](#) of the lot from the [street](#) not including a corner rounding or corner cut; or for a [lot](#) configuration that is not otherwise described in this definition, [front lot line](#) as approved by the [Director of Planning & Development Services](#).

**LOT LINE, REAR** means either the [lot line](#) opposite to, and most distant from, the [front lot line](#), or, where there is no such [lot line](#), the point of intersection of any [lot lines](#) other than a [front lot line](#) which is furthest from and opposite the [front lot line](#).

**LOT LINE, SIDE** means any lot boundary line which is not a [front](#) or [rear lot line](#).

**LOT WIDTH** means the width of a [lot](#) where it [abuts](#) the [street](#) except in the case of an irregularly shaped [lot](#), where the width shall be the horizontal distance between the [side lot lines](#) at the minimum [front yard](#) setback. For a [reverse pie lot](#), the [lot width](#) is the horizontal distance between the [side lot lines](#) at the minimum [rear yard](#) setback.

**LOT, BARELAND STRATA** means a lot in a bare land strata plan.

**LOT, CORNER** means a [lot](#) situated at the intersection of two or more [streets](#), or a [lot](#) that has two adjoining [lot lines](#) [abutting](#) a [street](#) which substantially changes direction at any point where it [abuts](#) the [lot](#).

**LOT, DOUBLE FRONTING, (or THROUGH)** means a [lot](#) which [abuts](#) two [streets](#) which are parallel or nearly parallel to the [lot](#). In these cases, both [streets](#) will be considered [front yards](#) (with no [rear yard](#)).

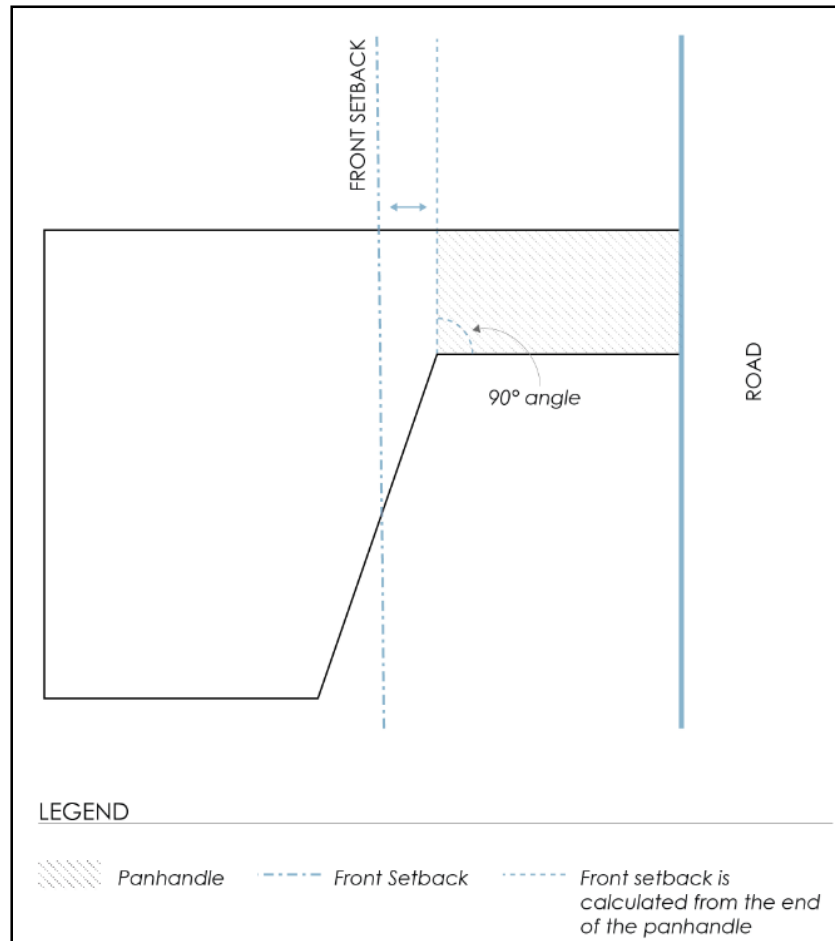
**LOT, INTERIOR** means a [lot](#) other than a [corner lot](#).

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**LOT, PANHANDLE** means a lot which has its primary legal access from a street through a narrow strip of land which is an integral part of the lot. This narrow strip is referred to as the panhandle.

**Figure 5.8 – Panhandle Lot**



**LOT, PIE** means a lot which is generally configured such that its width at the rear lot line is greater than at its front lot line.

**LOT, REVERSE PIE** means a lot which is generally configured such that its width at the rear lot line is less than at its front lot line.

**LOT, STRATA** means a lot shown on a strata plan according to the *Strata Property Act*.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# M

**MARINAS** means a commercial or government establishment or premises, containing docking or mooring facilities where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed, or kept for sale or for rent. Accessory and related uses to marinas are permitted such as a marine sani-dump, a marine fueling facility, marine equipment rentals, and [retail](#) sales of goods that are convenience in nature and related to the marina operation.

**MAX** is abbreviated for 'maximum' which means the greatest or highest amount possible or permitted.

**MEZZANINE** means an intermediate floor assembly as defined by the [BC Building Code](#).

**MICRO SUITE DWELLING UNIT** means a [dwelling](#) unit which is less than 29 square metres in [gross floor area](#).

[See Section 9.8 Minimum Dwelling Unit Size for specific regulations.](#)

**MID-POINT, ROOF** means the halfway point of a roof that falls between the top of the peak and the top of the supporting wall.

**MIN** is abbreviated for 'minimum' which means the least or smallest quantity possible, attainable, or required.

**MOBILE HOME** means a factory made residential [structure](#) designed and manufactured with a deformation resistant steel frame that is design to be supported on a non-frost protected foundation. Mobile home does NOT include:

- (a) factory made residential [structures](#) designed and manufactured to be supported on [BC Building Code](#) compliant frost protected foundations.
- (b) any [structure](#) designated as "Park Model" or "[Recreational Vehicle](#)" (RV).

**MOBILE HOME PARK** means a parcel of land for the placement of two or more [mobile homes](#). This does not include the situation where a [mobile home](#) is used for immediate family on agricultural land.

**MOBILE HOME SPACE** means an area set aside and designated within a [mobile home park](#) for the installation and placement of a [mobile home](#), including access to an internal road and space for the exclusive [accessory use](#) by the [owner](#) or occupant of that [mobile home](#).

**MOORAGE, PERMANENT** means the long-term securing of a boat or other water vessel by means of cables, anchors, or other contrivances.

**MOORAGE, TEMPORARY** means the securing of a boat or other water vessel by means of cables, anchors, or other contrivances on a short-term basis of less than 24 hours.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**MOTELS** means a [building](#) or group of [buildings](#) divided into self-contained sleeping or [dwelling](#) units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include eating and drinking establishments and [personal service establishments](#). The maximum length of stay is no more than 240 days.

**MULTI-RESIDENTIAL SHARED GARDEN** means a portion of a [lot](#), shared with a multi-residential dwelling that is used for the recreational growing of plants for food and/or pleasure for the residents of the multi-residential dwelling. It does not include the growing and sale of produce for commercial purposes.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



# N

**N/A** means not applicable, that there is no particular regulation in that [zone](#) for that category, but that the other regulations in this Bylaw still apply.

**NATURAL BOUNDARY** means the visible high-water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

**NATURAL RESOURCE EXTRACTION** includes the quarrying, processing, removal and off-[site](#) sale of sand, gravel, earth, or mineralized rock found on or under the [site](#). Typical [uses](#) include but are not limited to quarries, gravel pits, and stripping of topsoil.

**NATURAL STREAM** means watercourses that have not been significantly altered by human activity and are predominantly in their natural state.

**NON-ACCESSORY PARKING** means [development](#) providing vehicular parking which is not primarily intended for residents, employees, or clients of a particular [development](#). Typical [uses](#) include surface [parking lots](#) and parking [structures](#) located above or below [natural grade](#).

**NON-CONFORMING USE** means a lawful existing [use](#) made of a [lot](#) or [building](#), intended to be made of a [building](#) lawfully under construction, or a [development](#) which is approved under provisions of [Section 1.7](#) of this Bylaw at the date of [Council](#) adoption of this Bylaw, or amendment thereof, which on the date this Bylaw or an amendment thereto becomes effective, would no longer comply with this Bylaw.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**OFFICES** means [development](#) primarily for the provision of professional, management, administrative, consulting, or [financial services](#) in an office setting. Typical [uses](#) include but are not limited to the [offices](#) of lawyers, accountants, architects, travel agents, real estate and insurance firms, technology firms, planners, clerical, and secretarial agencies. The main difference between [professional services](#) and office: is [professional services](#) primary function is accepting clients and customers with a reception area, whereas, [offices](#) could function without directly servicing clients/customers entering the premises from the [street](#). This excludes servicing and repair of goods, the sale of goods to the customer on the site, and the manufacturing or handling of a product.

**OFFICIAL COMMUNITY PLAN** means the [Kelowna 2040 - Official Community Plan Bylaw No. 12300](#).

**ON-FARM CANNABIS PROCESSING** means an [accessory use](#) to [cannabis](#) production on a [farm unit](#) and includes the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of [cannabis](#), but does not include secondary processing of [cannabis](#) including but not limited to the production of oils, creams, health products, and food and beverage products.

**ON-FARM COMPOSTING** means the composting of [agricultural by-product](#) or raw materials, which may include manure, straw, vegetative waste, wood residue, mortalities, processing waste, ground paper, other sources of carbon and nitrogen and bulking agents or a combination of any of these.

**ON-FARM PROCESSING** means the undertaking of processes, including grading, packing, mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, and biological treatments on a [farm unit](#) to:

- (a) prepare value added products from farm products to sell,
- (b) prepare feed for [livestock](#), [poultry](#), farmed game, located on the farm, or
- (c) process and slaughter animals.

but excludes [on-farm cannabis processing](#), [on-farm composting](#), on-farm soil preparation, and on-farm soilless medium production.

**OPEN SPACE** means that portion of a [lot](#) not occupied by parking or vehicle areas, [buildings](#), accessible to, and suitable for gardens, [landscaping](#), and recreational use by [building](#) tenants or residents.

**OUTDOOR STORAGE** means the accessory storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent [structures](#) or the material alteration of the existing state of the land. Typical [uses](#) include but are not limited to pipe yards or vehicle or heavy equipment storage compounds. All outdoor storage areas must be surfaced with a dust-free surface.

**OWNER** means the registered owner of an estate in fee-simple or his agent authorized in writing, and includes the tenant for life under a registered life estate, the registered holder of the last registered

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

agreement for sale, and the holder or occupier of land held in the manner described in the *Community Charter*.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**PARAPET or PARAPET WALL** means that portion of a perimeter [building](#) wall that rises above the roof.

**PARK** means land used for public recreation purposes for passive or action recreation including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserves, wildlife sanctuaries, green belts, conservation areas, buffers, nature interpretation areas, [landscaping](#), sports fields, tennis courts, lacrosse boxes, recreation centres, swimming pools, field houses, arenas, stadiums, and related [buildings/structures](#) consistent with the general purpose of park land.

**PARKING LOT** means a [lot](#) or part of a [lot](#) or a [building](#) available to be used for the temporary parking of more than one vehicle by customers, employees and the public at large.

**PARKING SPACE** means an off-street space of the size and dimensions to park one vehicle, exclusive of driveways, aisles, or ramps, which complies with [Section 8 of this Bylaw](#).

**PARTICIPANT RECREATION SERVICES, INDOOR** means facilities within an enclosed [building](#) for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical [uses](#) include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, amusement arcades, and racquet clubs.

**PARTICIPANT RECREATION SERVICES, OUTDOOR** means facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical [uses](#) include but are not limited to regulation length or par-three golf courses, ball fields, and riding [stables](#).

**PASSIVE HOUSE** means a building achieving the Passive House Building Certification established by Passive House Canada.

**PATIO** means a platform, which may or may not be attached and projecting from the face of a [building](#), with a surface height that does not exceed 0.6 m from [natural grade](#) at any point.

**PARTY WALL** means a wall jointly owned and jointly used by two parties under easement agreement or by right in law and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.

**PAWN** means to deposit goods or chattels as security for the payment of money or other consideration.

**PAWNSHOP** means premises where goods or chattels are taken in pawn.

**PENTHOUSE** means a [structure](#) projecting above a [building](#) roof or [parapet](#), housing a suite, elevator shaft or stairwell; or forming a wall or screen around equipment mounted on the roof.

**PERSONAL SERVICE ESTABLISHMENTS** means [uses](#) which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical [uses](#) include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, tailors,

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

dress makers, shoe repair shops, dry cleaning establishments, and laundromats but does not include [health services](#).

**PORCH** means a roofed, open [structure](#) projecting from the exterior wall of a [building](#) with walls which are open or screened to facilitate [use](#) as an outdoor living area.

**POULTRY** means domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes, and includes broilers, cornish, layers, breeding stock, replacement pullets, roasters, duck, geese, turkeys, game birds and ratites.

**PRIVATE CLUBS** means land and/or [buildings](#) used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business, or fraternal organizations. Private clubs may include rooms for eating, drinking and general assembly and may hold a Liquor Primary Licence.

**PROFESSIONAL SERVICES** means a business or service that are technical or unique functions performed by independent contractors or consultants whose occupation is rendering such services to the public. The primary difference between professional services and office is: professional services primary function is accepting clients and customers with a reception area, whereas, [office](#) could function without directly servicing clients/customers entering the premises from the [street](#). This [land use](#) includes but is not limited to: household repair services, the sale of goods related to the professional services, the manufacturing or handling of a product related to the professional services, [financial services](#), business support services, broadcasting studios, and [funeral services](#).

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# R

**RECREATIONAL VEHICLE** means a transportable conveyance intended as a temporary accommodation for travel, vacation, or recreational [use](#) and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, boats, all-terrain vehicles, snowmobiles, and tent trailers but not including [mobile homes](#).

**RECREATIONAL WATER ACTIVITIES** means leisure activities that could not take place in areas other than the water. Examples include but are not limited to jet skiing, fishing, water skiing, boating, swimming, and diving. Recreational water activities do not include residential or commercial facilities.

**RECYCLING DEPOTS** means land and/or [buildings](#) used for the buying, collection, sorting, and temporary storage of bottles, cans, newspapers, and similar household goods for reuse where all storage is contained within an enclosed [building](#).

**RECYCLING DROP-OFF** means land and/or [buildings](#) used for the collection and temporary storage of recyclable materials until they can be transferred to a permanent recycling operation for final recycling. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items.

**RECYCLING PLANTS** means a land and/or [buildings](#) within which recyclable materials are recycled, sorted, processed, and treated to return the materials for re-[use](#) or as inputs to other processes, and may include Special Wastes under the [Environmental Management Act](#).

**REGISTERED PLAN** means a [subdivision](#) plan registered in the Provincial Land Title Office.

**RELIGIOUS ASSEMBLY** means a land and/or [buildings](#) wherein people regularly assemble for religious worship and related religious, philanthropic, or social activities which is maintained and controlled for public worship. Typical [uses](#) include but are not limited to churches, chapels, mosques, temples, synagogues, convents, and monasteries. It also includes accessory manses or rectories.

**RESIDENTIAL FOOTPRINT** means the portion of a lot located within the [ALR](#) that includes all [structures](#), [landscaping](#), driveways and parking areas associated with the principal [dwelling](#), including but not limited to the principal [dwelling](#), [mobile home](#) for family, home based business (minor, major and rural), [accessory structures](#) including garage and storage, recreation areas (including pools and sport courts), septic fields, and outdoor living areas. [Structures](#) not included in the residential footprint are [agricultural structures](#), including [greenhouses](#), [farm retail sales stands](#), and those [structures](#) associated with the [temporary farm worker housing footprint](#).

**RESIDENTIAL SECURITY/OPERATOR UNIT** means a secondary [building](#), a [single detached housing](#), or portion of a [building](#) used to provide on-[site](#) accommodation by the employer for persons employed on the property, a residence for the [site](#) caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a [zone](#).

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**RESIDENTIAL ZONES** means any [rural residential](#), [single & two dwelling](#), or [multi-dwelling](#) zones described in this Bylaw, or any CD zone in which the predominant [use](#) as determined by its general purpose and list of permitted [uses](#) is of a residential nature, and in which the minimum tenancy period is at least 1 (one) month.

**RETAIL** means premises where goods, merchandise and other material are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical [uses](#) include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance, second hand stores, [pawnshops](#), [thrift stores](#), retail liquor stores, used goods store, and sporting goods stores. This [use](#) includes custom indoor manufacturing. This [use](#) excludes [warehousing](#) and sale of gasoline, heavy agricultural and industrial equipment, and retail stores requiring [outdoor storage](#). This [use](#) does not include the retail sale or dispensing of cannabis.

**RETAIL CANNABIS SALES (RCS)** means a [development](#) used for the retail sale of [cannabis](#) that has been licensed by the Government of British Columbia.

[Section 9.9 Cannabis Regulations for specific regulations.](#)

**RETAINING WALL** means a [structure](#) constructed to hold back, stabilize, or support an earthen bank as a result of differences in [natural grades](#).

**RIPARIAN MANAGEMENT AREA** means a specified setback area from a [watercourse](#), as outlined in [Table 21.1](#) (page 298) of the [Official Community Plan Bylaw No. 12300](#). The width of the total area being determined by the attributes of the [watercourse](#) and [adjacent](#) terrestrial ecosystems.

[See Section 6.5 Riparian Management Area Setbacks for specific regulations.](#)

**ROOF LINE** means the horizontal line made by the intersection of the wall of the [building](#) with the roof of the [building](#) or the top of the edge of the [parapet](#). In the case of a [building](#) with a pitched roof, the roof line shall be at the eave level.

**RURAL RESIDENTIAL ZONES** are any [zones](#) described in [Section 10 of this Bylaw](#) or any CD [zone](#) in which the predominant [use](#), as determined by its general purpose and list of permitted [uses](#), is of a rural residential nature.

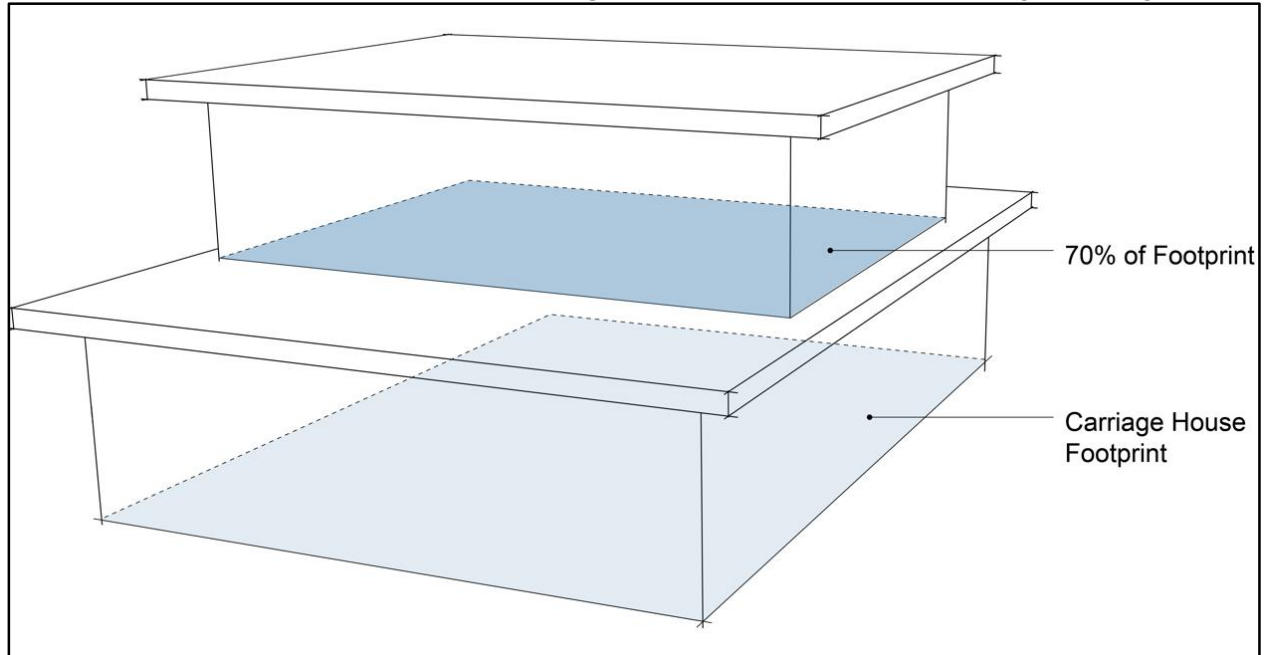
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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**SEASONAL FEEDING AREA** means an area:

- (a) used for forage or other crop production, and
- (b) used seasonally for feeding **livestock** or **poultry** or farmed game that is primarily sustained by supplemental feed but does not include a **confined livestock area** or **grazing area**.

**SECOND STOREY FLOOR AREA DIAGRAM (Figure 5.9)** visually shows the meaning of the regulation:



**SECONDARY SUITE** means a self-contained **dwelling unit** located within a **building** or portion of **building**. The secondary suite shall:

- (a) be fully compliant with the **BC Building Code** at the time of construction;
- (b) completely separated from other parts of the building by fire separations;
- (c) located in a building of only residential occupancy;
- (d) have an issued Occupancy Permit;
- (e) located within a **single detached housing** unit, a **semi-detached housing** unit, or a **duplex** unit (secondary suites cannot be located in an **apartment housing**, or a **boarding or lodging house**);
- (f) located in a building or portion of a building that is a single real estate entity.

The secondary suite and principal **dwelling** are not required to be interconnected through a conditioned doorway. **Short-term rental accommodations**, **bed & breakfast homes**, **boarding or lodging homes**, and **group homes**, shall not be permitted to operate within a **secondary suite**.

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**SEMI-DETACHED HOUSING** means a [building](#) containing [dwelling](#) units connected above [finished grade](#) and designed exclusively to accommodate two [households](#) living independently in separate [dwellings](#) side by side, each having a separate entrance at, or near, [finished grade](#). The [dwelling](#) units in a semi-detached housing form must share a wall. Connecting the foundations below [finished grade](#) is not sufficient to be classified as a semi-detached housing form.

**SEWER SYSTEM, COMMUNITY** means a sanitary sewer or a system of sewage disposal works which is owned, operated and maintained by the [City](#) or an Improvement District.

**SEWER SYSTEM, PRIVATE** means a sanitary system or a system of sewage disposal works which is owned or, operated and maintained by a person other than the [City](#), but does not include conventional septic tank systems within the meaning of [Sewerage System Regulation](#) under the [Public Health Act](#).

**SHOPPING CENTRE** means one or more [buildings](#) containing more than six [retail](#) stores and other businesses exceeding 2,500 metres<sup>2</sup> of [gross floor area](#) which share common services, parking, and other facilities on one or more [lots](#).

**SHORT-TERM BICYCLE PARKING** means bicycle parking that is provided for patrons, customers, and visitors of a [development](#) in a manner that is convenient and readily accessible for bicycles to park. Short-term parking of bicycles should serve the main entrance of a [building](#) and should be visible to pedestrians and bicyclists.

**SHORT-TERM RENTAL ACCOMMODATION** means the [use](#) of a [dwelling](#) unit or one or more [sleeping units](#) within a [dwelling unit](#) for temporary overnight accommodation for a period of 29 days or less. This [use](#) excludes [hotels](#) and [motels](#). [Short-term rental accommodations](#) shall not be permitted to operate within a [boarding or lodging house](#), a [carriage house](#), a [group home](#), or within a [secondary suite](#). If the [short-term rental accommodation](#) is a [secondary use](#) then the [short-term rental accommodation](#) must only occur within [principal dwelling unit](#) and must be operated by a resident who resides for more than 240 days of the year at that [dwelling unit](#).

[See Section 9.10 for Short Term Rental Accommodation Specific Regulations.](#)

**SINGLE DETACHED HOUSING** means a detached [building](#) containing only one [dwelling](#) unit, designed exclusively for occupancy by one [household](#). Where a [secondary suite](#) is permitted, this [use](#) class may contain a [secondary suite](#). This [use](#) includes modular homes that exceeds a 5.0 metre [building](#) width, but not a [mobile home](#).

**SITE** means an area of land consisting of a [lot](#) or two or more [abutting lots](#).

**SITE COVERAGE** means the percentage of the total horizontal area of a [lot](#) or [lots](#) that may be built upon including [accessory buildings or structures](#) (including [carports](#) and covered [patios](#) which are 23 square metres or larger) except it does not include steps, eaves, cornices, cantilevered [balconies](#), pergolas, or similar projections permitted by this Bylaw. Site coverage also does not include [swimming pools](#) but [swimming pools](#) are an [impermeable surface](#).

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**SLEEPING UNIT** means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.

**SOIL-BASED LANDSCAPING** is [landscaping](#), including turf, shrubs, and trees, that is supported by [growing medium](#) that meets the [CSLA/CNLA Standard](#), does not include rock mulch or hard surface treatments, including permeable pavers.

See [Table 7.2](#) for specific regulations and [Figure 7.2.1](#) for visual example of soil-based landscaping

**SPECTATOR ENTERTAINMENT ESTABLISHMENTS** mean an enclosed [building](#) designed specifically for the presentation of live artistic performances or the showing of motion pictures. Typical [uses](#) include but are not limited to auditoria, cinemas, theatres, and concert halls. This use falls within [cultural and recreation services](#).

**SPECTATOR SPORTS ESTABLISHMENTS** mean facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. Typical [uses](#) include but are not limited to stadiums, arenas, animal, and [vehicle](#) racing tracks.

**STABLES** means a [building](#) with a maximum of 40 permanent horse housing units used for horse riding, training, and boarding.

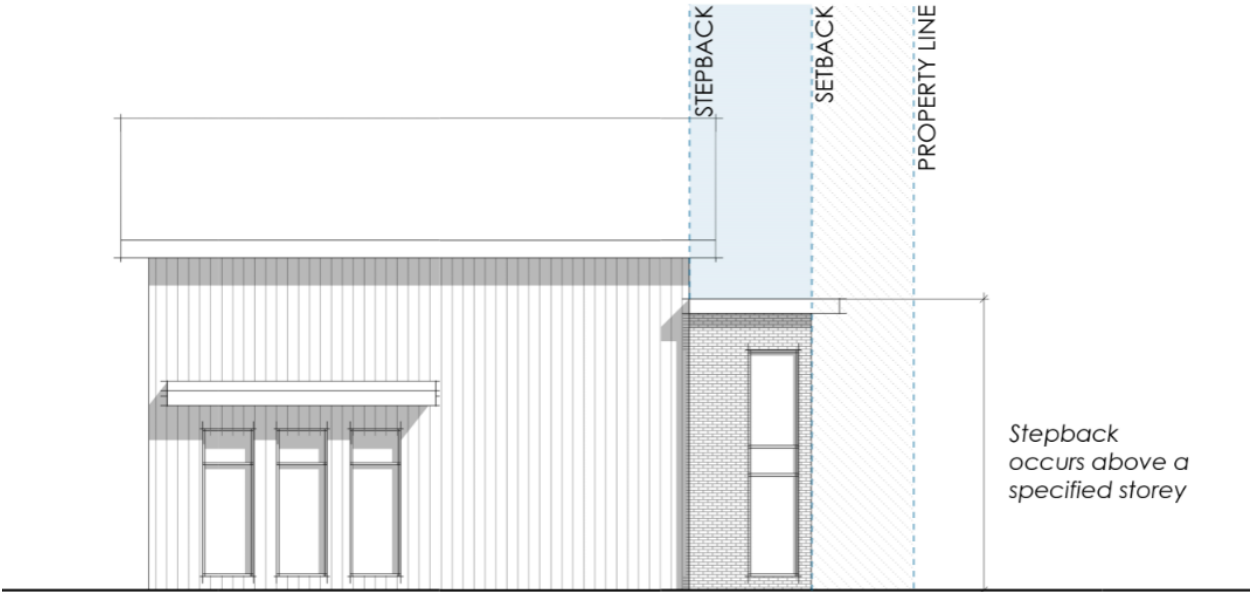
**STACKED TOWNHOUSES** means [townhouses](#), except that two [dwelling\(s\)](#) are arranged vertically so that [dwelling\(s\)](#) may be placed wholly or partially over the other dwelling. Each [dwelling](#) will have an individual access to outside, not necessarily at [finished grade](#), provided that no more than two units share a corridor, steps, or path.

**STEPBACK** means the horizontal recessing of the [building](#) facade above a specified [storey](#). Common stairwells, elevators, and the associated common floor areas that access the stairwells and elevators are exempt from requiring to meet the setback. See illustrative figures for visual representation below:

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

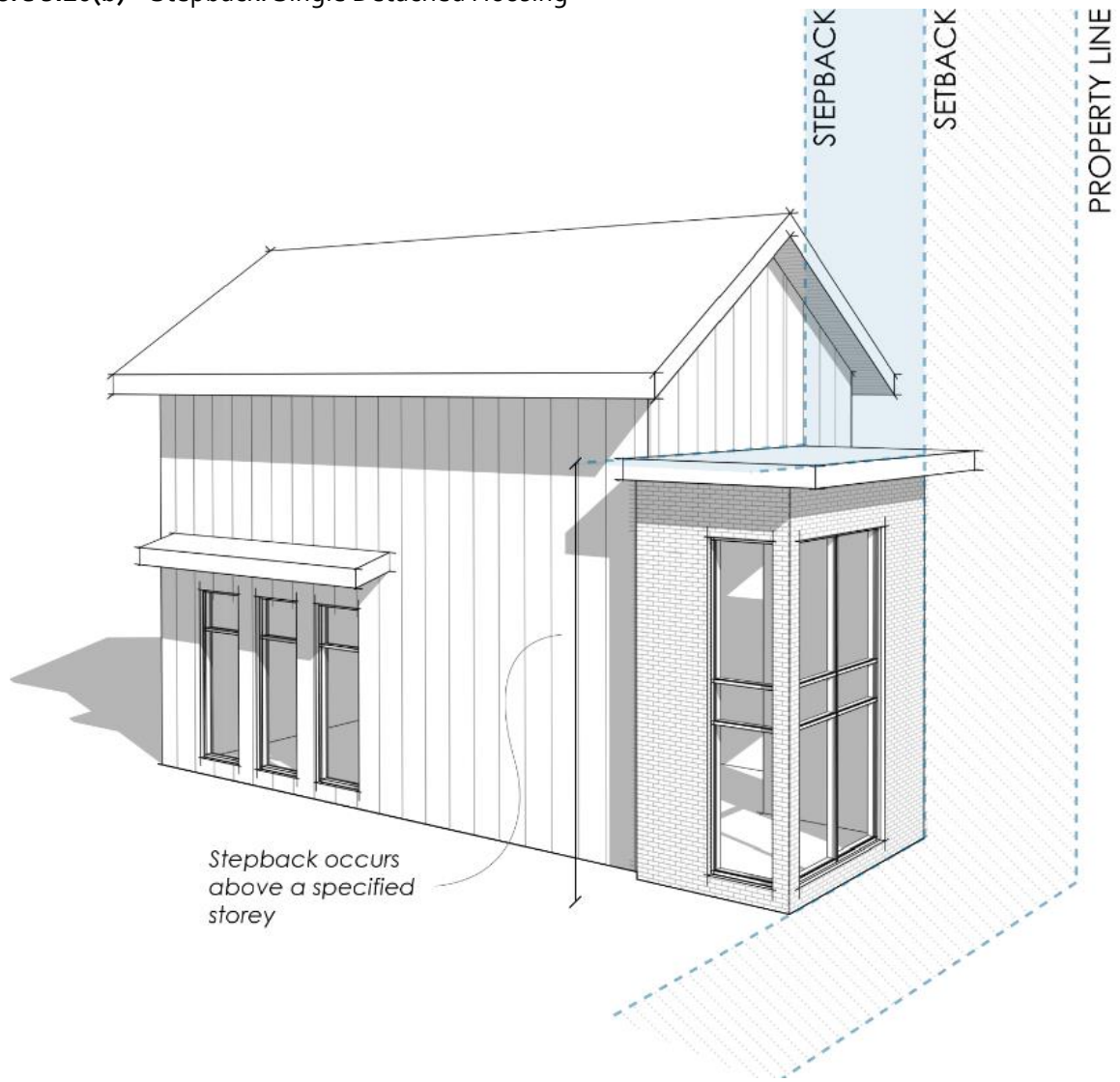
Figure 5.10(a) – Stepback Cross Section



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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

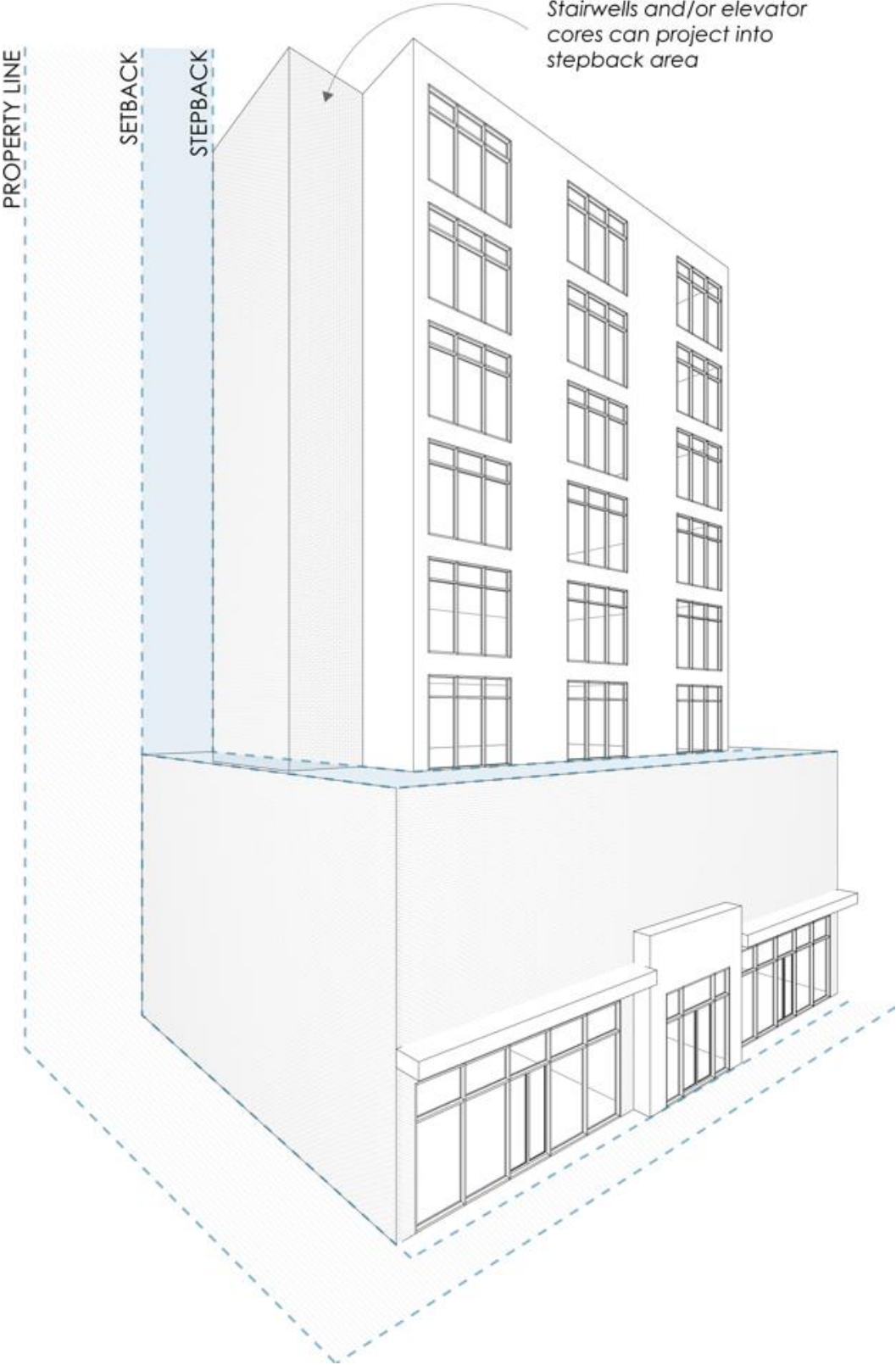
Figure 5.10(b) – Stepback: Single Detached Housing



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Figure 5.10(c) – Stepback: Apartment



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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

**STOREY** means that portion of a [building](#) which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. Any portion of [building](#) (including parkades) having its ceiling level 2.0 metres or less above [finished grade](#) will not be counted as [storey](#). [Mezzanines](#) will not count as a [storey](#).

**STREET** means a highway under the [Local Government Act](#) over 8.0 metres in width which affords the principal access to [abutting](#) properties. It can include a thoroughfare, street, trail, avenue, parkway, driveway, highway, road, viaduct, alley, bridge, trestle way, or other public right of way which is ordinarily used for vehicular traffic, parking, and pedestrians and is located on publicly owned lands. It includes sidewalks, curbs, boulevards, ditches, and traffic lanes.

**STREET, FLANKING** means a [street](#) which [abuts](#) a [side lot line](#).

**STRUCTURAL ALTERATION** means any change or addition to the supporting members of a [structure](#), including but not necessarily limited to the foundation, bearing walls, rafters, columns, beams or girders where the total value of the change or alteration does not exceed 75% of the assessed value of the existing [structure](#). Changes or additions exceeding 75% of the assessed value of the existing [structure](#) are considered a new [structure](#).

**STRUCTURE** means a construction of any kind whether fixed to or supported by or sunk into land or water including but not limited to towers, flag poles, [swimming pools](#), [docks](#), signs and tanks, and excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials.

**SUBDIVISION** means the division of a parcel by an instrument; including a strata plan, the consolidation of, or boundary change to, two or more adjoining parcels; and subdivide has a corresponding meaning.

**SUPPORTIVE HOUSING** means housing consisting of [dwellings](#) with support services on-site that may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking, and transportation. Supportive housing can be in any [apartment](#) or [townhouse building](#) form.

**SURVEYOR'S CERTIFICATE** means a site plan certified by a registered British Columbia Land Surveyor showing the locations of improvements on a [lot](#) relative to the [lot lines](#).

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# T

**TANDEM PARKING** means two [parking spaces](#), one behind the other, with a common or shared point of access to a maneuvering aisle, [lane](#) or [street](#).

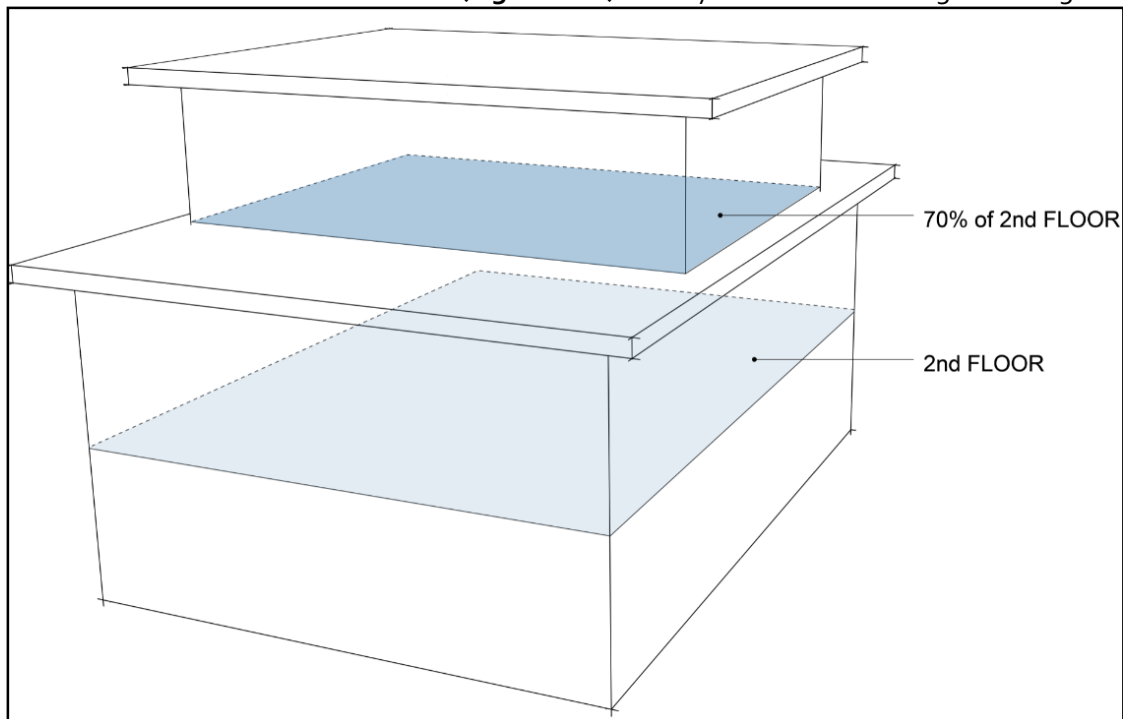
**TEMPORARY FARM WORKER(S)** means an individual or individuals who carry out agricultural work on a temporary and seasonal basis on a [farm unit](#).

**TEMPORARY FARM WORKER HOUSING (TFWH)** means a [dwelling](#) to temporarily accommodate [temporary farm worker\(s\)](#), which is accessory to a [farm unit](#), that is used to provide space for cooking, sanitary, living and sleeping. Further regulations are described in [Section 9.7 Specific Uses – Temporary Farm Worker Housing](#).

**TEMPORARY FARM WORKER HOUSING (TFWH) FOOTPRINT** means the portion of a [lot](#) that includes all [structures](#), driveways and parking areas associated with the [temporary farm worker housing](#), including but not limited to [structures](#) for cooking, sanitary, living and sleeping. The footprint does not include the vegetated buffer. Further regulations are described in [Section 9.7 Specific Uses – Temporary Farm Worker Housing](#).

**TEMPORARY SHELTER SERVICES** means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. Typical [uses](#) include but are not limited to hostels and over-night shelters.

**THIRD STOREY FLOOR AREA DIAGRAM (Figure 5.11)** visually shows the meaning of the regulation:



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**THRIFT STORES** means any store or business operated by a registered non-profit society selling second-hand or used goods, the entire proceeds of which, above the actual bona-fide expenses, are devoted to any charitable purpose.

**TRANSIT SUPPORTIVE CORRIDOR** means any road identified as Transit Supportive Corridor within the [2040 Official Community Plan](#).

**TOP OF BANK** means the natural topographical break where elevation of land is at its peak. With the exception of Mission Creek, if the distance from the high-water mark to the toe of the slope is less than 15.0 meters, then setbacks are measured from the first significant and regular break in slope which is at least 15.0 meters wide. A break in the slope is defined as a section flatter than 3:1 for a minimum distance of 15.0 meters. Terraces less than 15.0 meters wide below the slope break shall be included in the leave strip area. Notwithstanding the foregoing, in the canyon areas of the Mission Creek stream corridor east of Mission Creek Regional Park, setbacks shall be measured from the canyon rim.

**TOWNHOUSES** means a [building](#) containing three or more [dwelling units](#), which each having a direct entrance at grade. The Townhouse definition includes row housing. The townhouse [land use](#) includes any [development](#) configured as [congregate housing](#) or [supportive housing](#).

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density





**URBAN CENTRE** means those areas identified as a 'Urban Centre' within the mapping areas identified within the [Official Community Plan](#).

**URBAN SERVICES** means the provision of utility infrastructure consisting of a community water system, a storm drainage system, a municipally provided [sanitary sewer](#) collection system, and paved roadways [adjacent](#) to the site.

**USE** means the purposes for which land or a [building](#) is arranged or intended, or for which either land, a [building](#), or a [structure](#) is, or may be, occupied and maintained.

**USE, ACCESSORY** means a use which is normally ancillary, incidental, subordinate, and located on the same [lot](#) as the [principal use](#). Parking may be an accessory use when it serves the [principal use](#) and does not serve uses on other sites. Accessory uses include recreational amenities in residential [developments](#) that are devoted to the exclusive use of residents living on the same site.

**USE, PRINCIPAL** means the main or primary [use](#) of land, [buildings](#) or [structures](#) which is provided for in the list of permitted [uses](#) in the zones of this Bylaw.

**USE, SECONDARY** means those uses in the lists of secondary uses in the [zones](#) of this Bylaw which must be in conjunction with a [principal use](#). For example, a home-based business is a secondary use, not a [principal use](#).

**USED GOODS STORES** means [development](#) used for the [retail](#) sale of second-hand or used major and minor household goods, including the refurbishing and repair of the goods being sold. Typical [uses](#) include but are not limited to the re-sale of items such as antique, used furniture, major appliances, and the resale of clothing, jewelry, stereos, and musical instruments. This does not include the sale of used vehicles, recreation craft or construction and industrial equipment, or [auctioneering establishments](#).

**UTILITY SERVICES, INFRASTRUCTURE** means [development](#) for utility infrastructure purposes which is likely to have a major impact on [adjacent uses](#) by virtue of their potential emissions or effects, or their appearance. Typical [uses](#) include but are not limited to sanitary land fill sites, sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste [recycling plants](#).

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Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**VEHICLE** means any motor vehicle as defined in the *Motor Vehicle Act*.

**VILLAGE CENTRE** means those areas identified as a 'Village Centre' within the mapping areas identified within the [Official Community Plan](#).

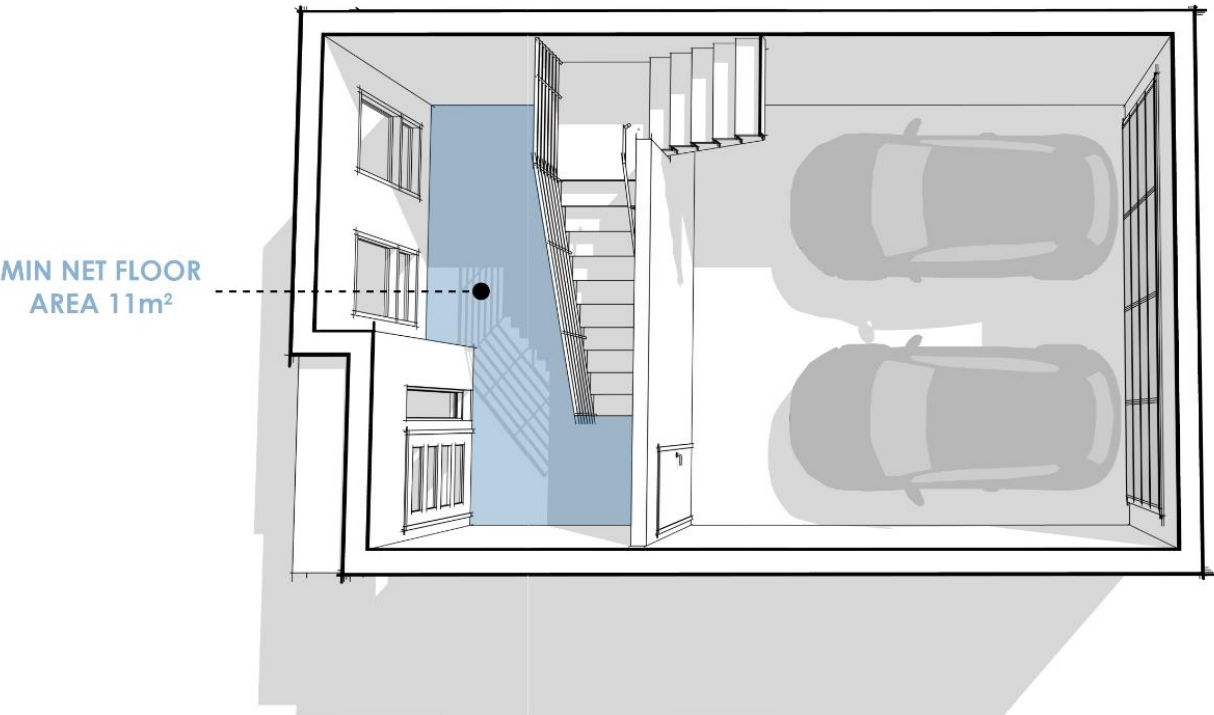
**VISUAL EXAMPLE OF MAX FLOOR HEIGHT FOR REDUCED GROUND ORIENTED HOUSING SETBACK (Figure 5.12)** means the following figure:



## Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

VISUAL EXAMPLE OF MIN NET FLOOR AREA ON FIRST FLOOR FOR REDUCED GROUND-ORIENTED HOUSING SETBACK (Figure 5.13) means the following figure:



Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**WAREHOUSING** means [development](#) used to store products or goods before moving them to another location. In general, this [land use](#) does not include the [retail](#) sale of services or goods onsite. However, indoor display, office, technical, administrative support, e-commerce pickup locations, or [retail](#) sale operations can occur but shall be limited in scale and be accessory to the [warehousing](#) listed above. The [net floor area](#) devoted to such accessory activities shall not exceed 10% or 235 square metres (whichever is less) of the [gross floor area](#) of the [building\(s\)](#) devoted to the [warehousing](#). E-commerce locations that have consumer pickup is permitted as long as the warehousing portion is at least 90% of the [gross floor area](#) of the [building](#) and the [gross floor area](#) of the pickup location (including any [retail](#) portion) is not larger than 235 square metres.

**WATER SYSTEM, COMMUNITY** means a system of waterworks which includes either private or community waterworks, within the meaning of the [Public Health Act](#) which is owned, operated and maintained by the [City](#), an Improvement District under the [Water Utility Act](#) and authorized by [Council](#).

**WATER SYSTEM, PRIVATE** means a privately owned utility system certified as a public convenience and necessity under the [Water Utility Act](#) that provides water services to more than a single [lot](#).

**WATERCOURSE** means any natural depression with visible banks, which contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland, or surface source of water, whether containing [fish](#) or not, including intermittent streams, and drainage works which contain [fish](#). [Map 21.1](#) in the [OCP](#) illustrates the main lakes, rivers, creeks, and wetlands within the City of Kelowna.

**WET BAR** means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. Exhaust fans, 220-volt wiring, natural gas rough-in and permanent cooking facilities of any type are not permitted. The provision of wet bars in no way permits an additional [dwelling](#) to be established.

**WIDE LOTS** are defined where the [lot width](#) exceeds the [lot depth](#).

**WRECKING YARD** means any land or [building](#) used for the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials including scrap metal, [vehicles](#), machinery, and other discarded materials.

## Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**YARD** means an area created by a [building](#) setback from a [lot line](#).

**YARD, FRONT** means the area between [side lot lines](#) extending from the [front lot line](#) to the nearest wall or supporting member of a [building](#) or [structure](#).

**YARD, REAR** means the area between the [side lot lines](#) extending from the [rear lot line](#) to the nearest wall or supporting member of a [building](#) or [structure](#).

**YARD, SIDE** means that part of the [lot](#) which extends from a [front yard](#) to the [rear yard](#) between the [side lot line](#) and the nearest wall or supporting member of a [building](#) or [structure](#).

## Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



**ZONE** means the areas into which the [City](#) is divided in accordance with the maps attached as Schedule 'A' of this Bylaw and for which specific regulations are outlined herein for each area.

## Section 5 – Definitions & Interpretations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones														
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones					
Uses	A1 Reqs	Reqs	Uses	Sub	Reqs	Uses	Reqs	Density	Uses	Reqs	Ind	Health	Density	

# SECTION 6 –

## General Development Regulations

### 6.1 Swimming Pools

- 6.1.1 Swimming pools shall not be located in a required [front yard](#) setback.
- 6.1.2 Above ground swimming pools and associated [decks](#) greater than 0.6 metres in height shall meet the siting requirements of [accessory buildings](#).
- 6.1.3 At grade swimming pools shall be located at a minimum of 0.9 metres from [side lot line](#) and [rear lot line](#) and 1.5 metres from any [street](#), except for a required [front yard](#).
- 6.1.4 Fencing around swimming pools shall be in accordance with the [City of Kelowna Building Bylaw, 1993, No. 7245](#).

### 6.2 Projections Into Yards

- 6.2.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, a cantilevered section of a [building](#), portions of a [building](#) on a foundation or ornamental features may project into a required yard, provided such projections do not exceed 0.6 metres. The total area of projections shall not comprise of more than 30% of the total area of the exterior wall in which they are located. The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including [decks](#), trellises, or other open [structures](#). For [buildings](#) or [structures](#) that are more than one [storey](#), the area of the projection shall be calculated per [storey](#). No individual projection shall exceed 4.0 metres in length. No two projections shall be closer than 1.5 metres apart.
- 6.2.2 Unenclosed or enclosed steps, eaves, [awnings](#), [decks](#), [canopies](#), [balconies](#), and [porches](#) shall not project more than 0.6 metres into a required yard except they may project up to 2.5 metres into a required [rear yard](#).
- 6.2.3 Entrance [canopies](#) or [awnings](#) in the [multi-dwelling zones](#) and [core area and other zones](#) for weather protection or [building](#) ornamentation may project up to 3.0 m into a [front yard](#), 3.0 metres into a [flanking side yard](#), and 1.5 metres into a [side lot line](#).
- 6.2.4 Utilities, storage tanks, underground parking and similar [structures](#) constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with [abutting](#) properties and the encroachments are covered by sufficient soil depth or surface treatment to foster [landscaping](#), provided that storage tanks containing flammable materials shall be subject to the British Columbia Fire Code.

#### Section 6 – General Development Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 6.3 Lighting

- 6.3.1 No flashing or blinking exterior lighting shall be permitted.
- 6.3.2 All direct and ambient lighting shall be shielded in [residential zones](#) so as to not shine directly beyond the boundaries of the [lot](#).
- 6.3.3 The maximum height for lighting posts is the lesser of the primary [building](#) or 7.0 metres.

## 6.4 Setback from Provincial Highways

- 6.4.1 All [buildings](#) and [structures](#) on lots [abutting](#) Highway 97 or Highway 33, shall not be closer than 4.5 metres to any [lot line abutting](#) the highway.

## 6.5 Riparian Management Area (RMA) Setbacks

- 6.5.1 In all [zones](#) where [Riparian Management Area](#) setbacks are required along watercourses, as specified by Kelowna's [Official Community Plan](#), the specified setback distance shall be measured from the [top of bank](#), or from the [natural boundary](#) where the [top of bank](#) is not clearly defined. The specified setback distance shall be measured to the nearest part of the [building](#) or [structure](#) including roofs, eaves, and any over-hanging components or cantilevered portions of a [building](#).

## 6.6 Minimum Lot Size – Septic Disposal System

- 6.6.1 For any rural residential, residential, industrial, commercial, institutional, or comprehensive [land use](#), no [lots](#) shall be created that are less than 1.0 hectares in area unless they are serviced by a [community sanitary sewer system](#). The only exception to this provision are [subdivisions](#) approved by the [Provincial Agricultural Land Reserve Commission](#) for a homesite severance or an institutional [lot](#) for: utility services, [park](#), or [open spaces](#) where a restrictive covenant is registered restricting the [uses](#) to [uses](#) that do not generate sewerage.

## 6.7 Energy Efficiency

- 6.7.1 Any [single detached housing](#), [semi-detached housing](#), or [duplex housing](#), that is constructed to Step 5 of the [BC Building Code's Energy Step Code](#) or is constructed as a [certified passive house](#),

### Section 6 – General Development Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



may reduce the minimum [rear yard](#), [front yard](#), and/or [flanking street](#) requirements of the [zone](#) by up to 0.25 metres, except:

- (a) where there is a minimum requirement of 6.0 metres for a [front yard](#) or from a [flanking street](#) to a garage or [carport](#), that 6.0 metres may not be reduced;
- (b) where there is a minimum requirement of 1.5 metres or less for a [rear yard](#), that 1.5 metres or less may not be reduced.

## 6.8 Density Bonus

- 6.8.1 Where a [zone](#) allows for a bonus density, the bonus density will be permitted if one or both bonus provisions are provided as described in Section 6.8.2 and Section 6.8.3 below. The density bonus provisions in Section 6.8.2 and Section 6.8.3 can both apply only if the [lot](#) is wholly or partially within an [urban centre](#) or on a [transit supportive corridor](#).
- 6.8.2 The Public Amenity & Streetscape Bonus density is permitted if payments are made into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with [Table 6.8.a](#).
- 6.8.3 The Rental or Affordable Housing Bonus density is permitted in respect of a [building permit](#) authorizing construction of [dwelling units](#) if:
  - (a) all of the [dwelling units](#) are zoned for the residential rental tenure and a minimum of 80% of the [dwelling units](#) authorized by the [building permit](#) that are not ground-oriented shall have [balconies](#) with a [gross floor area](#) of at least 5% of the [dwelling unit's gross floor area](#); or
  - (b) a payment is made into Housing Opportunities Reserve Fund as established by [Bylaw No. 8593](#) in accordance [Table 6.8.b](#) in respect of at least 2% of the total number of [dwelling units](#) authorized by the [building permit](#) authorizing the construction of the bonus density.
- 6.8.4 If calculation of the total number of [dwelling units](#) for the purposes of Section 6.8.3(a) or Section 6.8.3(b) yields a fractional number; then any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and any fraction one-half (0.5) or greater rounds up to the nearest whole integer.
- 6.8.5 Density bonus payments must be made prior to issuance of a [building permit](#) authorizing the construction of a [building](#) that contains bonus density.

### Section 6 – General Development Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 6.8.a Density Bonus <sup>.1</sup> m = metres / m <sup>2</sup> = square metres	
Building Form & Location	Payment Rate to qualify for Density Bonusing
Infill and Townhouse <b>Developments</b> outside an <b>Urban Centre</b>	\$10 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
Apartment and Mixed Use <b>Buildings</b> outside an <b>Urban Centre</b> and outside a Village Centre	\$20 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
Commercial & Industrial <b>Developments</b> outside an <b>Urban Centre</b>	\$20 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
<b>Developments</b> within VC1- Village Centre	\$20 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
<b>Developments</b> within UC1 – Downtown Urban Centre	\$50 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
<b>Developments</b> within UC2 – Capri-Landmark Urban Centre	\$50 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
<b>Developments</b> within UC3 – Midtown Urban Centre	\$20 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
<b>Developments</b> within UC4 – Rutland Urban Centre	\$20 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
<b>Developments</b> within UC5 – South Pandosy Urban Centre	\$20 per m <sup>2</sup> of <b>lot area</b> <sup>.1, .2</sup>
<b>FOOTNOTES (Section 6.8.a):</b> <sup>.1</sup> The payments stated are for the year 2022. The payments will increase by two percent (2%) every January 1 <sup>st</sup> . All payments will be rounded to the nearest five (5) dollars. <sup>.2</sup> For the purpose of calculating the density bonus payments, the <b>lot area</b> will not include areas of the <b>lot</b> that are subject to a no build or a no disturb restrictive covenant.	

Table 6.8.b Affordable Housing Bonus	
Building Form & Location	Payment-in-lieu of providing secured Affordable Housing
Any development within the City of Kelowna	\$100,000 per affordable housing unit

## Section 6 – General Development Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 6.9 Accessory Buildings

- 6.9.1 [Accessory buildings](#) are permitted to have one half bathroom with a toilet and sink. The bathroom is permitted to a maximum area of 3 square metres. [Bedrooms](#) and / or full bathrooms are not permitted, except one full bathroom is permitted in an [accessory building or structure](#) used exclusively as a pool house.
- 6.9.2 [Accessory buildings or structures](#) may not contain a [dwelling](#) unit.
- 6.9.3 Satellite dishes, radio or television masts in [residential zones](#) are only permitted in the [rear yard](#) (i.e., not in the [front](#) or [side yard](#)) and is considered a structure for the purpose of maximum [heights](#) identified within each [zone](#).

## 6.10 Dormers

All [dormers](#) must follow the following:

- the [dormer's](#) cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof (see [Figure 6.10\(a\)](#) for illustrated example).
- the [dormer's](#) cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves (see [Figure 6.10\(a\)](#) for illustrated example).
- the [dormer's](#) face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves (see [Figure 6.10\(a\)](#) for illustrated example).
- the [dormer's](#) maximum width is 50% of the width of the roof on which the [dormer](#) is located (see [Figure 6.10\(b\)](#) for illustrated example).

### Section 6 – General Development Regulations

<a href="#">Definitions</a> / <a href="#">General Rules</a> / <a href="#">Site Layout</a> / <a href="#">Parking</a> / <a href="#">Min Parking Table</a> / <a href="#">Min Bicycle Table</a> / <a href="#">Specific Uses</a> / <a href="#">CD Zones</a>													
<a href="#">Agriculture &amp; Rural Zones</a>			<a href="#">Single &amp; Two Dwelling Zones</a>			<a href="#">Multi-Dwelling Zones</a>			<a href="#">Core Area and Other Zones</a>				
<a href="#">Uses</a>	<a href="#">A1 Regs</a>	<a href="#">Regs</a>	<a href="#">Uses</a>	<a href="#">Sub</a>	<a href="#">Regs</a>	<a href="#">Uses</a>	<a href="#">Regs</a>	<a href="#">Density</a>	<a href="#">Uses</a>	<a href="#">Regs</a>	<a href="#">Ind</a>	<a href="#">Health</a>	<a href="#">Density</a>

Figure 6.10(a) - Dormer Setback Illustration

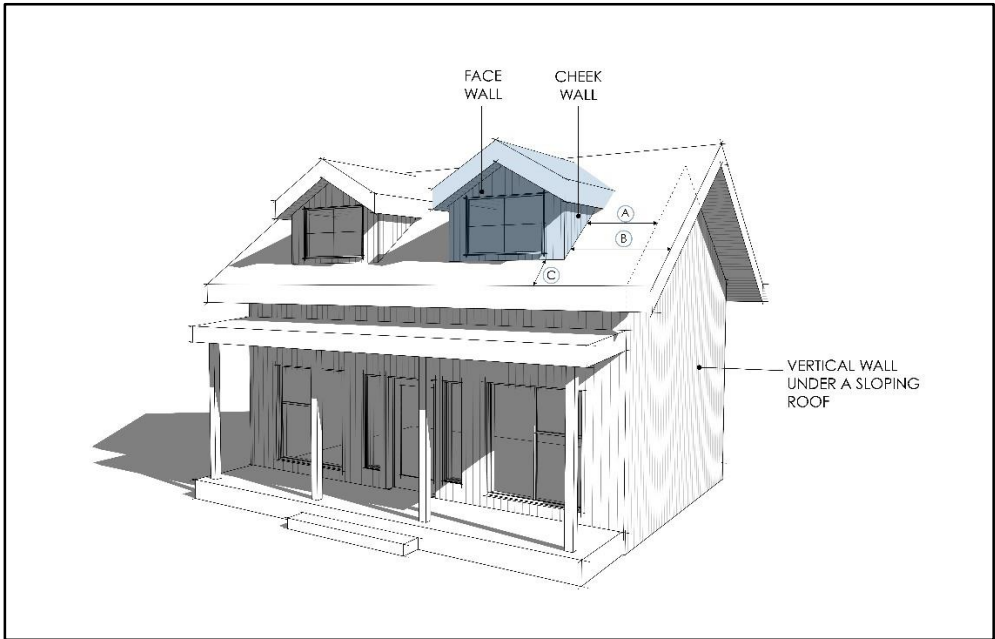
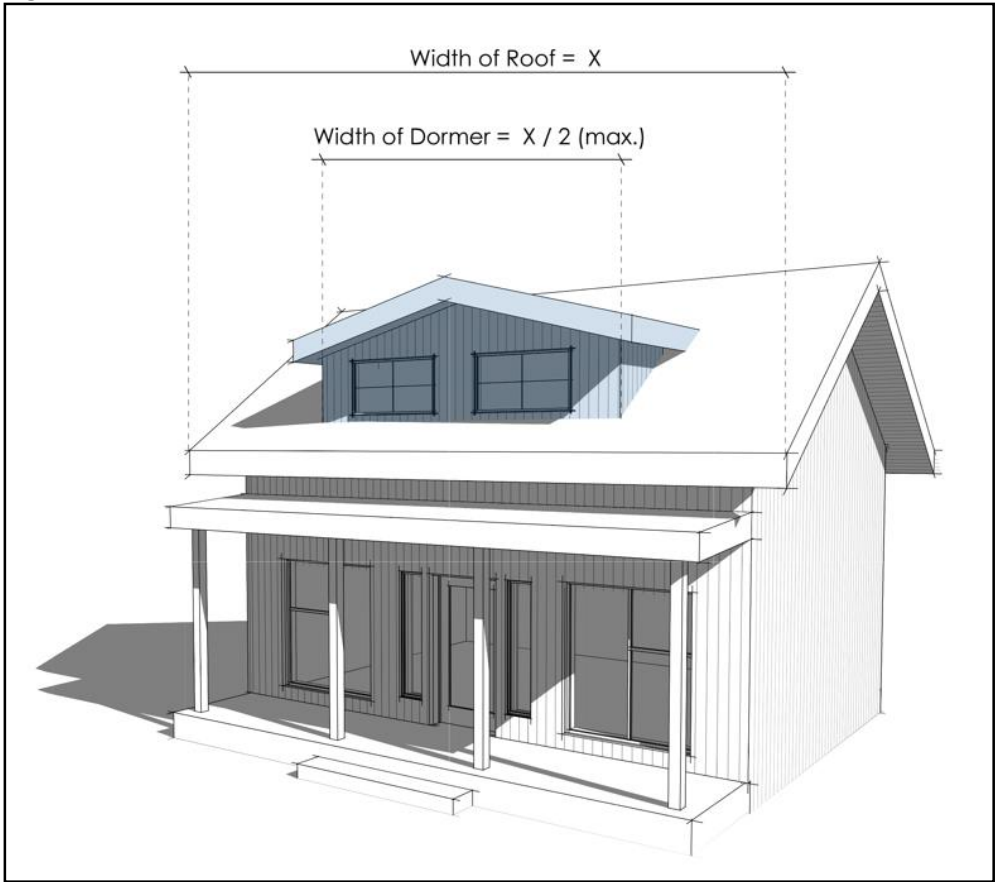


Figure 6.10(b) - Dormer Maximum Width Illustration



Section 6 – General Development Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 6.11 Grading

- 6.11.1 The **finished grade** shall to the extent possible, retain the natural contour of the land (**natural grade**), minimize the necessity to use retaining walls and ensure positive drainage away from abutting properties.
- 6.11.2 **Finished grades** shall not deviate more than 1.0 metre from the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the **lot** was created.
- 6.11.3 Where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, the grading of the **lot** should retain the natural contour of the land (**natural grade**) and any grading should have the lot slopes absorbed within the building massing such as stepped foundations to minimize the need for grades steeper than 3:1 ratio.

### Section 6 – General Development Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

# SECTION 7 –

## Site Layout

### 7.1 General Provisions

- 7.1.1 The intent of these [landscaping](#) and screening regulations is to contribute to a reasonable standard of livability, aesthetic, and placement of the [landscaping](#), to provide for the masking and separating of various [land uses](#).

### 7.2 Landscaping Standards

- 7.2.1 All required [landscape areas](#) and installations including irrigation requirements shall meet or exceed the Canadian Landscape Standard (CLS) as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.
- 7.2.2 All required [landscape areas](#) and installations shall be regularly maintained by property [owners](#) to meet or exceed the Canadian Landscape Standard.

- (a) the landscape maintenance requirements shall address/provide for the following items regarding plant material: watering, mulching, pruning, fertilizing, liming and tree support as well as weed, pest, and disease control.
- (b) the landscape maintenance requirements shall address/provide for the following items regarding lawns and grass areas: watering, fertilizing, liming, mowing, trimming, edging, aeration and repairs (regarding, reseeding or resodding) as well as weed, insect, and disease control.
- (c) the execution of the above-mentioned landscape maintenance requirements shall take place on a regular basis as to ensure a healthy, neat, and orderly appearance throughout the year.

- 7.2.3 Landscaping within the [landscape areas](#) shall follow the regulations within [Table 7.2](#) to provide for the masking or separating of various [land uses](#).

- (a) Driveways as well as entrance/exit pathways are permitted to cross the [landscape areas](#).
- (b) Parking is not permitted within the [landscape areas](#); except parking is permitted within the [landscape area](#) when the [landscape area](#) is abutting a [lane](#) and when the parking meets the parking setback regulations identified in [Section 8.2](#).

- 7.2.4 All required setback areas shall be landscaped with various tree species in accordance with [Table 7.2](#) to provide for the masking or separating of various land uses. The minimum number of trees is identified within [Table 7.2](#). In addition to [Table 7.2](#) and to provide appropriate masking and separating of various land uses, the following must also be adhered to:

- (a) properties adjacent to ALR land must meet [landscaping](#) standards as outlined in the Farm Protection DP Guidelines as outlined in the [City of Kelowna's Official Community Plan](#).

#### Section 7 – Site Layout

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

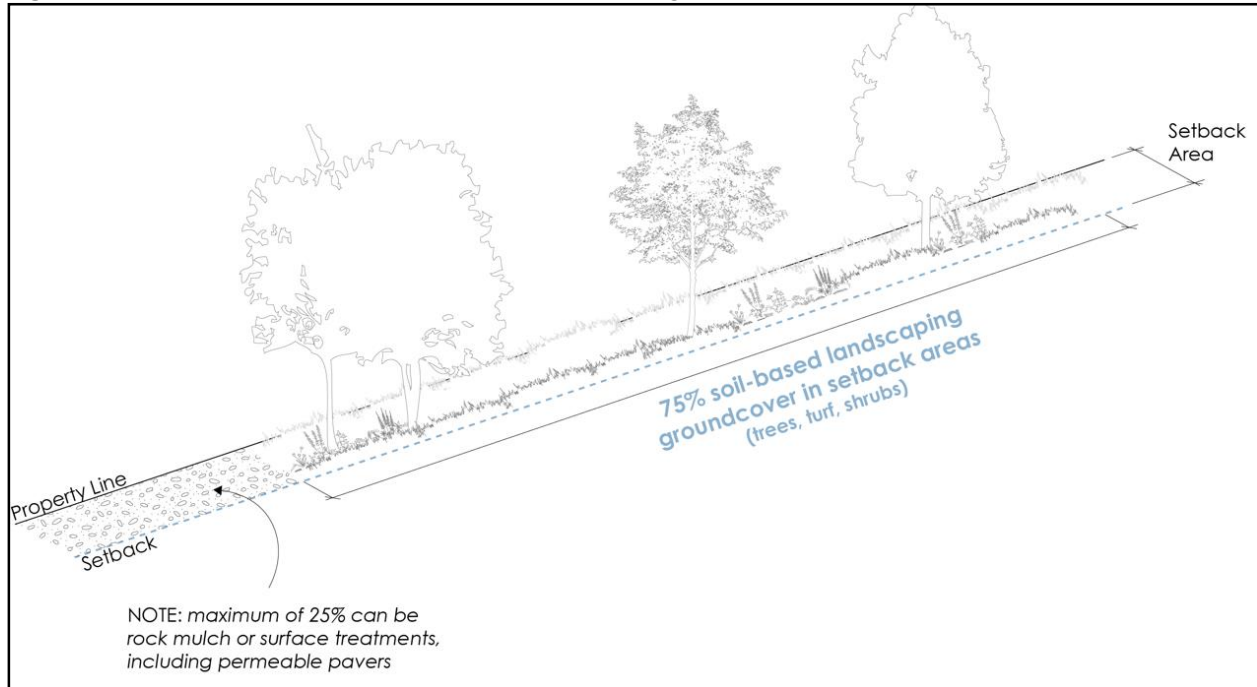
- (b) properties zoned A1 and A2 must meet [landscaping](#) standards as outlined in the Farm Protection DP Guidelines as outlined in the [City of Kelowna's Official Community Plan](#).

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m <sup>2</sup> = square metres				
Criteria	Infill Housing and Townhouses	Apartments in Multi-Dwelling Zones	Urban Centre Zones & Institutional Zones	Commercial Zones & Industrial Zones
Minimum Tree amount. <sup>.2</sup>	One tree per 50 m <sup>2</sup> of <a href="#">landscape area</a> or 1 tree per 12 linear metres of <a href="#">landscape area</a> (whichever is more) <sup>.2</sup>	One tree per 55 m <sup>2</sup> of <a href="#">landscape area</a> or 1 tree per 10 linear metres of <a href="#">landscape area</a> (whichever is more) <sup>.2</sup>	One tree per 30 m <sup>2</sup> of <a href="#">landscape area</a> or 1 tree per 10 linear metres of <a href="#">landscape area</a> (whichever is more) <sup>.2</sup>	One tree per 30 m <sup>2</sup> of <a href="#">landscape area</a> or 1 tree per 10 linear metres of <a href="#">landscape area</a> (whichever is more) <sup>.2</sup>
Minimum Deciduous Tree <a href="#">Caliper</a> <sup>.1</sup>	Large: 5 cm Medium: 4 cm Small: 3 cm			
Minimum Coniferous Tree Height	250 cm			
Minimum Ratio between Tree size <sup>.3</sup>	Large: Min 50% Medium: No min or max Small: Max 25%			
Minimum <a href="#">Growing Medium</a> Area <sup>.4</sup>	75% <a href="#">soil-based landscaping</a> groundcover in <a href="#">landscape areas</a> <a href="#">See Visual Example Figure 7.2.1</a>			
Minimum <a href="#">Growing Medium</a> Volumes per Tree <sup>.4</sup>	Large Single: 30 m <sup>3</sup> - Large Multiple Connected by Trench or Cluster: 25 m <sup>3</sup>  Medium Single: 20 m <sup>3</sup> - Medium Multiple Connected by Trench or Cluster: 18 m <sup>3</sup>  Small Single: 15 m <sup>3</sup> - Small Multiple Connected by Trench or Cluster: 12 m <sup>3</sup>			
FOOTNOTES ( <a href="#">Section 7.2</a> ):				
<sup>.1</sup> All deciduous trees shall have a minimum clear stem height of 1.5 m.				
<sup>.2</sup> The total area and linear metre calculation are used to determine a minimum number of trees that is to be planted within the <a href="#">landscape areas</a> . The minimum number of trees on site shall be whichever calculation is greater (the area or the linear metre). The tree spacing shall follow the <a href="#">City of Kelowna’s Urban Tree Guide</a> but there is no minimum or maximum regarding tree spacing. This provides landscape plan flexibility to allow grouping of trees where applicable.				
<sup>.3</sup> Tree size will be defined in the <a href="#">City of Kelowna’s Urban Tree Guide</a> , if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for purposes of minimum ratio between tree size.				
<sup>.4</sup> Minimum <a href="#">growing medium</a> may be shared through the <a href="#">landscape area</a> (tree, turf, and shrub).				

## Section 7 – Site Layout

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 7.2.1 - Visual Example of Soil-Based Landscaping



- 7.2.5 Notwithstanding any other provisions in this Bylaw, where [Riparian Management Area](#) are required along stream corridors in accordance with the [Official Community Plan](#), the land and vegetation shall remain undisturbed. In the case of [Riparian Management Area](#) along Okanagan Lake, land is to remain in its natural condition or be landscaped in a manner that either enhances conditions for [fish](#) and wildlife or maintains conditions equivalent to those that would have existed had no [development](#) occurred. [Retaining walls](#) along the Okanagan Lake waterfront are permitted under the terms of a development permit where required to protect lakefront property. All site layout and [landscaping](#) provisions must be consistent with the riparian requirements outlined in the [Official Community Plan](#).
- 7.2.6 All construction on-site must occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and water courses. This includes the provision of temporary fencing prior to and during construction.
- 7.2.7 All [landscape areas](#) will be graded to meet the following criteria:
- (a) maximum 1:3 slope (33%) for lawn areas;
  - (b) maximum 1:2 slope (50%) for shrub or ground cover area;
  - (c) minimum 1:50 slope (2%) for cross slope for any landscape area;
  - (d) all areas in which the existing slope exceeds 30% are to be identified;
  - (e) all areas developed and [adjacent](#) lands impacted by [development](#) with slopes greater than 30% shall be rehabilitated using indigenous vegetation common to the [site](#).

## Section 7 – Site Layout

<a href="#">Definitions</a> / <a href="#">General Rules</a> / <a href="#">Site Layout</a> / <a href="#">Parking</a> / <a href="#">Min Parking Table</a> / <a href="#">Min Bicycle Table</a> / <a href="#">Specific Uses</a> / <a href="#">CD Zones</a>													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

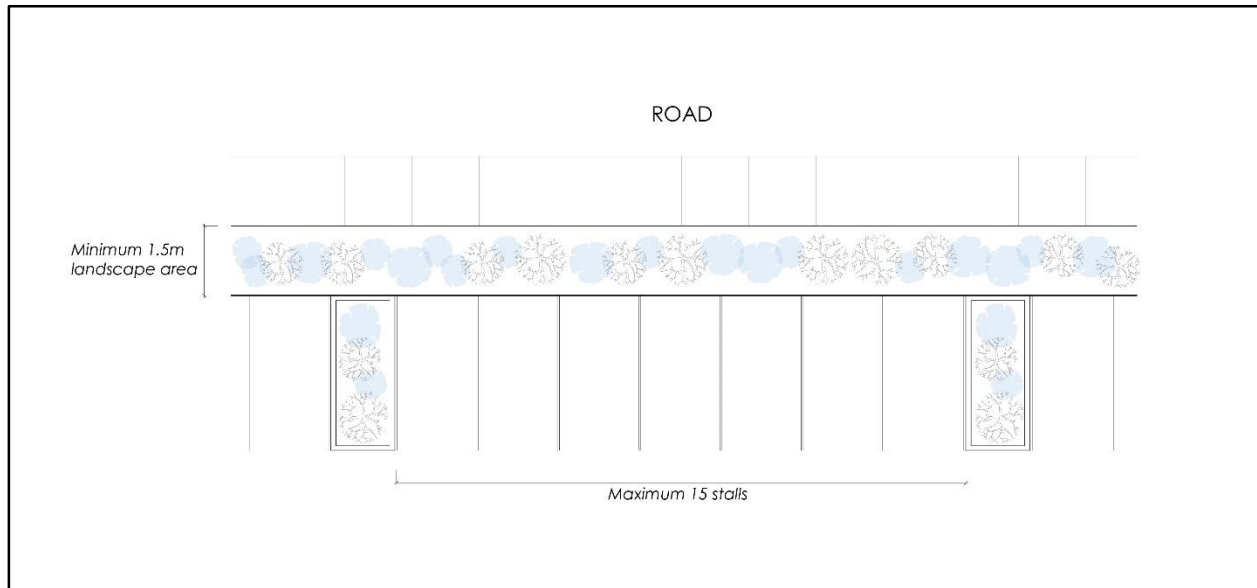


- 7.2.8 All [landscape areas](#) shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, [streets](#), or parking areas shall be permitted. The following areas are exempt from having permanent fully automatic irrigation systems:
- (a) existing areas of undisturbed native vegetation which have been accepted as landscape area or [Riparian Management Area](#);
  - (b) [landscape areas](#) specifically designed as xeriscape or drought resistant natural species plantings; however, temporary irrigation may be required; and
- 7.2.9 Where the retention of native trees and ground cover is required or permitted, a letter from a registered professional landscape architect or registered professional forester shall be submitted, indicating the mitigation measures required during and after the construction to ensure the health of the vegetation.
- 7.2.10 Any surface [parking lot](#) over 15 vehicles must incorporate landscaped islands as described below:
- (a) Notwithstanding [Section 7.2.3](#), if a [parking lot](#) over 15 vehicles [abuts](#) a [street](#), that interface must have at least a minimum 1.5 metres landscape area (the setback landscaping area might be larger). See [Figure 7.2.10](#);
  - (b) landscaped islands are required at the end of each parking aisle;
  - (c) the maximum number of [parking spaces](#) in a consecutive row is 15 with a landscaped island or drive aisle separating the next 15 spaces;
  - (d) landscaped islands are not to be longer than the adjacent [parking space](#);
  - (e) landscaped islands shall be clearly delineated as separate and in addition to required parking and [loading spaces](#);
  - (f) locate landscaped islands such that loading and unloading vehicles can gain access without undue interference; and
  - (g) a minimum of one tree must be included in a landscaped island.

## Section 7 – Site Layout

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 7.2.10 – Parking Landscape Islands



## 7.3 Refuse and Recycling Bins

7.3.1 All refuse and recycling bins (including all other large receptacles used for the temporary storage of materials) that are placed wholly above [natural grade](#) (in zones other than agricultural zones) shall:

- require opaque screening from [adjacent lots](#) and [streets](#).
- all screening shall be a minimum of 1.3 metres in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
- all sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 metres in height.
- all refuse or recycling bins shall be setback a minimum of 3.0 metres from any [lot abutting a rural residential, single & two dwelling, or multi-dwelling zone](#).
- an unobstructed access [lane](#) with a minimum width of 3.0 metres and a minimum vertical [clearance](#) of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure.

7.3.2 All refuse and recycling bins that are placed in-ground must be set back 0.5 metres from a [front lot line](#) or [side lot line](#).

## 7.4 Urban Plazas

7.4.1 Urban plazas are a screening or masking site design element required to separate adjacent [uses](#) when large [building](#) frontages are proposed.

### Section 7 – Site Layout

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

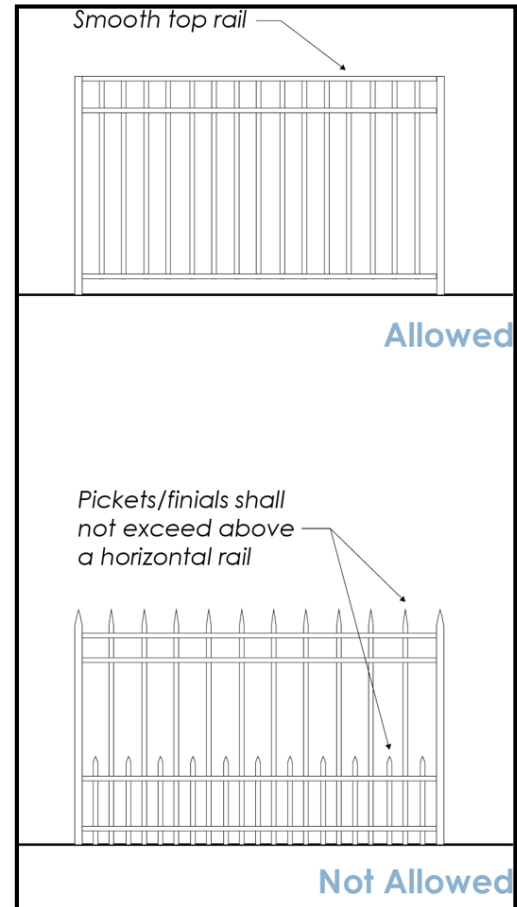
- 7.4.2 The minimum plaza street **frontage** is 7.5 metres.
- 7.4.3 The minimum plaza depth is 6.0 metres. Urban plazas must have a minimum of one tree, with a minimum 90 millimetre **caliper** and rootball of 900 millimetres.

## 7.5 Fencing and Retaining Walls

- 7.5.1 Screen **fences** shall be consistent with the quality of **building** design and materials of the principal **building**.
- 7.5.2 Screening **fences** shall be opaque double-sided construction. Where screen **fences** are allowed or required by this Bylaw, they shall be of an opaque or a combination of opaque and lattice design.
- 7.5.3 The maximum height for **fences** constructed from **natural grade** shall be:
- 2.0 metres in **rural residential zoned** properties except, where abutting an **agricultural, industrial, or commercial zone**, then the maximum height shall be 2.4 metres.
  - 2.4 metres in **commercial or industrial zoned** properties.
  - 2.0 metres in **single & two dwelling, multi-dwelling, village centre, or urban centre zoned lots** except, that it shall not exceed 1.2 metres in **height** within the minimum **front yard** or **flanking yard** setbacks.

- 7.5.4 No **fence** in a **commercial, public and institutional or industrial zone** shall exceed 2.4 metres in **height**.
- 7.5.5 **Lots** in **industrial zones** are to have an opaque 2.4 metres high **fence** around all storage yards, along all **lot lines abutting** non-industrial zones and around **wrecking yards** that are visible from a **street abutting** the lot.
- 7.5.6 No metal **fence** shall constructed or erected that have the ends of **fence** pickets or finials to extend above a horizontal rail (see Figure 7.5.6).
- 7.5.7 No barbed wire fencing shall be constructed or erected in any **rural residential, single & two dwelling, multi-dwelling, or core area & other zone**, except in the P1 zone where the site is used for **detention and correction services**.
- 7.5.8 No razor wire **fences** shall be constructed or erected in any zone except were associated with penitentiaries, jails, or places of incarceration.
- 7.5.9 No **fencing** shall be constructed or erected at or below the high-water mark (geodetic elevation of 343 metres) of Okanagan Lake.

**Figure 7.5.6 – Fencing Types**



### Section 7 – Site Layout

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- 7.5.10 **Retaining walls** on all **lots**, except those required as a condition of **subdivision** approval, must not exceed a height of 1.2 metres measured from **natural grade** on the lower side, and must be constructed so that any **retaining walls** are spaced to provide a 1.2 metres horizontal separation between tiers. The maximum number of tiers that may be constructed without a professional design by a qualified professional engineer is two. The maximum total height of any retaining wall system that may be constructed without a professional design by a qualified professional engineer is 2.4 metres.
- (a) a **retaining wall** may be higher than 1.2 metres, measured from **finished grade**, where the **natural grade** of the subject **lot** is lower than the **abutting** property.
  - (b) the combined height of a **fence** on top of a **retaining wall** at the **lot line** or within 1.2 metres of the **lot line** shall not exceed 2.0 metres, measured from **natural grade** at the **abutting** higher property.
  - (c) where an affected property remains at **natural grade** and the subject property constructs a **retaining wall** and a **fence** within 1.2 metres of the **lot line**, the maximum height for a **fence** on the affected property shall be no greater than 1.8 metres above the height of the **retaining wall** or 3.0 metres, whichever is less.
- 7.5.11 In the case of a **retaining wall**, the maximum height of a **fence**, or portion of retaining wall extending above the natural grade of the abutting higher property, or combination thereof, shall be 2.0 metres, measured from the natural grade of the abutting higher property.

## Section 7 – Site Layout

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 8 –

## Parking and Loading

## 8.1 General Provisions and Development Standards

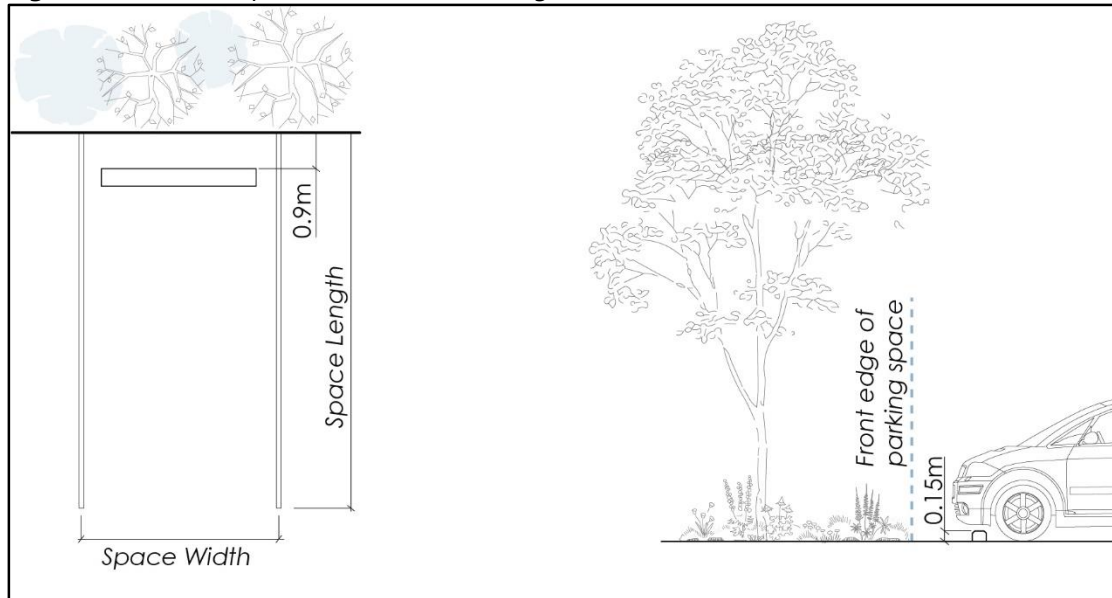
- 8.1.1 Where provision of off-street parking or [loading spaces](#) is required by this Bylaw, a plan of the proposed site layout and landscape plan shall be included with the development permit application or [building permit](#), as the case may be. The plans must be included with the [building permit](#) application. The site plan must be drawn to scale and must clearly illustrate the [lot](#) size and configuration, [building](#) locations, [parking spaces](#), [loading spaces](#), on-site circulation, access driveways, [landscaping](#), [fences](#), and any other details relevant to the review of the [development](#) proposal.
- 8.1.2 Off-street [parking spaces](#) shall not be credited as off-street [loading spaces](#) or vice versa.
- 8.1.3 In lieu of providing the required number of off-street parking spaces where the [City](#) owns and operates a parking facility within [urban centres](#), a property [owner](#) within an [urban centre](#) may pay to the [City](#) a sum of money equal to the number of [parking spaces](#) not provided multiplied by the applicable cash-in-lieu amount as determined by the [Payment in Lieu of Parking Bylaw No. 8125](#). Cash-in-lieu is not permitted where compliance with Ministry of Transportation & Infrastructure (MOTI) standards is required.
- 8.1.4 Every off-street parking or [loading](#) area (including every access road to such areas) required by this Bylaw to accommodate three (3) or more vehicles:
- (a) shall have a durable, dust-free hard surface of concrete, asphalt, or similar material, constructed such that the surface drainage is directed to the public storm sewer system (if available), or alternatively to approved planting areas, or an approved on-site drainage system;
  - (b) despite Section 8.1.4(a), any requirement for hard surfacing such as concrete or asphalt does not apply (but [dust free surface](#) shall be required) to agricultural zones, public parks, or [open space](#) uses;
  - (c) shall clearly delineate individual [parking spaces](#), [loading spaces](#), spaces for the disabled, maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;
  - (d) shall be designed to allow forward entry to and exit from the [lot](#) on which the parking or [loading](#) area is located directly to a dedicated public [street](#) or [lane](#), without encumbering any lands other than the subject [lot](#). This provision does not apply where parking or [loading](#) can be provided and accessed directly from an abutting [lane](#). This provision shall not apply where [tandem parking](#) results in the provision of three or more [parking spaces](#) where access is from a local collector road or a road of a lesser standard as identified in the [City](#) of Kelowna's [Official Community Plan](#);
- 8.1.5 No required parking shall be provided parallel to and flanking a [lane](#) unless the parking area is accessible by a driveway and is screened from the [lane](#) by a physical barrier.

## Section 8 – Parking &amp; Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- 8.1.6 Landscaped islands and [parking lot](#) requirements shall be consistent with [Section 7](#).
- 8.1.7 Every off-street parking or [loading](#) area, and access thereto, shall have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon [lot lines](#).
- 8.1.8 All off-street [parking spaces](#) on [lots](#) with five (5) or more [parking spaces](#) and abuts a pedestrian walkway or landscaped area without a barrier curb needs to have a wheel stop that is 0.9 metres from the walkway or [landscaping](#) area and minimum 0.15 metres in height as described [Figure 8.1.8](#). This requirement does not apply to a [parking space](#) if the [parking space](#) is configured parallel to the curb or drive aisle.

**Figure 8.1.8 – Example of Off-Street Parking**



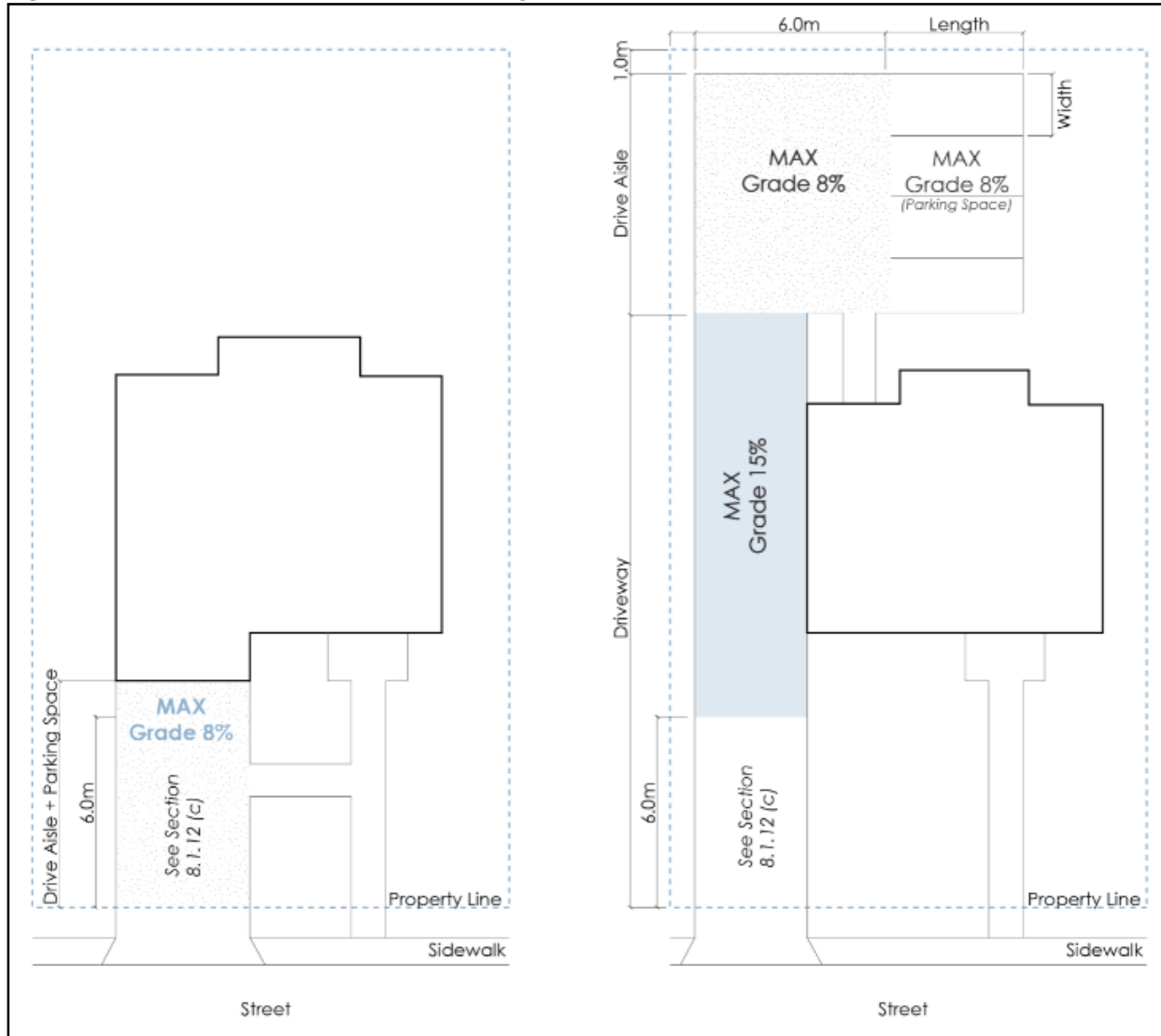
- 8.1.9 Where a wheel stop is provided pursuant to [Section 8.1.8](#) the portion of the [parking space](#) between the wheel stop and the front edge of the [parking space](#), as marked in [Figure 8.1.8](#), is exempt from the requirements of [Section 8.1.4](#) and may be surfaced with permeable material or [landscaping](#), provided that no [landscaping](#) exceeds 0.15 metres in [height](#).
- 8.1.10 Every off-street parking or [loading](#) area which is illuminated shall have all lighting positioned in such a manner that light falling onto [abutting](#) properties is minimized.
- 8.1.11 Any trash storage or collection area co-existing with any parking or [loading](#) area:
- shall be clearly delineated as separate and in addition to required parking and [loading spaces](#);
  - shall be located such that collection vehicles can gain access without undue interference with the operation of the parking and [loading](#) area; and
  - shall have a [fenced](#) or [landscaped](#) screen as required by [Section 7](#).
- 8.1.12 Maximum grades:
- the maximum grade for a drive aisle or a [parking space](#) is 8%;

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- (b) the maximum grade for a driveway is 15%;
- (c) where a drive aisle or a [parking space](#) is located within 6.0 metres of a fronting [lot line](#) it must comply with applicable grade requirements prescribed in the [City of Kelowna's Subdivision and Servicing Bylaw 7900](#).

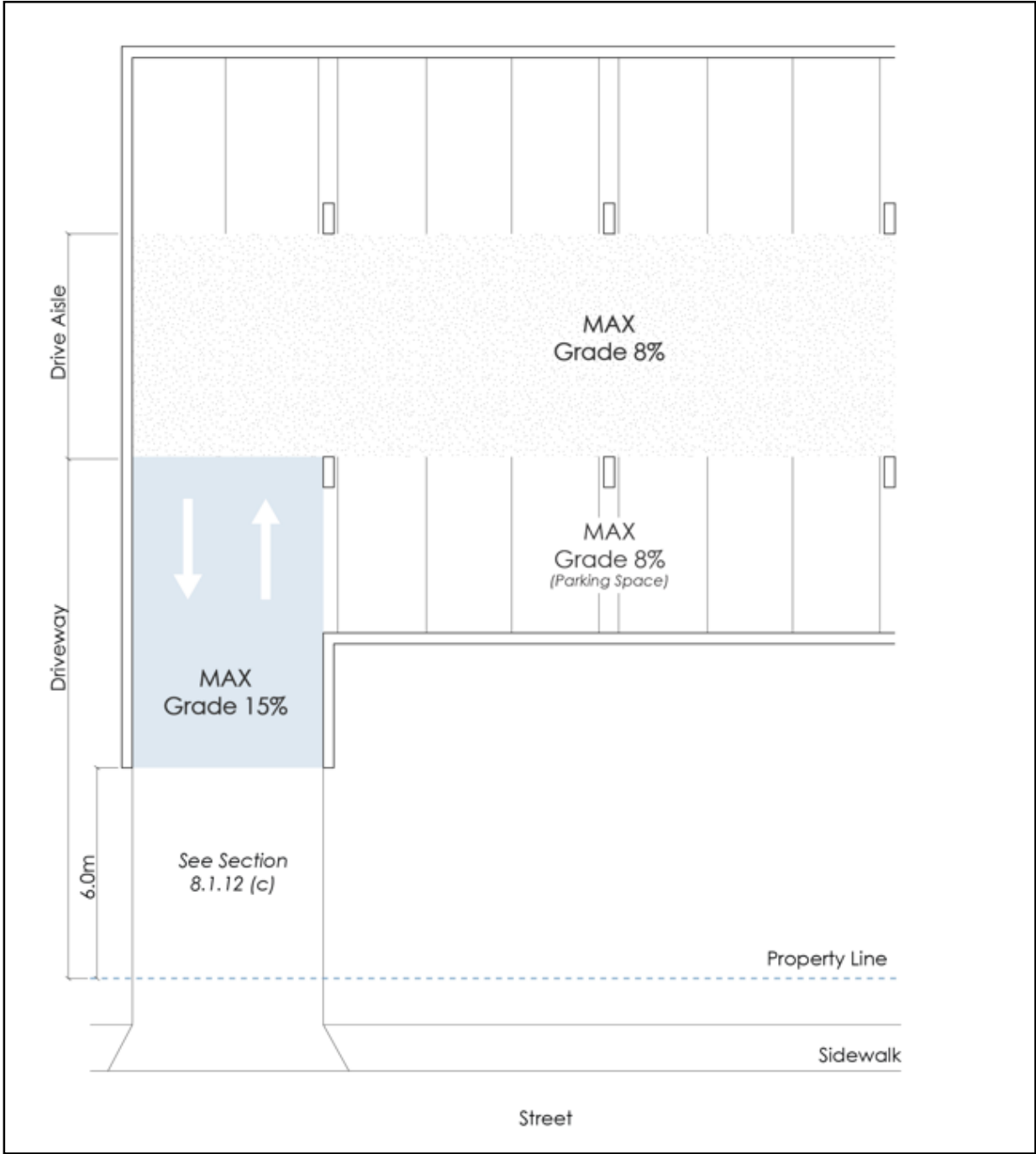
**Figure 8.1.12.a - Maximum Grades for Parking Areas**



## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 8.1.12.b – Example of Parkade Configuration



Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## 8.2 Off-Street Parking Regulations

- 8.2.1 Where any [development](#) is proposed, including new [development](#), change of use of existing [development](#), or enlargement of existing [development](#), off-street vehicle parking (including parking for the disabled, and visitors) shall be provided onsite by the property [owner](#) in accordance with the requirements of this Bylaw.

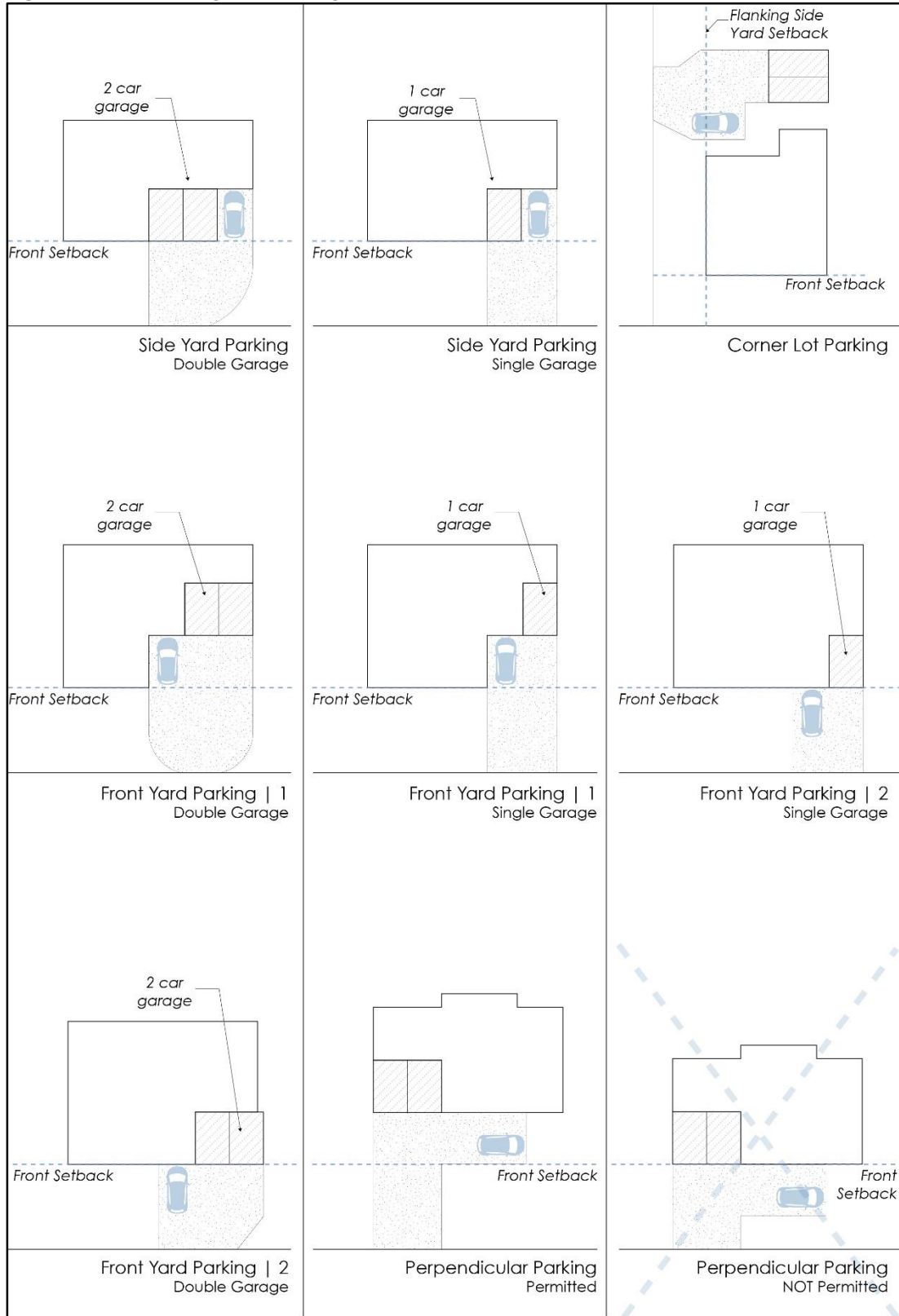
### Parking Setbacks

- 8.2.2 All off-street parking shall be restricted from the [landscape areas](#) as according to [Section 7.2.3](#).
- 8.2.3 Where a setback for a garage or a [carport](#) (as allowed within a particular zone) is measured from the back of curb, edge of pavement, or a sidewalk (whichever is closest), the resulting parking stall can be counted as an off-street parking stall.
- 8.2.4 All off-street parking for residential use classes containing two or less [dwelling units](#) shall not have any off-street [parking spaces](#) located in the required [front yard](#) or [flanking street](#) setback area.
- 8.2.5 Notwithstanding [Section 8.2.4](#), off-street parking for residential use classes containing two or less [dwelling units](#) may be located in the required [front yard](#) or [flanking street](#) setback area if:
- the [parking spaces](#) are located on a driveway which provides access to a required off-street [parking space](#) that is not in the [front yard](#) or [flanking street](#) setback area; or
  - one off-street [parking space](#) may be located in the required [front yard](#) or [flanking street](#) setback area that does not provide access beyond the [front yard](#) or [flanking street](#) setback area if the [parking space](#) meets one of the permitted parking configurations shown specifically in [Figure 8.2.5](#):

### Section 8 – Parking & Loading

<a href="#">Definitions</a> / <a href="#">General Rules</a> / <a href="#">Site Layout</a> / <a href="#">Parking</a> / <a href="#">Min Parking Table</a> / <a href="#">Min Bicycle Table</a> / <a href="#">Specific Uses</a> / <a href="#">CD Zones</a>													
<a href="#">Agriculture &amp; Rural Zones</a>			<a href="#">Single &amp; Two Dwelling Zones</a>			<a href="#">Multi-Dwelling Zones</a>			<a href="#">Core Area and Other Zones</a>				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 8.2.5 – Parking Stall Configurations



Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## Tandem Parking

8.2.6 Tandem parking spaces is permitted only for the following land uses (not between land uses):

- (a) single detached housing (which may be in tandem with a secondary suite or carriage house);
- (b) short-term rental accommodations;
- (c) duplex and semi-detached housing; and
- (d) townhouses where the lot is located within the Core Area. Visitor parking stalls cannot be configured in tandem in any situation.

## Size and Ratio

8.2.7 Each required off-street parking space and parking lot layout shall conform to the following provisions:

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles			
m = metres			
	Min. Length	Min. Width	Min. Height Clearance
<b>Parking Spaces:</b>			
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
<b>Drive Aisles:</b>			
All two-way drive aisles serving 90 degrees parking (e.g., parking lot, parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Single Detached Dwelling, Duplex, or Semi-Detached	50%	50%
Carriage house or secondary suite	0%	100%
Short-term rental accommodations	0%	100%
Dwelling units in the MF1 zone	0%	100%

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Townhouses, Stacked Townhouses, and Apartments	50% <sup>.1, .2</sup>	50%
Commercial	70%	30%
Industrial	70%	30%
Institutional	50%	50%
<b>FOOTNOTES (Section 8.2.7):</b> <sup>.1</sup> For the purpose of calculating the percentage of regular size vehicle parking spaces, "accessible parking spaces" shall be included in the minimum number regular size vehicle parking spaces. <sup>.2</sup> All visitor parking stalls must be regular size vehicle parking spaces.		

- 8.2.8 Length, width, and height measurements shall be clear of obstructions (including but not limited to columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas). Spacing measurements shall be taken from the inside to inside of obstructions.
- 8.2.9 Where a parking space abuts an obstruction (including but not limited to columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas) the parking space shall follow the following regulations:
- (a) be an additional 0.2 metres wider where the parking space abuts an obstruction on one side;
  - (b) be an additional 0.5 metres wider where the parking space abuts an obstruction on both sides; and
  - (c) be an additional 0.8 metres wider where the parking space abuts a doorway.

## Number of Spaces

- 8.2.10 The minimum and maximum number of off-street vehicle parking spaces required for each use (including visitor spaces) is specified in Table 8.3 Required Parking except where additional parking is required by the Ministry of Transportation & Infrastructure (MOTI) if the site has direct access to a provincial highway. The total vehicle parking amount can be reduced with the rental housing incentives (as per Section 8.2.11) and the bicycle parking incentives (as per Section 8.5.8).
- 8.2.11 The minimum number of off-street vehicles parking spaces required for each use specified in Table 8.3 Required Parking may be reduced as per the following incentives (which may be combined):
- (a) Rental Housing Incentives:
    - i. If a development rezones to a sub-rental zone guaranteeing the development as rental housing, then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an urban centre and a 10% reduction to the

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

parking requirement (both base and visitor) can be applied if the [development](#) is located outside an [urban centre](#).

(b) Car-Share Incentives:

- ii. Within the [Core Area](#), University South [Village Centre](#), and Glenmore Valley [Village Centre](#), the total minimum off-street vehicle parking requirements for any residential and any commercial use (e.g. office and retail) can be reduced by five (5) parking spaces per car share vehicle (must provide a new vehicle to a [car-share organization](#) and the car-share spaces are counted to the overall parking count) subject to the following regulations:

- the maximum reduction in total required parking is 20% (for base parking requirement); and
- the car-share vehicle parking space must be located on-site or within 100 metres of the subject property, in a highly visible spot, at-grade, publicly accessible at all times (i.e., not within an enclosed parkade), clearly marked for the exclusive use of the shared vehicle and guaranteed to operate for a minimum of two years.

8.2.12 [Parking spaces](#) for secondary uses shall be provided in addition to the required [parking spaces](#) for the [principal use](#) on a [lot](#).

8.2.13 Where calculation of the total number of [parking spaces](#) yields a fractional number:

- (a) any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and
- (b) any fraction one-half (0.5) or greater rounds up to the nearest whole integer.

8.2.14 Where [gross floor area](#) is used as a unit of measurement for the calculation of required [parking spaces](#), it must exclude all parking and [loading](#) areas, secure bicycle parking areas, common stairways and mechanical rooms within the [building](#).

8.2.15 Where [Table 8.3 Required Parking](#) does not clearly define requirements for a [development](#), the single use class or combination of use classes most representative of the proposed [development](#) shall be used to determine the parking requirements.

8.2.16 Where a [development](#) consists of a mix of use classes, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use class.

- (a) notwithstanding Section 8.2.16, in mixed-use [developments](#) the [parking spaces](#) required for [offices](#) and other [commercial related land uses](#) can be shared with the residential visitor parking requirements. [Parking spaces](#) must be available for both land uses (commercial and visitor) at all times.

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## Accessible Parking Standards

8.2.17 The minimum accessible parking shall be provided as a function of the total number of parking space provided onsite as described in Table 8.2.17 and illustrated in Figure 8.2.17:

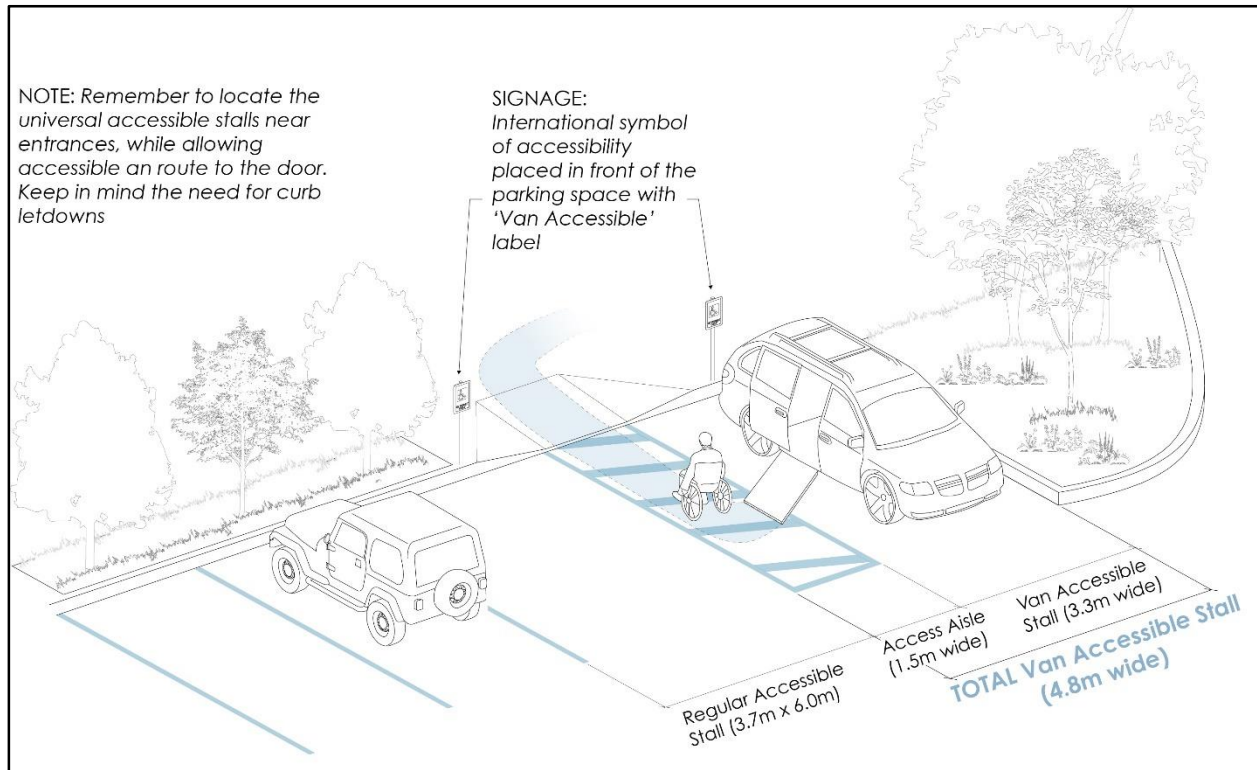
Table 8.2.17 Amount of Accessible Parking Spaces		
Total Number of <a href="#">Parking Spaces</a> Onsite.	Minimum Number of Required Accessible <a href="#">Parking Spaces</a>	Minimum Number of Required Van-Accessible <a href="#">Parking Spaces</a>
1 – 4 <a href="#">spaces</a>	0 <a href="#">spaces</a>	0 <a href="#">spaces</a>
5 – 36 <a href="#">spaces</a>	1 <a href="#">space</a>	0 <a href="#">spaces</a>
37 – 68 <a href="#">spaces</a>	2 <a href="#">spaces</a>	1 <a href="#">space</a>
69 – 100 <a href="#">spaces</a>	3 <a href="#">spaces</a>	1 <a href="#">space</a>
101-150 <a href="#">spaces</a>	4 <a href="#">spaces</a>	1 <a href="#">space</a>
151-200 <a href="#">spaces</a>	5 <a href="#">spaces</a>	1 <a href="#">space</a>
201-300 <a href="#">spaces</a>	6 <a href="#">spaces</a>	2 <a href="#">spaces</a>
301-400 <a href="#">spaces</a>	7 <a href="#">spaces</a>	2 <a href="#">spaces</a>
401-500 <a href="#">spaces</a>	8 <a href="#">spaces</a>	2 <a href="#">spaces</a>
Over 500 <a href="#">spaces</a>	2% of the total <a href="#">spaces</a>	2 <a href="#">spaces</a>
Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.		

- (a) if a visitor [parking space](#) is required, then at least one of those visitor [parking spaces](#) shall be configured as an accessible [parking space](#);
- (b) designate as an accessible [parking space](#) using appropriate signage;
- (c) include accessible [parking spaces](#) in the calculation of the applicable minimum parking requirement; and
- (d) accessible [parking spaces](#) shall be located as close to a main [building](#) entrance, on a level non-skid surface.

### Section 8 – Parking & Loading

<a href="#">Definitions</a> / <a href="#">General Rules</a> / <a href="#">Site Layout</a> / <a href="#">Parking</a> / <a href="#">Min Parking Table</a> / <a href="#">Min Bicycle Table</a> / <a href="#">Specific Uses</a> / <a href="#">CD Zones</a>													
<a href="#">Agriculture &amp; Rural Zones</a>			<a href="#">Single &amp; Two Dwelling Zones</a>			<a href="#">Multi-Dwelling Zones</a>			<a href="#">Core Area and Other Zones</a>				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 8.2.17 - Accessible Parking Standards



## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## 8.3 Required Off-Street Parking Requirements

Table 8.3 – Required Off-Street Parking Requirements					
Table 8.3.1 Residential Multi-Dwelling Parking					
Land Use / Type of Development	Base Parking Requirement (Number of spaces)				Minimum Visitor Parking Requirement .1, .2
	Urban Centre and Health District Zones	MF1 Zone .4, Village Centre Zones, and Zones fronting a Transit Supportive Corridor	All other zones within the Core Area	All other zones outside the Core Area .3	
Apartment Housing Townhouses Stacked Townhouses Residential Security Operator Unit	Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit	Min 0.9 spaces .4 & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit	Min 0.14 spaces .1 & Max 0.2 spaces per dwelling unit
	Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.0 space .4 & Max 1.25 spaces per 1 bedroom dwelling unit	Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit	
	Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit	Min 1.1 spaces .4 & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	
		Min 1.4 spaces .4 & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	

FOOTNOTES (Section 8.3.1.):

.1 Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

.2 Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is five (5) dwelling units. For example, a lot with four (4) dwelling units does not require a visitor parking space.

.3 Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.

## Section 8 – Parking &amp; Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



<sup>.4</sup> For MF1 zoned **lots**, the first four **dwelling units** shall have a minimum of one (1) **parking space** per **dwelling unit**. The parking rate identified above applies to the fifth **dwelling unit** and any more **dwelling units**.

**Table 8.3.1a Other Residential Parking**

Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement <sup>.1</sup>
	Minimum	Maximum	
Bed and Breakfast Homes	1.0 <b>space</b> per <b>sleeping unit</b>	1.5 <b>spaces</b> per <b>sleeping unit</b>	n/a
Boarding or Lodging Houses	1.0 <b>space</b> ; plus 0.9 stalls per <b>sleeping unit</b>	1.5 <b>space</b> ; plus 2.0 <b>spaces</b> per <b>sleeping unit</b>	n/a
Carriage House Secondary Suites	1.0 <b>space</b> <sup>.2</sup>	2.0 <b>spaces</b>	n/a
Congregate Housing & Supportive Housing	0.35 <b>spaces</b> per <b>sleeping unit</b> ; Plus 0.5 <b>spaces</b> per non-resident on-duty employee or 3.0 <b>spaces</b> (whichever is greater)	n/a	Min 0.14 <b>spaces</b> & Max 0.2 <b>spaces</b> per <b>dwelling unit</b>
Group Home	1.0 <b>space</b> ; plus 0.35 stalls per <b>sleeping unit</b>	2.0 <b>spaces</b> ; plus 1.0 stall per <b>sleeping unit</b>	n/a
Home-Based Business, Major	1.0 <b>space</b>	2.0 <b>spaces</b>	n/a
Home-Based Business, Major for Health Services on <b>lots</b> located on Royal Avenue or Christleton Avenue	3.0 <b>spaces</b> per 100 m <sup>2</sup> <b>GFA</b> ,	5.0 <b>spaces</b> per 100 m <sup>2</sup> <b>GFA</b>	n/a
Home-Based Business, Minor	n/a	n/a	n/a
Home-Based Business, Rural	1.0 <b>space</b>	n/a	n/a
Mobile homes	2.0 <b>spaces</b> per <b>dwelling unit</b>	2.5 <b>spaces</b> per <b>dwelling unit</b>	Min 0.14 <b>spaces</b> & Max 0.2 <b>spaces</b> per <b>dwelling unit</b>
Residential units within the CD20 Zone	1.0 <b>space</b> per <b>dwelling unit</b> , except 0.15 <b>spaces</b> per student only residences	1.5 <b>spaces</b> per <b>dwelling unit</b>	Min 0.14 <b>spaces</b> per <b>dwelling unit</b> , except 0.05 <b>spaces</b> per student only residences & Max 0.2 <b>spaces</b> per <b>dwelling unit</b>

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement <sup>.1</sup>
	Minimum	Maximum	
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit 0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit	2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit 1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit	n/a
Short – Term Rental Accommodation:			n/a
<ul style="list-style-type: none"> <li>Multi-Dwelling Zones and Core Area and Other Zones</li> </ul>	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	
<ul style="list-style-type: none"> <li>Agriculture &amp; Rural Zones and Single &amp; Two Dwelling Zones</li> </ul>	1.0 space per two sleeping units	n/a	
Agriculture & Rural Zones and Single & Two Dwelling Zones	2.0 spaces per dwelling unit	n/a	0.0 spaces or Min 0.14 spaces & Max 0.2 spaces per dwelling unit <sup>.3</sup>
<b>FOOTNOTES (Section 8.3.1a.):</b> <sup>.1</sup> Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement. <sup>.2</sup> Parking space can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking spaces are provided for the principal dwelling. Notwithstanding Section 8.1.4, parking for secondary suites or carriage houses can be surfaced with a dust-free material.			

## Section 8 – Parking &amp; Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement <sup>.1</sup>
	Minimum	Maximum	
<sup>.3</sup> Within residential strata (non-MF1 zoned developments) with three (3) or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.			

Table 8.3.2 Commercial m <sup>2</sup> = square metres			
Land Use / Type of Development	Parking Requirement		NOTE: GFA = gross floor area
	Minimum	Maximum	
Boat Storage	1.0 space per 10 boat storage spaces plus 2 spaces for employees	1.25 spaces per 10 boat storage spaces plus 2 spaces for employees	
Hotels / Motels	0.8 spaces per sleeping units plus requirements of other uses in the UC1 zone; 1.0 space per sleeping unit plus requirements of other uses in all other zones	1.5 spaces per sleeping units, plus requirements of other uses	
All commercial uses in the UC1 zone even if listed separately below <sup>.1, .2</sup>	0.9 spaces per 100 m <sup>2</sup> GFA	3.0 spaces per 100 m <sup>2</sup> GFA	
All commercial uses in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below <sup>.1, .2</sup>	1.3 spaces per 100 m <sup>2</sup> GFA <sup>.3</sup>	4.5 spaces per 100 m <sup>2</sup> GFA	
All commercial uses in the CD22 zone even if listed separately below <sup>.1, .2</sup>	1.0 spaces per 100 m <sup>2</sup> net floor area	4.5 spaces per 100 m <sup>2</sup> GFA	
All commercial uses in the CD26 zone even if listed separately below <sup>.1, .2</sup>	1.75 parking spaces per 100 m <sup>2</sup> GFA	4.5 spaces per 100 m <sup>2</sup> GFA	
Animal Clinics, Major and Minor Health Services (includes dental offices, surgeries, and similar uses)	3.0 spaces per 100 m <sup>2</sup> GFA,	5.0 spaces per 100 m <sup>2</sup> GFA	
Food Primary Establishment Liquor Primary Establishment	2.5 spaces per 100 m <sup>2</sup> GFA or 5.0 spaces (whichever is greater)	4.5 spaces per 100 m <sup>2</sup> GFA,	
Fleet Services	2.0 spaces per 100 m <sup>2</sup> GFA; or 1 spaces per vehicle in fleet plus 1 per employee on duty (whichever is greater)	2.5 spaces per 100 m <sup>2</sup> GFA; or 1.25 spaces per vehicle in fleet plus 1.25 spaces per employee on duty (whichever is greater)	
Personal Services Establishment	2.5 spaces per 100 m <sup>2</sup> GFA	4.5 spaces per 100 m <sup>2</sup> GFA	

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 8.3.2 Commercial m <sup>2</sup> = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Warehousing	0.5 spaces per 100 m <sup>2</sup> GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m <sup>2</sup> GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	1.0 space per 100 m <sup>2</sup> GFA; Plus 3.0 spaces per 100 m <sup>2</sup> GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.
Financial Services Offices	2.5 spaces per 100 m <sup>2</sup> GFA	4.5 spaces per 100 m <sup>2</sup> GFA
All other commercial uses not listed above and for commercial zones not list above: <sup>1</sup>		
• GFA less than 1,000 m <sup>2</sup>	2.0 spaces per 100 m <sup>2</sup> GFA	2.5 spaces per 100 m <sup>2</sup> GFA
• GFA 1,000 m <sup>2</sup> to 2,000 m <sup>2</sup>	2.5 spaces per 100 m <sup>2</sup> GFA	3.5 spaces per 100 m <sup>2</sup> GFA
• GFA 2,000 m <sup>2</sup> to 20,000 m <sup>2</sup>	3.0 spaces per 100 m <sup>2</sup> GFA	4.5 spaces per 100 m <sup>2</sup> GFA
• GFA greater than 20,000 m <sup>2</sup>	4.0 spaces per 100 m <sup>2</sup> GFA	5.25 spaces per 100 m <sup>2</sup> GFA
FOOTNOTES (Section 8.3.2.):		
<sup>1</sup> For shopping centres, calculate the area by adding all the tenant spaces together.		
<sup>2</sup> This rule only applies to land use categories that are based on a number of parking spaces per GFA.		
<sup>3</sup> The minimum parking requirement may be affected by Figure 8.3 Parking Exception Areas.		

Table 8.3.3 Agriculture m <sup>2</sup> = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Greenhouses and Plant Nurseries	6.7 spaces per 100 m <sup>2</sup> GFA of retail sales	n/a
Farm Retail Sales	5.0 spaces per 100 m <sup>2</sup> GFA, but a minimum of 4 spaces	n/a

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 8.3.4 Industrial m <sup>2</sup> = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Bulk Fuel Depot	2.0 spaces	n/a
General Industrial Uses	1.0 space per 100 m <sup>2</sup> GFA (includes mezzanine area); Plus 2.5 spaces per 100 m <sup>2</sup> GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	2.5 spaces per 100 m <sup>2</sup> GFA (includes mezzanine area); Plus 3.0 spaces per 100 m <sup>2</sup> GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.
Warehousing	0.5 spaces per 100 m <sup>2</sup> GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m <sup>2</sup> GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	1.0 space per 100 m <sup>2</sup> GFA; Plus 3.0 spaces per 100 m <sup>2</sup> GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.

Table 8.3.5 Institutional		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Cemetery	0.5 space per 100 m <sup>2</sup> GFA	n/a
Detention and Correction Services	1.0 space per 2 inmates (capacity)	n/a
Emergency and Protective Services	4.0 spaces per 100 m <sup>2</sup> GFA	n/a
Hospitals	1.0 space per 100 m <sup>2</sup> GFA	n/a
Education Services	1.3 spaces per 100 m <sup>2</sup> GFA	n/a
Temporary shelter services	1.0 space per 3 beds	n/a

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 8.3.6 Community, Recreational, and Cultural m <sup>2</sup> = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Bowling Alley	2.0 spaces per alley	n/a
Campsite	1 per camping space	n/a
Child Care Centre, Major (Includes preschool)	1.0 space per 11 children (capacity)	n/a
Child Care Centre, Minor	1.0 space plus 1.0 more space if the child care centre contains employees from offsite	
Cultural and Recreation Services Exhibition and Convention Facilities:		
(a) GFA less than 1,000 m <sup>2</sup>	2.0 spaces per 100 m <sup>2</sup> GFA	n/a
(b) GFA 1,000 m <sup>2</sup> to 2,000 m <sup>2</sup>	2.5 spaces per 100 m <sup>2</sup> GFA	n/a
(b) GFA 2,000 m <sup>2</sup> to 20,000 m <sup>2</sup>	3.0 spaces per 100 m <sup>2</sup> GFA	n/a
(c) GFA greater than 20,000 m <sup>2</sup>	4.0 spaces per 100 m <sup>2</sup> GFA	n/a
Cultural Facility (e.g., Museum, Art Gallery)	2.5 spaces per 100 m <sup>2</sup> GFA	n/a
Curling Rink	4.0 spaces per curling sheet	n/a
Golf Course	6.0 spaces per hole; plus, the parking required for other secondary uses	n/a
Golf Driving Range	2.0 spaces per tee	n/a
Library	2.5 spaces per 100 m <sup>2</sup> GFA	n/a
Participant Recreation Services, Outdoor (except golf courses) Participant Recreation Services, Indoor (except curling rinks, swimming pools, and racquet clubs)	1.0 space per 100 m <sup>2</sup> GFA, plus 1.0 space per 3 users (capacity)	n/a
Racquet Clubs	3 spaces per court	n/a
Recycling Drop-Offs	1 per recycling container, (minimum of 2 spaces)	n/a
Religious Assemblies	1 per 5 seats or 10 per 100 m <sup>2</sup> of GFA (whichever is greater)	n/a
Spectator Entertainment Establishments	1 per 4 seats	n/a
Spectator Sports Establishments	1 per 4 seats	n/a
Swimming Pool (Public)	25.0 per 100 m <sup>2</sup> of pool water surface	n/a

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Table 8.3.7 Water Uses		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Marinas	1.0 space per 2 boat spaces plus 1 per business	n/a

Figure 8.3 – Parking Exceptions Area



1. Notwithstanding Table 8.3.2 Commercial Parking Requirements, the minimum parking requirement for all UC1 zoned lots in Area 1 & 2 shown in Figure 8.3 shall be 0.9 stalls per 100 metre<sup>2</sup> of Gross Floor Area (GFA). This rule only applies to land use categories that are based on a number of parking spaces per GFA.
2. All lots in Area 2 shown in Figure 8.3 shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are:
  - 15.0 metres or less and 4 storeys or less.

#### Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 8.4 Off-Street Loading

- 8.4.1 Where **development** is proposed, including new **development**, change of **use** of existing **development**, or enlargement of existing **development**, off-street **loading spaces** shall be provided by the property **owner** in accordance with the requirements of this Bylaw. **Detention and correction services** located within a security **fence** are exempt from providing off-street **loading spaces**.

### Number of Spaces

- 8.4.2 The number of off-street **loading spaces**, including bus **loading spaces**, required for each use is specified in **Table 8.4 Minimum Loading Required**. The maximum number of **loading spaces** required by this section is three (3) spaces.
- 8.4.3 Where calculation of the total number of **loading spaces** yields a fractional number, the following counting rules apply (unless specifically defined in **Table 8.4 Minimum Loading Required**):
- (a) any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and
  - (b) any fraction one-half (0.5) or greater rounds up to the nearest whole integer.
- 8.4.4 Where **gross floor area** is used as a unit of measurement for the calculation of required **loading spaces**, it must exclude all parking and loading areas, secure bicycle parking areas, common stairways and mechanical rooms within the **building**.
- 8.4.5 Where **Table 8.4 Minimum Loading Required** does not clearly define requirements for a particular **development**, the single use class or combination of use classes is most representative of the proposed **development** shall be used to determine the **loading space** requirement.
- 8.4.6 Where a **development** consists of a mix of **use** classes, the total off-street **loading** requirement shall be the sum of the off-street **loading** requirements for each **use** class, unless there is a complementary demand or differences in periods of use for **loading** that warrants a different requirement.

### Location

- 8.4.7 Off-street **loading spaces** shall be provided entirely within the **lot** of the **development** being served.
- 8.4.8 Off-street **loading spaces** shall be oriented away from residential **development**.

### Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## Size and Access

- 8.4.9 Each off-street **loading space** shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a **loading space** be less than 28 metres<sup>2</sup> in area, less than 3.0 metres in width, or have less than 4.0 metres in overhead clearance.
- 8.4.10 Each required bus **loading space** shall be a minimum of 3.6 metres in width, a minimum of 12.2 metres in length, and have a minimum **clearance** of 4.6 metres.
- 8.4.11 Access to any **loading** area shall be provided, wherever possible, internally to the **development** or from a **lane** abutting the **development**.
- 8.4.12 Access to any **loading** area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes interference with traffic on the abutting **streets** or **lanes**.

Table 8.4 – Minimum Loading Required	
m <sup>2</sup> = square metres	
Type of <b>Development (Use)</b>	Required <b>Loading Spaces</b>
<b>Child Care Centre, Major</b>	For 1 – 25 children      0 <b>loading spaces</b> For 26 or more children      1 <b>loading spaces</b>
<b>Commercial Uses</b> and <b>Industrial Uses</b>	1 per 1,900 m <sup>2</sup> <b>GFA</b>
<b>Cultural and Recreation Services</b> and Institutional Uses (except <b>Education Services</b> listed below)	1 per 2,800 m <sup>2</sup> <b>GFA</b>
<b>Food Primary Establishment</b>	1 per 2,800 m <sup>2</sup> <b>GFA</b>
<b>Hotels/Motels</b>	1 per 2,800 m <sup>2</sup> <b>GFA</b>
<b>Liquor Primary Establishment</b>	1 per 2,800 m <sup>2</sup> <b>GFA</b>
<b>Education Services</b>	1.5 car <b>loading spaces</b> per 100 students, minimum 5; plus 3 bus <b>loading spaces</b>

## 8.5 Off-Street Bicycle Parking

- 8.5.1 Where any **development** is proposed, including new **development**, change of use of existing **development**, or enlargement of existing **development**, off-street bicycle parking shall be provided by the property **owner** in accordance with the requirements of this Bylaw.
- 8.5.2 The number of **short-term** and **long-term bicycle parking** spaces required for each use class is specified in Table 8.5 Minimum Bicycle Parking Required.
- 8.5.3 Where calculation of the total number of off-street bicycle parking spaces yields a fractional number:
- (a) any fraction less than one-half (0.5) rounds down to the nearest whole integer (including zero); and
  - (b) any fraction one-half (0.5) or greater rounds up to the nearest whole integer.
- 8.5.4 Where the bicycle parking schedule does not clearly define requirements for a particular **development** the single use or combination of use most representative of the proposed **development** shall be used to determine the parking requirement.

### Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

#### 8.5.5 Short-term bicycle parking standards:

- (a) [short-term bicycle parking](#) must be conveniently located within: 15 metres of any main entrances (whether inside or outside of the [building](#)), a well-lit area, clearly visible to visitors, and subject to casual surveillance by occupants of the [building\(s\)](#).
- (b) [short-term bicycle parking](#) spaces shall be provided in a bicycle rack that is permanently anchored to the ground or a wall.
- (c) design and install [short-term bicycle parking](#) to the minimum dimensions shown in [Table 8.5.1 Minimum Dimensions for Bicycle Parking](#) and illustrated in [Figure 8.5.1](#)

#### 8.5.6 Long-term bicycle parking standards:

- (a) [long-term bicycle parking](#) must be located inside a [building](#) or within a secure, weather-protected, dedicated bicycle parking facility accessible to residents, employees, or other identified users of the [building](#).
- (b) the entry door into the [long-term bicycle parking](#) facility must have a minimum width of 0.9 metres.
- (c) [long-term bicycle parking](#) spaces can be arranged in a ground-anchored or wall-mounted configuration provided that:
  - i. a minimum 50% of the required [long-term bicycle parking](#) shall be ground-anchored.
  - ii. wall-mounted bicycle racks located in front of an automobile stall within a parkade will only be counted towards the minimum [long-term bicycle parking](#) if the automobile stall meets the minimum [regular - size vehicle standards](#).
- (d) a minimum of 75% of the [long-term bicycle parking](#) spaces shall be located at-grade or within one [storey](#) of [finished grade](#) and shall be easily accessible to users.
- (e) [long-term bicycle parking](#) spaces must have a minimum unobstructed height [clearance](#) of 1.9 metres between the floor and any mechanical equipment, or, if there is no mechanical equipment, between the floor and the ceiling.
- (f) design and install [long-term bicycle parking](#) spaces to the minimum dimensions shown in [Table 8.5.1 Minimum Dimensions for Bicycle Parking](#) and illustrated in [Figure 8.5.2](#).
- (g) For any residential development a "bicycle repair and wash station" is required after 20 [long-term bicycle parking](#) stalls are required. For any commercial or industrial development see [Section 8.6 End-of-Trip Facilities](#) for "bicycle repair and wash station". A "bicycle repair and wash station" includes tools for bikes, a commercial grade pump, access to water, and a way to raise a bike up to perform simple maintenance.

#### 8.5.7 Bicycle racks shall be:

- (a) constructed of theft resistant material;
- (b) securely anchored with tamper-proof hardware to the floor, [building](#), or ground;

#### Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- (c) constructed to support from two points on the bicycle frame for a horizontal rack; and
- (d) constructed to enable the bicycle frame and at least one wheel to both be securely locked to the rack with a single U-style lock.

#### 8.5.8 Bicycle Parking Incentives:

Within the [Core Area](#), University South and Glenmore Valley [Village Centres](#), the total minimum off-street vehicle parking requirements can be reduced by 20 percent (20%) up to a maximum of five (5) [parking spaces](#) (for the base parking requirement) subject to the provision of the bonus [long-term bicycle parking](#) spaces identified within [Table 8.5](#).

Table 8.5 – Minimum Bicycle Parking Required			
m <sup>2</sup> = square metres			
Type of Development	Bicycle Parking Spaces <sup>.4</sup>		
	Required Long-term	Bonus Long-term	Required Short-term
Apartment Housing (Includes <a href="#">Supportive Housing</a> & Student Residences)	0.75 per <a href="#">bachelor</a> , 1-bedroom, or 2-bedroom dwelling units 1.0 per 3-bedroom or more dwelling units	1.25 per <a href="#">bachelor</a> or 1-bedroom dwelling unit 1.5 per 2-bedroom dwelling units 2.0 per 3-bedroom or more dwelling units	6.0 per entrance
Congregate Housing	1.0 per 20 dwelling units plus 1.0 per 10 employees	n/a	6.0 per entrance
Townhouses	No requirement <sup>.5</sup>	n/a <sup>.1</sup>	4.0 or 1 per 5 units (whichever is greater) <sup>.2</sup>
Commercial Uses, Health Services, Education Services, Cultural and Recreation Services, & Child Care Centre, Major:			
• <a href="#">GFA</a> less than 1,000 m <sup>2</sup>	0.2 per 100 m <sup>2</sup> of <a href="#">GFA</a>	0.4 per 100 m <sup>2</sup> of <a href="#">GFA</a>	2.0 per entrance
• <a href="#">GFA</a> 1,000 m <sup>2</sup> to 2,000 m <sup>2</sup>	0.2 per 100 m <sup>2</sup> of <a href="#">GFA</a>	0.4 per 100 m <sup>2</sup> of <a href="#">GFA</a>	2.0 per entrance
• <a href="#">GFA</a> 2,000 m <sup>2</sup> to 20,000 m <sup>2</sup>	0.2 per 100 m <sup>2</sup> of <a href="#">GFA</a>	0.4 per 100 m <sup>2</sup> of <a href="#">GFA</a>	4.0 per entrance
• <a href="#">GFA</a> greater than 20,000 m <sup>2</sup>	0.4 per 100 m <sup>2</sup> of <a href="#">GFA</a>	0.8 per 100 m <sup>2</sup> of <a href="#">GFA</a>	6.0 per entrance
Institutional Zones, except <a href="#">Education Services</a> (See above)	n/a	n/a	6.0 per entrance

#### Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 8.5 – Minimum Bicycle Parking Required			
m <sup>2</sup> = square metres			
Hotels / Motels	1.0 per 20 sleeping units	n/a	6.0 per entrance
Industrial Uses	0.05 per 100 m <sup>2</sup> of GFA <sup>.3</sup>	0.1 per 100 m <sup>2</sup> of GFA	No requirement

FOOTNOTES (Section 8.5.):

<sup>.1</sup> Townhouses without an attached private garage with direct entry from the garage to the dwelling unit can utilize the bonus bicycle parking provisions within apartment housing.

<sup>.2</sup> Regulation only applies to lots with five (5) or more dwelling units.

<sup>.3</sup> Industrial uses (for the purpose of bicycle parking calculations): means any principal or secondary use that is exclusively within an industrial zone. For example, if a principal or secondary use is within a commercial and an industrial zone then that use shall be calculated with the commercial bicycle parking rate (e.g. a food primary or liquor primary establishment located in an industrial area would use the commercial bicycle parking rate).

<sup>.4</sup> All area numbers are based on gross floor area (GFA).

<sup>.5</sup> The bike parking exclusion for townhouses only applies to dwelling units which each have a private garage, otherwise, the apartment housing category must be used to calculate the long term-bicycle parking requirement.

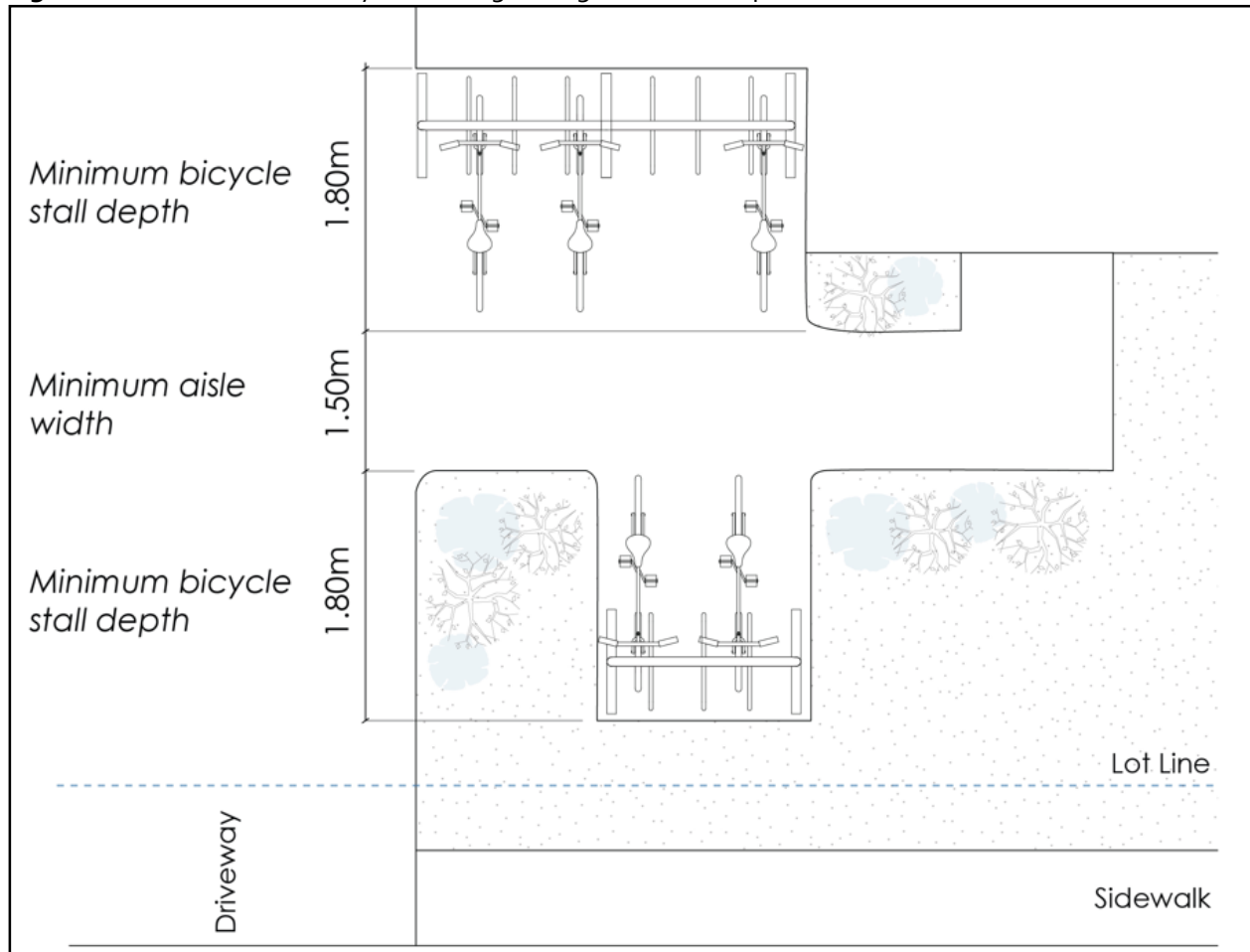
Table 8.5.1 Minimum Dimensions for Bicycle Parking				
m = metres				
	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack (in an aerial perspective, measured from the plane of the nearest wall of a building)	>45 degrees	≤45 degrees	>45 degrees	≤45 degrees
Minimum space depth	1.8 m	1.45 m	1.2 m	1.2 m
Minimum aisle width	1.5 m	1.5 m	1.5 m	1.5 m
Minimum distance between bicycle racks (for racks that accommodate two or more bicycles)	0.9 m	1.3 m	0.9 m	1.3 m
Minimum distance between bicycle racks (for racks that accommodate no more than one bicycle)	0.45 m	0.65 m	0.45 m	0.65 m

## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Table 8.5.1 Minimum Dimensions for Bicycle Parking				
m = metres				
Minimum distance between bicycle racks and wall, entrance door to bicycle storage facility, or another obstacle.	0.6 m	0.6 m	0.6 m	0.6 m

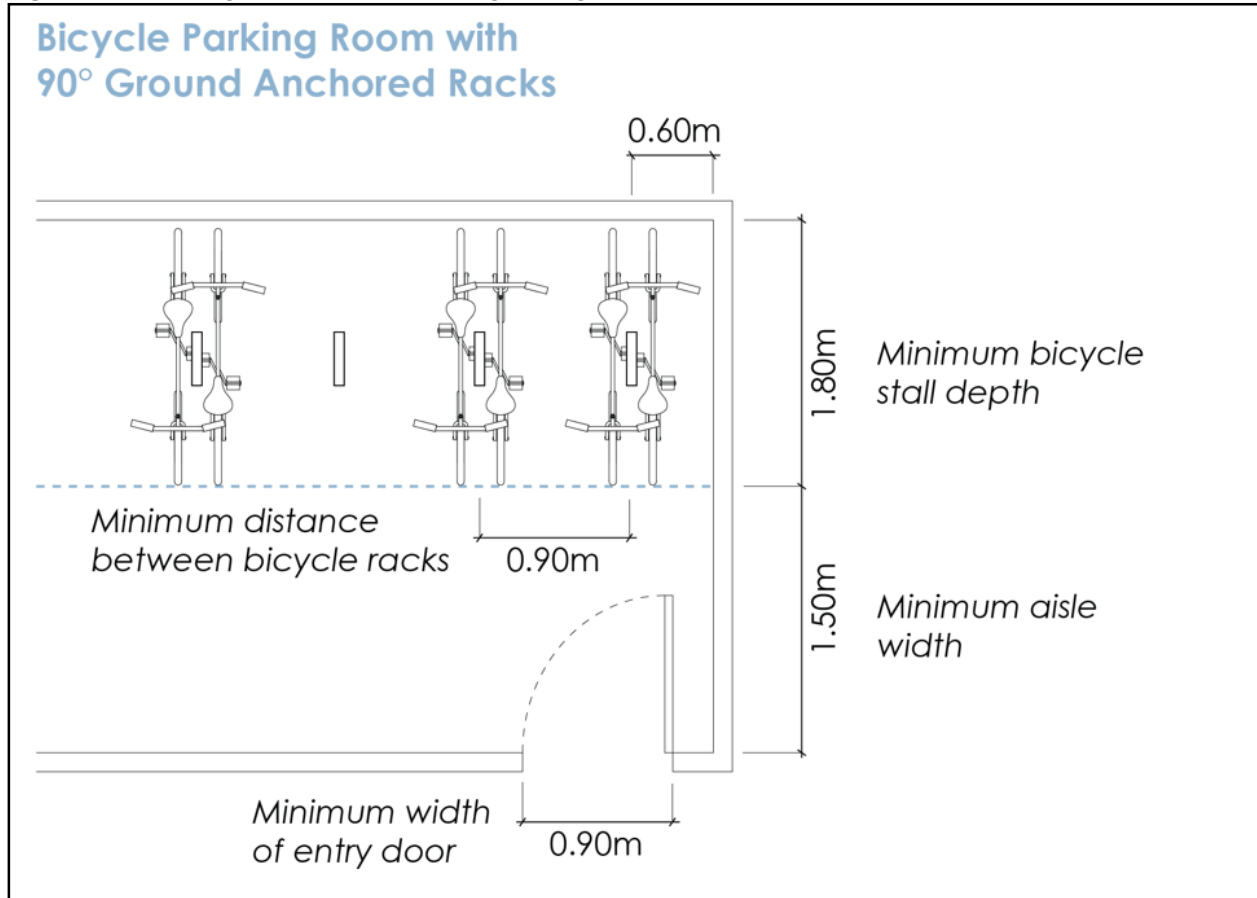
**Figure 8.5.1 - Short-Term Bicycle Parking Configuration Example**



## Section 8 – Parking & Loading

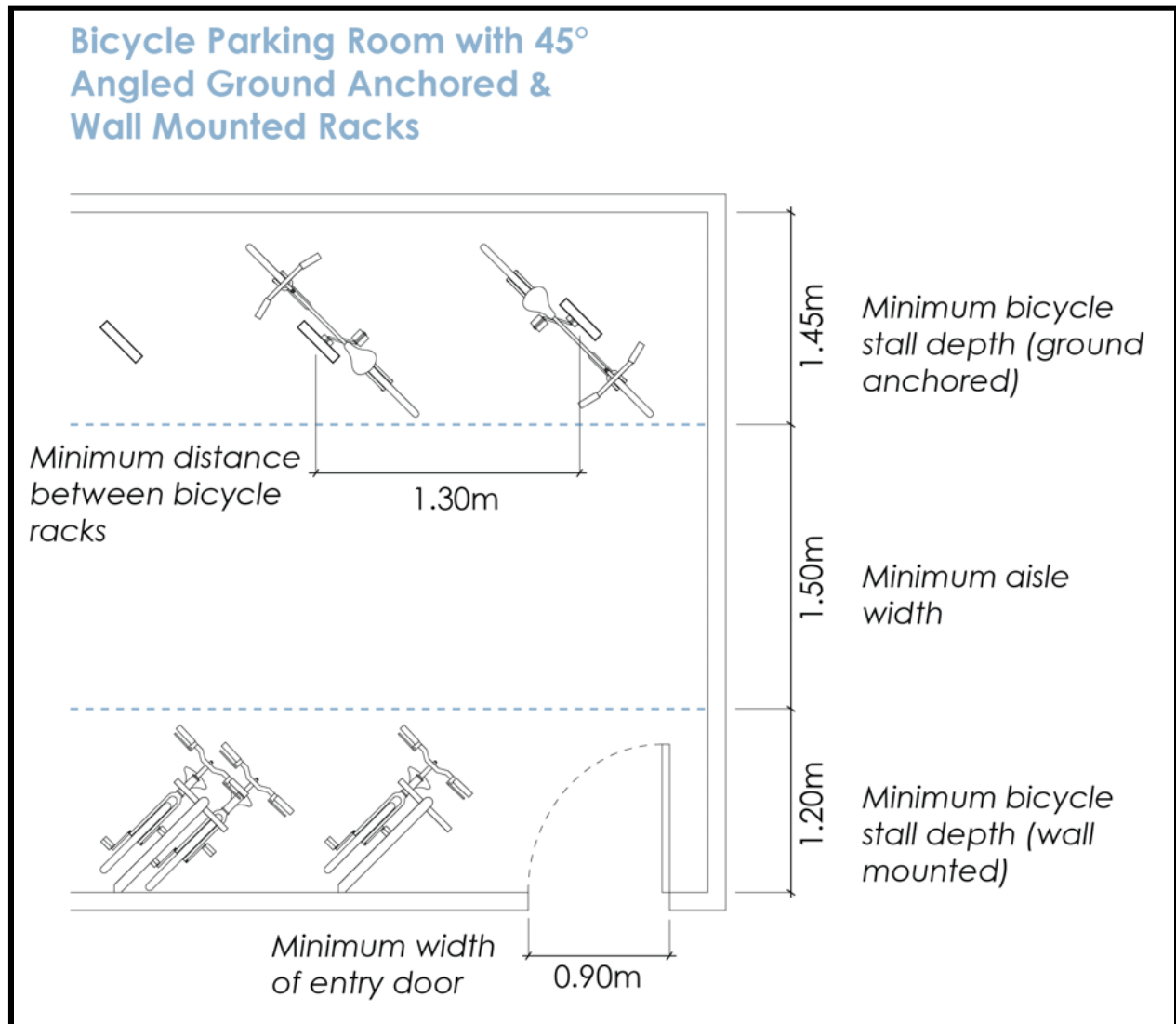
Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 8.5.2 - Long-Term Bicycle Parking Configurations Examples



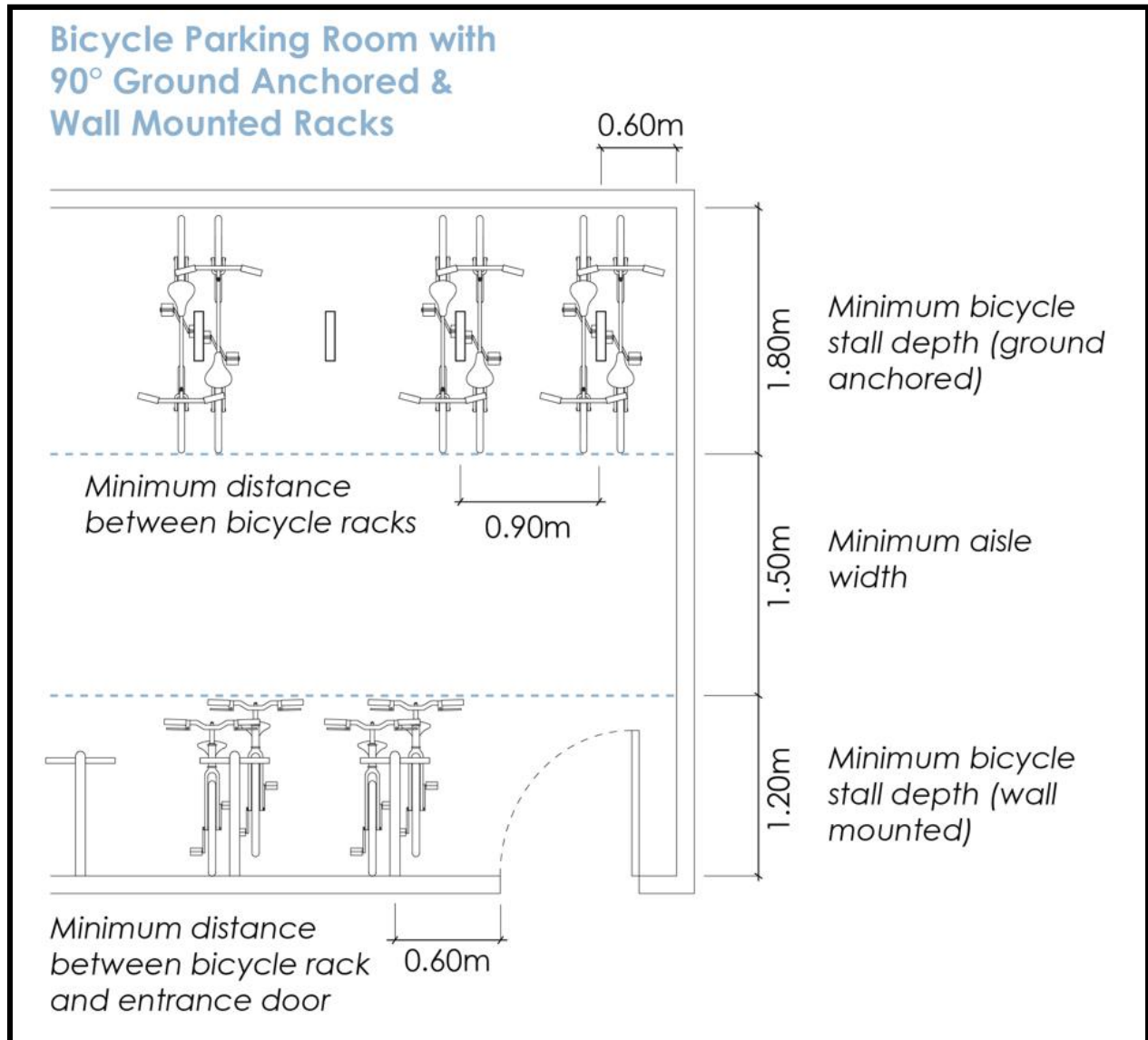
## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## 8.6 End of Trip Facilities

8.6.1 Where any commercial or industrial **development** is proposed, the **end-of-trip facilities** shall be provided in accordance with Table 8.6.1:

Table 8.6.1 Required <b>End-of-Trip Facilities</b>				
Long-Term Bicycle Parking Spaces	Number of Toilets	Number of Sinks	Number of Showers	Number of Storage Lockers
0-3	0	0	0	0
4-15	1	1	1	0.5 lockers per bicycle space
16-29	2	2	2	0.5 lockers per bicycle space
30-64 <sup>.1</sup>	4	4	4	0.5 lockers per bicycle space
65 and over <sup>.1</sup>	+2 for each additional 30 bicycle spaces	+2 for each additional 30 bicycle spaces	+2 for each additional 30 bicycle spaces	0.5 lockers per bicycle space
FOOTNOTES (Section 8.6.1.): <sup>.1</sup> <b>End of trips</b> shall include a "bicycle repair and wash station" including tools for bikes, a commercial grade pump, access to water, and way to raise a bike up to perform simple maintenance. A "bicycle repair and wash station" is required after 4 <b>long term bike parking stalls</b> are required.				

### Section 8 – Parking & Loading

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 9 –

## Specific Use Regulations

## 9.1 Application

9.1.1 The specific [use](#) regulations shall apply to all [developments](#) unless otherwise exempted in this section.

## 9.2 Home-Based Businesses

Section 9.2 – Home Based Business Regulations			
Criteria	Minor	Major	Rural
Operator Restriction	The <a href="#">home-based business</a> must be operated by a resident who resides for more than 240 days of the year.		
Location	The <a href="#">home-based business</a> shall be conducted within the <a href="#">principal dwelling unit</a> .	The <a href="#">home-based business</a> shall be conducted within in a <a href="#">principal dwelling unit</a> or one <a href="#">accessory building or structure</a> .	
Exterior Storage	No exterior storage or exterior operation shall be permitted.		
Neighbourhood Nuisance	No nuisance from noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the home-based business and, at all times, the privacy and enjoyment of <a href="#">adjacent dwellings</a> shall be preserved and the <a href="#">home-based business</a> shall not adversely affect the amenities of the neighbourhood.		
Maximum Number of Clients / Visitors	One client visit to the site from which the business is being operated on any given day.	Two clients to the site from which the business is being operated at any given time. <a href="#">..1</a>	
Employee Restriction	No person other than the principal residents of the <a href="#">dwelling unit</a> can be engaged in the <a href="#">home-based business</a> onsite.	One person maximum other than the principal residents of the <a href="#">dwelling unit</a> can be engaged in the <a href="#">home-based business</a> onsite. <a href="#">..2</a>	
Display Restriction	Sale and/or display of any goods exclusively produced onsite or those goods which constituting the finished product of the home-based business is permitted.		
Food Catering Restriction	A food catering business operating lawfully within a <a href="#">dwelling</a> may establish one additional <a href="#">kitchen</a> provided that its installation is required by the Health Authority and that the <a href="#">kitchen</a> must be removed should the <a href="#">home-based business</a> use cease. The additional <a href="#">kitchen</a> is not permitted to be utilized to establish an additional <a href="#">dwelling</a> .		
Commercial Vehicle Restriction	Parking on-site of commercial vehicles larger than 4,100 kilograms gross vehicle weight is not permitted.		

## Section 9 – Specific Use Regulations

<a href="#">Definitions</a> / <a href="#">General Rules</a> / <a href="#">Site Layout</a> / <a href="#">Parking</a> / <a href="#">Min Parking Table</a> / <a href="#">Min Bicycle Table</a> / <a href="#">Specific Uses</a> / <a href="#">CD Zones</a>													
<a href="#">Agriculture &amp; Rural Zones</a>			<a href="#">Single &amp; Two Dwelling Zones</a>			<a href="#">Multi-Dwelling Zones</a>			<a href="#">Core Area and Other Zones</a>				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 9.2 – Home Based Business Regulations			
Criteria	Minor	Major	Rural
Maximum <b>Gross Floor Area (GFA)</b>	20 metres <sup>2</sup> and no more than 25% of the <b>GFA</b> of the <b>dwelling</b>	50 metres <sup>2</sup> (including any <b>accessory structure GFA</b> ) and no more than 25% of the <b>GFA</b> of the <b>dwelling</b> . <sup>3</sup>	100 metres <sup>2</sup> (including any <b>accessory structure GFA</b> )
Minimum <b>Lot Area</b>	n/a	n/a	4,000 metres <sup>2</sup>
<b>FOOTNOTES (Section 9.2.):</b> <sup>1</sup> If the <b>major home-based business</b> is conducting <b>Health Services</b> and the property is located on Royal Avenue or Christleton Avenue (and must be west of Pandosy Street) then there is no limit on the number of clients to the site. <sup>2</sup> If the <b>major home-based business</b> is conducting <b>Health Services</b> and the property is located on Royal Avenue or Christleton Avenue (and must be west of Pandosy Street) then there is no limit on the employee restrictions on the site. <sup>3</sup> If the <b>major home-based business</b> occurs within a ground-oriented <b>dwelling unit</b> that is: fronting a <b>transit supportive corridor</b> , within an <b>urban centre</b> , or within a <b>village centre</b> then there is no absolute maximum <b>GFA</b> but the <b>GFA</b> of the <b>major home-based business</b> cannot be greater than 50% of the <b>GFA</b> of the <b>dwelling</b> .			

## 9.3 Bed and Breakfast Homes

9.3.1 **Bed and breakfast homes** shall comply with the following regulations:

- the bed and breakfast home shall be operated as a **secondary use** only within the **principal building**, with a maximum four (4) **sleeping units** with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 metres<sup>2</sup> each; and
- the licensed operator of a bed and breakfast home must reside in the **dwelling** in which the bed and breakfast operation is located.

9.3.2 Parking areas and **open space** to be used by guests of a **bed and breakfast home** shall be oriented away from **abutting developments** to minimize the impact of the operation on neighbouring properties.

9.3.3 All parking area and **open space** to be used by guests of a **bed and breakfast home** have to be visually screened from **abutting** properties by opaque fencing or **landscaping**.

### Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 9.4 Drive Through Related Land Uses

9.4.1 For [drive through](#) servicing car washes or food services, the queuing space shall be provided as follows:

- (a) a minimum of five (5) in-bound vehicle storage shall be provided per queuing lane except it is a minimum of two (2) in-bound vehicle storage shall be provided per queuing lane where the washing bay is coin operated and the vehicle is manually washed by an occupant of the vehicle. A minimum of two (2) out-bound vehicle storage shall be provided per queuing lane.
- (b) each queuing space shall be a minimum of 6.0 metres long and 3.0 metres wide. Queuing lanes shall provide sufficient space for turning and maneuvering.

For all other [drive throughs](#), the queuing space shall be provided as follows:

- (c) a minimum of three (3) in-bound vehicle storage shall be provided per queuing lane and two (2) out-bound vehicle storage shall be provided per queuing lane.
- (d) each queuing space shall be a minimum of 6.0 metres long and 3.0 metres wide. Queuing lanes shall provide sufficient space for turning and maneuvering.

## 9.5 Dock and Boating Regulations

- 9.5.1 Non-moorage uses such as beach houses, storage sheds, [patios](#), sun decks, and hot tubs shall not be permitted.
- 9.5.2 Public access along and through the foreshore shall not be impeded. In cases where the [dock](#) platform is raised by more than 0.3 metres above any point on the public foreshore, steps must be provided for public access over the [dock](#) and this access must not be blocked by fences or other means.
- 9.5.3 Moorage facilities consisting of [docks](#) and boat lifts shall be permitted if developed consistently with the pertinent provincial and federal agencies.
- 9.5.4 The owner of the moorage facilities shall be the owner of the upland [lot](#) or is the holder of a Crown land residential lease for the upland [lot](#).
- 9.5.5 [Dock](#) access ramps and walkways shall not exceed a width of 1.5 metres. Any other surface of the dock shall not exceed a width of 3.0 metres.
- 9.5.6 L or T shaped dock [structures](#) are permitted if the length of the [structure](#) which is parallel to the shoreline does not exceed the lesser of 10.0 metres or one half the width of frontage of the upland [lot](#).
- 9.5.7 Setback from the [side lot line](#) of the upland [lot](#), projected onto the foreshore, shall be a minimum of 5.0 metres.
- 9.5.8 Setback from the [side lot line](#) of the upland [lot](#), projected onto the foreshore, shall be a minimum of 6.0 metres where the adjacent [lot](#) is a right-of-way beach access or is in a P3 zone.
- 9.5.9 No roof, overhead or covered [structures](#) shall be placed on the [dock](#).
- 9.5.10 No [fences](#) will be allowed on [docks](#) other than [fences](#) running parallel to the foreshore where the intent of such a [fence](#) would be to prevent public access onto the dock from the foreshore.

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Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- 9.5.11 No roof or covered [structures](#) shall be used, constructed, or maintained for boat lifts.
- 9.5.12 No [docks](#), boatlifts, shall be maintained, used, or constructed beyond 42.0 metres from the natural boundary of the upland parcel. All [docks](#) and boatlifts shall be licensed by the Province of B.C. or by other designated approving agencies and be used for boat access purposes only. No commercial and industrial activity or use shall take place thereon.
- 9.5.13 Permanent moorage is intended to be used for the purposes of moorage of tour boats and shall not include permanent live aboard accommodations.
- 9.5.14 Camping is not permitted in these zones. Non-emergency overnight moorage shall be allowed only at federal government approved moorage buoys or at docks licensed by the Province of B.C. Marine fuel facilities and other commercial facilities for Boat Launches and marinas shall provide holding tank pump out facilities and public restroom facilities.

## 9.6 Agriculture, Urban

Section 9.6 – Agriculture, Urban Regulations		
m = metres		
Criteria	Where food is produced for consumption by residents of the subject <a href="#">lot</a> only and is within a <a href="#">rural residential zone</a> or a <a href="#">single &amp; two dwelling zone</a>	Where food is produced for the purpose of commercial sale, trade, or distribution offsite, and for <a href="#">agriculture, urban uses</a> not within a <a href="#">rural residential zone</a> or a <a href="#">single &amp; two dwelling zone</a>
Max <a href="#">Greenhouse Gross Floor Area</a>	30 m <sup>2</sup>	30 m <sup>2</sup>
<a href="#">Greenhouses and Agricultural Structures</a>	(a) Shall conform to the setbacks for <a href="#">accessory buildings and structures</a> identified within each zone. (b) <a href="#">Greenhouses</a> can be excluded from of <a href="#">site coverage</a> for <a href="#">accessory buildings or structures</a> . (c) The maximum <a href="#">height</a> of <a href="#">greenhouses</a> and <a href="#">agricultural structures</a> is 3.5 m measure from <a href="#">finished grade</a> .	
Heating Restrictions	<a href="#">Greenhouses</a> , <a href="#">accessory buildings</a> or <a href="#">accessory structures</a> cannot be heated using a wood heat source (i.e., wood stove).	
Food Processing Restriction	n/a	Processing of food products produced on site in all <a href="#">residential zones</a> is prohibited unless in conjunction with an authorized home-based business.
Outdoor Storage Restriction	n/a	No <a href="#">outdoor storage</a> of related equipment and materials.
<a href="#">Community Garden Regulations</a>	<ul style="list-style-type: none"> <li>Must be delineated from adjacent <a href="#">streets</a> and/or parking areas by <a href="#">landscaping</a> or <a href="#">fencing</a>.</li> <li>Have no or materials related to the community garden stored outside on the <a href="#">lot</a>.</li> <li>Have no equipment, <a href="#">building</a> or <a href="#">structure</a> related to the <a href="#">community garden</a> within 1.2 m of an abutting <a href="#">street</a>.</li> <li>Have convenient access to a water source.</li> </ul>	

### Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 9.6 – Agriculture, Urban Regulations		
m = metres		
Criteria	Where food is produced for consumption by residents of the subject lot only and is within a rural residential zone or a single & two dwelling zone	Where food is produced for the purpose of commercial sale, trade, or distribution offsite, and for agriculture, urban uses not within a rural residential zone or a single & two dwelling zone
	<ul style="list-style-type: none"> <li>Must provide an onsite location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility.</li> </ul>	
Multi-Residential Shared Garden	n/a	<p>Multi-residential shared garden can occur in any multi-dwelling, village centre, and urban centre zone. Multi-residential shared gardens:</p> <ul style="list-style-type: none"> <li>Must be delineated from adjacent streets and/or parking areas by landscaping or fencing.</li> <li>Have no outdoor storage of any equipment or materials.</li> <li>Have no equipment, building or structure related to the multi-residential shared garden within 1.2 m of an abutting street.</li> <li>Have convenient access to a water source.</li> <li>Must provide an onsite location for odour-free organic waste disposal or transport organic waste to a suitable disposal facility.</li> <li>Can occur in any setback area.</li> </ul>

## 9.7 Temporary Farm Worker Housing

9.7.1 The following requirements must be met prior to the issuance of a permit for a Temporary Farm Worker Housing (TFWH) structure:

- farm classification for the parcel, as determined by the BC Assessment Act.
- minimum farm unit size is 38,000 square metres.
- the need for temporary farm worker housing onsite to house temporary farm workers must be demonstrated through documentation such as a contract with the federal government through a migrant worker program, such as the Seasonal Agricultural Worker Program, farm receipts and/or previous employment records, and/or a farm plan prepared by a professional agrologist.
- new TFWH structure(s) shall include a communal kitchen.
- the TFWH shall be occupied only during the farm unit's growing, harvesting and pruning periods.

### Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

- (f) a statutory declaration must be filed with the City of Kelowna annually, by January 31<sup>st</sup>, stating that the [building](#) will be used only for [TFWH](#) and specify the time(s) of year when the [TFWH](#) will be occupied. The specified period of time may be no greater than ten months of that calendar year.
- (g) if the [temporary farm worker housing](#) is vacant for two consecutive growing seasons, the [owner](#) will remove, at their expense, any temporary [structure\(s\)](#) for [temporary farm worker housing](#), and remove or decommission any existing [buildings](#) that had been repurposed for [temporary farm worker housing](#) purposes, by December 31<sup>st</sup> of the second year of vacancy.

#### 9.7.2 TFWH Footprint Size:

- (a) [TFWH Footprint](#) may not exceed 0.20 hectares for [structure\(s\)](#) to accommodate a maximum of forty [temporary farm workers](#) and may not exceed 0.30 Ha for [structure\(s\)](#) to accommodate a maximum of sixty [temporary farm workers](#).

#### 9.7.3 Temporary Farmworker Allocation

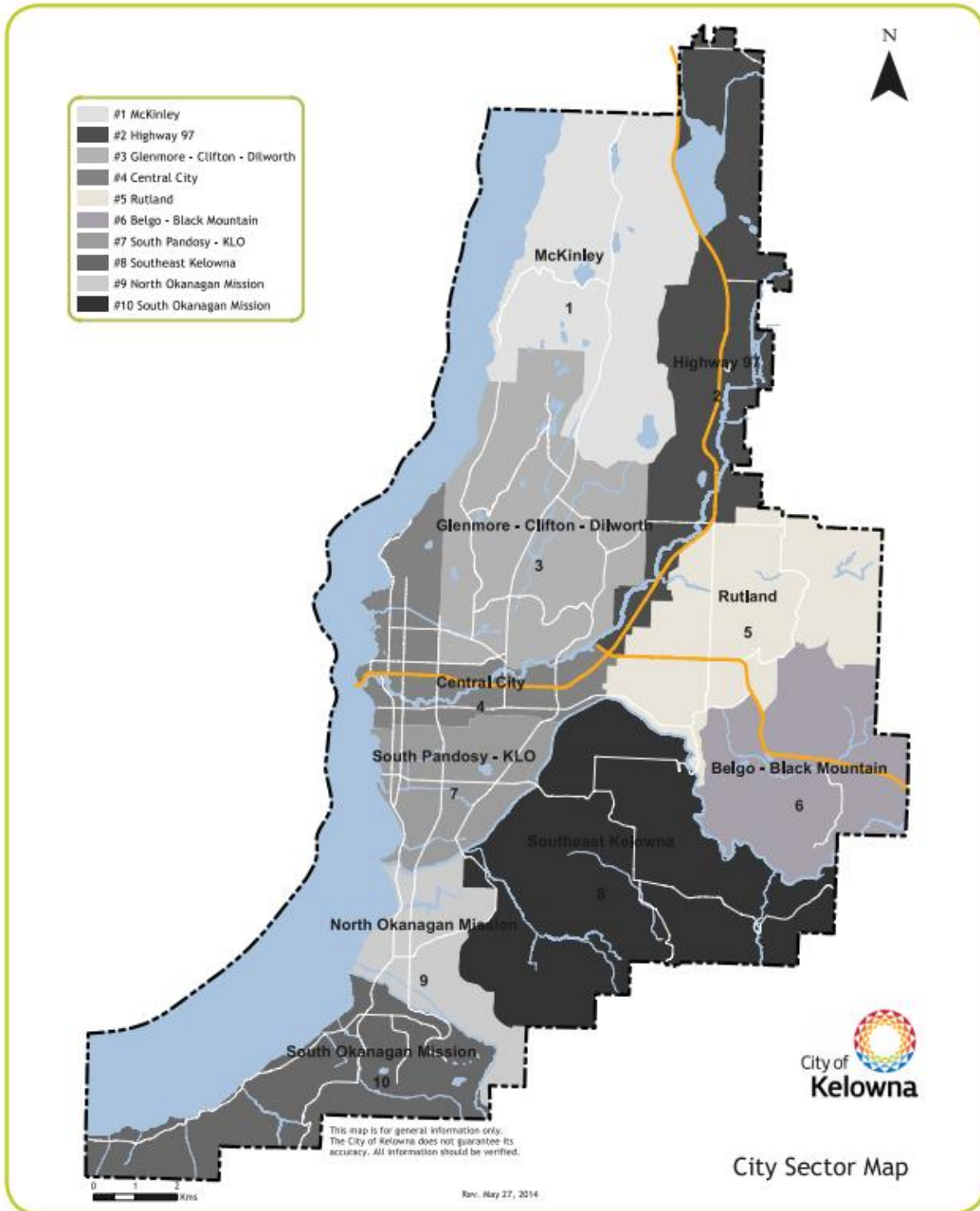
- (a) [structure\(s\)](#) to accommodate a maximum of forty [temporary farm workers](#) per each city sector as identified on [Map 9.7](#) for parcels up to 80,000 square metres. For parcels 80,000 square metres or more, [structure\(s\)](#) to accommodate a maximum of sixty [temporary farm workers](#) per each city sector as identified on [Map 9.7](#).
- (b) [farm units](#) with [greenhouses](#) and/or [on-farm processing structures](#) may increase the number of workers by one (1) worker per each 1000 metre<sup>2</sup> of [greenhouse](#) and/or [on-farm processing structures](#).
- (c) where a [farm unit](#) comprises multiple parcels of land, a restrictive covenant shall be registered on all [farm unit](#) parcels within the same sector of the [temporary farm worker housing](#) as identified on [Map 9.7](#) restricting the [development](#) of further [TFWH](#) on those parcels within that sector.

### Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Map 9.7 - City Sector Map



## Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## 9.7.4 Site Specific Regulations

Regulations apply for [temporary farm worker housing](#) on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154  Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154	4085 Shanks Road  4133 Shanks Road	For the purposes of <a href="#">temporary farm worker housing</a> , these parcels shall be considered one <a href="#">farm unit</a> , and the following regulations shall apply to this <a href="#">farm unit</a> only. Notwithstanding the other <a href="#">section 9.7 regulations</a> : <ul style="list-style-type: none"> <li>• <a href="#">TFWH footprint</a> size, the <a href="#">TFWH footprint</a> may not exceed 0.70 ha for <a href="#">structures</a> to accommodate a maximum of 140 <a href="#">temporary farm workers</a>.</li> <li>• Temporary farmworker allocation, <a href="#">structures</a> to accommodate a maximum of 140 <a href="#">temporary farm workers</a> shall be permitted on this <a href="#">farm unit</a> in this city sector as identified on <a href="#">Map 9.7</a>.</li> </ul>
2.	Lot A, Section 12, Township 26, ODYD, Plan EPP71625	2975 Gallagher Road	The following regulations shall apply to this <a href="#">farm unit</a> only. Notwithstanding the other <a href="#">section 9.7 regulations</a> : <ul style="list-style-type: none"> <li>• <a href="#">TFWH footprint</a> size, the <a href="#">TFWH footprint</a> may not exceed 0.95 ha for <a href="#">structures</a> to accommodate a maximum of 130 <a href="#">temporary farm workers</a>.</li> </ul>

## 9.8 Minimum Dwelling Unit Size

- 9.8.1 The minimum [dwelling unit](#) size is greater than 29 square metres. [Dwelling units](#) less than 29 square metres known as [micro suite dwelling units](#), are only permitted on [lots](#) within an [Urban Centre](#) or within the University South [Village Centre](#).

## 9.9 Cannabis Regulations

- 9.9.1 [Cannabis production facilities](#) may not be located within 60 metres of any [lot](#) that has a residential use as a [principal use](#), measured from closest [lot line](#) to closest [lot line](#).
- 9.9.2 Any [retail cannabis sales](#) establishment must be set back a minimum distance of 500 metres from another [retail cannabis sales](#) establishment, measured from closest [lot line](#) to closest [lot line](#).
- 9.9.3 No more than one [retail cannabis sales](#) establishment may exist per [lot](#).
- 9.9.4 Any [retail cannabis sales](#) establishment must be set back a minimum distance of 150 metres from any public elementary school, measured from closest [lot line](#) to closest [lot line](#).
- 9.9.5 Any [retail cannabis sales](#) establishment must be set back a minimum distance of 500 metres from any public middle or secondary school, measured from closest [lot line](#) to closest [lot line](#).

### Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

9.9.6 Any [retail cannabis sales](#) establishment must be set back a minimum distance of 150 metres from the following parks, measured from closest [lot line](#) to closest [lot line](#):

- |                              |                               |                             |
|------------------------------|-------------------------------|-----------------------------|
| (a) Ben Lee Park             | (h) Kinsmen Park              | (o) Rotary Beach Park       |
| (b) Bluebird Beach Park      | (i) KLO Sports Field          | (p) Rutland Centennial Park |
| (c) Boyce-Gyro Beach Park    | (j) Lombardy Park             | (q) Rutland Recreation Park |
| (d) City Park                | (k) Mission Recreation Park   | (r) Sarsons Beach Park      |
| (e) East Kelowna Park        | (l) Munson Pond Park          | (s) Stuart Park             |
| (f) Glenmore Recreation Park | (m) Parkinson Recreation Park | (t) Sutherland Bay Park     |
| (g) Kasugai Gardens          | (n) Recreation Avenue Park    | (u) Waterfront Park         |

9.9.7 [Drive through](#) retail sales of [cannabis](#) are not a permitted form of [retail cannabis sales](#).

9.9.8 In [industrial zones](#) the maximum [gross floor area](#) for [retail cannabis sales](#) establishment is 250 square metres.

9.9.9 Site specific regulations:

Regulations apply for [retail cannabis sales](#) establishment on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot B, District lot 139, ODYD, Plan 5934	1636-1652 Pandosy St.	To allow for a <a href="#">retail cannabis sales</a> establishment within 500 metres of the approved <a href="#">retail cannabis sales</a> establishment located at 547-559 Bernard Avenue.

## 9.10 Short-Term Rental Accommodation

9.10.1 No more than one booking or reservation for [short-term rental accommodation](#) is permitted in each [dwelling unit](#) at one time.

9.10.2 No more than two adults may occupy a [sleeping unit](#) used for [short-term rental accommodation](#).

9.10.3 The maximum number of [sleeping units](#) that may be used for [short-term rental accommodation](#) within [dwelling units](#) in the [agriculture & rural zones](#) and the [single & two dwelling zones](#) is three (3) [sleeping units](#). The maximum number of [sleeping units](#) that may be used for [short-term rental accommodation](#) within [dwelling units](#) in the [multi-dwelling zones](#) and the [core area & other zones](#) is two (2) [sleeping units](#).

9.10.4 Parking must be provided in accordance with the parking and loading regulations of [Section 8](#). [Short-term rental accommodations](#) may not use required visitor [parking spaces](#).

### Section 9 – Specific Use Regulations

<a href="#">Definitions</a> / <a href="#">General Rules</a> / <a href="#">Site Layout</a> / <a href="#">Parking</a> / <a href="#">Min Parking Table</a> / <a href="#">Min Bicycle Table</a> / <a href="#">Specific Uses</a> / <a href="#">CD Zones</a>													
<a href="#">Agriculture &amp; Rural Zones</a>			<a href="#">Single &amp; Two Dwelling Zones</a>			<a href="#">Multi-Dwelling Zones</a>			<a href="#">Core Area and Other Zones</a>				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 9.11 Tall Building Regulations

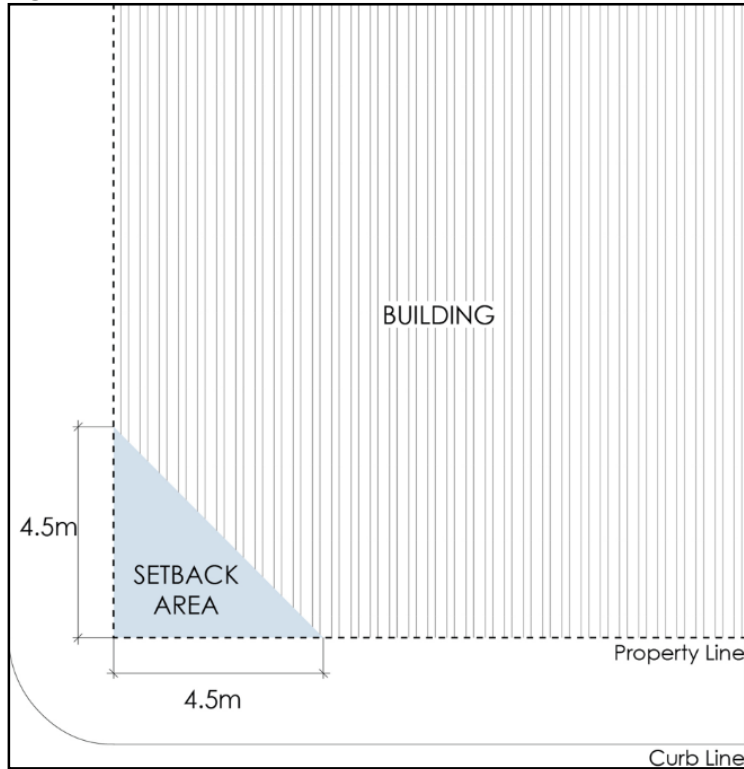
9.11.1 Table 9.11 outlines all the regulations that shall apply to any **building** taller than the lesser of 40.0 metres or 13 **storeys**. See **Figure 9.11.1** for visual illustrations.

Table 9.11 – Tall Building Regulations	
m = metres / m <sup>2</sup> = square metres	
Criteria	Regulation ( <b>GFA</b> = <b>Gross Floor Area</b> )
Minimum amount of transparent glazing on first floor <b>frontage</b> façade	75% for commercial <b>frontage</b> n/a for residential <b>frontage</b>
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each <b>corner lot</b> applied only to the first <b>storey</b>	There shall be a triangular setback 4.5 m long abutting along the <b>lot lines</b> that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. <b>See Visual Example.</b>
Podium height (maximum)	16 m and 4 <b>storeys</b>
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no <b>parking spaces</b> within the parkade that do not have an overhead roof for weather protection.
Minimum <b>Building</b> separation measured from exterior face of the <b>building</b>	30 m
For <b>structures</b> taller than 40.0 m or 13 <b>storeys</b> (whichever is lesser) in height, the floor plate <sup>.1</sup> above 16.0 m or 4 <b>storeys</b> (whichever is lesser) cannot exceed:	a) 750 m <sup>2</sup> <b>GFA</b> for residential use b) 850 m <sup>2</sup> <b>GFA</b> for <b>hotel</b> use c) 930 m <sup>2</sup> <b>GFA</b> for <b>office</b> and/or <b>commercial uses</b>
Tower <b>stepback</b> above podium, including balconies, on the front building facade and flanking <b>building</b> facade (minimum)	3 m
Barrier free accessibility	Every <b>building</b> shall have front entrance at <b>finished grade</b> on the front and/or flanking street. The main residential entrance and exit shall and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.
<b>FOOTNOTES (Section 9.11.):</b> <sup>.1</sup> The floorplate is the <b>gross floor area</b> per floor of interior space and excludes all exterior spaces such as <b>decks, patios, balconies</b> , etc.)	

### Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 9.11.1 - Visual Examples of Corner Lot Setback



## Section 9 – Specific Use Regulations

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 10 –

## Agriculture &amp; Rural Residential Zones

Section 10.1 Zone Purposes	
Zones	Purpose
A1 - Agriculture	The purpose is to provide a zone for <a href="#">Agricultural Land Reserve</a> 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 <a href="#">Agricultural Land Reserve</a> .
RR1 – Large Lot Rural Residential	The purpose is to provide a zone for country residential <a href="#">development</a> on larger <a href="#">lots</a> that permit more rural land uses, minor agricultural, and a holding zone where future <a href="#">development</a> could occur subject to the direction of the <a href="#">Official Community Plan</a> .
RR2 – Small Lot Rural Residential	The purpose is to provide a zone for country residential <a href="#">development</a> on smaller <a href="#">lots</a> , and complementary uses, in areas of high natural amenity and limited urban services.

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
A1 - Agriculture	n/a	n/a
A2 – Agriculture / Rural Residential	A2c – Agriculture / Rural Residential with Carriage House	The purpose is to provide a sub-zone for A2 <a href="#">lots</a> to allow <a href="#">carriage houses</a> on a case-by-case basis were supported by <a href="#">OCP</a> policy.
RR1 – Large Lot Rural Residential	RR1c – Large Lot Rural Residential with Carriage House	The purpose is to provide a sub-zone for RR1 <a href="#">lots</a> to allow <a href="#">carriage houses</a> on a case-by-case basis were supported by <a href="#">OCP</a> policy.
	RR1cc – Large Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR1 <a href="#">lots</a> to allow <a href="#">child care centre, major</a> on a case-by-case basis were supported by <a href="#">OCP</a> policy.
RR2 – Small Lot Rural Residential	RR2c – Small Lot Rural Residential with Carriage House	The purpose is to provide a sub-zone for RR2 <a href="#">lots</a> to allow <a href="#">carriage houses</a>

## Section 10 – Agriculture &amp; Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
		on a case-by-case basis were supported by <a href="#">OCP</a> policy.
	RR2cc – Small Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR2 <a href="#">lots</a> to allow <a href="#">child care centre</a> , <a href="#">major</a> on a case-by-case basis were supported by <a href="#">OCP</a> policy.

Section 10.3 - Permitted Land Uses				
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	A1	A2	RR1	RR2
Accessory Buildings or Structures	S	S	S	S
Agriculture	P	P	-	-
Agriculture, Urban	P	P	P	P
Agriculture, Intensive <sup>.10</sup>	P	-	-	-
Agri-Tourism <sup>.10</sup>	S	S	-	-
Alcohol Production Facility <sup>.10</sup>	S	-	-	-
Animal Clinics, Major	-	S <sup>.5</sup>	S <sup>.5</sup>	-
Animal Clinics, Minor	-	S	S	-
Aquaculture	P	P	-	-
Bed and Breakfast Homes	S <sup>.2, .12</sup>	S <sup>.2, .12</sup>	S <sup>.2, .12</sup>	S <sup>.2, .12</sup>
Cannabis Cultivation <sup>.10</sup>	P	-	-	-
Child Care Centre, Major	-	-	S <sup>.1</sup>	S <sup>.1</sup>
Child Care Centre, Minor	S	S	S	S
Carriage House	S <sup>.2, .11</sup>	S <sup>.2, .8</sup>	S <sup>.2, .8</sup>	S <sup>.2, .8</sup>
Farm Retail Sales Stands <sup>.10</sup>	S	-	-	-
Forestry	P	-	-	-

#### Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 10.3 - Permitted Land Uses				
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	A1	A2	RR1	RR2
Greenhouses and Plant Nurseries	P <sup>.4</sup>	P <sup>.4</sup>	P <sup>.4</sup>	-
Group Home	-	P	P	P
Home-Based Business, Major	S	S	S	S
Home-Based Business, Minor	S	S	S	S
Home-Based Business, Rural	S <sup>.9</sup>	S <sup>.9</sup>	S <sup>.9</sup>	-
Kennels	P <sup>.5</sup>	P <sup>.5</sup>	P <sup>.5</sup>	-
Mobile Home	P <sup>.6</sup>	-	-	-
On-Farm Processing of Cannabis <sup>.10</sup>	S	-	-	-
On-Farm Processing <sup>.10</sup>	S	-	-	-
Secondary Suite	S <sup>.2, .3</sup>	S <sup>.2, .3</sup>	S <sup>.2, .3</sup>	S <sup>.2, .3</sup>
Short-Term Rental Accommodations	S <sup>.12</sup>	S <sup>.12</sup>	S <sup>.12</sup>	S <sup>.12</sup>
Single Detached Housing	P <sup>.6</sup>	P	P	P
Stables	P	P <sup>.5</sup>	-	-
Temporary Farm Worker Housing (TFWH) <sup>.10</sup>	S <sup>.7</sup>	S <sup>.7</sup>	-	-

**FOOTNOTES (Section 10.3):**

- <sup>.1</sup> The lot must have a child care sub-zone ‘cc’ on the property for a child care centre, major to be permitted.
- <sup>.2</sup> Only one of these secondary uses shall be permitted at any one time: bed & breakfast, secondary suite, or carriage house.
- <sup>.3</sup> Secondary suites must be on a lot serviced with community water.
- <sup>.4</sup> Greenhouses and plant nurseries may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m<sup>2</sup> on the lot.
- <sup>.5</sup> Minimum lot area for animal clinics, major, kennels, and stables (stables only in the A2 zone) is 20,000 m<sup>2</sup>.
- <sup>.6</sup> Maximum one single detached housing or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agriculture Land Commission Act (and related regulation and policy).

**Section 10 – Agriculture & Rural Residential Zones**

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 10.3 - Permitted Land Uses

Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
.7 Existing <b>structure</b> with a <b>building permit</b> that was approved at least two (2) years prior to <b>TFWH</b> application, can be converted into <b>TFWH</b> , on the parcel within the <b>farm unit</b> . New <b>TFWH</b> must be in temporary <b>structures</b> on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.				
.8 The <b>lot</b> must have a <b>carriage house</b> sub-zone 'c' on the property for a <b>carriage house</b> to be permitted. <b>Carriage houses</b> must be on a <b>lot</b> serviced with <b>community sanitary sewer</b> and <b>community water</b> , except, <b>carriage houses</b> are permitted on <b>lots</b> without <b>community sanitary sewer</b> services if the <b>lot area</b> is at least 10,000 m <sup>2</sup> .				
.9 When a <b>home-based business</b> , <b>rural</b> involves the cutting and wrapping of wild game or any meat, the <b>lot</b> must have a <b>lot area</b> greater than 3,300 m <sup>2</sup> .				
.10 Other legislation like the <b>Agriculture Land Commission Act</b> applies and may limit <b>land uses</b> .				
.11 <b>Lots</b> with <b>carriage houses</b> in the A1 zone must have a minimum <b>lot area</b> of 20,000 m <sup>2</sup> . <b>Mobile homes</b> may be used as <b>carriage houses</b> in the A1 zone.				
.12 <b>Short-term rental accommodation</b> is not permitted in combination with a <b>bed and breakfast home</b> .				

### Section 10.4 - Subdivision Regulations

m = metres / m<sup>2</sup> = square metres

Criteria		Zones			
		A1	A2	RR1	RR2
Min Lot Width		40.0 m	40.0 m	36.0 m	18.0 m except it is 20.0 m for a <b>corner lot</b>
Min Lot Depth		n/a	n/a	30.0 m	30.0 m
Min Lot Area	No Sewer <b>Lots</b>	40,000 m <sup>2</sup>	300,000 m <sup>2</sup>	40,000 m <sup>2</sup>	10,000 m <sup>2</sup>
	Sewer <b>Lots</b>	40,000 m <sup>2</sup>	40,000 m <sup>2</sup>	8,000 m <sup>2</sup>	1,600 m <sup>2</sup>
	Both Sewer <b>Lots</b> and <b>Lots</b> without Sewer	Each <b>lot</b> shall have a minimum <b>building envelope area</b> of 150 m <sup>2</sup> .			

### Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



### Section 10.5 – A1 Agricultural and Development Regulations

m = metres / m<sup>2</sup> = square metres

Agriculture Facilities, Building, & Structures	Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces <sup>.5</sup>	Max. Gross Floor Area <sup>.5</sup>	Min. Front & Flanking Side Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. ALR Interface Setback <sup>.4</sup>	Max. Height
Non-Agricultural Accessory Buildings or Structures	35%	130 m <sup>2</sup> <sup>.1</sup>	6.0 m	3.0 m	3.0 m	n/a	6.0 m
Apiculture: Bee Hive; Honey House	35%	n/a	7.5 m	7.5 m	7.5 m	n/a	n/a
Agricultural Liquid or Solid Waste Storage (field storage)	35%	n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a
Agricultural Structures	35%	n/a	4.5 m	3.0 m	3.0 m	n/a	16.0 m
Alcohol Production Facility including Tasting Rooms and Lounges	35%	n/a	6.0 m	6.0 m <sup>.9</sup>	10.0 m <sup>.9</sup>	n/a	10.0 m
Carriage House	35%	90 m <sup>2</sup> <sup>.1</sup>	6.0 m	3.0 m	10.0 m	n/a	5.4 m
Compost Storage, On-Farm Composting, and Composting Materials (non-manure storage)	35%	n/a	15.0 m	15.0 m	15.0 m	100.0 m	16.0 m
Chemical Storage	35%	n/a	7.5 m	7.5 m	7.5 m	n/a	16.0 m
Confined Livestock Areas	35%	n/a	15.0 m <sup>.3</sup>	15.0 m <sup>.3</sup>	15.0 m <sup>.3</sup>	100.0 m <sup>.7</sup>	16.0 m
Crop Storage (output storage for the farm)	35%	n/a	6.0 m	3.0 m	3.0 m	15.0 m	16.0 m
Farm Retail Sales Stands	35%	300 m <sup>2</sup> <sup>.2</sup>	7.5 m	4.5 m	4.5 m	n/a	6.0 m

### Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 10.5 – A1 Agricultural and Development Regulations

m = metres / m² = square metres

Agriculture Facilities, Building, & Structures	Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces <sup>.5</sup>	Max. Gross Floor Area <sup>.5</sup>	Min. Front & Flanking Side Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. ALR Interface Setback <sup>.4</sup>	Max. Height
Feed Mill, Feed Storage, Silage Storage (i.e., input storage for the farm)	35%	n/a	6.0 m	3.0 m	3.0 m	60.0 m	16.0 m
Greenhouses and Plant Nurseries <sup>.8</sup>	35% <sup>.6</sup>	n/a	6.0 m	3.0 m	3.0 m	15.0 m	16.0 m
Incinerators	35%	n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a
Kennels	35%	500 m² <sup>.10</sup>	15.0 m	15.0 m	15.0 m	n/a	10.0 m
Livestock and Poultry Housing	35%	n/a	15.0 m <sup>.3</sup>	15.0 m <sup>.3</sup>	15.0 m <sup>.3</sup>	100.0 m	16.0 m
Mushroom Barns and/or Mushroom Processing Facility	35%	n/a	15.0 m	7.5 m	7.5 m	30.0 m	16.0 m
On-Farm Processing	35%	n/a	6.0 m	3.0 m	3.0 m	n/a	16.0 m
On-Farm Processing of Cannabis	35%	n/a	6.0 m	3.0 m	3.0 m	100 m	16.0 m
Secondary Suite	35%	90 m²	n/a	n/a	n/a	n/a	n/a
Single Detached Housing	35%	n/a <sup>.1</sup>	6.0 m	3.0 m	10.0 m	n/a	10.0 m
Stables	35%	n/a	15.0 m	15.0 m	15.0 m	n/a	16.0 m

#### FOOTNOTES (Section 10.5.):

<sup>.1</sup> For any lot 8,000 m² or greater in lot area, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m². A second residential footprint up to 1,000 m² may be registered for carriage houses.

<sup>.2</sup> Farm retail sales stands, selling only produce grown on the site or another site operated by the same producer do not have a maximum area. If non-farm products are being sold, then the total area, both indoors and outdoors, used for retail sales of all products must not exceed 300 m² and at least 50 per cent of the that retail sales area must be for the sale of farm products produced on the farm.

#### Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 10.5 – A1 Agricultural and Development Regulations

m = metres / m<sup>2</sup> = square metres

Agriculture Facilities, Building, & Structures	Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces <sup>.5</sup>	Max. Gross Floor Area <sup>.5</sup>	Min. Front & Flanking Side Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. ALR Interface Setback <sup>.4</sup>	Max. Height
<p><sup>.3</sup> The setback is increased to 30 m when the lot is <b>abutting</b>: a <b>rural residential zone</b>, a <b>single &amp; two dwelling zone</b>, a <b>commercial zone</b>, a <b>village centre zone</b>, a <b>core area zone</b>, or an <b>urban centre zone</b>.</p> <p><sup>.4</sup> ALR interface is the perimeter border of the ALR including all satellite areas. The ALR interface is measured from the <b>lot line</b> on the farm side of the subject property.</p> <p><sup>.5</sup> Other legislation like the <b>Agriculture Land Commission Act</b> (and related regulation and policy) regulate <b>gross floor area</b> and <b>site coverage</b>.</p> <p><sup>.6</sup> For <b>greenhouses and plant nurseries</b> designed with a closed wastewater and storm water management systems then the <b>site coverage</b> may be increased to 75%.</p> <p><sup>.7</sup> Except horse paddocks, which can be setback 15 m.</p> <p><sup>.8</sup> These setbacks apply to <b>cannabis cultivation</b> if grown in a <b>greenhouse</b>.</p> <p><sup>.9</sup> Outdoor crush pads must be setback 15 m from <b>lot line</b>.</p> <p><sup>.10</sup> The maximum building footprint for <b>kennels</b> is 250 m<sup>2</sup>.</p>							

### Section 10.6 - Development Regulations

m = metres / m<sup>2</sup> = square metres

Criteria	Zones		
	A2	RR1	RR2
↓ Regulations that apply to all Buildings, Structures, and Uses ↓			
Max. Site Coverage of all Buildings	20% <sup>.4</sup> except 30% when lot is less than 8,000 m <sup>2</sup>	20% <sup>.4</sup> except 30% when lot is less than 8,000 m <sup>2</sup>	30%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	35% <sup>.4</sup>	40% <sup>.4</sup> except 50% when lot is less than 8,000 m <sup>2</sup>	60%
Max. Height for Agricultural Structures	16.0 m	16.0 m	n/a
Min. Setbacks & Max. Gross Floor Area for any Agriculture Facility, Building, or Structure	All Setbacks for any agriculture facility, building, or structure shall follow the minimum setbacks and maximum gross floor area listed in Section 10.5 (except from the ALR interface). Animal clinics shall follow the minimum setbacks (except from the ALR interface) and maximum height as stated for kennels listed in in Section 10.5.		
↓ Regulations that apply to all Principal Dwellings, Non-Agricultural Principal Use Buildings, and Non-Agricultural Principal Use Structures ↓			

### Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 10.6 - Development Regulations				
m = metres / m <sup>2</sup> = square metres				
Criteria		Zones		
		A2	RR1	RR2
<b>Max. Height</b>		10.0 m	10.0 m	10.0
<b>Max. Height for Buildings with Walkout Basements<sup>.4</sup></b>	<b>Front or Flanking Yard</b>	8.6 m	8.6 m	8.6 m
	<b>Rear Building Elevation</b>	12.5 m <sup>.3</sup>	12.5 m <sup>.3</sup>	12.5 m <sup>.3</sup>
<b>Max. Gross Floor Area of a Third (3<sup>rd</sup>) Storey relative to the Second (2<sup>nd</sup>) Storey (this does not apply to Dwellings with Walkout Basements)</b>		70% See Example Diagram	70% See Example Diagram	70% See Example Diagram
<b>Min. Front Yard Setback</b>		6.0 m	6.0 m	6.0 m
<b>Min. Front Yard or Flanking Yard Setback for any Attached Garage or Carport</b>		6.0 m <sup>.5</sup>	6.0 m <sup>.5</sup>	6.0 m <sup>.5</sup>
<b>Min. Flanking Yard Setback</b>		4.5 m	4.5 m	4.5 m
<b>Min. Side Yard Setback</b>		3.0 m	3.0 m	2.1 m <sup>.1</sup>
<b>Min. Rear Yard setback</b>		10.0 m	9.0 m	7.5 m or 4.5 m on wide lots <sup>.1</sup>
↓ Regulations that apply to Carriage Houses, Accessory Buildings or Structures, and Secondary Suites ↓				
<b>Max. Height for Carriage Houses</b>		5.4 m	5.4 m	5.4 m
<b>Max. Height for Accessory Buildings or Structures</b>		4.8 m	4.8 m	4.8 m
<b>Min. Front Yard Setback</b>		12.0 m	12.0 m	12.0 m
<b>Min. Front Yard Setback for Double Fronting Lots</b>		6.0 m <sup>.5</sup>	6.0 m <sup>.5</sup>	6.0 m <sup>.5</sup>
<b>Min. Flanking Yard Setback</b>		6.0 m	6.0 m	6.0 m
<b>Min. Side Yard Setback</b>		1.5 m	1.5 m	1.5 m

#### Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 10.6 - Development Regulations			
m = metres / m <sup>2</sup> = square metres			
Criteria	Zones		
	A2	RR1	RR2
<b>Min. Rear Yard</b> setback	3.0 m	3.0 m	1.5 m <sup>2</sup>
<b>Max. Net Floor Area</b> for Single (1) <b>Storey Carriage Houses</b>	100 m <sup>2</sup>	100 m <sup>2</sup>	100 m <sup>2</sup>
<b>Max. Net Floor Area</b> for Two (2) <b>Storey Carriage Houses</b>	90 m <sup>2</sup>	90 m <sup>2</sup>	90 m <sup>2</sup>
<b>Max. Building Footprint</b> for Single (1) <b>Storey Carriage Houses</b>	100 m <sup>2</sup>	100 m <sup>2</sup>	100 m <sup>2</sup>
<b>Max. Building Footprint</b> for Two (2) <b>Storey Carriage Houses</b>	90 m <sup>2</sup>	90 m <sup>2</sup>	90 m <sup>2</sup>
<b>Max. Upper Storey Gross Floor Area</b> for Two (2) <b>Storey Carriage Houses</b>	70% of the <b>carriage house</b> footprint area See Example Diagram	70% of the <b>carriage house</b> footprint area See Example Diagram	70% of the <b>carriage house</b> footprint area See Example Diagram
<b>Max. Net Floor Area</b> for <b>Secondary Suites</b>	90 m <sup>2</sup>	90 m <sup>2</sup>	90 m <sup>2</sup>
<b>Max. Building Footprint</b> for <b>Accessory Buildings or Structures</b>	n/a	90 m <sup>2</sup>	90 m <sup>2</sup>
<b>FOOTNOTES (Section 10.6.):</b> <sup>1</sup> Where the <b>lot width</b> exceeds the <b>lot depth</b> , the minimum <b>rear yard</b> is 4.5 m provided that one <b>side yard</b> shall have a minimum width of 4.5 m. <sup>2</sup> When the <b>rear yard</b> is abutting a <b>lane</b> , the minimum <b>rear yard</b> setback is 0.9 m. <sup>3</sup> The <b>height</b> for the lowest floor or <b>walkout basements</b> at the rear elevation cannot exceed 3.6 m measured from <b>finished grade</b> to the top of the finished floor above the slab. <sup>4</sup> For <b>greenhouses and plant nurseries</b> designed with a closed wastewater and storm water management systems then the <b>site coverage</b> may be increased to 75%. <sup>5</sup> Setback shall be measured from edge of sidewalk closest to <b>lot line</b> . In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the <b>lot line</b> is 3.0 m.			

## Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 10.7 - Site Specific Regulations			
Uses and regulations apply to the A1 – Agriculture 1 zone on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot A, Section 24, Township 26, ODYD, Plan EPP714	700 Hwy 33 E	<p><b>Food Primary Establishment</b></p> <p>This existing cafe is subject to the <a href="#">Agricultural Land Commission</a> (ALC) Resolution #101/2014 for application #53542 which approved this non-farm use subject to the following condition:</p> <p>The Cafe facility is limited to current size being 25.3 m<sup>2</sup> (272 ft<sup>2</sup>) indoor and 34.6 m<sup>2</sup> (372 ft<sup>2</sup>) outdoor and that there be submission of notification or an application to the <a href="#">ALC</a> should there be plans in the future for any significant changes or plans to expand the current footprint.</p>

## Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 11 –

## Single and Two Dwelling Zones

Section 11.1 - Zone Purposes	
Zones	Purpose
RU1 – Large Lot Housing	The purpose is to provide a zone for <a href="#">single detached housing</a> , and compatible <a href="#">secondary uses</a> , on larger serviced urban <a href="#">lots</a> .
RU2 – Medium Lot Housing	The purpose is to provide a zone for <a href="#">single detached housing</a> , and compatible <a href="#">secondary uses</a> , on medium sized serviced urban <a href="#">lots</a> .
RU3 – Small Lot Housing	The purpose is to provide a zone for <a href="#">single detached housing</a> , and compatible <a href="#">secondary uses</a> , on smaller serviced urban <a href="#">lots</a> .
RU4 – Duplex Housing	The purpose is to provide a zone for <a href="#">duplex</a> and <a href="#">semi-detachment housing</a> with compatible <a href="#">secondary uses</a> , on larger serviced urban <a href="#">lots</a> .
RU5 – Multiple Single Detached Housing	The purpose is to provide a zone for multiple <a href="#">single detached homes</a> , and compatible <a href="#">secondary uses</a> , on a single serviced urban <a href="#">lot</a> .

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
RU1 – Large Lot Housing	RU1c – Large Lot Housing with Carriage House	The purpose is to provide a sub-zone is to allow for a <a href="#">carriage houses</a> on selective properties.
	RU1cc – Large Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU1 <a href="#">lots</a> to allow <a href="#">child care centre, major</a> on a case-by-case basis were supported by <a href="#">OCP</a> policy.
RU2 – Medium Lot Housing	RU2c – Medium Lot Housing with Carriage House	The purpose is to provide a sub-zone is to allow for a <a href="#">carriage houses</a> on selective properties.
	RU2cc – Medium Lot Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU2 <a href="#">lots</a> to allow <a href="#">child care centre, major</a> on a case-by-case basis were supported by <a href="#">OCP</a> policy.
RU3 – Small Lot Housing	n/a	n/a

## Section 11– Single and Two Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 11.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
RU4 – Duplex Housing	RU4b – Duplex Housing with Boarding or Lodging House	The purpose is to provide a sub-zone for RU4 lots to allow for <b>boarding or lodging house</b> land uses on a case-by-case basis were supported by <b>OCP</b> policy.
	RU4hc - Duplex Housing with Heritage Commercial	The purpose is to provide a sub-zone for the preservation of land and <b>buildings</b> that have heritage value for low density residential uses to expand into complimentary <b>commercial uses</b> related to <b>health services</b> , and minor <b>retail</b> activities.
	RU4cc – Duplex Housing with Child Care Centre, Major	The purpose is to provide a sub-zone for RU4 lots to allow <b>child care centre, major</b> on a case-by-case basis were supported by <b>OCP</b> policy.
RU5 – Multiple Single Detached Housing	n/a	n/a

Section 11.3 - Permitted Land Uses					
Uses	Zones				
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)				
	RU1	RU2	RU3	RU4	RU5
Accessory Buildings or Structures	S	S	S	S	S
Agriculture, Urban	P	P	P	P	P
Bed & Breakfast	S .9, .10	S .9, .10	S .9, .10	S .9, .10	-
Boarding & Lodging	-	-	-	P (RU4b only)	-
Carriage House	S .7, .9	S .7, .9	-	S .2, .7, .9	-
Child Care Centre, Major	S .3	S .3	-	S .3	S .3
Child Care Centre, Minor	S	S	S	S	S
Duplex Housing	-	-	-	P .2	-
Group Home	P	P	P	P	P

#### Section 11– Single and Two Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Section 11.3 - Permitted Land Uses					
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)				
	RU1	RU2	RU3	RU4	RU5
Health Services	-	-	-	P (RU4hc only) <sup>.4</sup>	-
Home-Based Business, Major	S	S	-	S	S
Home-Based Business, Minor	S	S	S	S	S
Retail	-	-	-	S (RU4hc only) <sup>.5</sup>	-
Secondary Suite	S <sup>.6, .9</sup>	S <sup>.6, .9</sup>	S <sup>.6, .9</sup>	S <sup>.2, .6, .9</sup>	S <sup>.9</sup>
Semi-Detached Housing	-	-	-	P <sup>.2</sup>	-
Short-Term Rental Accommodations	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S <sup>.10</sup>	S
Single Detached Housing	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.1</sup>	P <sup>.2</sup>	P <sup>.8</sup>

#### FOOTNOTES (Section 11.3.):

- <sup>.1</sup> Maximum one **single detached house** per lot, strata lot or bareland strata lot.
- <sup>.2</sup> Each **dwelling unit** (a **single detached house**, a **duplex** unit, or a **semi-detached** unit) is permitted to have one secondary use (a **secondary suite** or a **carriage house**). Each lot can have a maximum of two principal dwelling units (ex. two **single detached houses**, one **duplex**, or a **semi-detached building**).
- <sup>.3</sup> The lot must have a child care sub-zone ‘cc’ on the property for a **child care centre, major** to be permitted.
- <sup>.4</sup> The **health services** use shall not generate more than two (2) clients to the site from which the business is being operated at any given time.
- <sup>.5</sup> The **retail** use shall be limited to those uses related to arts, crafts, or cultural activities such as souvenir, craft, or gift shops, bookstores, art galleries, or photography studios. Individual general **retail** services are limited to a maximum **net floor area** of 100 m<sup>2</sup>.
- <sup>.6</sup> **Secondary suites** must be on a lot serviced with **community water**.
- <sup>.7</sup> For a lot located outside the **Core Area**, the lot must have a **carriage house** sub-zone ‘c’ on the property for a **carriage house** to be permitted. For a lot located within the **Core Area**, a **carriage house** is a permitted **secondary use** without the necessity of the sub-zone. **Carriage houses** must be on a lot serviced with **community sanitary sewer** and **community water**, except, **carriage houses** are permitted on lots without **community sanitary sewer** services if the lot area is at least 10,000 m<sup>2</sup>.
- <sup>.8</sup> The maximum density shall be three (3) units per 1,000 m<sup>2</sup>. The maximum density is one (1) unit per 1,000 m<sup>2</sup> if the lot is not connected to **community sanitary sewer** and **community water**.
- <sup>.9</sup> Only one of these **secondary uses** shall be permitted at any one time per principal **dwelling unit**: **bed & breakfast**, **secondary suite**, or **carriage house**.
- <sup>.10</sup> **Short-term rental accommodation** is not permitted in combination with a **bed and breakfast home**.

#### Section 11– Single and Two Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 11.4 – Subdivision Regulations					
m = metres / m <sup>2</sup> = square metres					
	Zones				
	RU1 <sup>.1</sup>	RU2 <sup>.1</sup>	RU3 <sup>.1</sup>	RU4 <sup>.1</sup>	RU5
Min. Lot Width without access to a Rear Lane	16.5 m	13.0 m	8.5 m	18.0 m <sup>.2</sup>	40.0 m
Min. Lot Width with access to a Rear Lane or Strata Road	15.0 m	12.0 m	8.5 m	18.0 m <sup>.2</sup>	40.0 m
Min. Lot Width for Corner Lots	17.0 m	15.0 m	10.0 m	20.0 m <sup>.2</sup>	40.0 m
Min. Lot Depth	30.0 m	27.0 m	27.0 m	30.0 m	30.0 m
Min. Lot Area <sup>.1</sup>	450 m <sup>2</sup>	350 m <sup>2</sup> <sup>.3</sup>	255 m <sup>2</sup>	540 m <sup>2</sup> <sup>.2</sup>	4,000 m <sup>2</sup>
Min. Building Envelope Area	150 m <sup>2</sup>	130 m <sup>2</sup>	n/a	200 m <sup>2</sup>	n/a
New lots must have access to side or rear lane	no	no	yes	no	no
FOOTNOTES (Section 11.4.): <sup>.1</sup> Minimum lot width, lot depth, and lot area also apply to bareland strata lots. <sup>.2</sup> Where a lot is developed with a semi-detached housing form and is being subdivided along a party wall then: the minimum lot area is 270 m <sup>2</sup> , the minimum lot width is 10 m for corner lots, the minimum lot width is 9 m for all other lots, and the minimum building envelope area is 100 m <sup>2</sup> . <sup>.3</sup> The minimum lot area is 325 m <sup>2</sup> when the lot has access to a rear lane or strata road.					

## Section 11– Single and Two Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 11.5 – Development Regulations						
m = metres / m² = square metres						
		Zones				
		RU1 <sup>.1</sup>	RU2 <sup>.1</sup>	RU3 <sup>.1</sup>	RU4 <sup>.1</sup>	RU5 <sup>.1</sup>
↓ Regulations that apply to all Buildings, Structures, and Uses ↓						
Max. Site Coverage of all Buildings		40%	40%	40%	40%	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces		70%	70%	70%	70%	70% <sup>.6</sup>
Lane Regulations		If a lot is fronting onto a lane then vehicular access is only permitted from the lane.				
↓ Regulations that apply to Principal Dwellings, Principal Use Buildings, and Principal Use Structures ↓						
Max. Height		10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
Max. Height for Buildings with Walkout Basements	Facing Front or Flanking Yard	8.6 m	8.6 m	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m	12.5 m	12.5 m	12.5 m	12.5 m
Max. Gross Floor Area of a Third (3 <sup>rd</sup> ) Storey relative to the Second (2 <sup>nd</sup> ) Storey (this does not apply to Dwellings with Walkout Basements)		70% See Example Diagram	70% See Example Diagram	70% See Example Diagram	70% See Example Diagram	70% See Example Diagram
Min. Front Yard and Flanking Yard Setback		4.5 m <sup>.7</sup>	4.5 m <sup>.7</sup>	3.0 m	4.5 m <sup>.7</sup>	4.5 m <sup>.5</sup>
Min. Front Yard and Flanking Yard Setback for any attached garage or carport		6.0 m <sup>.2</sup>	6.0 m <sup>.2</sup>	n/a	6.0 m <sup>.2</sup>	6.0 m <sup>.5</sup>
Min. Side Yard Setback		2.1 m	1.5 m	1.2 m	2.1 m <sup>.3</sup>	3.0 m <sup>.3, .5</sup>
Min. Rear Yard Setback		7.5 m	6.0 m	6.0 m	7.5 m	6.0 m <sup>.5</sup>
Min. Rear Yard Setback on Wide Lots		4.5 m	4.5 m	4.5 m	4.5 m	n/a

#### Section 11– Single and Two Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 11.5 – Development Regulations					
m = metres / m <sup>2</sup> = square metres					
	Zones				
	RU1 <sup>.1</sup>	RU2 <sup>.1</sup>	RU3 <sup>.1</sup>	RU4 <sup>.1</sup>	RU5 <sup>.1</sup>
<b>Min.</b> Setback between Principal Buildings	n/a	n/a	n/a	2.5 m	2.5 m
↓ Regulations that apply to Carriage Houses, Accessory Buildings / Structures and Secondary Suites ↓					
<b>Max.</b> Height for Carriage Houses	5.4 m	5.4 m	5.4 m	5.4 m	n/a
<b>Max.</b> Height for Accessory Buildings / Structures	4.8 m	4.8 m	4.8 m	4.8 m	4.8 m
<b>Min.</b> Front Yard Setback	9.0 m	9.0 m	9.0 m	9.0 m	9.0 m <sup>.5</sup>
<b>Min.</b> Front Yard Setback for Double Fronting Lots	6.0 m <sup>.2</sup>	6.0 m <sup>.2</sup>	n/a	6.0 m <sup>.2</sup>	n/a
<b>Min.</b> Flanking Yard Setback	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m <sup>.5</sup>
<b>Min.</b> Side Yard Setback	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m <sup>.5</sup>
<b>Min.</b> Rear Yard Setback	1.5 m <sup>.4</sup>	1.5 m <sup>.4</sup>	1.5 m <sup>.4</sup>	1.5 m <sup>.4</sup>	1.5 m <sup>.5</sup>
<b>Max.</b> Net Floor Area for Single (1) Storey Carriage Houses	100 m <sup>2</sup>	100 m <sup>2</sup>	n/a	100 m <sup>2</sup>	n/a
<b>Max.</b> Net Floor Area for Two (2) Storey Carriage Houses	90 m <sup>2</sup>	90 m <sup>2</sup>	n/a	90 m <sup>2</sup>	n/a
<b>Max.</b> Building Footprint for Single (1) Storey Carriage Houses	100 m <sup>2</sup>	100 m <sup>2</sup>	n/a	100 m <sup>2</sup>	n/a
<b>Max.</b> Building Footprint for Two (2) Storey Carriage Houses	90 m <sup>2</sup>	90 m <sup>2</sup>	n/a	90 m <sup>2</sup>	n/a
<b>Max.</b> Building Footprint for Accessory Buildings / Structures	90 m <sup>2</sup>	90 m <sup>2</sup>	90 m <sup>2</sup>	90 m <sup>2</sup>	90 m <sup>2</sup>
<b>Max.</b> Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram	n/a	70% of the carriage house footprint area See Example Diagram	n/a

## Section 11– Single and Two Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 11.5 – Development Regulations					
m = metres / m² = square metres					
	Zones				
	RU1 <sup>.1</sup>	RU2 <sup>.1</sup>	RU3 <sup>.1</sup>	RU4 <sup>.1</sup>	RU5 <sup>.1</sup>
<b>Max. Net Floor Area</b> for <b>Secondary Suites</b>	90 m²	90 m²	90 m²	90 m²	90 m²
Lit pathway requirement for <b>Carriage Houses</b> and <b>Secondary Suites</b>	A lighted pathway is required from the entrance of the <b>carriage house</b> and/or the <b>secondary suite</b> to the on-site parking space(s) and to the fronting <b>street</b> .				
FOOTNOTES (Section 11.5.):					
<sup>.1</sup> <b>Site coverage, height,</b> and setback regulations also apply to <b>bareland strata lots</b> .					
<sup>.2</sup> Setback shall be measured from edge of sidewalk closest to <b>lot line</b> . In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the <b>lot line</b> is 3.0 m.					
<sup>.3</sup> <b>Side yard</b> setbacks are not required for <b>semi-detached</b> on a <b>lot line</b> that has a <b>party wall</b> .					
<sup>.4</sup> When the <b>rear yard</b> is abutting a <b>lane</b> , the minimum rear yard setback is 0.9 m.					
<sup>.5</sup> The <b>front, flanking, side, rear</b> yard setback shall apply to the exterior <b>lot lines</b> of the <b>site</b> and not to the interior separations between <b>single detached housing</b> units and / or <b>accessory structures</b> within a building strata.					
<sup>.6</sup> Private roadways that access more than two <b>dwelling units</b> excluded from the calculation of maximum <b>site coverage</b> of all <b>buildings, structures,</b> and <b>impermeable surfaces</b> .					
<sup>.7</sup> The <b>front yard</b> and <b>flanking yard</b> setbacks can be reduced to 3.0 m for <b>lots</b> within the Suburban Residential S-RES future land use designation identified in the <b>OCP</b> .					

## Section 11– Single and Two Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 12 –

## Mobile Home and Camping Zones

Section 12.1 - Zone Purposes	
Zones	Purpose
MH1 – Mobile Home and Camping	The purpose is to provide a zone for <a href="#">mobile homes</a> on individual <a href="#">mobile homes</a> spaces in a <a href="#">mobile home park</a> setting and for <a href="#">campsites</a> .

Section 12.2 - Permitted Land Uses	
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)
	MH1
Accessory Buildings or Structures	S
Agriculture, Urban	S
Campsites	P
Child Care Centre, Minor	S
Home-Based Business, Minor	S
Mobile Home Park	P <sup>.1</sup>
Offices	S <sup>.2</sup>
FOOTNOTES (Section 12.2.):	
<sup>.1</sup> <a href="#">Mobile homes</a> and modular homes are permitted <a href="#">dwelling units</a> within a <a href="#">mobile home park</a> .	
<sup>.2</sup> <a href="#">Offices</a> are limited to one office for the management and operation of the <a href="#">mobile home park</a> .	

Section 12.3 – Subdivision Regulations	
m = metres / m <sup>2</sup> = square metres	
	Zones
	MH1
<b>Min.</b> Site Width	n/a
<b>Min.</b> Site Depth	n/a
<b>Min.</b> Site Area	20,000 m <sup>2</sup>

## Section 12– Mobile Home and Camping Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 12– Mobile Home and Camping Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 12.4 – Development Regulations	
m = metres / m <sup>2</sup> = square metres	
	Zones
	MH1
<b>Max.</b> Density	20 mobile home dwelling units / hectare
<b>Max.</b> Height	7.6 m & 1 storey
<b>Min.</b> Site Front Yard Setback	6.0 m
<b>Min.</b> Site Side Yard Setback	4.5 m
<b>Min.</b> Site Rear Yard Setback	6.0 m
<b>Min.</b> Mobile Home Space Area	325.0 m <sup>2</sup>
<b>Min.</b> Mobile Home Space Width	12.0 m
<b>Min.</b> Mobile Home Space Depth	25.0 m
<b>Min.</b> Mobile Home Space Setback from Roadway	No mobile home shall be located closer than 3.0 m to the back curb of an internal roadway or parking area
<b>Min.</b> Mobile Home Space Side Yard Setback	1.5 m to the edge of the mobile home space

## Section 12– Mobile Home and Camping Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## SECTION 13 –

## Multi-Dwelling Zones

Section 13.1 - Zone Purposes	
Zones	Purpose
MF1 – Infill Housing	The purpose is to provide a zone for infill <a href="#">development</a> within the <a href="#">core area</a> of the <a href="#">City</a> limiting <a href="#">development</a> to <a href="#">ground-oriented housing</a> of 2 <a href="#">storeys</a> .
MF2 – Townhouse Housing	The purpose is to provide a zone for <a href="#">ground-oriented</a> multiple housing (typically <a href="#">townhouse developments</a> ) up to 3 <a href="#">storeys</a> on serviced urban <a href="#">lots</a> .
MF3 – Apartment Housing	The purpose is to provide a zone primarily for <a href="#">apartments</a> ranging up to 6 <a href="#">storeys</a> on serviced urban <a href="#">lots</a> with various commercial uses permitted on <a href="#">transit supportive corridors</a> .

Section 13.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
MF1 – Infill Housing	MF1r – Infill Housing Rental Only	The purpose is to provide a sub-zone that restricts the <a href="#">dwelling units</a> to a rental only tenure and to prohibit any building or bareland stratification.
MF2 – Townhouse Housing	MF2r – Townhouse Housing Rental Only	The purpose is to provide a sub-zone that restricts the <a href="#">dwelling units</a> to a rental only tenure and to prohibit any building or bareland stratification.
MF3 – Apartment Housing	MF3r – Apartment Housing Rental Only	The purpose is to provide a sub-zone that restricts the <a href="#">dwelling units</a> to a rental only tenure and to prohibit any building or bareland stratification.

## Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 13.3 - Permitted Land Uses			
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)		
	MF1	MF2	MF3
Accessory Buildings or Structures	S	S	S
Agriculture, Urban	S	S	S
Apartment Housing	-	-	P
Child Care Centre, Major	S	S	S
Child Care Centre, Minor	S	S	S
Cultural and Recreation Services	-	-	S <sup>.2</sup>
Duplex Housing	P	P	-
Food Primary Establishment	-	-	S <sup>.2</sup>
Group Home	P <sup>.1</sup>	P <sup>.1</sup>	-
Home-Based Business, Major	S <sup>.5</sup>	S <sup>.6</sup>	S <sup>.6</sup>
Home-Based Business, Minor	S	S	S
Health Services	-	-	S <sup>.2</sup>
Professional Services	-	-	S <sup>.2</sup>
Participant Recreation Services, Indoor	-	-	S
Personal Service Establishments	-	-	S <sup>.2</sup>
Retail	-	-	S <sup>.2</sup>
Secondary Suite	S <sup>.3</sup>	-	-
Semi-Detached Housing	P	P	-
Short-Term Rental Accommodations	S	S	S
Single Detached Housing	P	P	-
Stacked Townhouses	-	P	P <sup>.4</sup>
Townhouses	P	P	P <sup>.4</sup>

#### Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 13.3 - Permitted Land Uses

Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
<p>FOOTNOTES (Section 13.3.):</p> <p><sup>.1</sup> Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.</p> <p><sup>.2</sup> These land uses are only permitted on transit supportive corridors and these land uses are not permitted above the first storey.</p> <p><sup>.3</sup> No new secondary suites are permitted. Existing secondary suites that existed prior to December 4<sup>th</sup> 2017 are permitted to remain.</p> <p><sup>.4</sup> Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.</p> <p><sup>.5</sup> Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.</p> <p><sup>.6</sup> Home-based business, major is only permitted within ground-oriented dwelling units fronting transit supportive corridors, ground-oriented dwelling units within urban centres, or ground-oriented dwelling units within village centres.</p>			

### Section 13.4 – Subdivision Regulations

m = metres / m<sup>2</sup> = square metres

		Zones		
		MF1	MF2	MF3
Min. Lot Width	Regular Lots	7.5 m	20.0 m <sup>.1</sup>	30.0 m
	Corner lots	9.5 m		
Min. Lot Area	Regular Lots	277.5 m <sup>2</sup>	900 m <sup>2</sup> <sup>.1</sup>	1,400 m <sup>2</sup>
	Corner Lots	350 m <sup>2</sup>		
Min. Lot Depth		30.0 m	30.0 m <sup>.1</sup>	30.0 m

FOOTNOTES (Section 13.4.):

- <sup>.1</sup> Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title.

### Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 13.5 – Development Regulations			
m = metres / m² = square metres			
	Zones		
	MF1	MF2	MF3
<b>Max. Height</b> <b>Max. Density</b>	Section 13.6 – Density and Height Development Regulations		
<b>Max. Site Coverage</b> of all Buildings	55%	55%	65%
<b>Max. Site Coverage</b> of all Buildings, Structures, and Impermeable Surfaces	75%	80%	85%
<b>Min. Front Yard &amp; Flanking Side Yard</b> setback for Ground-Oriented units	4.0 m	3.0 m <sup>.3</sup>	3.0 m <sup>.3</sup>
<b>Min. Front Yard &amp; Flanking Side Yard</b> setback for all Buildings including Accessory Buildings / Structures	4.0 m <sup>.5</sup>	3.0 m <sup>.5</sup>	4.5 m <sup>.5</sup>
<b>Min. Building Stepback</b> from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m <sup>.6</sup>
<b>Min. Side Yard</b> Setback	1.2 m <sup>.1, .2</sup>	3.0 m except 1.2 m from a lane <sup>.2</sup>	3.0 m <sup>.7</sup>
<b>Min. Rear Yard</b> Setback	3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane <sup>.4</sup>
<b>Min. Rear Yard</b> Setback for Accessory Buildings / Structures	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane <sup>.7</sup>
<b>Min. Separation</b> between Detached Principal Buildings	2.0 m	3.0 m	n/a
<b>Min. Common and Private Amenity Space</b>	n/a	7.5 m² per bachelor dwelling unit 15.0 m² per 1-bedroom dwelling unit 25 m² per dwelling unit with more than 1-bedroom <sup>.8, .9</sup>	
<b>Max. Building Frontage</b>	A continuous building frontage shall not exceed 100 m in length.		

#### Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 13.5 – Development Regulations

m = metres / m<sup>2</sup> = square metres

	Zones		
	MF1	MF2	MF3
Vehicular Access	Where a <a href="#">lot</a> has access to a <a href="#">lane</a> , vehicular access is only permitted from the <a href="#">lane</a> . If a <a href="#">lot</a> does not have access to a <a href="#">lane</a> then access will come from the <a href="#">street</a> according to the <a href="#">City of Kelowna's Subdivision and Servicing Bylaw 7900</a> .		

#### FOOTNOTES (Section 13.5.):

- <sup>1</sup> For [lots](#) 17.0 m or wider, the minimum [side yard](#) setback is increased to 2.1 m.
- <sup>2</sup> [Side yards](#) are not required for [semi-detached housing](#) or [townhouses](#) on a [lot line](#) that has a [party wall](#) agreement
- <sup>3</sup> The minimum setback can be reduced from 3.0 m to 2.0 m for [ground-oriented](#) units if both of these criteria are met:
  - a) The maximum first floor [height](#) above the adjacent curb level for [ground-oriented](#) residential units are 1.2 m. [Height](#) is measured from the grade at the sidewalk directly from a fronting publicly accessible [street](#), walkway, open space or applicable [lot line](#). See [example diagram](#).
  - b) The minimum [net floor area](#) for [ground-oriented](#) residential units on the first floor is 11m<sup>2</sup>. See [example diagram](#).
- <sup>4</sup> For portions of a parkade with [lane](#) access which do not project more than 2.3 m above [finished grade](#), the [rear yard](#) setback for the parkade is 1.5 m.
- <sup>5</sup> The setback for a garage, a [carport](#), or a parkade door that has direct access to the [street](#) shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from [lot line](#) (whichever is greater).
- <sup>6</sup> Minimum [building setbacks](#) apply only to [buildings 5 storeys](#) and taller. The [setback](#) can occur on any floor above the second storey.
- <sup>7</sup> If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the [Official Community Plan](#) then a 1.5 m additional setback needs to be added to the minimums.
- <sup>8</sup> [Common and Private Amenity Space](#) can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of [Common and Private Amenity Space](#) dedicated to child care spaces cannot be more than 50% of the total space required.
- <sup>9</sup> 4.0 m<sup>2</sup> per [dwelling unit](#) of the [common and private amenity space](#) shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.

#### Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 13.6 –Density and Height Development Regulations				
m = metres / m <sup>2</sup> = square metres				
		Zones		
		MF1	MF2	MF3
<b>Min.</b> Density for <b>Lots</b> fronting onto a <b>Transit Supportive Corridor</b>		For <b>lots</b> with a <b>lane</b> = 4.75 units per 1,000 m <sup>2</sup> and a <b>Min.</b> 1,050 m <sup>2</sup> lot area <sup>.5</sup> For <b>lots</b> without a <b>lane</b> = 3.1 units per 1,000 m <sup>2</sup> and a <b>Min.</b> 1,600 m <sup>2</sup> lot area <sup>.5</sup>		
<b>Max.</b> Base Density		0.8 <b>FAR</b> with <b>lane</b> 0.6 <b>FAR</b> without <b>lane</b> and <b>max</b> 9.9 dwelling units per 1,000 m <sup>2</sup> of <b>lot area</b>	1.0 <b>FAR</b>  See Underground Parking Base <b>FAR</b> Adjustments <sup>.7</sup>	For 4 <b>storeys</b> and below Max <b>FAR</b> = 1.3 <sup>.2</sup> For 5 <b>storeys</b> and above Max <b>FAR</b> = 1.8 <sup>.2</sup> See Underground Parking Base <b>FAR</b> Adjustments <sup>.7</sup>
<b>Max.</b> Bonus Density ( <b>Floor Area Ratio</b> increase)		n/a	An additional 0.15 <b>FAR</b> <sup>.3</sup>	An additional 0.25 <b>FAR</b> <sup>.3</sup>
<b>Max.</b> Bonus Density for Rental Projects		n/a	An additional 0.3 <b>FAR</b> <sup>.3</sup>	An additional 0.3 <b>FAR</b> <sup>.3</sup>
<b>Max.</b> Base <b>Height</b>		8.0 m & 2 <b>storeys</b>	11.0 m & 3 <b>storeys</b>	18.0 m & 4 <b>storeys</b> Or 22.0 m / 6 <b>storeys</b> <sup>.1</sup>
<b>Max.</b> Base <b>Height</b> for <b>Buildings</b> with <b>Walkout Basements</b>	Front Building Elevation	n/a	10.0 m & 3 <b>storeys</b>	n/a
	Rear Building Elevation	n/a	12.6 m & 3 <b>storeys</b>	n/a
<b>Max.</b> Bonus <b>Height</b>		n/a	n/a	22.0 m & 6 <b>storeys</b> <sup>.3</sup> Or 44.0 m & 12 <b>storeys</b> <sup>.4</sup>
<b>FOOTNOTES (Section 13.6.):</b>				
<sup>.1</sup> The base <b>height</b> is 18.0 m & 4 <b>storeys</b> except the maximum <b>height</b> may be increased to 22.0 m / 6 <b>storeys</b> if: <ul style="list-style-type: none"><li>• The subject property is fronting onto a <b>Transit Supportive Corridor</b>; or</li><li>• The subject property does not <b>abut</b> a <b>RU1</b>, <b>RU2</b>, <b>RU3</b>, <b>RU4</b>, or <b>RU5</b> zoned <b>lot</b>.</li></ul>				
<sup>.2</sup> The base <b>FARs</b> are derived from the base height regulation. Therefore, the base <b>FARs</b> remain constant even if an owner successfully applies for a Development Variance Permit to the base heights.				
<sup>.3</sup> These bonuses only apply to <b>lots</b> within the <b>Core Area</b> or within a <b>village centre</b> . The bonus density and bonus height provisions occur if the provisions of <b>Section 6.8 Density Bonus</b> are secured.				
<sup>.4</sup> The increase in <b>height</b> to 44.0 m and 12 <b>storeys</b> only applies in situations where: <ul style="list-style-type: none"><li>(a) <b>lots</b> are fronting a Provincial Highway; and</li><li>(b) <b>lots</b> are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and</li></ul>				

## Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 13.6 –Density and Height Development Regulations

m = metres / m<sup>2</sup> = square metres

	Zones		
	MF1	MF2	MF3
(c) the abutting lots cannot be zoned A1, A2, RR1, RR2, RU1, RU2, RU3, RU4, or RU5; and			
(d) lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP.			
(e) The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured.			
<sup>5</sup> For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m <sup>2</sup> of commercial GFA.			
<sup>6</sup> For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m <sup>2</sup> of commercial GFA.			
<sup>7</sup> If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.			

### Section 13.7 - Site Specific Regulations

Uses and regulations apply on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
1.	Lot A, District Lot 140, ODYD, Plan KAP58184	1915-1925 Enterprise Way	This property is permitted to have hotels as principal land use.
2.	ODYD, Plan KAS3399	1132-1160 Bernard Ave	This property is permitted to have 16 storeys in height.
3.	Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641	530 Caramillo Ct.	This property is permitted to have Apartment housing limited to 4 storeys.
4.	Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511)	777 Denali Drive	This property is permitted to have Apartment housing limited to 3 storeys.
5.	Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXC EPT Plan KAP79047, EPP23768	530 Quartz Crescent	This property is permitted to have Apartment housing limited to 3 storeys.

### Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 14 –

## Core Area &amp; Other Zones

Section 14.1 – Core Area and Other Zone Categories	
Category	Zones
Commercial Zones	C1 – Local & Neighbourhood Commercial C2 – Vehicle Oriented Commercial
Cora Area Zones	CA1 – Core Area Mixed Use
Village Centre Zones	VC1- Village Centre
Urban Centre Zones	UC1 – Downtown Urban Centre UC2 – Capri-Landmark Urban Centre UC3 – Midtown Urban Centre UC4 – Rutland Urban Centre UC5 – Pandosy Urban Centre
Industrial Zones	I1 – Business Industrial I2 – General Industrial I3 – Heavy Industrial I4 – Natural Resource Extraction
Institutional Zones	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park
Health District Zones	HD1 – Kelowna General Hospital HD2 - Residential and Health Support Services
Water Zones	W1 – Recreational Water Use W2 – Intensive Water Use

## Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Section 14.2 – Commercial, Core Area, and Village Centre Zone Purposes	
Zones	Purpose
C1 – Local & Neighbourhood Commercial	The purpose is to provide a zone for the commercial <a href="#">developments</a> outside the <a href="#">Core Area</a> to provide a range of services needed on a day-to-day basis by residents within their neighbourhoods. Generally, <a href="#">building</a> scale includes 2 storey <a href="#">structures</a> 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. <a href="#">Building</a> scale generally includes two storey <a href="#">buildings</a> 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 <a href="#">developments</a> within the <a href="#">Core Area</a> and outside <a href="#">urban centres</a> . <a href="#">Buildings</a> up to 4 <a href="#">storeys</a> will be generally permissible with <a href="#">Buildings</a> up to 6 <a href="#">storeys</a> in certain circumstances based on development policy guidance from the <a href="#">OCP</a> . A further increase to 12 storeys will be acceptable on key <a href="#">Transit Supportive Corridors</a> 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 <a href="#">Village Centre</a> (as identified with the <a href="#">OCP</a> ).

Section 14.3 – Urban Centre Zone Purposes	
Zones	Purpose
UC1 – Downtown Urban Centre	The purpose of this zone is to designate and to preserve land for <a href="#">developments</a> of the financial, <a href="#">retail</a> and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use <a href="#">buildings</a> .
UC2 – Capri-Landmark Urban Centre	The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the Capri-Landmark <a href="#">Urban Centre</a> that is consistent with and follows from the <a href="#">Capri-Landmark Urban Centre Plan</a> .
UC3 – Midtown Urban Centre	The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the Midtown <a href="#">Urban Centre</a> .
UC4 – Rutland Urban Centre	The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the Rutland <a href="#">Urban Centre</a> .
UC5 – Pandosy Urban Centre	The purpose is to provide a mixed commercial and residential zone for <a href="#">developments</a> within the South Pandosy <a href="#">Urban Centre</a> .

#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.4 – Industrial Zone Purposes	
Zones	Purpose
I1 – Business Industrial	The purpose is to provide a zone for <a href="#">developments</a> of planned industrial business parks containing indoor industrial uses with limited <a href="#">outdoor storage</a> and to provide a zone for transition from general / heavy industrial uses to other uses.
I2 – General Industrial	The purpose is to provide for <a href="#">general industrial uses</a> .
I3 – Heavy Industrial	The purpose is to designate and preserve land for <a href="#">developments</a> 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.
I4 – Natural Resource Extraction	The purpose of this zone to provide a zone used for <a href="#">natural resource extraction</a> such as gravel extraction and processing.

Section 14.5 – Institutional Zone Purposes	
Zones	Purpose
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 <a href="#">religious assemblies</a> .
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 <a href="#">developments</a> of major Municipal parks and ancillary recreational uses. Park sites generate large numbers of participants and spectators attracted from all areas of the <a href="#">City</a> 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.

Section 14.6 – Health District Zone Purposes	
Zones	Purpose
HD1 – Kelowna General Hospital	To provide a zone for the comprehensive <a href="#">development</a> of <a href="#">buildings</a> that provide <a href="#">health services</a> 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.

#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 14.6 – Health District Zone Purposes

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.
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### Section 14.7 – Water Zone Purposes

Zones	Purpose
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.

### Section 14.8 – Core Area and Other Sub-Zones Categories

Category	Zones
Commercial, Core Area, and Village Centres	<p>C1 – Local &amp; Neighbourhood Commercial</p> <ul style="list-style-type: none"> <li>• rcs – Retail Cannabis Sales</li> </ul> <p>C2 – Vehicle Oriented Commercial</p> <ul style="list-style-type: none"> <li>• rcs – Retail Cannabis Sales</li> <li>• dt – Drive Through</li> </ul> <p>CA1 – Core Area Mixed Use</p> <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• dt – Drive Through</li> </ul> <p>VC1 – Village Centre</p> <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul>
Urban Centre	<p>UC1 – Downtown Urban Centre</p> <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• gg – Gaming and Gambling</li> <li>• a – Arena</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul>

### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
	<p>UC2 – Capri-Landmark Urban Centre</p> <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• gg – Gaming and Gambling</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul> <p>UC3 – Midtown Urban Centre</p> <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul> <p>UC4 – Rutland Urban Centre</p> <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul> <p>UC5 – Pandosy Urban Centre</p> <ul style="list-style-type: none"> <li>• r – Rental Only</li> <li>• rcs – Retail Cannabis Sales</li> <li>• fg – Fueling and Gas Stations</li> <li>• dt – Drive Through</li> </ul>
Industrial	<p>I1 – Business Industrial</p> <ul style="list-style-type: none"> <li>• rcs – Retail Cannabis Sales</li> </ul> <p>I2 – General Industrial</p> <ul style="list-style-type: none"> <li>• rcs – Retail Cannabis Sales</li> </ul> <p>I3 – Heavy Industrial</p> <p>I4 – Natural Resource Extraction</p>
Institutional	<p>P1 – Major Institutional</p> <p>P2 – Education and Minor Institutional</p> <p>P3 – Parks and Open Space</p> <p>P4 – Utilities</p> <p>P5 – Municipal District Park</p>
Health District	<p>HD1 – Kelowna General Hospital</p> <p>HD2 – Residential and Health Support Services</p> <ul style="list-style-type: none"> <li>• r – Rental Only</li> </ul>
Water	<p>W1 – Recreational Water Use</p> <p>W2 – Intensive Water Use</p>

#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 14.9 - Permitted Principal and Secondary Land Uses in Core Area and Other Zones

Section 14.9 – Principal and Secondary Land Uses																							
Uses		Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)																					
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
1	Accessory Buildings or Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
2	Agriculture, Urban	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	S	n/a	n/a
3	Alcohol Production Facilities	-	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	P .1	-	-	-	-	-	-	-	-	-	-
4	Animal Clinics, Major	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
5	Animal Clinics, Minor	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
6	Apartment Housing	P .6	P .6	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-
7	Auctioneering Establishments	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
8	Automotive & Equipment	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
9	Automotive & Equipment, Industrial	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
10	Boat Launches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
11	Boat Storage	-	-	-	S .13	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
12	Bulk Fuel Depot	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
13	Cannabis Production Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
14	Cemeteries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
15	Child Care Centre, Major	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	S	-	S	S	P	-	-
16	Child Care Centre, Minor	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
17	Commercial Storage	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
18	Concrete and Asphalt Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-
19	Cultural and Recreation Services	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	S	-	S	-	-	-	-
20	Detention and Correction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
21	Docks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P .2	P
22	Drive Throughs	-	P .14	P .14	P .14	P .14	P .14	P .14	P .14	P .14	-	-	-	-	-	-	-	-	-	-	-	-	-

## Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses																							
Uses		Zones																					
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																					
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
23	Education Services	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-
24	Emergency and Protective Services	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	S	S	P	-	-
25	Exhibition and Convention Facilities	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-
26	Fleet Services	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
27	Food Primary Establishment	P .5	P	P	P	P	P	P	P	P	P .5	P .5	-	-	P	-	P	-	S	S .7	S .5	-	S .5
28	Gaming Facilities	-	-	-	-	P .8	P .8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Gas Bar	P .12	P .12	-	P .12	P .12	P .12	P .12	P .12	P .12	-	P .12	-	-	-	-	-	-	-	-	-	-	-
30	General Industrial Use	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-
31	Greenhouses and Plant Nurseries	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
33	Health Services	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	S .3	-	P	-	-
34	Home-Based Business, Major	-	-	S .10	S .10	S .10	S .10	S .10	S .10	S .10	-	-	-	-	-	-	-	-	-	-	S .10	-	-
35	Home-Based Business, Minor	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
36	Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
37	Hotels / Motels	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
38	Liquor Primary Establishment	P .4, .5	P .4	P .4	P .4	P .4	P .4	P .4	P .4	P .4	P .5	P .5	-	-	S .4	-	S .4	-	S .4	-	-	-	S .4, .5
39	Marinas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
40	Moorage, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
41	Moorage, Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
42	Natural Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
43	Non-Accessory Parking	-	P	P	P	P	P	P	P	P	-	P	-	-	P	-	-	-	S	-	-	-	-
44	Offices	P .6	P .6	P	S	P	P	P	P	P	-	-	-	S	-	-	-	-	-	-	-	-	-
45	Outdoor Storage	-	-	-	-	-	-	-	-	-	-	P	P	S	-	-	-	S	-	-	-	-	-
46	Parks	-	-	S	S	S	S	S	S	S	-	-	-	-	S	S	P	-	P	S	-	-	-

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones

Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses																							
Uses		Zones																					
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																					
		C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
47	Participant Recreation Services, Indoor	P	P	P	P	P	P	P	P	P	P	P	-	-	P	S	S	-	S	-	-	-	-
48	Participant Recreation Services, Outdoor	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-	-	-	-
49	Personal Service Establishment	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
50	Professional Services	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
51	Recreational Water Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
52	Recycling Depots	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
53	Recycling Plants	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	-	-	-
54	Recycling Drop-Offs	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-
55	Religious Assemblies	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-
56	Residential Security / Operator Unit	S	S	-	-	-	-	-	-	-	S	S	S	S	-	S	S	-	S	-	-	-	-
57	Retail	P	P	P	P	P	P	P	P	P	-	-	-	-	S	-	S	-	S <sup>.3</sup>	S	S <sup>.5</sup>	-	S <sup>.5</sup>
58	Retail Cannabis Sales	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	P <sup>.9</sup>	S <sup>.9</sup>	S <sup>.9</sup>	-	-	-	-	-	-	-	-	-	-	-
59	Secondary Suite	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-
60	Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	-
61	Single Detached Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
62	Spectator Sports Establishments	-	-	-	-	P	P	P	P	-	-	-	-	-	P	-	-	-	S	-	-	-	-
63	Stacked Townhouses	-	-	P	P	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	-	-	-	-	-	-	-	-	-	-	P	-	-
64	Townhouses	-	-	P	P	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	P <sup>.11</sup>	-	-	-	-	-	-	-	-	-	-	P	-	-
65	Temporary Shelter Services	-	P	P	P	P	P	P	P	P	-	P	-	-	P	P	-	-	S	-	-	-	-
66	Utility Services, Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-
67	Warehousing	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
68	Wrecking Yards	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.9 – Principal and Secondary Land Uses																						
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)																					
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	HD2	W1	W2
FOOTNOTES (Section 14.9.):																						
<p><sup>.1</sup> In the commercial, village centre, and urban centre zones the total area for manufacturing shall be limited to a maximum of 275 m<sup>2</sup> per lot. In the industrial zones, there is no manufacturing gross floor area limit. In the I1, I2, and I3 zones, the maximum floor area for tasting, serving, and consumption of alcohol shall not exceed 235 m<sup>2</sup> in gross floor area per lot. If the lot is fronting onto Richter Street, Clement Avenue, Vaughan Avenue, or Baillie Avenue then there is no floor limit for tasting, serving, and consumption of alcohol.</p>																						
<p><sup>.2</sup> Docks can only be used for private purposes and cannot be used as a communal docking facility utilized for renumeration.</p>																						
<p><sup>.3</sup> Health services and retail shall be limited to those types of uses and services incidental to a major sports and recreation facilities. Health services and retail shall be located within a building primary used for district park, participant recreation services indoor, and/or spectator sports establishments. Retail shall not exceed 235 m<sup>2</sup> or 5% of the gross floor area of the building which it is located (whichever is less). Health services shall not exceed 500 m<sup>2</sup>.</p>																						
<p><sup>.4</sup> Liquor primary establishments must hold a Liquor Primary Licence.</p>																						
<p><sup>.5</sup> Retail, food primary establishment, liquor primary establishments shall not exceed 235 m<sup>2</sup> in gross floor area (e.g. neighbourhood pubs) per lot. If the lot is fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue then any food primary establishment can exceed the 235 m<sup>2</sup> gross floor area limit.</p>																						
<p><sup>.6</sup> Offices are intended to be a minor component within the zone. Offices and Apartment Housing are limited to the uppermost floor within a building. Offices and Apartment Housing cannot occur on the ground floor.</p>																						
<p><sup>.7</sup> Food primary establishment shall be limited to a maximum 465 m<sup>2</sup> GFA. Retail shall be limited to a maximum 465 m<sup>2</sup> GFA and no more than 50 m<sup>2</sup> of GFA for any individual tenant space.</p>																						
<p><sup>.8</sup> Gaming facilities must have ‘gg’ Gaming and Gambling sub-zoning on the property.</p>																						
<p><sup>.9</sup> Retail cannabis sales must have ‘rcs’ Retail Cannabis Sales sub-zoning on the property.</p>																						
<p><sup>.10</sup> Home-based business, major is only permitted within ground-oriented units fronting Transit Supportive Corridors, ground-oriented units within urban centres, ground-oriented units within village centres, or within single detached housing.</p>																						
<p><sup>.11</sup> Townhouses and stacked townhouses are only permitted on fronting streets classified as mixed residential street, residential street, or mixed streets as defined in the City of Kelowna’s Official Community Plan (e.g. Map 4.3, Map 4.5, Map 4.7).</p>																						
<p><sup>.12</sup> Within an Urban Centre or a Village Centre zone a gas bar must have the ‘fg’ sub-zoning on the property to be permitted. All gas bars are only permitted if an alternative fuel infrastructure is provided on the same lot.</p>																						
<p><sup>.13</sup> Boat Storage is only permitted with the Cook / Lakeshore Village Centre.</p>																						
<p><sup>.14</sup> Drive Throughs must have ‘dt’ Drive Through sub-zoning on the property. See Section 9.4 for specific drive through related regulations.</p>																						

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones

Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Section 14.10 – Subdivision Regulations				
m = metres / m² = square metres				
Zones	Minimum <a href="#">Lot Width</a>	Minimum <a href="#">Lot Depth</a>	Minimum <a href="#">Lot Area</a> .1	Maximum <a href="#">Lot Area</a>
C1	40.0 m except 18.0 m if <a href="#">site abuts</a> a <a href="#">lane</a> .	30.0 m	830 m²	1,500 m²
C2	40.0 m except 30.0 m if <a href="#">site abuts</a> a <a href="#">lane</a> .	30.0 m	1,000 m²	n/a
CA1	40.0 m except 13.0 m if <a href="#">site abuts</a> a <a href="#">lane</a> .	30.0 m	1,200 m² except 460 m² if <a href="#">site abuts</a> a <a href="#">lane</a> .	n/a
VC1 Village Centre	25.0 m	30.0 m	750 m²	n/a
UC1 (Downtown)	6.0 m	30.0 m	200 m²	n/a
UC2 (Capri /Landmark)	40.0 m except 13.0 m if <a href="#">site abuts</a> a <a href="#">lane</a> .	30.0 m	1,200 m² except 460 m² if <a href="#">site abuts</a> a <a href="#">lane</a> .	n/a
UC3 (Midtown)				
UC4 (Rutland)				
UC5 (Pandosy)				
I1	40.0 m	35.0 m	2,000 m²	n/a
I2			4,000 m²	n/a
I3			8,000 m²	n/a
I4	100.0 m	1000.0 m	10,000 m²	n/a
P1	13.0 m	30.0 m	460 m²	n/a
P2	18.0 m	30.0 m	660 m²	n/a
P3	n/a	n/a	n/a	
P4	n/a	n/a	n/a	
P5	13.0 m	30.0 m	460 m²	n/a
HD1	30.0 m	30.0 m	n/a	
HD2	30.0 m	30.0 m	900 m²	
W1	n/a	n/a	n/a	
W2	n/a	n/a	n/a	

#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 14.10 – Subdivision Regulations

m = metres / m<sup>2</sup> = square metres

Zones	Minimum <a href="#">Lot Width</a>	Minimum <a href="#">Lot Depth</a>	Minimum <a href="#">Lot Area</a> <sup>.1</sup>	Maximum <a href="#">Lot Area</a>
<b>FOOTNOTES (Section 14.10.):</b> <sup>.1</sup> The minimum <a href="#">lot area</a> listed in the table above only applies to <a href="#">lots</a> that have a connection to the <a href="#">community sanitary sewer</a> system (as described within the <a href="#">City of Kelowna's Subdivision and Servicing Bylaw 7900</a> ). If a <a href="#">lot</a> does not have an installed connection to the <a href="#">community sanitary sewer</a> system, then the minimum <a href="#">lot area</a> is 10,000 m <sup>2</sup> .				

### Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m<sup>2</sup> = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<b>Max.</b> Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% .13
<b>Max.</b> Site Coverage of all Buildings, Structures, and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% .9	100% or 90% .9	100% or 90% .9	100% or 90% .9
<b>Max.</b> Density and <b>Max.</b> Height	See Section 14.14 for Density and Height Regulations								
<b>Min.</b> Front Yard and Flanking Side Yard Setback	2.0 m .12	2.0 m .12	3.0 m .1, .12	3.0 m .1, .12	0.0 m .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12
<b>Min.</b> Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m .14	3.0 m .14	n/a	n/a	n/a	n/a	n/a
<b>Min.</b> Side Yard Setback	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m .2, .3	0.0 m .2, .3	3.0 m .2, .3	0.0 m .2, .3	0.0 m .2, .3
<b>Min.</b> Rear Yard Setback	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m .2	0.0 m .2, .4	3.0 m .2, .4	0.0 m .2, .4	0.0 m .2, .4
<b>Min.</b> Common and Private Amenity Space	n/a	n/a	7.5 m² per bachelor dwelling unit 15.0 m² per 1-bedroom dwelling unit 25 m² per dwelling unit with more than 1-bedroom .11						
<b>Min.</b> Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone.								

### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m <sup>2</sup> = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Upper Floor Setbacks	For any portion of a <b>building</b> abutting a <b>street</b> a 3.0 m setback is required for any portion of the <b>building</b> above the lesser of 16 m or four <b>storeys</b> .								
Corner Lots	For any <b>building</b> greater than 18.0 m or 4.5 <b>storeys</b> and located on a <b>corner lot</b> , there shall be a triangular setback 4.5 m in length along the <b>lot lines</b> that meet at each corner of an intersection. This setback will only be required at the first <b>storey</b> . See <b>Visual Example of Corner Lot Setbacks (Figure 9.11.1)</b> .								
Urban Plazas	Any site within an <b>urban centre</b> larger than 1 acre with a <b>building</b> length larger than 100 m shall provide an <b>urban plaza</b> at grade.								
Tall Building Regulations	For tower and podium regulations refer to <b>Section 9.11 Tall Building Regulations</b> .								
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	<p>The commercial and residential <b>principal use</b> floor area restriction is based on street type as defined in the <b>City of Kelowna's Official Community Plan</b> (See Maps: <b>4.2 Downtown</b>, <b>4.4 Capri-Landmark</b>, <b>4.6 Pandosy</b>, <b>4.8 Rutland</b>, &amp; <b>4.10 Midtown</b>). <b>Secondary uses</b> are permitted in accordance with <b>Section 14.9</b>. Any <b>building</b> on streets classified as a:</p> <ul style="list-style-type: none"> <li>• High Streets or Retail Streets shall provide ground-floor commercial <b>principal uses</b>, which must occupy a minimum of 90% of the street <b>frontages</b>. Access driveways or other portions of the street <b>frontage</b> not used as a <b>building</b> will not be considered for the purpose of this calculation. Any combination of commercial and residential <b>principal uses</b> is permitted above the ground-floor.</li> <li>• Mixed Streets can contain any combination of commercial and residential <b>principal uses</b> at the ground floor and above.</li> <li>• Mixed Residential Streets can contain any combination of ground-floor commercial or residential <b>principal uses</b>. One hundred percent (100%) of the floor area above the ground-floor shall be residential <b>principal uses</b>.</li> <li>• Residential Streets shall contain one hundred percent (100%) of the floor area as residential <b>principal uses</b>.</li> </ul>								
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary <b>street</b> and the secondary <b>street</b> may have up to 25% of that <b>frontage</b> (access driveways will not be considered as exposure).								

#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m<sup>2</sup> = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5

FOOTNOTES (Section 14.11.):

<sup>.1</sup> The minimum setback can be reduced from 3.0 m to 2.0 m for **ground-oriented** residential units if both of these criteria are met:

- The maximum first floor **height** above adjacent curb level for **ground-oriented** residential units is 1.2 m. **Height** is measured from the grade at the sidewalk directly from a fronting publicly accessible **street**, walkway, open space or applicable **lot line**. See **Example Diagram**.
- The minimum **net floor area** for **ground-oriented** residential units on the first floor is 11m<sup>2</sup>. See **Example Diagram**.

The minimum setback can be reduced from 3.0 m to 0.0 m for any **ground-oriented** commercial units if at least a 6.0 m setback in the UC2, UC3, & UC4 zones and 4.5 m setback in the UC5 zone is maintained from back-of-curb (or edge of road pavement in situations without curb) to building face.

<sup>.2</sup> Any portion of a **building** above 16.0 m in **height** must be setback a minimum of 3.0 m from any **lot line abutting** a **street** and 4.0 m from any **lot line abutting** another property.

<sup>.3</sup> Except it is 3.0 m when **abutting** a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the **Official Community Plan**.

<sup>.4</sup> Except it is 6.0 m when **abutting** a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the **Official Community Plan**.

<sup>.5</sup> Except it the rear setback is: 3.0 m when **abutting** rear **lane**, 6.0 m when **abutting** a **single & two dwelling zone** or **rural residential zone**, and it is 6.0 m for **hotels** or **motels**.

<sup>.6</sup> The minimum side yard is 4.0 m when **abutting** a **single & two dwelling zone** or **rural residential zone**.

<sup>.7</sup> For portions of a parkade with **lane** access which do not project more than 2.3 m above **finished grade**, the **rear yard** setback for the parkade is 1.5 m. The site rear yard for **carport structures** is 1.5 m.

<sup>.8</sup> Any **building** over 6 **storeys** in height, the portions of the **building** over 6 **storeys** must be setback a minimum of 10 m from any **lot line abutting** any **single & two dwelling zone** or **rural residential zone**. Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous **building frontage** shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the **building** exceeds 37 m.

<sup>.9</sup> The maximum **site coverage** of all **buildings**, **structures**, and **impermeable surfaces** is dependent on the **street** type as defined in the **City of Kelowna's Official Community Plan** (e.g. Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.

<sup>.10</sup> The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible **street**, walkway, open space or applicable **lot line**. See **Visual Example of Max Floor Height for Ground-Oriented Housing**.

<sup>.11</sup> 4.0 m<sup>2</sup> per **dwelling unit** of the **Common and Private Amenity Space** shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. **Common and Private Amenity Space** can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of **Common and**

### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m<sup>2</sup> = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p><b>Private Amenity Space</b> dedicated to child care spaces cannot be more than 50% of the total space required.</p> <p><b>.12</b> The setback for a garage, a <b>carport</b>, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from <b>lot line</b> (whichever is greater).</p> <p><b>.13</b> The maximum <b>site coverage</b> is dependent on the <b>street</b> type as defined in the <b>City of Kelowna's Official Community Plan</b> (e.g., Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%.</p> <p><b>.14</b> Minimum <b>building setbacks</b> apply only to <b>buildings</b> five (5) <b>storeys</b> and taller. The <b>setback</b> can occur on any floor above the second storey.</p>									

### Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations

m = metres / m<sup>2</sup> = square metres

Criteria	Zones										
	I1	I2	I3	I4	P1	P2	P3	P4	P5	W1	W2
<b>Max. Site Coverage</b> of all <b>Buildings</b> (%)	60%	60%	80%	10%	50%	40%	n/a	n/a	n/a	n/a	n/a
<b>Max. Site Coverage</b> of all <b>Buildings, Structures, &amp; Impermeable Surfaces</b> (%)	80%	90%	n/a	n/a	70%	60%	n/a	n/a	30%	n/a	n/a
<b>Max. Density &amp; Max. Height</b>	See Section 14.14 for Density and Height Regulations										
<b>Min. Front Yard Setback</b>	2.0 m	2.0 m	2.0 m .2	2.0 m .2	2.0 m	2.0 m .3	6.0 m	6.0 m	6.0 m	n/a	n/a
<b>Min. Flanking Side Yard Setback</b>	2.0 m	2.0 m	2.0 m .2	2.0 m .2	2.0 m	2.0 m .3	4.5 m	6.0 m	6.0 m	n/a	n/a

#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations											
m = metres / m <sup>2</sup> = square metres											
Criteria	Zones										
	I1	I2	I3	I4	P1	P2	P3	P4	P5	W1	W2
Min. Side Yard Setback	0.0 m .1	0.0 m .1	0.0 m .2	0.0 m .2	4.5 m	4.5 m .3	3.0 m .1	4.5 m	4.5 m	n/a	n/a
Min. Rear Yard Setback	0.0 m .1	0.0 m .1	2.0 m .2	2.0 m .2	6.0 m	6.0 m .3	3.0 m .2	4.5 m .2	6.0 m	n/a	n/a
FOOTNOTES (Section 14.12.): .1 Except the minimum setback is 4.5 m when the lot line abuts a residential zone. .2 Except the minimum setback is 6.0 m when the lot line abuts a residential zone. .3 Except the minimum setback is 1.2 m for any temporary portable buildings used for education services or childcare services.											

#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones											
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones		
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Density

Section 14.13 – Health District Development Regulations		
m = metres / m² = square metres		
Criteria	Zones	
	HD1	HD2
<b>Max. Site Coverage</b> of all <b>Buildings</b>	100%	65%
<b>Max. Site Coverage</b> of all <b>Buildings, Structures, &amp; Impermeable Surfaces</b> (%)	n/a	80%
<b>Max. Density &amp; Max. Height</b>	See Section 14.14 for Density and Height Regulations	
Road Specific <b>Min. Setbacks</b>	6.0 m from Pandosy Street 6.0 m from Royal Ave for <b>buildings</b> up to 10.0 m in <b>height</b> 9.0 m from Royal Ave for <b>buildings</b> greater than 10.0 m 9.0 m from Abbott Street 4.5 m on southern Christleton Laneway	n/a
<b>Min. Front Yard &amp; Flanking Side Yard Setback</b>	n/a	4.5 m for <b>Single Detached Housing</b> & 4.5 m for <b>Apartment Housing / Health Services / Commercial</b> <sup>1</sup>
<b>Min. Side Yard Setback</b>	n/a	2.1 m for <b>Single Detached Housing</b> & 3.0 m for 1 <sup>st</sup> & 2 <sup>nd</sup> floors of <b>Apartment Housing / Health Services / Commercial</b> & 6.0 m for 3 <sup>rd</sup> floor and above of <b>Apartment Housing / Health Services / Commercial</b>
<b>Min. Rear Yard Setback</b>	n/a	6.0 m for <b>Single Detached Housing</b> & 6.0 m for <b>Apartment Housing / Health Services / Commercial</b> except 3.0 m when <b>abutting a lane</b>
<b>Min. Common and Private Amenity Space</b>	n/a	7.5 m² per bachelor <b>dwelling unit</b> 15.0 m² per 1-bedroom <b>dwelling unit</b> 25 m² per <b>dwelling unit</b> with more than 1-bedroom <sup>2</sup>

#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### Section 14.13 – Health District Development Regulations

m = metres / m<sup>2</sup> = square metres

Criteria	Zones	
	HD1	HD2

FOOTNOTES (Section 14.13.):

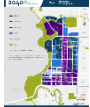
<sup>1</sup> The minimum [front yard](#) & [flanking side yard](#) setback can be reduced only for the first two levels of commercial, [health services](#), and/or ground-oriented residential units including lobbies (excluding mechanical, storage space, or parkade walls) to 2.0 m.

<sup>2</sup> 4.0 m<sup>2</sup> per [dwelling unit](#) of the [Common and Private Amenity Space](#) shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. [Common and Private Amenity Space](#) can be devoted to childcare centres as long as the childcare spaces have direct access to open space and play areas within the lot. The amount of [Common and Private Amenity Space](#) dedicated to childcare spaces cannot be more than 50% of the total space required.

### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones											
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones		
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Density





Section 14.14 – Density and Height					
m = metres / m² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR <sup>.1, .7</sup>	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height <sup>.1, .7</sup>	Max. Height with Bonus FAR
C1	0.75 FAR	n/a	n/a	3 storeys & 12.0 m	No additional height
C2	0.9 FAR, except 1.0 for Hotels	An additional 0.25 FAR <sup>.3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>	3 storeys & 12.0 m	Only Hotels qualify for an 3 additional storeys & 12 m <sup>.3</sup>
CA1	<p>Min. Density for lots fronting a Transit Supportive Corridor and with a lane = 4.75 units per 1,000 m² and a Min. 1,050 m² lot area<sup>.5, .9</sup></p> <p>Min. Density for lots fronting a Transit Supportive Corridor and without a lane = 3.1 units per 1,000 m² and a Min. 1,600 m² lot area<sup>.5, .9</sup></p> <p>Max. Base FAR = 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor<sup>.9</sup></p> <p>See Underground Parking Base FAR Adjustments<sup>.12</sup></p>	An additional 0.25 FAR <sup>.3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>	3 storeys & 12.0 m for lots less than 1,050 m² 4 storeys & 18.0 m for lots 1,050 m² or greater 6 storeys & 22 m for any lot size fronting a Transit Supportive Corridor <sup>.4</sup>	3 additional storeys & 12 m <sup>.2, .3</sup> or 6 additional storeys & 22 <sup>.3, .6</sup>
VC1	<p>Cook Truswell Village Centre = 1.5 FAR<sup>.9</sup></p> <p>Lakeshore Village Centre = 1.5 FAR except 1.75 FAR when lot is fronting a Transit Supportive Corridor<sup>.9</sup></p> <p>Glenmore Village Centre = 1.8 FAR<sup>.9</sup></p> <p>Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor<sup>.9</sup></p> <p>University Village Centre = 1.5 FAR<sup>.9</sup></p> <p>Black Mountain Village Centre = 1.8 FAR<sup>.9</sup></p> <p>The Ponds Village Centre = 1.5 FAR<sup>.9</sup></p> <p>See Underground Parking Base FAR Adjustments<sup>.12</sup></p>	An additional 0.25 FAR <sup>.3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>	<p>Cook Truswell Village Centre = 6 storeys &amp; 22 m</p> <p>Lakeshore Village Centre = 4 storeys &amp; 18 m except 6 storeys &amp; 22 m when lot is fronting a Transit Supportive Corridor</p> <p>Glenmore Village Centre = 6 storeys &amp; 22 m</p> <p>Guisachan Village Centre = 4 storeys &amp; 18 metres except 6 storeys &amp; 22 m when lot is fronting a Transit Supportive Corridor</p> <p>University Village Centre = 4 storeys &amp; 18 m</p> <p>Black Mountain Village Centre = 6 storeys &amp; 22 m</p> <p>The Ponds Village Centre = 4 storeys &amp; 18 m</p>	No additional height
UC1 (Downtown)	The areas are identified in Map 4.1 within the OCP (UC1 Downtown) 				

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones

Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.14 – Density and Height					
m = metres / m² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR <sup>.1, .7</sup>	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height <sup>.1, .7</sup>	Max. Height with Bonus FAR
	For areas identified as PARK = 0.5 FAR <sup>.9</sup> For UC1a – Arena properties = 5.0 FAR <sup>.9</sup> For areas identified as 3 storeys = 1.5 FAR <sup>.9</sup> For areas identified as 6 storeys = 1.8 FAR <sup>.9</sup> For areas identified as 12 storeys = 3.3 FAR <sup>.9</sup> For areas identified as 20 storeys = 5.9 FAR <sup>.9</sup>  For areas identified as 26 storeys and up = 7.2 FAR <sup>.9</sup>  See Underground Parking Base FAR Adjustments <sup>.12</sup>	For areas identified as PARK = no bonus <sup>.3</sup> For UC1a – Arena properties = no bonus <sup>.3</sup> For areas identified as 3 storeys = no bonus <sup>.3</sup>  For areas identified as 6 storeys = 0.25 additional FAR <sup>.3</sup> For areas identified as 12 storeys = 0.5 additional FAR <sup>.3</sup> For areas identified as 20 storeys = 0.75 additional FAR <sup>.3</sup> For areas identified as 26 storeys = 1.5 additional FAR <sup>.3</sup> See additional rental sub-zone bonus	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>  For rental only projects or projects with affordable housing <sup>.3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>.10</sup>	For areas identified as PARK = 2 storeys For UC1a – Arena properties = 12 storeys & 44 m For areas identified as 3 storeys = 3 storeys & 12 m For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m For areas identified as 20 storeys = 20 storeys & 73 m For areas identified as 26 storeys and up = 26 storeys & 95 m	For areas identified as PARK = No additional height For UC1a – Arena properties = No additional height For areas identified as 3 storeys = No additional height For areas identified as 6 storeys = No additional height For areas identified as 12 storeys = 3 additional storeys & 12 m <sup>.3</sup> For areas identified as 20 storeys = 5 additional storeys & 19 m <sup>.3</sup> For areas identified as 26 storeys = 14 additional storeys & 52 m <sup>.3</sup>
UC2 (Capri / Landmark)	The areas are identified in Map 4.3 within the OCP (UC2 (Capri / Landmark)) 				
	For areas identified as PARK = 0.5 FAR <sup>.9</sup> For areas identified as 3 storeys = 1.5 FAR <sup>.9</sup> For areas identified as 4 storeys = 1.5 FAR <sup>.9</sup> For areas identified as 6 storeys & UC2gg zoned lots = 1.8 FAR <sup>.9</sup> For areas identified as 12 storeys = 3.3 FAR <sup>.9</sup> For areas identified as 18 storeys = 4.9 FAR <sup>.9</sup>  For areas identified as 26 storeys = See CD26 Zone for details  See Underground Parking Base FAR Adjustments <sup>.12</sup>	For areas identified as PARK = no bonus <sup>.3</sup> For areas identified as 3 storeys = no bonus <sup>.3</sup> For areas identified as 4 storeys = no bonus <sup>.3</sup>  For areas identified as 6 storeys & UC2gg zoned lots = 0.25 additional FAR <sup>.3</sup> For areas identified as 12 storeys = 0.5 additional FAR <sup>.3</sup> For areas identified as 18 storeys = 0.7 additional FAR <sup>.3</sup> For areas identified as 26 storeys = no bonus <sup>.3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>  For rental only projects or projects with affordable housing <sup>.3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>.10</sup>	For areas identified as PARK = 2 storeys For areas identified as 3 storeys = 3 storeys & 12 m For areas identified as 4 storeys = 4 storeys & 18 m For areas identified as 6 storeys & UC2gg zoned lots = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m For areas identified as 18 storeys = 18 storeys & 66 m For areas identified as 26 storeys = See CD26 Zone for details	For areas identified as PARK = No additional height For areas identified as 3 storeys = No additional height For areas identified as 4 storeys = No additional height For areas identified as 6 storeys & UC2gg zoned lots = No additional height For areas identified as 12 storeys = 3 additional storeys & 12 m <sup>.3</sup> For areas identified as 18 storeys = 4 additional storeys & 16 m <sup>.3</sup> For areas identified as 26 storeys = No bonus <sup>.3</sup>
UC3 (Midtown)	The areas are identified in Map 4.9 within the OCP (UC3 Midtown) 				

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones

Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.14 – Density and Height					
m = metres / m² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR <sup>.1, .7</sup>	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height <sup>.1, .7</sup>	Max. Height with Bonus FAR
	For areas identified as PARK = 0.5 FAR <sup>.9</sup> For areas identified as 6 storeys = 1.8 FAR <sup>.9</sup> For areas identified as 12 storeys = 3.3 FAR <sup>.9</sup> For areas identified as 18 storeys = 4.9 FAR <sup>.9</sup>  For site specific areas = See Section 14.15 Site Specific Parcels  See Underground Parking Base FAR Adjustments <sup>.12</sup>	For areas identified as PARK = no bonus <sup>.3</sup> For areas identified as 6 storeys = 0.25 additional FAR <sup>.3</sup> For areas identified as 12 storeys = 0.5 additional FAR <sup>.3</sup> For areas identified as 18 storeys = 0.5 additional FAR <sup>.3</sup> For site specific areas = See Section 14.15 Site Specific Parcels <sup>.11</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>  For rental only projects or projects with affordable housing <sup>.3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>.10, .11</sup>	For areas identified as PARK = 2 storeys For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m For areas identified as 18 storeys = 18 storeys & 66 m For site specific areas = See Section 14.15 Site Specific Parcels	For areas identified as PARK = No additional height For Areas identified as 6 storeys = No additional height For areas identified as 12 storeys = 3 additional storeys & 12 m <sup>.3</sup> For areas identified as 18 storeys = 4 additional storeys & 16 m <sup>.3</sup> For site specific areas = See Section 14.15 Site Specific Parcels <sup>.11</sup>
UC4 (Rutland)	The areas are identified in Map 4.7 within the OCP (UC4 Rutland)				
	For areas identified as PARK = 0.5 FAR <sup>.9</sup> For areas identified as 4 storeys = 1.6 FAR <sup>.9</sup> For areas identified as 6 storeys = 1.8 FAR <sup>.9</sup> For areas identified as 12 storeys = 3.3 FAR <sup>.9</sup>  See Underground Parking Base FAR Adjustments <sup>.12</sup>	For areas identified as PARK = no bonus <sup>.3</sup> For areas identified as 4 storeys = 0.5 additional FAR <sup>.3</sup> For areas identified as 6 storeys = 0.5 additional FAR <sup>.3</sup> For areas identified as 12 storeys = 0.5 additional FAR <sup>.3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>  For rental only projects or projects with affordable housing <sup>.3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>.10</sup>	For areas identified as PARK = 2 storeys For areas identified as 4 storeys = 4 storeys & 18 m For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 12 storeys = 12 storeys & 44 m	For areas identified as PARK = No additional height For areas identified as 4 storeys = 2 additional storeys & 8 m <sup>.3</sup> For areas identified as 6 storeys = 3 additional storeys & 12 m <sup>.3</sup> For areas identified as 12 storeys = 3 additional storeys & 12 m <sup>.3</sup>
UC5 (Pandosy)	The areas are identified in Map 4.5 within the OCP (UC5 Pandosy)				
	For areas identified as PARK = 0.5 FAR <sup>.9</sup> For areas identified as 3 storeys = 1.5 FAR <sup>.9</sup> For areas identified as 4 storeys = 1.6 FAR <sup>.9</sup> For areas identified as 6 storeys = 1.8 FAR <sup>.9</sup> For areas identified as 8 storeys = 2.35 FAR <sup>.9</sup> For areas identified as 14 storeys = 3.9 FAR <sup>.9</sup>  See Underground Parking Base FAR Adjustments <sup>.12</sup>	For areas identified as PARK = no bonus <sup>.3</sup> For areas identified as 3 storeys = no bonus <sup>.3</sup> For areas identified as 4 storeys = 0.1 additional FAR <sup>.3</sup> For areas identified as 6 storeys = 0.25 additional FAR <sup>.3</sup> For areas identified as 8 storeys = 0.3 additional FAR <sup>.3</sup> For areas identified as 14 storeys = 0.5 additional FAR <sup>.3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>  For rental only projects or projects with affordable housing <sup>.3</sup> that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey <sup>.10</sup>	For areas identified as PARK = 2 storeys For areas identified as 3 storeys = 3 storeys & 12 m For areas identified as 4 storeys = 4 storeys & 18 m For areas identified as 6 storeys = 6 storeys & 22 m For areas identified as 8 storeys = 8 storeys & 31 m For areas identified as 14 storeys = 14 storeys & 52 m	For areas identified as PARK = No additional height For areas identified as 3 storeys = No additional height For areas identified as 4 storeys = No additional height For areas identified as 6 storeys = 2 additional storeys & 8 m <sup>.3</sup> For areas identified as 8 storeys = 3 additional storeys & 12 m <sup>.3</sup> For areas identified as 14 storeys = No additional height

Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones

Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.14 – Density and Height					
m = metres / m² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR <sup>.1, .7</sup>	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height <sup>.1, .7</sup>	Max. Height with Bonus FAR
I1	1.2 FAR	n/a	n/a	3 storeys & 16.0 m	No additional height
I2	1.5 FAR <sup>.8</sup>	n/a	n/a	16.0 m <sup>.7</sup>	No additional height
I3	0.75 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
I4	0.4 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
P1	2.0 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
P2	1.0 FAR	n/a	n/a	3 storeys & 13.5 m	No additional height
P3	0.1 FAR	n/a	n/a	10.0 m	No additional height
P4	n/a	n/a	n/a	10.0 m, except 23.0 m for accessory structures	No additional height
P5	0.5 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
HD1	2.2 FAR	n/a	n/a	See Map 14.15.2 – HD1 height for max building heights	No additional height
HD2	1.4 FAR	An additional 0.25 FAR <sup>.3</sup>	An additional 0.3 FAR for rental only projects or affordable housing <sup>.3</sup>	2 storeys & 10.0 m storey for single detached housing 5 storeys & 16.5 m for apartment housing & health services	1 additional storey & 4 m <sup>.3</sup>
W1	n/a	n/a	n/a	n/a	No additional height
W2	n/a	n/a	n/a	10.0 m / 2 storeys	No additional height
FOOTNOTES (Section 14.14.):					
<sup>.1</sup> When referencing maximum base FAR and maximum height regulations the “areas” referenced are the building height maps outline within the City of Kelowna’s Official Community Plan.					
<sup>.2</sup> The maximum height of 3 additional storeys & 12 metres only applies in situations where:					
a) Lots are located fronting a collector or arterial road; &					
b) Lots are within 400 m of transit stop; &					
c) The abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, RU4, or RU5.					
<sup>.3</sup> The Public Amenity & Streetscape bonus density and additional height may apply if payment is made as per Section 6.8.2 Density Bonus. The Rental or Affordable Housing bonus density and additional height may apply if secured as described in Section 6.8.3 Density Bonus.					
<sup>.4</sup> The maximum height for hotels is permitted to be 12 storeys & 39 m only in situations where:					
a) lots are fronting a Provincial Highway; and					
b) the abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, RU4, or RU5; and					
c) lots are within the Regional Commercial Corridor Future Land Use Designations as outlined in the OCP.					
<sup>.5</sup> For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at 1 unit per 125 m² of commercial GFA.					

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Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones

Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.14 – Density and Height					
m = metres / m² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR .1, .7	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height .1, .7	Max. Height with Bonus FAR
<p><sup>.6</sup> The maximum height of 6 additional storeys &amp; 22 m only applies in situations where:</p> <p>a) Lots are located fronting a Transit Supportive Corridor &amp;</p> <p>b) Lots are within 400 m of transit stop; &amp;</p> <p>c) Lots are within 500 m of an Urban Centre; &amp;</p> <p>d) Lots must be fronting one of these roads: Clement Avenue, Gordon Drive, a Provincial Highway, Spall Road, Enterprise Way, or Springfield Drive.</p> <p><sup>.7</sup> Except the maximum base FAR and height may be different on an individual lot basis as identified in Section 14.15 Site Specific Regulations.</p> <p><sup>.8</sup> The maximum FAR is increased to 3.0 for lots fronting onto one of these streets: Bay Avenue, Brent Avenue, Clement Avenue, Crowley Avenue, Ellis Street, Ethel Street, Gaston Avenue, Gordon Drive, Guy Street, Laurel Avenue, Recreation Avenue, St. Paul Street, Trench Place, Vaughan Avenue, or Weddell Place.</p> <p><sup>.9</sup> The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit or Board of Variance order to the base heights.</p> <p><sup>.10</sup> For example: a 12 storey rental project would have a 0.6 FAR bonus and a 26 storey rental project would 1.3 FAR bonus.</p> <p><sup>.11</sup> These parcels identified in Map 14.15.1 do not qualify for any density or height bonusing except the rental bonusing provisions.</p> <p><sup>.12</sup> If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.</p>					

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Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## 14.15 Site Specific Regulations

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> <li>Offices</li> <li>Professional Services</li> <li>Retail</li> <li>Liquor Primary Establishment (no floor area restriction)</li> <li>Cultural and Recreation Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9.</li> <li>Maximum building height of 18 metres.</li> </ul>
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)	810 Clement Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> <li>Offices;</li> <li>Retail</li> <li>Personal Service Establishment</li> <li>Education Services</li> </ul> as permitted Secondary Uses within Area 'A' shown in Map 14.15a in addition to those land uses permitted in Section 14.9
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)	815 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> <li>Offices</li> <li>Professional Services</li> <li>Health Services</li> <li>Personal Service Establishment</li> <li>Retail</li> <li>Liquor Primary Establishment</li> <li>Education Services</li> </ul> as permitted Principal Uses within Area 'B' shown in Map 14.15a in addition to those land uses permitted in Section 14.9.
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To permit retail as a permitted principal use addition to those land uses permitted in Section 14.9.
5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Rd	The maximum permitted height is 15 storeys and 50 metres.
6.	Lot 1, District Lot 134, Plan EPP 41204	3773-3795 Lakeshore Rd	The maximum permitted height is 18 storeys and 60 metres.

### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
7.	Lot A, Section 30, Township 26, ODYD, Plan 18927	907 Ethel Street	To permit: <ul style="list-style-type: none"> <li>Apartment Housing</li> <li>Offices</li> </ul> as a permitted <b>principal Use</b> in addition to those <b>land uses</b> permitted in <b>Section 14.9</b>
8.	Lot A, Section 1, Township 25, ODYD, Plan EPP92691	3838 Capozzi Road (Aqua Project)	To permit: <ul style="list-style-type: none"> <li>short-term rental accommodation as a <b>principal Use</b> in addition to those <b>land uses</b> permitted in <b>Section 14.9</b></li> </ul>
9.	Multiple Legal Descriptions	Lots shown on <b>Map 14.15.3</b> (with the current civic addresses as: 1075-1160 Sunset Drive).	To permit: <ul style="list-style-type: none"> <li>short-term rental accommodation as a <b>principal Use</b> in addition to those <b>land uses</b> permitted in <b>Section 14.9</b>. Except, the <b>short-term rental accommodation</b> must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be <b>owner</b> occupied or monthly rentals.</li> </ul>

Section 14.15 - Site Specific Regulations - Midtown			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
10.	Lot 1, District Lot 127, Land District 41, Plan KAP31861	2061 Harvey Ave	See <b>Map 14.15.1</b> to visual identify affected parcels.  The maximum <b>FAR</b> is 1.5  The maximum permitted <b>height</b> is 4 <b>storeys</b> and 15 metres, except for <b>Apartment Housing</b> and <b>Hotels</b> the maximum permitted <b>height</b> is 12 <b>storeys</b> and 37 metres.
	Lot A, District Lot 127, Land District 41, Plan KAP55164	2071 Harvey Ave	
	Lot 1, District Lot 127, Plan 31862	2091 Harvey Ave	
	Lot A, District Lot 127, Plan KAP48113	1840-1920 Cooper Rd	
	Lot B, District Lot 127, Land District 41, Plan KAP29104	1890 Cooper Rd	
	Lot 2, District Lot 127, Plan KAP30502	1950 Cooper Rd	
	Lot 3, District Lot 127, Land District 41, Plan KAP30502	1980 - 1990 Cooper Rd	

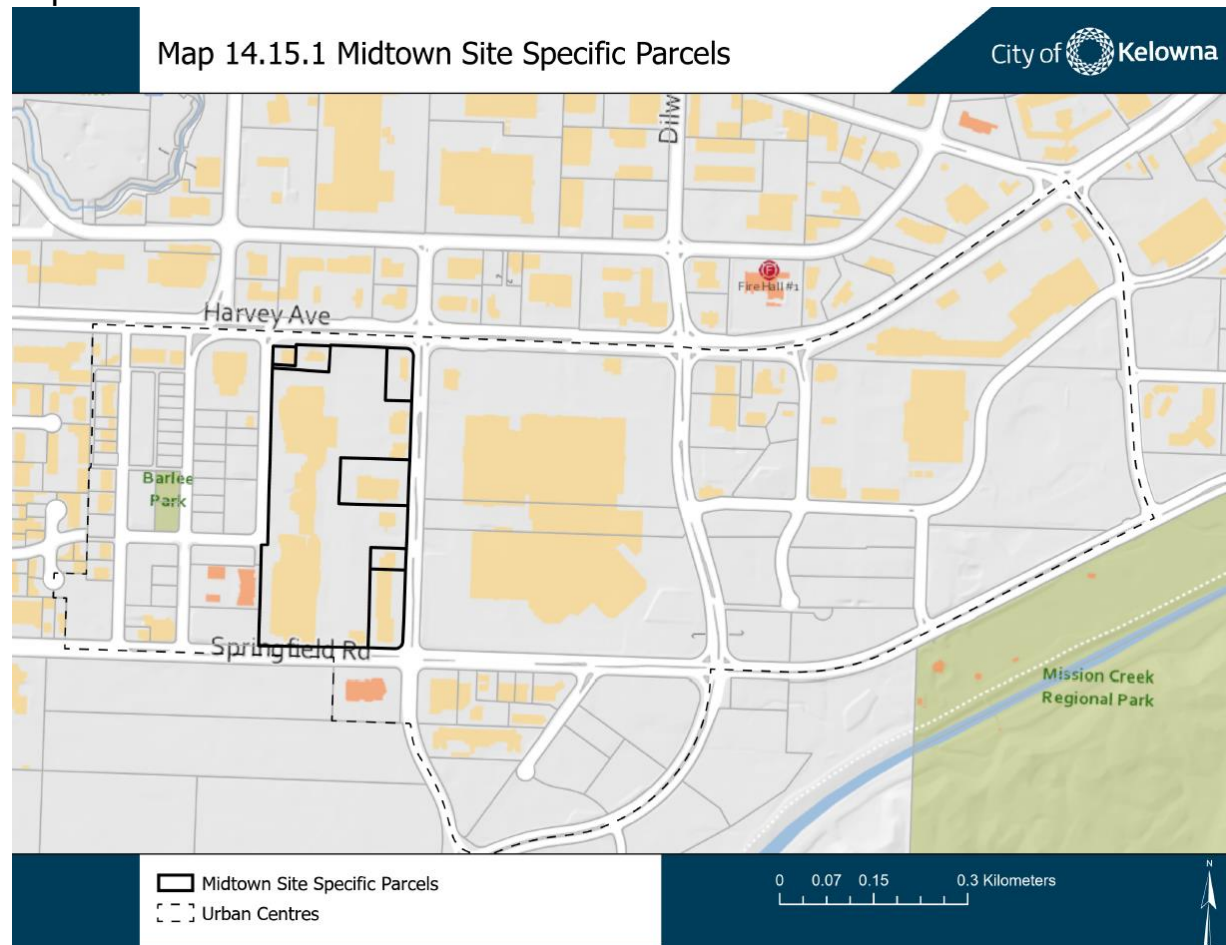
#### Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Map 14.15a – 810 Clement Ave (Area A) & 815 Vaughan Ave (Area B)



Map 14.15.1



Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Map 14.15.2 – HD1 Height Map



Map 14.15.3: Properties with Site Specific Short-Term Rental Accommodation regulations



## Section 14 – Core Area and Other Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Reqs	Reqs	Uses	Sub	Reqs	Uses	Reqs	Density	Uses	Reqs	Ind	Health	Density

## SECTION 15 –

## Comprehensive Development Zones

## 15.1 Comprehensive Development Purpose

- 15.1.1 The purpose is to provide a [zone](#) which will allow for the creation of comprehensive [site](#) specific land use regulations on a specific [site](#) within the [City](#) where the circumstances are such that control by other [zones](#) would be inappropriate or inadequate, having regard to existing or future surrounding [developments](#) and to the interest of the applicant and the public.

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 15.2 CD12 - Airport

Section 15.2.1 - Zone Purpose	
Zones	Purpose
CD12 – Airport	The purpose is to provide a <a href="#">zone</a> for the orderly operation of an <a href="#">airport</a> and the <a href="#">development</a> of properties surrounding the <a href="#">airport</a> .

Section 15.2.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD12 – Airport	n/a	n/a

Section 15.2.3 – CD12 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Accessory Buildings or Structures	S
Agriculture, Urban	S
Airports	P
Aircraft sales/rentals	P
Animal Clinics, Minor	P
Automotive and Equipment	P
Bulk Fuel Depot	P
Child Care Centre, Major	S
Commercial Storage	P
Education Services	P
Exhibition and Convention Facilities	P
Fleet Services	P
Professional Services	P
Food Primary Establishment	S <sup>.1</sup>
Gas Bars	P

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.2.3 – CD12 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
	(The <a href="#">gas bar</a> is only permitted if an <a href="#">alternative fuel infrastructure</a> is also available on the same lot)
General Industrial Use	P
Hotels / Motels	P
Liquor Primary Establishment	S <sup>.1</sup>
Non-Accessory Parking	P
Offices	P
Outdoor Storage	P
Retail	P <sup>.2</sup>
FOOTNOTES (Section 15.2.3): <sup>.1</sup> Liquor primary establishments must hold a <a href="#">Liquor Primary Licence</a> . <sup>.2</sup> Retail liquor stores shall not shall not have a <a href="#">gross floor area</a> of greater than 186 m².	

Section 15.2.4 – CD12 Subdivision Regulations	
m = metres / m² = square metres	
Min. Lot Width	30 m
Min. Lot Area	1,000 m²
Min. Lot Depth	30 m
FOOTNOTES (Section 15.2.4.):	

Section 15.2.5 – CD12 Development Regulations	
m = metres	
Max. FAR	0.65 <sup>.1</sup>
Max. Height	(a) The maximum <a href="#">height</a> for all <a href="#">uses</a> is subject to federal and provincial regulations for <a href="#">airports</a> (b) There is no zoning maximum <a href="#">height</a> limit for <a href="#">airport uses</a> . (c) The maximum <a href="#">height</a> for non-airport <a href="#">uses</a> is the lesser of 9.0 m or 2 <a href="#">storeys</a> , except that it may be increased to the less of 12.0 m or 3 <a href="#">storeys</a> where the maximum <a href="#">site coverage</a> including driveways and parking areas does not exceed 50%.

#### Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.2.5 – CD12 Development Regulations	
m = metres	
Max. Site Coverage of all Buildings	60% <sup>.1</sup>
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	85% <sup>.1</sup>
Min. Front Yard & Flanking Side Yard for all Buildings	3.0 m
Min. Side Yard setback for all Buildings	4.5 m
Min. Rear Yard setback for all Buildings	3.0 m
FOOTNOTES (Section 15.2.5.): <sup>.1</sup> For airport uses the maximum floor area ratio, site coverage, and impermeable surfaces does not apply.	

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

### 15.3 CD17 – High Density Mixed Use Commercial

Section 15.3.1 - Zone Purpose	
Zones	Purpose
CD17 – High Density Mixed Use Commercial	The purpose is to provide a zone for existing large scale mixed-use commercial / residential developments in the Core Area but outside Urban Centres. This zone is intended to capture lots that have already been constructed prior to the adoption of this bylaw in which the densities and scale of development is generally beyond those recommended by policies outlined in the 2040 Official Community Plan.

Section 15.3.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD17 – High Density Mixed Use Commercial	CD17 – High Density Mixed Use Commercial (rcs) – Retail Cannabis Sales	The purpose is to provide a sub-zone that restricts where Retail Cannabis Sales can operate.

Section 15.3.3 – CD17 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Accessory Buildings or Structures	S
Apartment Housing	P
Agriculture, Urban	S
Child Care Centre, Major	S
Child Care Centre, Minor	S
Cultural and Recreation Services	S
Education Services	P
Food Primary Establishment	S <sup>.1</sup>
Home-Based Business, Minor	S
Hotels / Motels	P
Health Services	S <sup>.1</sup>
Liquor Primary Establishment	S <sup>.1</sup>
Non-Accessory Parking	P

#### Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.3.3 – CD17 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Offices	P
Professional Services	S <sup>.1</sup>
Participant Recreation Services, Indoor	S
Personal Service Establishments	S <sup>.1</sup>
Retail	S <sup>.1</sup>
Short-Term Rental Accommodations	S
Stacked Townhouses	P <sup>.2</sup>
Townhouses	P <sup>.2</sup>
FOOTNOTES (Section 15.3.3): <sup>.1</sup> Commercial land uses are not permitted above the first storey. <sup>.2</sup> Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.	

Section 15.3.4 – CD17 Subdivision Regulations	
m = metres / m <sup>2</sup> = square metres	
Min. Lot Width	30.0 m
Min. Lot Area	1,700 m <sup>2</sup>
Min. Lot Depth	35.0 m
FOOTNOTES (Section 15.4.):	

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Section 15.3.5 – CD17 Development Regulations	
m = metres / m <sup>2</sup> = square metres	
Max. FAR	2.0
Max. Height	16 storeys and 55.0 m
Max. Site Coverage of all Buildings	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	85%
Min. Front Yard & Flanking Side Yard setback for Ground-Oriented units	2.0 m
Min. Front Yard & Flanking Side Yard setback for all Buildings	6.0 m <sup>.2</sup>
Min. Side Yard setback for all Buildings	4.5 m
Min. Rear Yard setback for all Buildings	7.0 m except 4.5 m from a rear lane <sup>.1</sup> and 4.5 m for accessory buildings and structures
Min. Common and Private Amenity Space	7.5 m <sup>2</sup> per bachelor dwelling unit 15.0 m <sup>2</sup> per 1-bedroom dwelling unit 25 m <sup>2</sup> per dwelling unit with more than 1-bedroom <sup>.3</sup>
Tall building regulations	For tower and podium regulations See Section 9.11.
Vehicular access	Where a lot has access to a lane, vehicular access is only permitted from the lane. If a lot does not have access to a lane then access will come from the street according to the City of Kelowna's Subdivision and Servicing Bylaw 7900.
FOOTNOTES (Section 15.3.5.): <sup>.1</sup> For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback is 1.5 m. <sup>.2</sup> The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater). <sup>.3</sup> Common and private amenity space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of common and private amenity space dedicated to child care spaces cannot be more than 50% of the total space required.	

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## 15.4 CD18 – McKinley Beach Resort

Section 15.4.1 - Zone Purpose	
Zones	Purpose
CD18 – McKinley Beach Resort	The purpose is to provide a zone for the <a href="#">development</a> of a comprehensively planned multifaceted destination community having a variety of commercial and accommodation uses organized around a central lifestyle village.

Section 15.4.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD18 – McKinley Beach Resort	n/a	n/a

Section 15.4.3 – CD18 Permitted Land Uses				
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	AREA I Village Centre .4	AREA II Winery and Resort Accommodation .4	AREA III Hillside Resort Accommodation .4	AREA IV Waterfront Resort Accommodations .4
Accessory Buildings or Structures	S	S	S	S
Alcohol Production Facility	-	P	-	-
Apartment Housing	P	P	P	P
Agriculture, Urban	P	P	-	P
Boat Storage	P	-	-	S
Child Care Centre, Major	P	-	-	-
Cultural and Recreation Services	P	S	-	-
Education Services	P	-	-	-
Emergency and Protective Services	P	-	-	-
Exhibition and Convention Facilities	P	-	-	-
Food Primary Establishment	P	P	-	P

### Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones														
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones					
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density	

Section 15.4.3 – CD18 Permitted Land Uses				
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	AREA I Village Centre .4	AREA II Winery and Resort Accommodation .4	AREA III Hillside Resort Accommodation .4	AREA IV Waterfront Resort Accommodations .4
Health Services	P	S	S	-
Home Based Business, Minor	-	-	S	S
Hotels / Motels	P	P	P	P
Liquor Primary Establishments	P .1	P .1	-	P .1
Marinas	-	-	-	P .3
Non-Accessory Parking	P	-	-	-
Offices	P .6	-	-	-
Parks	P	-	-	P
Participant Recreation Services, Indoor	S	S	-	-
Participant Recreation Services, Outdoor	S	-	-	-
Personal Service Establishments	P	-	-	-
Professional Services	P .6	-	-	-
Recycled Materials Drop-Off Centre	S	-	-	-
Religious Assemblies	P	-	-	-
Residential Security / Operator Unit	S	S	S	S
Retail	P .7	P .2, .7	-	P .2, .7
Secondary Suites	S .5	S .5	S .5	S .5
Semi-Detached Housing	P .5	P .5	P .5	P .5
Short-Term Rental Accommodations	S	S	S	S
Single Detached Housing	P .5	P .5	P .5	P .5

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.4.3 – CD18 Permitted Land Uses				
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	AREA I Village Centre <sup>.4</sup>	AREA II Winery and Resort Accommodation <sup>.4</sup>	AREA III Hillside Resort Accommodation <sup>.4</sup>	AREA IV Waterfront Resort Accommodations <sup>.4</sup>
Townhouses	P <sup>.5</sup>	P <sup>.5</sup>	P <sup>.5</sup>	P <sup>.5</sup>

FOOTNOTES (Section 15.4.3.):

- <sup>.1</sup> The maximum capacity for liquor primary establishments is 100 persons.
- <sup>.2</sup> The retail use shall be limited to 235 m<sup>2</sup> gross floor area.
- <sup>.3</sup> This use includes any marine equipment rentals.
- <sup>.4</sup> The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan. This zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own principal and secondary uses as per this table.
- <sup>.5</sup> Resort accommodations which allow for short-term stays is made up of two types:  
 Type A:  
 Attached apartment housing, hotel, motel units or townhouses units (units in buildings exceeding 4 units with common amenities) – maximum area of 150 m<sup>2</sup> per unit net floor area.  
 Type B:  
 Single detached housing with or without secondary suites, semi-detached housing, townhouses with four dwelling units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350 m<sup>2</sup> per unit (excluding garages). The main floor footprint (excluding garage) may not exceed 175 m<sup>2</sup> per dwelling unit (excluding garages). Type B dwelling units must be served by a common on-site or off-site reservation centre(s).
- <sup>.6</sup> The maximum gross floor area of all office and professional service uses is 5,000 m<sup>2</sup> within the CD18 zone. The maximum office and professional service uses in any one building is 2,000 m<sup>2</sup> gross floor area. The maximum size of any individual office or professional service tenancy shall not exceed 500 m<sup>2</sup> gross floor area.
- <sup>.7</sup> The maximum area for any one individual retail tenancy in Area I is 5,500 m<sup>2</sup>. The maximum area for any one individual retail tenancy in Areas II, III, IV is 400 m<sup>2</sup>.

Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.4.4 – CD18 Subdivision Regulations					
m = metres / m <sup>2</sup> = square metres					
Criteria		Zones			
		Area I Village Centre	AREA II Winery and Resort Accommodation	AREA III Hillside Resort Accommodation	AREA IV Waterfront Resort Accommodations
Minimum Lot Width		n/a	n/a	n/a	n/a
Minimum Lot Depth		n/a	n/a	n/a	n/a
Minimum Lot Area	No Sewer	n/a	n/a	n/a	n/a
	Sewer	n/a	n/a	n/a	n/a

Section 15.4.5 – CD18 Development Regulations				
m = metres / m <sup>2</sup> = square metres				
Uses	AREA I Village Centre	AREA II Winery and Resort Accommodation	AREA III Hillside Resort Accommodation	AREA IV Waterfront Resort Accommodations
Max. Density <sup>.1</sup>	<p>The total density for the CD18 Zone shall not exceed 271,500 m<sup>2</sup> gross floor area. <sup>.1</sup></p> <p>The maximum number of overall dwelling units for the CD18 Zone is 1300. <sup>.1</sup></p> <p>The maximum gross floor area of all commercial uses is 15,000 m<sup>2</sup> for the CD18 Zone. <sup>.1</sup></p>			
Max. Height	9 storeys & 38.25 m <sup>.3</sup>	6 storeys & 29.5 m <sup>.4</sup>	3 storeys & 11.5 m <sup>.2</sup>	6 storeys & 29.5 m <sup>.4</sup>
Min. Front Yard and Flanking Yard Setback	0.0 m	0.0 m	0.0 m	0.0 m
Min. Front Yard and Flanking Yard Setback for any attached or detached garage or carport	0.0 m	0.0 m	0.0 m	0.0 m
Min. Side Yard Setback	0.0 m	0.0 m	0.0 m	0.0 m
Min. Rear Yard Setback	0.0 m	0.0 m	0.0 m	0.0 m
Min. Rear Yard Setback on Wide Lots	0.0 m	0.0 m	0.0 m	0.0 m
Min. Setback between Principal Buildings	0.0 m	0.0 m	0.0 m	0.0 m
Min. Setback from the CD Zone boundary	10 m <sup>.5</sup>	10 m <sup>.5</sup>	10 m <sup>.5</sup>	10 m <sup>.5</sup>

#### Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones														
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones					
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density	

Section 15.4.5 – CD18 Development Regulations				
m = metres / m <sup>2</sup> = square metres				
Uses	AREA I Village Centre	AREA II Winery and Resort Accommodation	AREA III Hillside Resort Accommodation	AREA IV Waterfront Resort Accommodations
Signage	Signage for Areas I and II shall be regulated as if it were a Local Commercial zone as identified within the <a href="#">Sign Bylaw 11530</a> .		Signage for Area III shall be regulated as if it were a Public and Institutional zone as identified within the <a href="#">Sign Bylaw 11530</a> .	

FOOTNOTES ([Section 15.4.5](#)):

<sup>1</sup> The density in the CD18 zone will be controlled in the form of a 219 Covenant registered on the remainder parcel(s), which will indicate a remainder buildable area equal to the total site density (271,500 m<sup>2</sup>) minus the already approved buildable area. The registered 219 Covenant will be amended, to reflect the remaining buildable area, as a condition of issuance of every development permit and as a condition of every subdivision approval. The approved buildable area will be determined by the:

- (a) buildable area approved through all form & character development permits within the CD18 Areas, and
- (b) for those [lots](#) not requiring a form & character Development Permit it will be through the subdivision approval process based on a calculation of 350 m<sup>2</sup> per unit. *For example: if there are 10 lots being approved and eight of those lots are for [single detached housing](#) and two of the lots are for [semi-detached housing](#) the calculation used to determine the buildable area would be 12x350 m<sup>2</sup> = 4,200 m<sup>2</sup>.*

<sup>2</sup> The height measurements begin from the [deck](#) elevation. Supportive [deck structures](#) cannot exceed 7.0 m in [height](#).

<sup>3</sup> Any [building](#) or [structure](#) in area I that exceed 6 [storeys](#) then any exposed storey where parking is provided within the [building](#) must include 60% of the exposed area as habitable space.

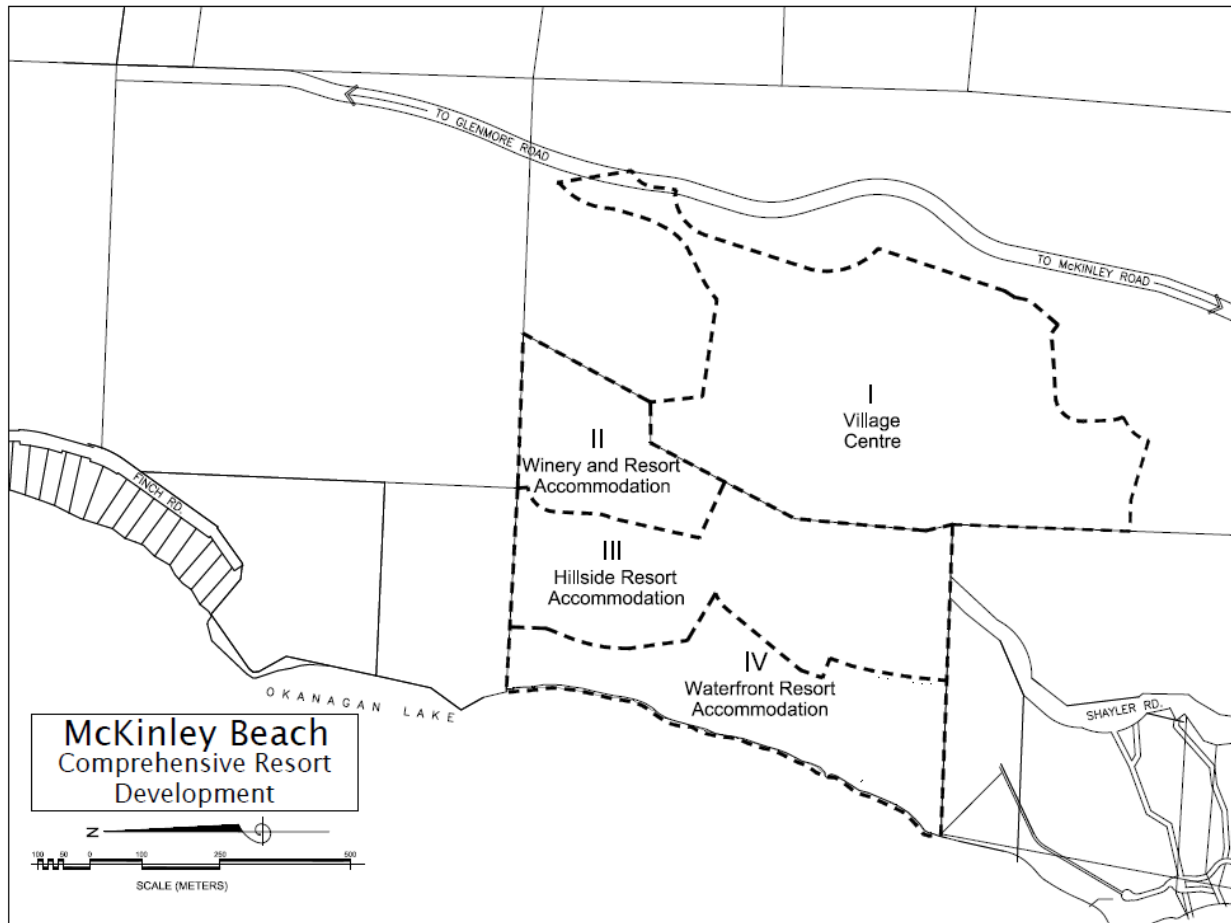
<sup>4</sup> Any [building](#) or [structure](#) in Areas II and IV that exceed 4 [storeys](#) then any exposed storey where parking is provided within the [building](#) must include 60% of the exposed area as habitable space.

<sup>5</sup> Except the setback shall be 1.5 m to the CD Zone boundary when that boundary is fronting the Okanagan Lake [Riparian Management Area](#) or any [park](#) areas.

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

CD18 -McKinley Beach Comprehensive Resort Development  
Map A



Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 15.5 CD20 – University

Section 15.5.1 - Zone Purpose	
Zones	Purpose
CD20 - University	The purpose of this zone is to allow the full range of academic, research and miscellaneous supporting land-uses essential to a leading-edge university program and campus.

Section 15.5.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD20 - University	n/a	n/a

Section 15.5.3 – CD20 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Any University Related Services	P
Agriculture, Urban	S
Apartment Housing	P
Child Care Centre, Major	S
Cultural and Recreation Services	P
Education Services	P
Emergency and Protective Services	P
Food Primary Establishments	S
General Industrial Use	P
Greenhouses and Plant Nurseries	S
Health Services	S
Hotels / Motels	S
Liquor Primary Establishment	S
Non-Accessory Parking	S

### Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.5.3 – CD20 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Offices	P
Parks	P
Participant Recreation Services, Indoor	P
Participant Recreation Services, Outdoor	P
Personal Service Establishments	P
Professional Services	P
Recycled Materials Drop-Off Centre	P
Religious Assemblies	S
Retail	S
Short-Term Rental Accommodations	S
Stacked Townhouses	P
Townhouses	P
FOOTNOTES (Section 15.5.3):	

Section 15.5.4 – CD20 Subdivision Regulations	
Min. Lot Width	18.0 m
Min. Lot Area	660 m <sup>2</sup>
Min. Lot Depth	30.0 m
FOOTNOTES (Section 15.5.4.):	

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



Section 15.5.5 – CD20 Development Regulations	
m = metres	
Max. FAR	1.5 FAR
Max. Height	10 storeys and 45 m
Max. Site Coverage of all Buildings	40%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	60%
Min. Setbacks	6.0 m from all external campus borders, except 0.0 m setback shall be permitted on internal campus lot lines.
FOOTNOTES (Section 15.5.5.):	

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 15.6 CD22 – Central Green

Section 15.6.1 - Zone Purpose	
Zones	Purpose
CD22 – Central Green	The purpose of this Central Green Comprehensive Development Zone is to provide for the integrated design of a comprehensive <a href="#">development</a> of the Central Green Lands as a low environmental impact mixed use <a href="#">development</a> .

Section 15.6.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD22 – Central Green	n/a	n/a

Section 15.6.3 – CD22 Permitted Land Uses						
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)					
	Sub-Areas A & B <sup>.2</sup>	Sub-Areas C & G <sup>.2</sup>	Sub-Areas D <sup>.2</sup>	Sub-Areas E & F <sup>.2</sup>	Sub-Areas H <sup>.2</sup>	Sub-Areas I <sup>.2</sup>
Accessory Buildings or Structures	S	S	S	S	S	S
Apartment Housing	P	P	P	P	P	-
Agriculture, Urban	P	P	P	P	P	P
Animal Clinics, Minor	S	-	-	-	-	-
Boarding or Lodging Houses	-	P	P	P	P	-
Child Care Centre, Major	S	S	S	S	S	S
Cultural and Recreation Services	S	S	S	S	S	-
Education Services	S	-	-	-	-	-
Food Primary Establishment	S	-	-	-	-	S
Health Services	S	-	-	-	-	-
Home Based Business, Minor	S	S	S	S	S	-
Liquor Primary Establishments	S <sup>.1</sup>	-	-	-	-	S <sup>.1</sup>

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.6.3 – CD22 Permitted Land Uses						
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)					
	Sub-Areas A & B <sup>.2</sup>	Sub-Areas C & G <sup>.2</sup>	Sub-Areas D <sup>.2</sup>	Sub-Areas E & F <sup>.2</sup>	Sub-Areas H <sup>.2</sup>	Sub-Areas I <sup>.2</sup>
Offices	S	-	-	-	-	-
Parks	-	-	-	-	-	P
Participant Recreation Services, Indoor	S	-	-	-	-	S
Participant Recreation Services, Outdoor	-	-	-	-	-	P
Personal Service Establishments	S	-	-	-	-	-
Professional Services	S	-	-	-	-	-
Religious Assemblies	S	-	-	-	-	-
Residential Security / Operator Unit	S	-	-	-	-	S
Retail	P	-	-	-	-	S
Short-Term Rental Accommodations	S	S	S	S	S	S
Stacked Townhouses	P	P	P	P	P	-
Townhouses	P	P	P	P	P	-
<b>FOOTNOTES (Section 15.6.3.):</b> <sup>.1</sup> The maximum capacity for liquor primary establishments is 100 persons. Liquor primary establishments must hold a Liquor Primary Licence. <sup>.2</sup> This zone has been organized into nine (9) sub-areas as illustrated on Map 15.6. Each area will have its own principal and secondary uses as per this table.						

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

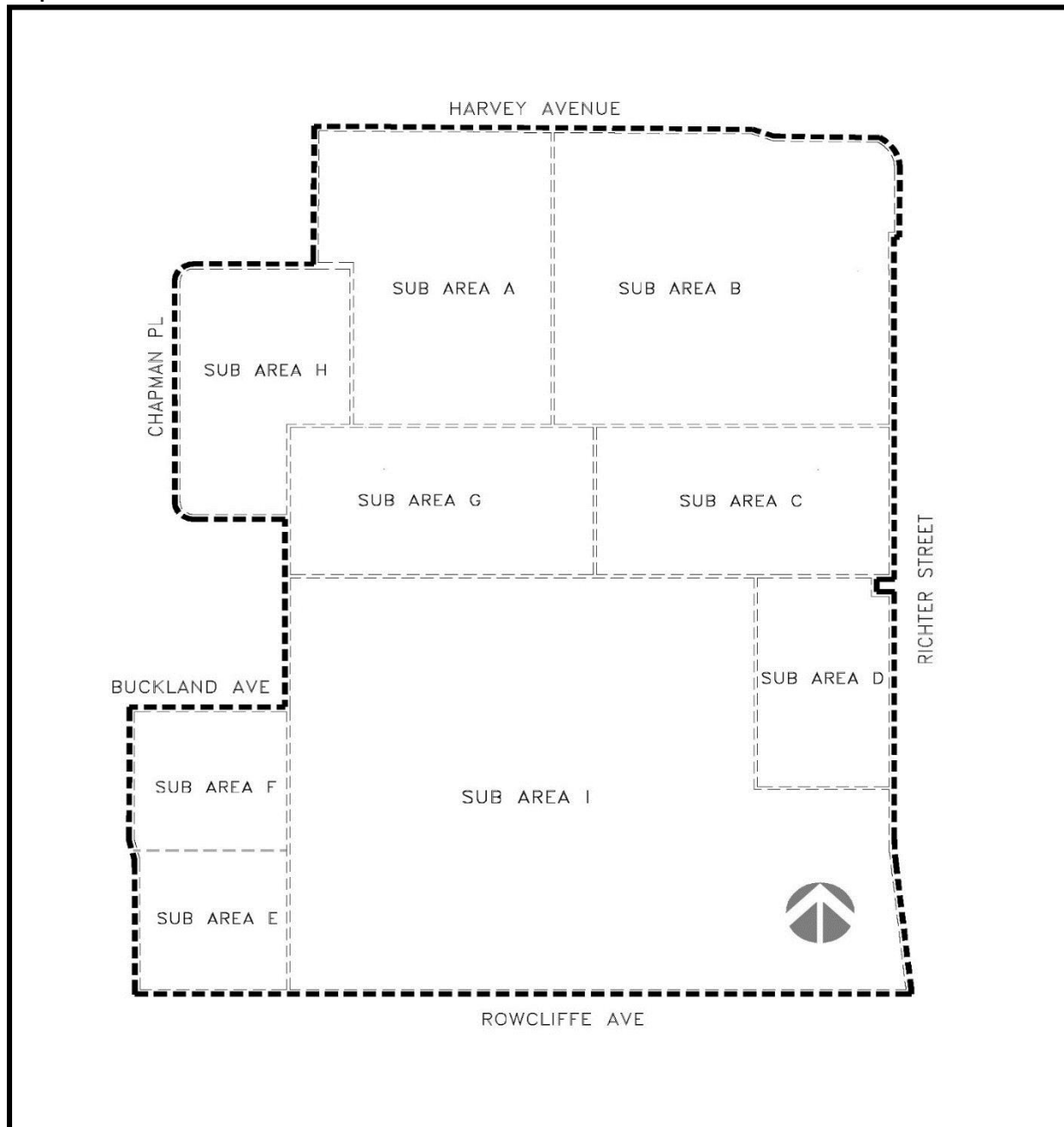
Section 15.6.4 – CD22 Subdivision Regulations						
m = metres / m <sup>2</sup> = square metres						
Criteria	Zones					
	Sub-Areas A & B	Sub-Areas C & G	Sub-Areas D	Sub-Areas E & F	Sub-Areas H	Sub-Areas I
Min. Lot Width	n/a	n/a	n/a	n/a	n/a	n/a
Min. Lot Depth	n/a	n/a	n/a	n/a	n/a	n/a
Min. Lot Area	n/a	n/a	n/a	n/a	n/a	n/a
Min. number of Lots	Four	Two <sup>.1</sup>	One <sup>.1</sup>	Two <sup>.1</sup>	One <sup>.1</sup>	One <sup>.1</sup>
FOOTNOTES (Section 15.6.4.): <sup>.1</sup> Any lots are created, shall have the area, size and shape of the corresponding CD22 Central Green sub-areas as shown on Map 15.6.						

Section 15.6.5 – CD22 Development Regulations						
m = metres / m <sup>2</sup> = square metres						
Criteria	Zone Sub-Areas					
	Sub-Areas A & B	Sub-Areas C & G	Sub-Areas D	Sub-Areas E & F	Sub-Areas H	Sub-Areas I
Max. Density	4.0 FAR	2.0 FAR	2.0 FAR	1.0 FAR <sup>.5</sup>	1.7 FAR <sup>.6</sup>	0.1 FAR <sup>.7</sup>
Max. Height	72 m	16.5 m & 4 storeys	16.5 m & 4 storeys	12 m & 3 storeys	16.5 m & 4 storeys	10.0 m
Max. Site Coverage of all Buildings	50% <sup>.1</sup>	50% <sup>.1</sup>	50%	40%	50%	n/a
Min. Front Yard and Flanking Side Yard Setback	0.0m <sup>.2</sup>	3.0 m	3.0 m	3.0 m	3.0 m	4.5 m
Min. Side Yard Setback	3.0 m <sup>.3</sup>	3.0 m <sup>.3</sup>	3.0 m	3.0 m	3.0 m	3.0 m
Min. Rear Yard Setback	3.0 m <sup>.3, .4</sup>	7.0 m <sup>.3, .4</sup>	3.0 m	3.0 m	3.0 m	3.0 m
FOOTNOTES (Section 15.6.5.): <sup>.1</sup> Parking structures above finished grade and surfaced with landscaping or useable open space shall not be included in the calculation of site coverage. <sup>.2</sup> The front yard is considered Harvey Avenue. The flanking side yard is considered Richter Street. <sup>.3</sup> The setbacks exclude the parking structure. <sup>.4</sup> The parking structures must have a 0.0 m rear yard setback and the parking structure within sub-areas A & B must be coordinated with of sub-areas C & G to ensure a contiguous public open space is created above the parking structures. <sup>.5</sup> If sub-areas E & F are subdivided into two lots then the maximum gross floor area is 2,250 m <sup>2</sup> per lot. If sub-areas E & F remains as one lot then the maximum gross floor area is 4,500 m <sup>2</sup> . <sup>.6</sup> The maximum gross floor area in sub-areas H is 6,000 m <sup>2</sup> . <sup>.7</sup> The maximum gross floor area for retail use in sub-areas I is 235 m <sup>2</sup> .						

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Map 15.6 - CD22 Sub-Areas



## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## 15.7 CD26 – Capri Centre

Section 15.7.1 - Zone Purpose	
Zones	Purpose
CD26 – Capri Centre	The purpose is to provide the framework for the existing <a href="#">uses</a> and for the re - <a href="#">development</a> and <a href="#">use</a> of the Capri Centre in stages, over time, with a mixture of commercial and residential uses that serve more than one neighbourhood.

Section 15.7.2 – Sub-Zone Purposes		
Zones	Sub-Zone	Purpose
CD26 – Capri Centre	n/a	n/a

Section 15.7.3 – CD26 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Accessory Buildings or Structures	P
Apartment Housing	P
Agriculture, Urban	P
Animal Clinics, Minor	P
Boarding or Lodging Houses	P
Child Care Centre, Major	P
Child Care Centre, Minor	S
Cultural Recreation Services	P
Education Services	P
Emergency and Protective Services	P
Food Primary Establishment	P
Gas Bars	P <sup>.1</sup>
Health Services	P
Home Based Business, Minor	S

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.7.3 – CD26 Permitted Land Uses	
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)
Hotels	P
Liquor Primary Establishments	P
Offices	P
Participant Recreation Services, Indoor	P
Personal Service Establishments	P
Professional Services	P
Religious Assemblies	P
Recycled Materials Drop-Off Centre	S
Retail	P
Short-Term Rental Accommodations	S
Spectator Sports Establishments	P
Stacked Townhouses	P
Temporary Shelter Services	P
Townhouses	P
FOOTNOTES (Section 15.7.3): <sup>1</sup> The gas bar is only permitted if an alternative fuel infrastructure is also available on the same lot.	

Section 15.7.4 – CD26 Subdivision Regulations	
m = metres	
Min. Lot Width	13.0 m
Min. Lot Area	460 m <sup>2</sup>
Min. Lot Depth	30.0 m
FOOTNOTES (Section 15.7.4.):	

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.7.5 – CD26 Development Regulations	
m = metres / m² = square metres	
Max. FAR	2.6 FAR <sup>.1</sup>
Max. Height	<p>Height requirements are as indicated in Figure 15.7.5 and as described below:</p> <p>(a) in the area located within 40 m of the lot line abutting Harvey Avenue and in all areas east of Capri Street the maximum height of all buildings and structures shall be 6 storeys or 22 m.</p> <p>(b) in the area located beyond 40 m of Harvey Avenue the maximum height of all buildings and structures shall be 22 storeys or 70 metres with except one building or structure shall be a maximum of 26 storeys or 82 m as described in in the area located beyond 40 m of Harvey Avenue the maximum height of one landmark building or structure shall be 26 storeys or 82 m.</p>
Max. Site Coverage of all Buildings	75%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	100%
Min. Commercial Area	18,581 m² (200,000 ft²) net floor area <sup>.2</sup>
Min. Common and Private Amenity Space	<p>7.5 m² per bachelor dwelling unit</p> <p>15.0 m² per 1-bedroom dwelling unit</p> <p>25 m² per dwelling unit with more than 1-bedroom <sup>.4</sup></p>
Min. Public Open Space	1.5 acres of publicly accessible open space shall be provided
Min. Balconies	A minimum of 75% of the dwelling units (that are not ground-oriented) shall have a balcony. The minimum balcony area is 5% of the dwelling unit size.
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	<p>Any building fronting onto Gordon Drive or Harvey Avenue shall provide ground-floor commercial units, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential uses is permitted above the ground-floor units.</p> <p>Any building fronting onto Capri Street or Sutherland Avenue can provide any combination of commercial and residential uses at the ground floor and above.</p>
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations.

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density



## Section 15.7.5 – CD26 Development Regulations

m = metres / m<sup>2</sup> = square metres

Min. Amenities<sup>.3</sup>

Within Amenity Area A (See Figure 15.7.6):

- (a) one north-south pathway linkage extending from Harvey Road to the north face of the existing hotel;
- (b) an additional north-south pathway linkage located approximately near the bus station extending from Harvey Avenue to an internal drive aisle;
- (c) a surface parking area that includes landscape elements, trees, and electric hook-ups for occasional events;
- (d) all surface treatments pertaining to drive aisles, sidewalks, and landscape areas.

Within Amenity Area B (See Figure 15.7.6):

- (a) one north-south pathway linkage extending the full length of amenity area B, ensuring that the site is accessible for pedestrians and cyclists and connects the private drive aisle with Harvey Road;
- (b) all surface treatments pertaining to private drive aisles, sidewalks, and landscape areas.

Within Amenity Area C (See Figure 15.7.6):

- (a) all surface treatments pertaining to private drive aisles, sidewalks, and landscape areas.

Within Amenity Area D (See Figure 15.7.6):

- (a) one publicly accessible open space that is flanked on at least one side by an internal drive aisle for a distance no less than 20 m and has an area of 5,000 m<sup>2</sup> and includes an outdoor ice surface that is convertible to other uses outside of winter.
- (b) in addition to the accessible open space identified in 1.11(h), one publicly accessible open space that is flanked on at least one side by an internal drive aisle or public street for a distance no less than 20 m and has an area of 1,250 m<sup>2</sup>.
- (c) two pathway linkages, ensuring that the site is accessible for pedestrians and cyclists and connects well with the surrounding community.
- (d) all surface treatments pertaining to drive aisles, sidewalks, and landscape areas.

## Section 15 – Comprehensive Development Zones

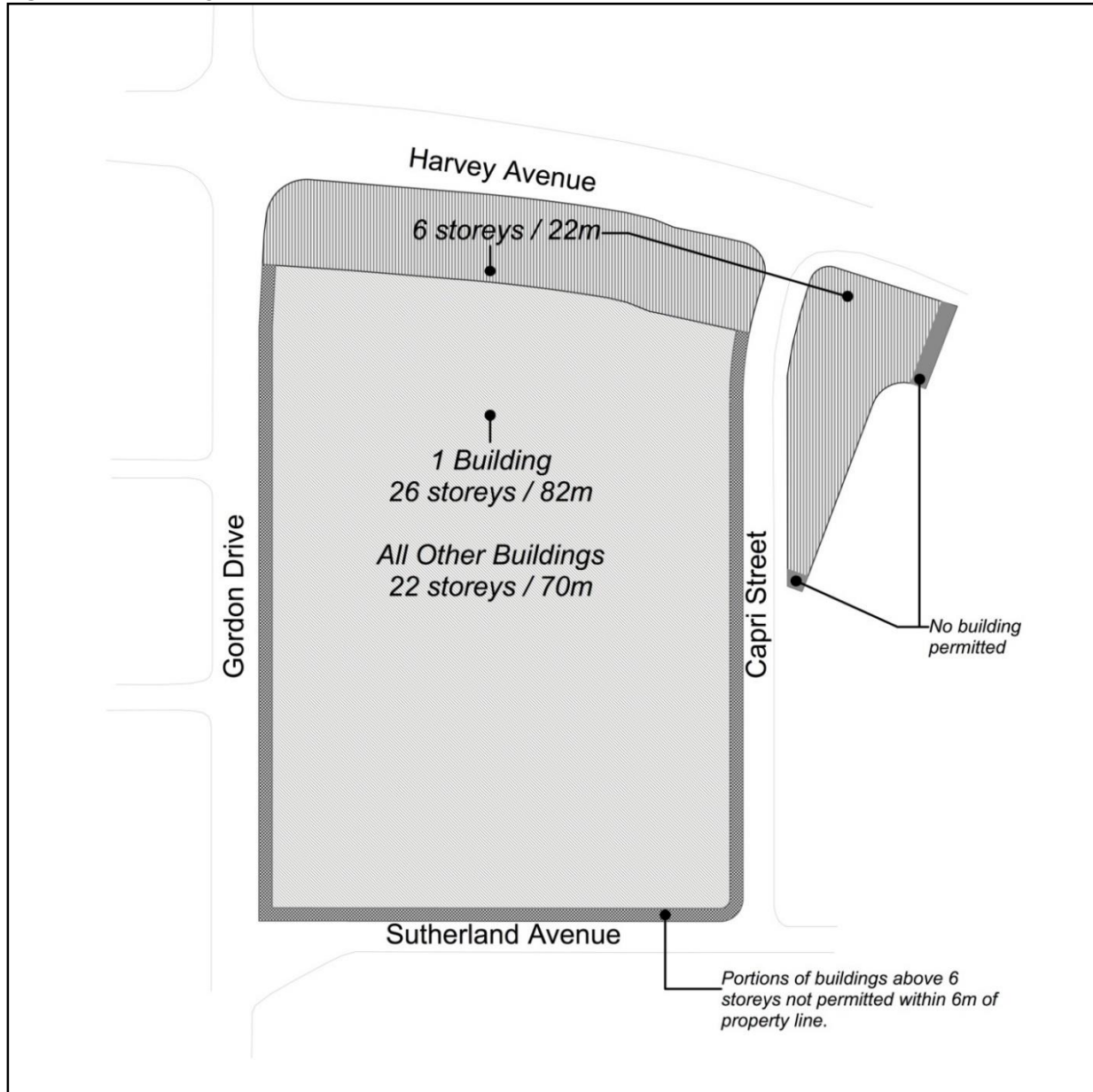
Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 15.7.5 – CD26 Development Regulations	
m = metres / m <sup>2</sup> = square metres	
	<p>Within Amenity Area E (See Figure 15.7.6):</p> <p>(a) none.</p>
Min. Setbacks	<p>(a) the minimum setback to Harvey Road is 4.5 m.</p> <p>(b) the minimum setback to Gordon Drive for all <b>buildings</b> or portions of the <b>building</b> located within 40 m of Harvey Avenue is 0.0 m.</p> <p>(c) the minimum setback to Gordon Drive for all <b>buildings</b> or portions of the <b>building</b> located beyond 40 m of Harvey Avenue is 3.0 m, excluding <b>decks</b> and <b>patios</b>.</p> <p>(d) the minimum setback to Capri Street for all <b>buildings</b> or portions of the <b>building</b> located within 40 m of Harvey Avenue is 0.0 m.</p> <p>(e) the minimum setback to Capri Street for all <b>buildings</b> or portions of the <b>building</b> located beyond 40 m of Harvey Avenue is 3.0 m, excluding <b>decks</b> and <b>patios</b>.</p> <p>(f) the minimum setback to Sutherland Drive is 3.0 m, excluding <b>decks</b> and <b>patios</b>.</p> <p>(g) all portions of <b>buildings</b> above 6 <b>storeys</b> shall be setback a minimum of 6 m from Gordon Drive, Sutherland Avenue, and Capri Street.</p> <p>(h) the minimum setback to lands <b>abutting</b> the Capri Centre Lands is 7.5 m.</p>
<p>FOOTNOTES (Section 15.7.5):</p> <p><sup>1</sup> The maximum built area of <b>buildings</b> in the CD26 zone is 205,807 m<sup>2</sup> (2,215,287 ft<sup>2</sup>).</p> <p><sup>2</sup> The minimum commercial area is to be calculated by combining the total commercial area constructed plus commercial area under approved permit.</p> <p><sup>3</sup> The amenities shall be phased and provided concurrent with substantial new construction in a development stage and will be secured via Statutory Right of Way being registered on title securing public access and amenities.</p> <p><sup>4</sup> <b>Common and Private Amenity Space</b> can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of <b>Common and Private Amenity Space</b> dedicated to child care spaces cannot be more than 50% of the total space required.</p>	

## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 15.7.5 - Height



## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Figure 15.7.6 – Amenities Areas CD26



## Section 15 – Comprehensive Development Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## SECTION 16 –

## Effective Date

Read a first time by the Municipal Council this 30<sup>th</sup> day of May, 2022.

Considered at a Public Hearing on the 21<sup>st</sup> day of June, 2022.

Read a second and third time by the Municipal Council this 21<sup>st</sup> day of June, 2022.

Approved by the Minister of Agriculture this 19<sup>th</sup> day of July, 2022.

Lana Popham

(Minister of Agriculture)

Approved by the Minister of Transportation and Infrastructure this 12<sup>th</sup> day of August, 2022.

Audrie Henry

(Minister of Transportation and Infrastructure)

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

### Section 16 – Effective Date

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

## Schedule 'A' Zoning Map