

---

**CITY OF WEST KELOWNA**

**BYLAW NO. 0154.83**

**A BYLAW TO AMEND "ZONING BYLAW NO. 0154"**

---

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.83, 2019".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

- 2.1 By adding the attached zoning regulations for the CD8 – Comprehensive Development Zone (Seclusion Bay Road) to Part 14 – Comprehensive Development Zones.
- 2.2 By adding the zone "Comprehensive Development Zone (Seclusion Bay Road)" and zone abbreviation "CD8" to Part 5 – Establishment of Zones, Table 5.1.
- 2.3 By adding "CD8 – Comprehensive Development Zone (Seclusion Bay Road)" to the Table of Contents.
- 2.4 By changing the zoning on Lot 1, DL 3493, ODYD, Plan KAP17359 Except Plan 25556 (3060 Seclusion Bay Road) as shown on Schedule 'A' attached to and forming part of this bylaw from Rural Residential Small Parcel Zone (RU2) to Comprehensive Development Zone (CD8).
- 2.5 By changing the zoning on the surveyed Crown foreshore being part of the bed of Okanagan Lake and fronting Lot 1, DL 3493, ODYD, Plan KAP17359 Except Plan 25556 (3060 Seclusion Bay Road) as shown on Schedule 'A' attached to and forming part of this bylaw from Recreational Water Use Zone (W1) to Intensive Water Use Zone (W2).
- 2.6 By depicting the changes on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST AND SECOND TIME THIS 23<sup>RD</sup> DAY OF JULY, 2019  
RESCIND SECOND READING THIS 13<sup>TH</sup> DAY OF AUGUST, 2019  
READ A SECOND TIME AS AMENDED THIS 13<sup>TH</sup> DAY OF AUGUST, 2019  
PUBLIC HEARING HELD  
READ A THIRD TIME  
ADOPTED

---

MAYOR

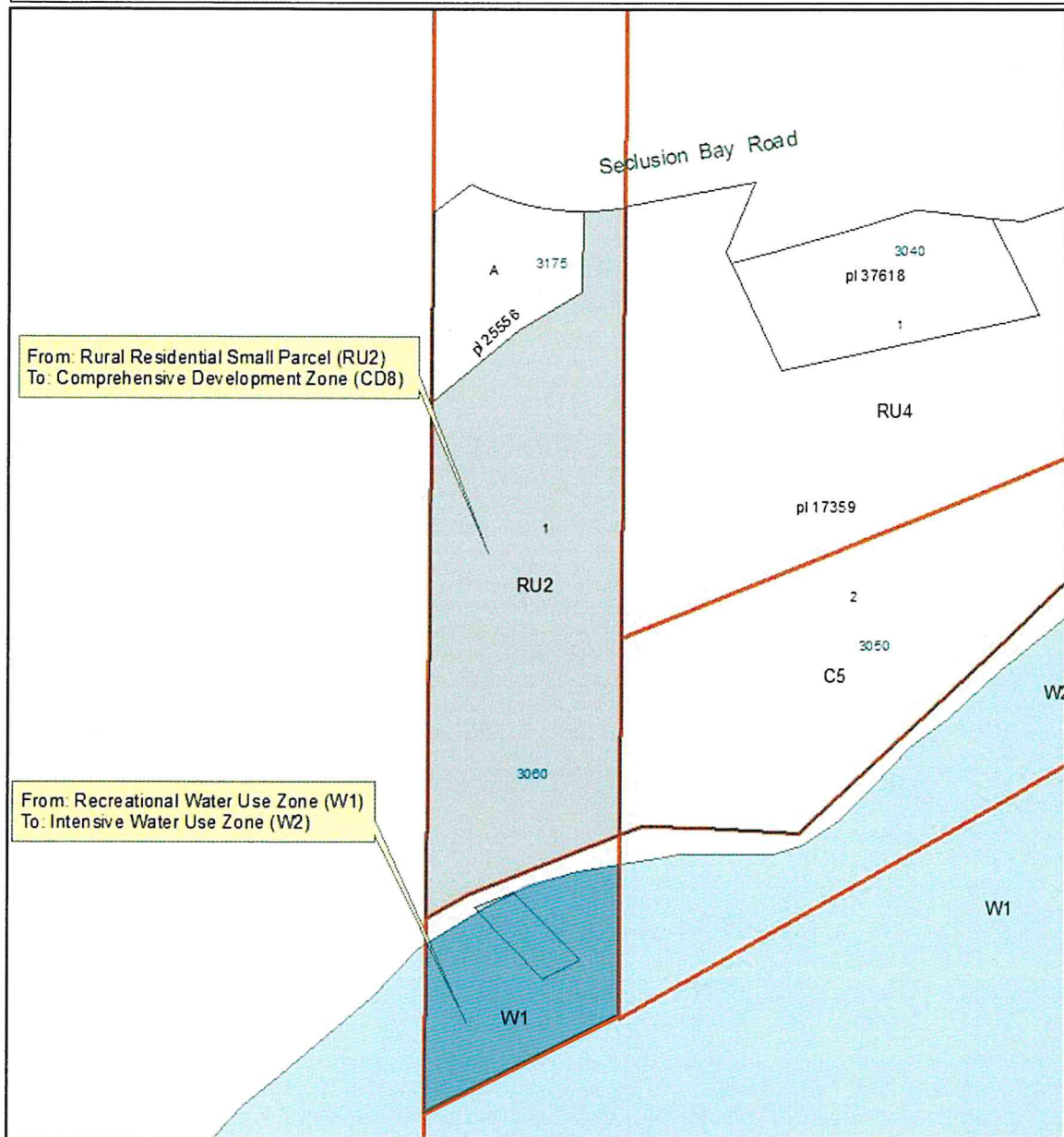
---

CITY CLERK



CITY OF  
WEST  
KELOWNA

## SCHEDULE 'A' of BYLAW NO. 0154.83



### LEGEND

- From W1 to W2
- From RU2 to CD8
- Zoning Boundary
- Parcels

0 37.5 75 150 Metres

1:2,500



Path: \\DEV\COMMON\152\N\K\0154\N\0154.83 - Zoning & Rezoning\2019\0154.83\0154.83 Sedition Bay Map\plan - 152\N\K\0154.83 - CD8.mxd

Date: 01/05/2019

# CD8 – Comprehensive Development Zone (Seclusion Bay)

## 1. Purpose

To allow for single detached dwellings and tourist accommodation, including vacation rentals. The zone provides the opportunity for the preservation of environmentally sensitive areas, two or more permitted uses, and private servicing.

## 2. Definitions

All definitions of Zoning Bylaw No. 0154 apply unless specified or modified in this comprehensive development zone.

- (a) **Single Detached Dwelling:** a dwelling with only 1 dwelling unit, with a maximum gross floor area of 185 m<sup>2</sup> (1,991 ft<sup>2</sup>), and that may be occupied for periods of less than 30 days.

## 3. Development Areas

### 3.1 Development Areas Within CD8 Zone

This CD Zone is divided into three development areas, as shown on the attached Figure 1:

- (a) Upper Area
  - i. Ensures environmental protection of sensitive areas with conservation and preservation of open spaces. Provides opportunity for private servicing infrastructure including a water reservoir, water treatment system, waste water disposal field(s), solar panels, wind turbines, and related accessory buildings and structures.
- (b) Lower Area
  - i. Includes a maximum of 16 single detached dwellings, 1 amenity building or structure, solar panels and supporting servicing infrastructure.
- (c) Riparian Area
  - i. Ensures environmental protection of sensitive riparian areas with conservation, open spaces and limited recreational access.

### 3.2 Development Areas Table

	Development Area	Area
.1	Upper Area	1.11 ha (2.74 ac)
.2	Lower Area	1.17 ha (2.89 ac)
.3	Riparian Area	0.2 ha (0.49 ac)
.4	Total Parcel Area	2.48 ha (6.12 ac)

## 4. Permitted Uses and Zoning Regulations By Development Area

The following regulations are specific to each development area identified in the attached Figure 1; development in these areas shall occur in conformance with the following regulations.

## 4.1 Upper Area

### .1 Principal Uses, Buildings and Structures:

- (a) Private servicing infrastructure (water reservoir, water treatment system, waste water disposal field(s), solar panels, and wind turbines)

### .2 Secondary Uses, Buildings and Structures

- (b) Accessory uses, building and structures

## 4.2 Lower Area

### .1 Principal Uses, Buildings and Structures

- (a) Single detached dwelling
- (b) Amenity building or structure (primarily used for accessory pool uses, community gathering and events)

### .2 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor
- (c) Private servicing infrastructure (water treatment, waste water treatment, solar panels)

## 4.3 Regulations Table

DEVELOPMENT REGULATIONS		
(a)	Maximum Floor Area Ratio	0.13
(b)	Maximum Density	
.1	Single Detached Dwelling	16
.2	Amenity Building or Structure	1
(b)	Maximum Gross Floor Area per Building	
.1	Single Detached Dwelling	185 m <sup>2</sup> (1,991.3 ft <sup>2</sup> )
.2	Amenity Building or Structure	100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )
.3	Accessory Building or Structure	200 m <sup>2</sup> (2152.8 ft <sup>2</sup> ) of all accessory buildings and structures combined
(c)	Maximum parcel coverage	40%
(d)	Maximum building height	9.0 m (29.5 ft) to a maximum of 2 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(e)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Interior parcel boundary	3.0 m (9.8 ft)
.2	Front parcel boundary (Seclusion Bay Road)	6.0 m (19.7 ft)
.3	Rear parcel boundary (Okanagan Lake)	6.0 m (19.7 ft)

# CD8 ZONE

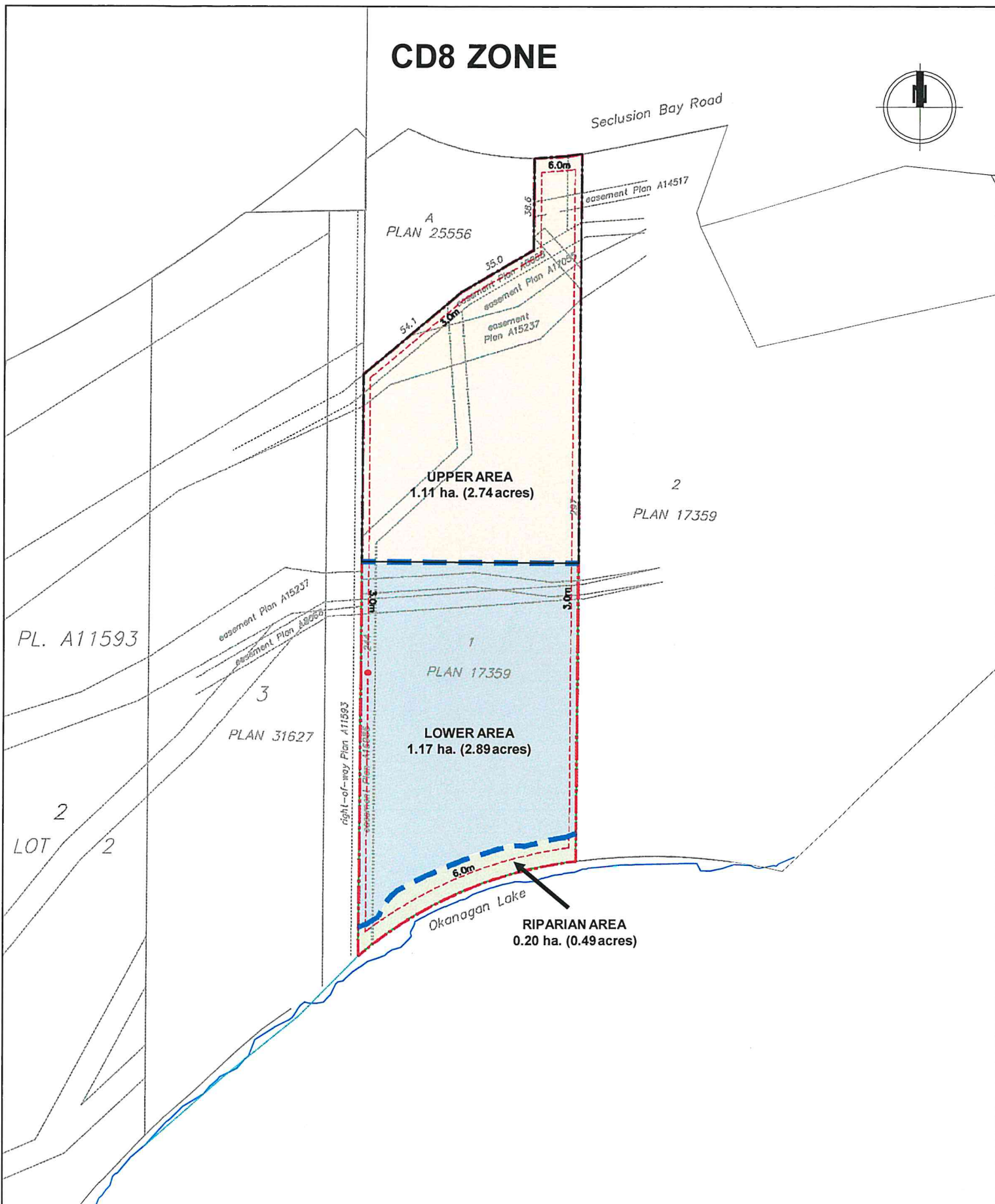


FIGURE 1  
CD ZONE PLAN & DEVELOPMENT AREAS