

10.5. SINGLE DETACHED RESIDENTIAL ZONE (R1)

.1 Purpose

To accommodate low density single detached residential use on parcels of land that are 550 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Carriage House
- (d) Home based business, major
- (e) Secondary suite
- (f) Short-term rental/short-term rental (bed and breakfast)

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, DL 581 ODYD, Plan 44004, Except Plans KAP48178 & KAP53981 (address unassigned, Gregory Road): vineyard and one single detached dwelling/caretakers residence
- (b) On Lot 2, District Lot 3866, ODYD, Plan KAP30253 (1018 West Kelowna Road): carriage house in the form of a modular home on a parcel less than 1100 m².

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Single detached dwelling	1 per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
i.	Single detached dwelling	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(g)	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:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement

iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations – Reserved

11.2. NEIGHBOURHOOD COMMERCIAL ZONE (C2)

.1 Purpose

To accommodate a limited range of convenience services typically required on a day to day basis by residents of local neighbourhoods.

.2 Principal Uses, Buildings and Structures

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|---------------------------------------|---|
| (a) Care facility, major | (f) Postal or courier service |
| (b) Commercial school | (g) Recreation services, indoor |
| (c) Fire, police or ambulance service | (h) Retail, convenience |
| (d) Office | (i) Restaurant, except for drive-through restaurant |
| (e) Personal service establishment | |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (d) On Lot B, DL 2599, ODYD, Plan KAP83204 (3099 Shannon Lake Road): one neighbourhood pub
- (e) On Lot 15, DL 486, ODYD, Plan KAP27961, Except Plan 38746 (3585 Elliot Road): retail, general
- (f) On Lot 18, DL 486, ODYD, Plan 27961 (3595 Elliot Road): live/work unit

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	10.0 m (32.9 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1.0 FAR
(d)	Maximum parcel coverage	40%
(e)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 storeys
SITING REGULATIONS		
(f)	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:	
i.	Front parcel boundary	4.5 m (14.8 ft)
ii.	Rear parcel boundary	6.0 m (19.7 ft)
iii.	Interior side parcel boundary	2.0 m (6.6 ft); except it is 4.5 m (14.8 ft) when the parcel does not abut a Commercial Zone
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.26

.6 Other Regulations

- (a) Apartment
 - i. All apartments shall be located on a separate storey above the non-residential use.