
CITY OF WEST KELOWNA

BYLAW NO. 0265.27

A BYLAW TO AMEND "ZONING BYLAW NO. 0265"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0265" 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. 0265.27, 2024".

2. Amendments

"City of West Kelowna Zoning Bylaw No. 0265, 2022" is hereby amended as follows:

2.1 By deleting the definition for "Zone, Single or Duplex Residential" in Section 2.10 DEFINITIONS that reads:

"ZONE, SINGLE OR DUPLEX RESIDENTIAL means the RC1, RC2, RC3, RC4, R1, R1M, R1L, RMP, and R2 Zones and any parcel within a Comprehensive Development Zone on which single detached dwellings or duplexes are permitted as the principal use."

And replace it with:

"ZONE, SINGLE OR DUPLEX RESIDENTIAL means the RC1, RC2, RC3, RP1, R1, R1M, R1L, and RMP Zones and any parcel within a Comprehensive Development Zone on which single detached dwellings or duplexes are permitted as the principal use."

2.2 By deleting Section 3.18.1 SECONDARY SUITES which reads:

".1 A secondary suite shall be located only within a principal single detached dwelling. For certainty, a secondary suite cannot be connected by a breezeway, garage, or unconditioned space to a single detached dwelling."

And replace it with:

".1 A secondary suite shall be located only within a principal single detached dwelling, except where specifically permitted in this bylaw. For certainty, a secondary suite cannot be connected by a breezeway, garage, or unconditioned space to a principal dwelling."

2.3 By deleting Section 3.18.3 SECONDARY SUITES which reads:

“3 The minimum parcel area required to accommodate a secondary suite on a parcel in the RC3 Zone is 550m² (5,920.2ft²).”

2.4 By deleting Section 3.18.6 in Section 3.18 SECONDARY SUITES which reads:

“.6 A secondary suite shall not be subdivided under the *Strata Property Act* from the principal single detached dwelling.”

And replace it with:

“.6 A secondary suite shall not be subdivided under the *Strata Property Act* from the principal dwelling.”

2.5 By deleting Section 3.18.9 in Section 3.18 SECONDARY SUITES which reads:

“.9 A secondary suite is not permitted on a parcel that contains a carriage house.”

And replace it with:

“.9 A secondary suite is not permitted on a parcel that contains a carriage house, except where specifically permitted in this bylaw.”

2.6 By adding to Section 3.19 CARRIAGE HOUSES the following:

“.1 A carriage house shall only be accessory to and on the same parcel as a principal single detached dwelling.”

2.7 By deleting Table 3.8 Minimum parcel area in Section 3.19 CARRIAGE HOUSES which reads:

Zone	Minimum Parcel Area
RC1 & RC2	650 m ² (6,996.5 ft ²)
R1	1100 m ² (11,840.3 ft ²)
R1L, RU1, RU2, RU3, RU4, RU5 & A1	2,500 m ² (26,909.7 ft ²)

And replace it with:

Zone	Minimum Parcel Area
RC1	650 m ² (6,996.5 ft ²)
RU1, RU2, RU3, RU4, RU5 & A1	2,500 m ² (26,909.7 ft ²)

2.8 By deleting Table 3.9 Maximum gross floor area in Section 3.19 CARRIAGE HOUSES which reads:

Zone	Maximum Gross Floor Area
RC1, RC2, R1, R1L, RU1	110 m ² (1,184 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less
RU2, RU3, RU4, RU5, A1	140 m ² (1,506.9 ft ²) or 75% of the floor area of the principal dwelling, whichever is less
Parcels within the ALR	90 m ² (968.7 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less for parcels less than 40 ha; or 140 m ² (1,506.9 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less for parcels greater than 40 ha

And replacing it with:

Zone	Maximum Gross Floor Area
RC1, RC2, RC3, RP1, R1, R1L, RU1, I6, CD1(C), CD1(E), CD3(A)	110 m ² (1,184 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less
RU2, RU3, RU4, RU5, A1	140 m ² (1,506.9 ft ²) or 75% of the floor area of the principal dwelling, whichever is less
Parcels within the ALR	90 m ² (968.7 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less for parcels less than 40 ha; or 140 m ² (1,506.9 ft ²) or 75% of the gross floor area of the principal dwelling, whichever is less for parcels greater than 40 ha

2.9 By deleting Section 3.19.12 in Section 3.19 CARRIAGE HOUSES which reads:

“.12 A carriage house is not permitted on a parcel that contains a secondary suite.”

And replace it with:

“.12 A carriage house is not permitted on a parcel that contains a secondary suite, except where specifically permitted in this bylaw.”

2.10 By deleting Section 3.20.1(a)i. in Section 3.20 SHORT-TERM RENTALS AND SHORT-TERM RENTALS (BED AND BREAKFAST) that reads:

“Only be conducted within a single detached dwelling, secondary suite or carriage house, to a maximum of one short-term rental use per parcel, where the parcel contains more than one dwelling unit;”

And replace it with:

“Only be conducted within a single detached dwelling, or a secondary suite or carriage house accessory to a single detached dwelling, to a maximum of one short-term rental use per parcel, where the parcel contains more than one dwelling unit;”

2.11 By deleting Table 3.14 Buffer type in Section 3.25 SITING REGULATIONS AND BUFFERING FROM AGRICULTURAL LAND that reads:

Non-Farm Use	Location and Buffer Type
Single detached dwelling, carriage house, and duplex residential	Level 1
Multi-unit residential and mixed use residential	Level 2
Non-residential uses, except industrial	Level 2

And replace it with:

Non-Farm Use	Location and Buffer Type
Single detached dwelling, carriage house, duplex residential, and townhomes in the RC2 and RP1 Zones only	Level 1
Multi-unit residential and mixed use residential	Level 2
Non-residential uses, except industrial	Level 2

- 2.12 By adding to Table 4.1 Required parking spaces in Section 4.4 STANDARD PARKING SPACES the following after “Caretaker unit 1.0 per unit”:

RESIDENTIAL – SPECIFIC REQUIREMENTS FOR THE RC2, RC3, RP1, R1, R1L, I6, CD1(C), CD1(E), and CD3(A) ZONES ONLY	
Secondary suite	1.0 per one bedroom dwelling
	1.5 per two or more bedroom dwelling
Carriage house	1.0 per one bedroom dwelling
	1.5 per two or more bedroom dwelling or 91 m ² (979.5 ft ²) of gross floor area or greater.
RESIDENTIAL – SPECIFIC REQUIREMENTS FOR THE RC2 AND RP1 ZONES ONLY	
Single detached dwelling, duplex, townhouse	1.5 per dwelling unit

- 2.13 By deleting Section 4.6.1(a) in Section 4.6 VISITOR PARKING SPACES that reads:

“Where any portion of a parcel is developed for multiple residential use, visitor parking spaces shall be required, calculated at 10% of the total parking requirements specified in Table 4.1.”

And replace it with:

“Where any portion of a parcel is developed for multiple residential use, except in the RC2 and RP1 Zones, visitor parking spaces shall be required, calculated at 10% of the total parking requirements specified in Table 4.1.”

- 2.14 By deleting Section 4.8.1(a) in Section 4.8 TRUCK AND BOAT TRAILER PARKING SPACES – WATERFRONT PLAN AREA ONLY (AS DEFINED IN THE 2011 WATERFRONT PLAN) that reads:

“Parking spaces for trucks and boat trailers shall be provided in accordance with this Section in respect of any portion of a parcel within the Waterfront Plan Area as defined in the Waterfront Plan, that is developed for multiple residential, hotel or resort uses.”

And replace it with:

“Parking spaces for trucks and boat trailers shall be provided in accordance with this Section in respect of any portion of a parcel within the Waterfront Plan Area as defined in the Waterfront Plan, that is developed for multiple residential, except in the RC2 and RP1 Zones, or hotel or resort uses.”

- 2.15 By deleting “Compact Single Detached Residential Zone RC3” in Table 5.1 Establishment of Zones in PART 5 – ESTABLISHMENT OF ZONES and replacing it with “Compact Single Detached and Duplex Residential Zone RC3”.
- 2.16 By deleting “Compact Single Detached Residential Zone (Strata Developments) RC4” in Table 5.1 Establishment of Zones in PART 5 – ESTABLISHMENT OF ZONES.

- 2.17 By deleting “Single Detached Residential Zone R1” in Table 5.1 Establishment of Zones in PART 5 – ESTABLISHMENT OF ZONES and replacing it with “Single Detached and Duplex Residential Zone R1”.
- 2.18 By deleting “Large Parcel Single Detached Residential Zone R1L” in Table 5.1 Establishment of Zones in PART 5 – ESTABLISHMENT OF ZONES and replacing it with “Large Parcel Single Detached and Duplex Residential Zone R1L”.
- 2.19 By deleting “Duplex Residential Zone R2” in Table 5.1 Establishment of Zones in PART 5 – ESTABLISHMENT OF ZONES.
- 2.20 By adding in Table 5.1 Establishment of Zones in PART 5 – ESTABLISHMENT OF ZONES “Residential Plex Zone RP1” after “Westbank Centre Multiple Residential Zone R5”.
- 2.21 By deleting the BOUCHERIE CENTRE COMPACT RESIDENTIAL ZONE (RC2) in PART 10 – RESIDENTIAL ZONES and replacing it with the BOUCHERIE CENTRE COMPACT RESIDENTIAL ZONE (RC2) in Schedule ‘A’ attached to and forming part of this bylaw.
- 2.22 By deleting the COMPACT SINGLE DETACHED RESIDENTIAL ZONE (RC3) in PART 10 – RESIDENTIAL ZONES and replacing it with the COMPACT SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (RC3) in Schedule ‘B’ attached to and forming part of this bylaw.
- 2.23 By deleting the COMPACT SINGLE DETACHED RESIDENTIAL ZONE (STRATA) (RC4) in its entirety and changing the zoning of all RC4 zoned parcels to RC3 as shown in Schedule ‘C’ attached to and forming part of this bylaw, and by depicting the change on “City of West Kelowna Zoning Bylaw No. 0265 Schedule B” (Zoning Bylaw Map).
- 2.24 By deleting the SINGLE DETACHED RESIDENTIAL ZONE (R1) in PART 10 – RESIDENTIAL ZONES and replacing it with the SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1) in Schedule ‘D’ attached to and forming part of this bylaw.
- 2.25 By deleting the LARGE PARCEL SINGLE DETACHED RESIDENTIAL ZONE (R1L) in PART 10 – RESIDENTIAL ZONES and replacing it with the LARGE PARCEL SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1L) in Schedule ‘E’ attached to and forming part of this bylaw.
- 2.26 By deleting the DUPLEX RESIDENTIAL ZONE (R2) in PART 10 – RESIDENTIAL ZONES in its entirety and changing the zoning of select R2 zoned parcels to R1 shown in Schedule ‘F’ attached to and forming part of this bylaw, and by depicting the change on “City of West Kelowna Zoning Bylaw No. 0265 Schedule B” (Zoning Bylaw Map).
- 2.27 By adding the RESIDENTIAL PLEX ZONE (RP1) as Section 10.13 in PART 10 – RESIDENTIAL ZONES as shown in Schedule ‘G’ attached to and forming part of this bylaw.
- 2.28 By changing the zoning of parcels shown in Schedule ‘H’ attached to and forming part of this bylaw to the Residential Plex Zone (RP1), and by depicting the change on “City of West Kelowna Zoning Bylaw No. 0265 Schedule B” (Zoning Bylaw Map).

2.29 By deleting Section 12.6 RURAL INDUSTRIAL ZONE (I6), Subsection 3 Secondary Uses, Buildings and Structures, a to d that reads:

- “.3 Secondary Uses, Buildings and Structures
 (a) Accessory uses, buildings and structures
 (b) Home based business, major
 (c) Outdoor storage
 (d) Retail, convenience”

And replace it with:

- “.3 Secondary Uses, Buildings and Structures
 (a) Accessory uses, buildings and structures
 (b) Home based business, major
 (c) Outdoor storage
 (d) Retail, convenience
 (e) Carriage house
 (f) Secondary suite”

2.30 By deleting Section 12.6 RURAL INDUSTRIAL ZONE (I6), Section 5 Regulations Table that reads:

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4000 m ² (43, 055.6 ft ²)
(b)	Minimum parcel frontage	50 m (164.0 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1 single detached dwelling per parcel
(d)	Maximum parcel coverage	35%
(e)	Maximum building height	12.0 m (39.4 ft)
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	8.0 m (26.2 ft)
ii.	Rear and interior side parcel boundary	6.0 m (19.7 ft) except it is 10.0 m (32.8 ft) when the parcel does not abut a Commercial or Industrial Zone
iii.	Interior side parcel boundary	6.0 m (19.7 ft)
iv.	Exterior side parcel boundary	6.0 m (19.7 ft)
v.	A1 Zone or ALR	Subject to Section 3.25

And replace it with:

SUBDIVISION REGULATIONS		
(g)	Minimum parcel area	4000 m ² (43, 055.6 ft ²)
(h)	Minimum parcel frontage	50 m (164.0 ft)
DEVELOPMENT REGULATIONS		

(i)	Maximum density	
i.	Single detached dwelling	Only 1 single detached dwelling per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(j)	Maximum parcel coverage	35%
(k)	Maximum building height	12.0 m (39.4 ft), except it is 8.0 m (26.2 ft) for a carriage house
SITING REGULATIONS		
(l)	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:	
vi.	Front parcel boundary	8.0 m (26.2 ft), except it is 6.0m (19.6 ft) for a residential use
vii.	Rear and interior side parcel boundary	6.0 m (19.7 ft) except it is 10.0 m (32.8 ft) when the parcel does not abut a Commercial or Industrial Zone Except it is 3.0 m (9.8 ft) for a residential use
viii.	Interior side parcel boundary	6.0 m (19.7 ft), except it is 3.0 m (9.8 ft) for a residential use
ix.	Exterior side parcel boundary	6.0 m (19.7 ft), except it is 4.5 m (14.8 ft) for a residential use
x.	A1 Zone or ALR	Subject to Section 3.25

2.31 By deleting “CD1(C) Compact Single Family and Duplex Housing” in CD1 (A-G) – COMPREHENSIVE DEVELOPMENT ZONE (WESTLAKE) and replacing it with the “CD1(C) Compact Single Family and Duplex Housing” shown in Schedule ‘I’ attached to and forming part of this bylaw.

2.32 By amending the “CD-1(E) Hillside Housing Single Family” Zone to the “CD-1(E) Hillside Housing Single Family and Duplex” Zone.

2.33 By deleting CD-1(E) Hillside Housing Single Family, Subsection 1. Permitted Uses: a to f that reads:

- “.1 Permitted Uses:
- (a) Single detached dwelling
 - (b) Home based business, major
 - (c) Short-term rental (bed and breakfast)
 - (d) Care facility, minor
 - (e) Secondary Suite
 - (f) Short-term rental”

And replace it with:

- “.1 Permitted Uses:
- (a) Duplex
 - (b) Single detached dwelling
 - (c) Home based business, major
 - (d) Short-term rental (bed and breakfast)
 - (e) Care facility, minor
 - (f) Secondary Suite
 - (g) Carriage house
 - (h) Short-term rental”

2.34 By deleting CD3 (A-B) – Comprehensive Development Zone (Mission Ridge Estates), Subsection 3. CD3A – Compact Housing Area that reads:

PERMITTED USES	
Permitted uses:	
(a) Single detached dwelling	
(b) Home based business, major	
(c) Accessory uses, buildings and structures	
(d) Care facility, minor	
Total Single Detached Dwelling Units permitted - 27	
REGULATIONS TABLE	
Minimum parcel area	400 m ²
Minimum parcel frontage	12.08 m (39.4 ft)
Maximum parcel coverage	60% of the parcel area
Maximum number of single detached dwellings	1 per <i>parcel</i>
Minimum building width of principal building	5.5 m (18.0 ft)
Maximum building height:	
(a) Principle buildings	10.0 m (29.5 ft)
(b) Accessory uses, building and structures	5.0 m (16.4 ft)
Siting Regulations	
Buildings and structures shall be sited at least the distance from the feature indicated in the left-hand column below, that is indicated in the right-hand column opposite that feature:	
Front parcel boundary	2.0 m (6.6 ft)
Interior side parcel boundary	1.2 m (3.9 ft)
Exterior side parcel boundary	2.0 m (6.6 ft)
Rear parcel boundary	2.0 m (6.6 ft)
Highway	4.5 m (14.8 ft)
Parcels in another zone	4.5 m (14.8 ft)
A1 Zone	15.0 m (49.2 ft)

And replace it with:

PERMITTED USES

Permitted uses:	
(a) Duplex	
(b) Single detached dwelling	
(c) Home based business, major	
(d) Accessory uses, buildings and structures	
(e) Care facility, minor	
(f) Secondary suite	
(g) Carriage house	
Total Single Detached Dwelling Units permitted - 27	

REGULATIONS TABLE	
Minimum parcel area	400 m ²
Minimum parcel frontage	12.08 m (39.4 ft)
Maximum parcel coverage	60% of the parcel area
Maximum number of single detached dwellings or duplexes	1 per <i>parcel</i>
Maximum number of secondary suites	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> - single detached dwelling - carriage house; or - each half of a duplex
Maximum number of carriage houses (accessory to a single detached dwelling only)	1 per parcel
Minimum building width of principal building	5.5 m (18.0 ft)
Maximum building height: <ul style="list-style-type: none"> (c) Principle buildings (d) Accessory uses, building and structures (e) Carriage house 	11.0 m (36 ft), 3 storeys 5.0 m (16.4 ft) 8.0 m (26.2 ft)
Siting Regulations	
Buildings and structures shall be sited at least the distance from the feature indicated in the left-hand column below, that is indicated in the right-hand column opposite that feature:	
Front parcel boundary	2.0 m (6.6 ft)
Interior side parcel boundary	1.2 m (3.9 ft)
Exterior side parcel boundary	2.0 m (6.6 ft)
Rear parcel boundary	2.0 m (6.6 ft)
Highway	4.5 m (14.8 ft)
Parcels in another zone	4.5 m (14.8 ft)
A1 Zone	15.0 m (49.2 ft)

Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, minimum parcel area and minimum parcel frontage shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified, and the interior side parcel boundary shall not apply.

- 2.35 By amending the Table of Contents City of West Kelowna Zoning Bylaw No. 0265 to the appropriate page numbers.

READ A FIRST, SECOND AND THIRD TIME THIS 23RD DAY OF APRIL, 2024
APPROVED BY MINISTRY OF TRANSPORTATION AND INFRASTRUCUTRE THIS 9TH DAY OF
MAY, 2024
ADOPTED

MAYOR

CORPORATE OFFICER

SCHEDULE A

10.2. BOUCHERIE CENTRE COMPACT RESIDENTIAL ZONE (RC2)

.1 Purpose

To accommodate low density residential uses on parcels of land in Boucherie Centre that are 325 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling
- (c) Townhouse

.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

.4 Site Specific Uses, Buildings and Structures – Reserved

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3,498.3 ft ²)
(b)	Minimum parcel frontage	9.0 m (29.5 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Duplex, single detached dwelling, and townhouse	Only 1 duplex or only 1 single detached dwelling or only 1 townhouse per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> - single detached dwelling - carriage house; or - each half of a duplex
iii.	Carriage house (accessory to a single detached dwelling only)	Only 1 carriage house per parcel
iv.	Parcel area 280m ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: <ul style="list-style-type: none"> - not wholly or partly within the Growth Boundary established by the Official Community Plan - not connected to a community water system or community sewer system provided as a service by the City of West Kelowna - larger than 4,050m² 	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house
(d)	Maximum parcel coverage	50%

(e)	Maximum building height:	
i.	Duplex, single detached dwelling, townhouse	11.0 m (36 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	8.0 m (26.2 ft)
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 or private access easement, whichever is closer	3.5 m (11.5 ft)
ii.	Rear parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.2 m (3.9 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	2.5 m (8.2 ft)

.6 Other Regulations

Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.2.5(a) and 10.2.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.2.5(f)iii. shall not apply.

SCHEDULE B

10.3. COMPACT SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (RC3)

.1 Purpose

To accommodate single detached and duplex residential use on parcels of land that are 325 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Home based business, major
- (d) Secondary suite
- (e) Carriage house

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m ² (3,498.3 ft ²)
(b)	Minimum usable parcel area	195 m ² (2,099.0 ft ²)
(c)	Minimum parcel frontage	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> - single detached dwelling - carriage house; or - each half of a duplex
iii.	Carriage house (accessory to a single detached dwelling only)	Only 1 carriage house per parcel
iv.	Parcel area 280m ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: <ul style="list-style-type: none"> - not wholly or partly within the Growth Boundary established by the Official Community Plan - not connected to a community water system or community sewer system provided as a service by the City of West Kelowna - larger than 4,050m² 	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house
(e)	Maximum parcel coverage	50%
(f)	Maximum building height:	

i.	Duplex, single detached dwelling	11.0 m (36 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	8.0 m (26.2 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	3.5 m (11.5 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		3.5 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	2.5 m (8.2 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

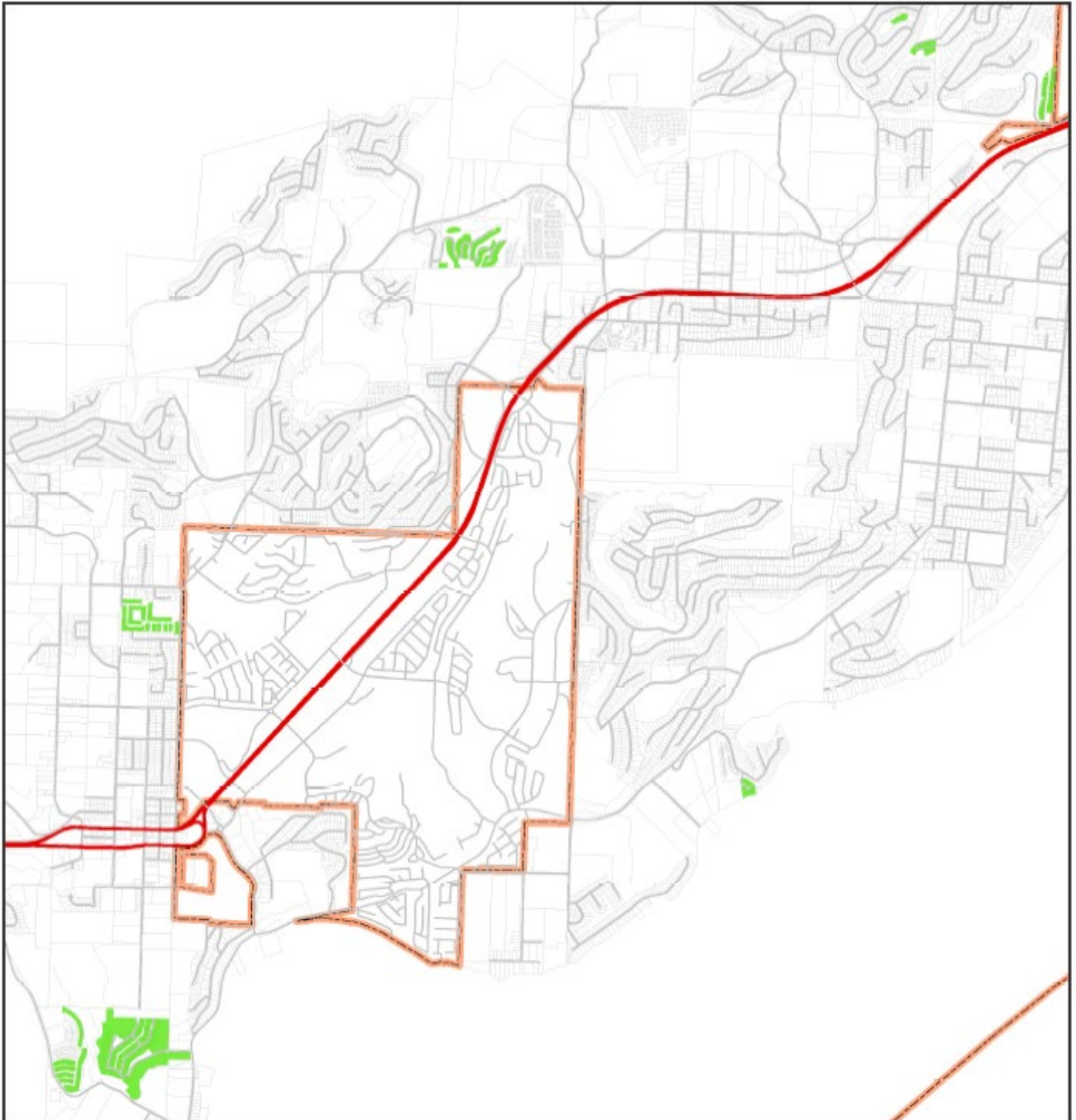
.6 Other Regulations

- (a) Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.3.5(a), 10.3.5(b) and 10.3.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.3.5(g)iii. shall not apply.





CITY OF
WEST
KELOWNA

SCHEDULE 'C' of BYLAW NO. 0265.27



LEGEND

-  Rezone from RC4 to RC3
-  City Boundary

0 0.5 1 2 Kilometers

1:35,000



Date: 4/12/2024

SCHEDULE D

10.5. SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1)

.1 Purpose

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

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) 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.	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> - single detached dwelling - carriage house; or - each half of a duplex
iii.	Carriage house (accessory to a single detached dwelling only)	Only 1 carriage house per parcel
iv.	Parcel area 280m ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: <ul style="list-style-type: none"> - not wholly or partly within the Growth Boundary established by the Official Community Plan - not connected to a community water system or community sewer system provided as a service by the City of West Kelowna 	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house

	- larger than 4,050m ²	
(e)	Maximum parcel coverage	50%
(f)	Maximum building height:	
i.	Duplex, single detached dwelling	11.0 m (36 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	8.0 m (26.2 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

- (a) Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.5.5(a), 10.5.5(b) and 10.5.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.5.5(g)iii. shall not apply.

SCHEDULE E

10.7. LARGE PARCEL SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1L)

.1 Purpose

To accommodate single detached and duplex residential development on parcels of land that are 2,500 m² or greater.

.2 Principal Uses, Buildings and Structures

- (a) Modular home
- (b) Single detached dwelling
- (c) Duplex

.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 – *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2,500 m ² (26,909.8 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Duplex, single detached dwelling, and modular home	Only 1 duplex or only 1 single detached dwelling or only 1 modular home per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: - single detached dwelling - carriage house; or - each half of a duplex
iii.	Carriage house (accessory to a single detached dwelling only)	Only 1 carriage house per parcel
iv.	Parcel area 280m ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: - not wholly or partly within the Growth Boundary established by the Official Community Plan - not connected to a community water system or community sewer system provided as a service by the City of West Kelowna; or	2 dwelling units per parcel comprised of: - 1 single detached dwelling or 1 modular home; and - 1 secondary suite or 1 carriage house

	- larger than 4,050m ²	
(e)	Maximum parcel coverage	20%
(f)	Maximum building height:	
i.	Duplex, single detached dwelling and modular home	11.0 m (36 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	8.0 m (26.2 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	6.0 m (19.7 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	6.0 m (19.7 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
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

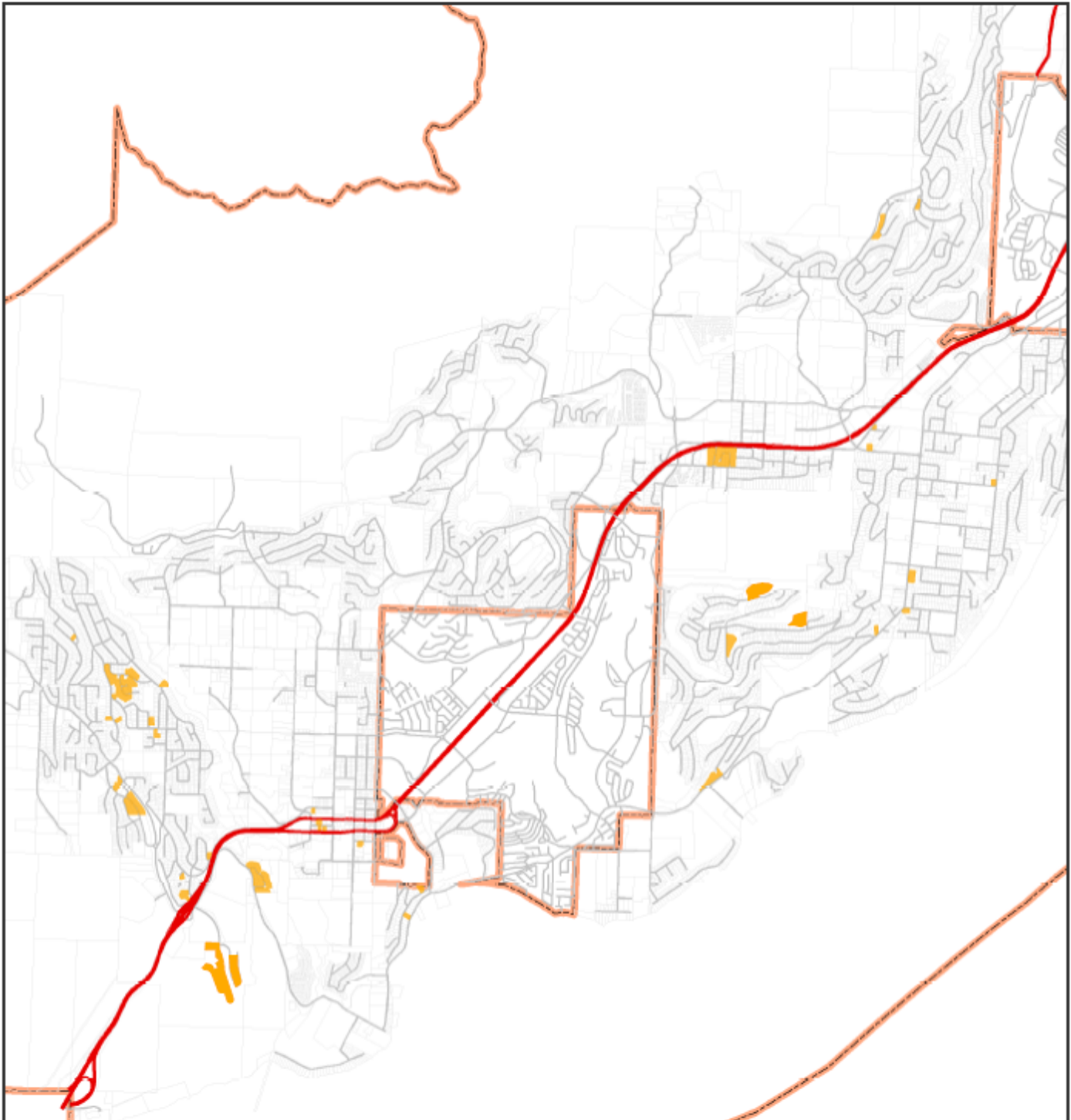
.6 Other Regulations

- (a) Where side-by-side duplex units are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.7.5(a), 10.7.5(b) and 10.7.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.7.5(g)iii. shall not apply.





CITY OF
WEST
KELOWNA

SCHEDULE 'F' of BYLAW NO. 0265.27



LEGEND

-  Rezone from R2 to R1
-  City Boundary

0 0.5 1 2 3 Kilometers

1:50,000



Date: 4/22/2024

SCHEDULE G

10.13. RESIDENTIAL PLEX ZONE (RP1)

.1 Purpose

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

.2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling
- (c) Townhouse

.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 – *Reserved*

.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.	Duplex, single detached dwelling, and townhouse	Only 1 duplex or only 1 single detached dwelling or only 1 townhouse per parcel
ii.	Secondary suite	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: <ul style="list-style-type: none"> - single detached dwelling - carriage house; or - each half of a duplex
iii.	Carriage house (accessory to a single detached dwelling only)	Only 1 carriage house per parcel
iv.	Parcel area 280m ² or smaller	3 dwelling units per parcel
v.	Parcel area larger than 280m ²	4 dwelling units per parcel
vi.	Despite iv and v above, where a parcel is any of the following: <ul style="list-style-type: none"> - not wholly or partly within the Growth Boundary established by the Official Community Plan - not connected to a community water system or community sewer system provided as a service by the City of West Kelowna - larger than 4,050m² 	2 dwelling units per parcel comprised of: <ul style="list-style-type: none"> - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house
(e)	Maximum parcel coverage	50%
(f)	Maximum building height:	

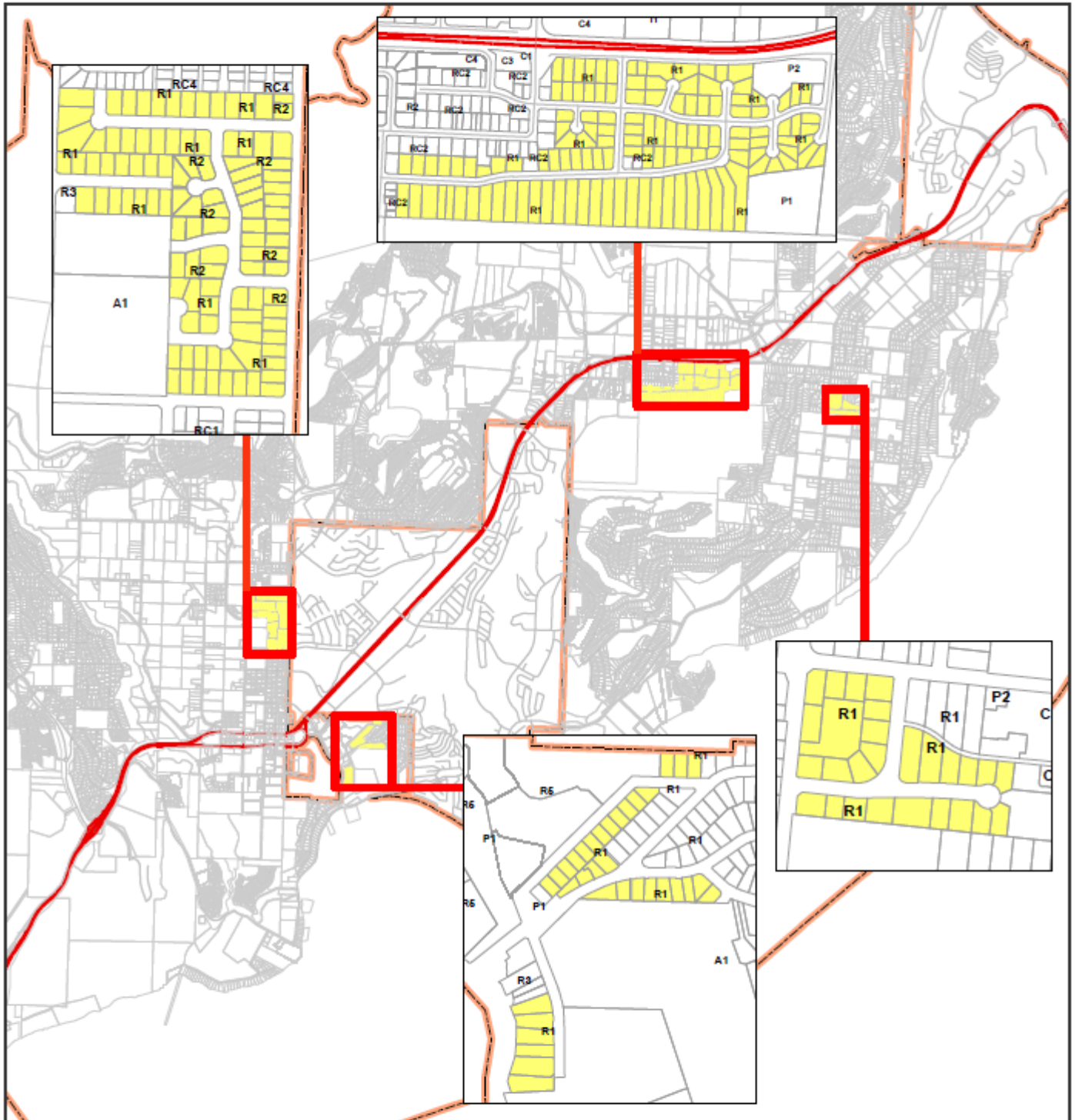
i.	Duplex, single detached dwelling, townhouse	11.0 m (36 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	8.0 m (26.2 ft)
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft)
ii.	Rear parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft)
iii.	Interior side parcel or private access easement, whichever is closer	1.2 m (3.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel or private access easement, whichever is closer	2.5 m (8.2 ft)

.6 Other Regulations



- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.13.5(a), 10.13.5(b) and 10.13.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.13.5(g)iii. shall not apply.



SCHEDULE 'H' of BYLAW NO. 0265.27



LEGEND

-  Parcels to be rezoned to Residential Plex Zone (RP1)
-  City Boundary

0 0.5 1 2 3 Kilometers

1:50,000



SCHEDULE I

CD1(C) Compact Single Family and Duplex Housing

1. Compact Housing - can include the following uses:
 - (a) Duplex
 - (b) Single detached dwelling
 - (c) Home based business, major
 - (d) Care facility, minor
 - (e) Secondary suite
 - (f) Carriage house

2. Details of Use:
 - (a) Walls, tall hedges or high fences along the front parcel boundaries are not permitted. However, private space can be delineated by low planting or decorative fences no more than 1.0 m in height.
 - (b) No parking shall occur between the building and the street except where in front of a garage.
 - (c) No more than 1 accessory building is permitted.

3. Minimum Parcel Size - 500 m²

4. Minimum Frontage – 14.0 m, a reduction in frontage of down to 12.0 m will be permitted on a cul-de-sac provided the minimum arc length along the 6.0 m offset line is 14.0 m.

5. Development Regulations:
 - (a) The maximum height is 11.0 m (36 ft) 3 storeys for principal buildings and 8.0 m (26.2 ft) for carriage houses.
 - (b) Accessory buildings cannot be more than 1.0 storey.
 - (c) All buildings and structures shall be a minimum of 4.5 m from the front parcel boundary, except a garage shall be 6 m from a front parcel boundary.
 - (d) All buildings and structures shall be a minimum of 4.5 m from an exterior side parcel boundary.
 - (e) The maximum parcel coverage is 50%.
 - (f) Where there is no garage, onsite parking shall be provided to at least a 6.0 m depth on the property so that at least 2 cars can be parked.
 - (g) Buildings and structures shall be a minimum of 1.2 m from an interior side parcel boundary, except for eaves which may project 0.6 m into this distance.
 - (h) Buildings and structures shall be a minimum of 3.0 m from the rear parcel boundary.
 - (i) Only 1 duplex or only 1 single detached dwelling per parcel.
 - (j) Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a:
 - single detached dwelling
 - carriage house; or
 - each half of a duplex

(k) Only 1 carriage house per parcel.