



10.4 SINGLE DETACHED AND DUPLEX RESIDENTIAL ZONE (R1)

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: - 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 - larger than 4,050 m ²	2 dwelling units per parcel comprised of: - 1 single detached dwelling; and - 1 secondary suite or 1 carriage house	
SITING REGULATIONS		
(e) Maximum parcel coverage 50%		
(f) Maximum building height:		
i. 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)	
(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	



USABLE AREA WITH A 9m ALR LEVEL 1 BUFFER = 410m²

USABLE AREA WITH A 9m ALR LEVEL 1 BUFFER = 396m²

USABLE AREA WITH A 9m ALR LEVEL 1 BUFFER = 401m²

9m ALR LEVEL 1 LANDSCAPE BUFFER

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

PRELIMINARY

ISSUED FOR APPROVAL

NOT FOR CONSTRUCTION

LEGEND

WATER		EX. MANHOLE		MH #	WATER CURB STOP	
SAN. SEWER		PROP. MANHOLE		MH #	SANITARY INSPECTION CHAMBER	
STORM SEWER		POWER POLE		P.P.	STORM INSPECTION CHAMBER	
GAS		LAMP STANDARD		L.S.	TRANSFORMER - POWER	
U/G UTILITY (ALIGNMENT)		CATCH BASIN		C.B.	SERVICE BOX	
		HYDRANT		H.D.		
		SURVEY MONUMENT		S.M.		

No.	MM/DD/YY	DATE	BY	REVISION	Chk'd	No.	MM/DD/YY	DATE	BY	REVISION	Chk'd
						3	11/22/24	CJP		ISSUED FOR APPROVAL	KCL
						2	11/20/24	CJP		ISSUED FOR COORDINATION	KCL
						1	09/25/24	CJP		ISSUED FOR REVIEW	KCL



PLNG.	
DRAWN	CJP
DESIGN	NGH
APPROVED	KCL
DATE	JAN 2023
SCALE	
HORIZ.	1:500
VERT.	NA

PROTECH CONSULTING Phone 860-1771 300 - 3275 Lakeshore Rd Kelowna B.C. PERMIT TO PRACTICE NO.: 1001403	DRAWING NO.	22064-P2
	ZANDONG SUN 3011, 3021, 3031 OURTOLAND REZONING CONCEPTUAL LOT LAYOUT	REV. NO.

FILE LOCATION: P:\PROJECTS\2024\10-4 R1\10-4 R1\10-4 R1.dwg
 DRAWN BY: NGH
 DATE: 11/22/2024 10:59 AM