



**INDUSTRY, HEAVY** means the storage, processing or manufacturing of materials or products predominantly from extracted, bulk, or raw materials, or a use engaged in the storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions and includes incidental sales of such products but specifically excludes the storage, processing or handling of hazardous waste.

**INDUSTRY, GENERAL** means the storage, processing or manufacturing of previously processed or finished materials or products, including the processing, refinishing, fabrication, assembly, packaging, and wholesale distribution and incidental sales of such products. General industry uses do not include slaughterhouses, rendering plants, foundries, electroplating, and chemical plants and other similar uses.

**KENNEL, HOBBY** means premises on which 3 to 20 dogs are kept or are intended to be kept and licensed as required by the Regional District of Central Okanagan Dog Control Bylaw or any applicable City of West Kelowna Bylaw.

**KENNEL, SERVICE** means premises on which more than 20 dogs are kept or are intended to be kept and licensed as required by the Regional District of Central Okanagan Dog Control Bylaw or any applicable City of West Kelowna Bylaw.

**KITCHEN** means facilities for the storage, preparation or cooking of food, and includes fixtures, appliances, counters, cabinets, and plumbing or wiring intended or used for the installation of fixtures, appliances, or equipment for the storage, preparation or cooking of food.

**LANE** means a highway intended to provide secondary access to parcels.

**LIVE-WORK UNIT** means a commercial use combined with a dwelling unit whose occupant of the dwelling unit is the primary operator of the commercial use.

**MANUFACTURED HOME** means a building containing one dwelling, built in a factory environment in 1 or more sections, intended to be occupied in a place other than its manufacture and is constructed to either the CAN/CSA A277 (Modular Home) or CAN/CSA Z240 MH (Mobile Home) standard.

**MODULAR HOME** means a manufactured home constructed to the CAN/CSA A277 (Modular Home) standard, built in 2 or more sections to be assembled on a permanent foundation.

**MOBILE HOME** means a manufactured home constructed to the CAN/CSA Z240 MH (Mobile Home) standard, capable of being moved from place to place and installed with skirting concealing the chassis and wheels of the home.

**MANUFACTURED HOME PARK** means a parcel of land with spaces designated for occupation by 2 or more manufactured homes.

**MANUFACTURED HOME SPACE** means a portion of land within a manufactured home park intended for the exclusive use of 1 manufactured home or caretaker unit, which is clearly defined on a plan of the manufactured home park in a manner similar to parcel boundaries on a subdivision or strata plan.

**MARINA** means premises operated commercially or by a government body without fuel storage or dispensing facilities, containing multiple docking or mooring spaces where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent.

**METAL SHIPPING CONTAINER** means a container originally constructed for shipping freight or cargo, typically by sea, rail, or truck.

**PARCEL COVERAGE** means the percent of the surface area of a parcel that is covered by buildings or structures, measured to the outer surface of the exterior walls.

**PARKING, NON-SURFACE** means parking spaces provided entirely within the principal building or below grade, or a combination thereof. When located below grade, no portion of the parking structure shall extend more than 0.6 m (2.0 ft) above grade.

**PARKING, SURFACE** means parking spaces provided at grade or within an accessory building or structure, or a combination thereof.

**PERSONAL SERVICE ESTABLISHMENT** means premises that 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 hair salons, tattoo parlours and laundries.

**PRINCIPAL USE, BUILDING OR STRUCTURE** means a use, building or structure in the list of permitted uses in the zones of this bylaw which:

- typically occupies the major or central portion of a parcel;
- is the chief or main use, building, or structure on a parcel; and
- is the primary purpose for which the parcel is used.

**PROCESSED FARM PRODUCTS** means farm products that have been transformed by such means as fermentation, cooking, canning, smoking or drying.

**RECREATIONAL VEHICLE**, means a vehicle intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers and tent trailers. Recreational vehicle also includes personal watercraft, all terrain vehicles, snowmobiles, and boats.

**RECREATION SERVICES, INDOOR** means facilities within an enclosed building used for sports, active recreation and performing and cultural arts. Typical uses include health and fitness facilities, skating rinks, bowling alleys, swimming pools, dance studios and yoga studios.

**RECREATION SERVICES, OUTDOOR** means facilities other than campgrounds which are used for sports and active recreation conducted outdoors. Typical uses include ball fields, soccer fields, go-cart tracks, drive-in theatres, batting cages, miniature golf courses and amusement parks.

**RECYCLING DEPOT** means premises used for the buying, collecting, sorting, and temporary storage of bottles, cans, newspapers and similar household goods for reuse.

**RESORT APARTMENT OR RESORT TOWNHOUSE** means apartments or townhouses that may be occupied for periods less than 30 consecutive days. This use typically includes as accessory uses restaurants, banquet and meeting facilities, recreation facilities and personal service establishments.

**RETAIL, CONVENIENCE** means premises that do not exceed 500 m<sup>2</sup> (5,381.9 ft<sup>2</sup>) in gross floor area, where goods are sold, and services are provided primarily to residents or workers in the immediate area.

**RETAIL, GENERAL** means premises where goods are sold and services are provided and in which exterior seasonal sales and storage areas do not exceed 10% of the gross floor area of the business premises. This use excludes wholesale sales and the sale or repair of heavy agricultural, construction and industrial equipment.

**RETAIL, SERVICE COMMERCIAL** means general retail except that exterior sales and storage areas are not limited and wholesale sales and the sale or repair of heavy agricultural, construction and industrial

equipment is permitted.

**RIDING STABLE** means premises used to house, train or exercise horses and typically includes space for instruction, boarding stables and a tack shop.

**SALVAGE YARD** means premises used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including, but not limited to, scrap metal, vehicles, machinery, and other discarded materials.

**SECONDARY USE, BUILDING OR STRUCTURE** means 1 or more uses, buildings or structures that are:

- used in conjunction with a principal use, building or structure;
- located on the same parcel as the principal use, building or structure; and
- accessory to the principal use.

**SINGLE DETACHED DWELLING** means a detached building containing only 1 dwelling.

**STORAGE OF BULK FUEL, CHEMICALS AND OTHER PETROLEUM PRODUCTS** means premises used for the above or below ground level storage and distribution of bulk fuel products.

**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.

**STREAM** means a natural watercourse or source of water supply, whether usually containing water or not, and a lake, river, creek, spring, ravine, swamp and gulch.

**STRUCTURE** means any construction fixed to, supported by, or sunk into land or water, but excludes concrete and asphalt paving or similar surfacing of land.

**TEMPORARY SHELTER AND SUPPORTIVE SERVICES** means the provision of temporary accommodation to persons requiring immediate shelter or supportive services provided by a public authority or non-profit agency. Typical uses include hostels and overnight shelters providing services for vulnerable persons.

**TIMBER PROCESSING** means premises used to cut, saw or plane timber, either to finished lumber, or as an intermediary step and may include facilities for the drying and storage of lumber.

**TOURIST CABIN** means a building with a maximum gross floor area of 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) that provides accommodation and may include kitchen and sanitary facilities.

**TOURIST CAMPSITE SPACES** means a defined area within a campsite that provides accommodation for recreational vehicles and tents.

**TOWNHOUSE** means a building or group of buildings divided into 3 or more dwellings where each dwelling shares at least 1 common wall with another dwelling and each dwelling has a separate exterior entrance.

**TRANSPORTATION STATION** means premises used for the pick-up and discharge of fare paying, intercity and intracity bus, train and taxi passengers and may include vehicle bays and shelters and convenience retail stores.

**UTILITY SERVICE** means premises used for utility infrastructure purposes. Typical uses include sewage lagoons, sanitary landfills, power generation stations and transmission substations.

**10.7.MANUFACTURED HOME PARK ZONE (RMP)**Bylaw No.  
154.36**.1 Purpose**

To accommodate manufactured home parks.

**.2 Principal Uses, Buildings and Structures**

- (a) Manufactured home park

**.3 Secondary Uses, Buildings and Structures**

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Care facility, minor
- (d) Home based business, major

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

- (a) On Part of Lot 5, Plan 23091, DL 2602, ODYD, except Plan KAP45961: single detached dwellings

**.5 Regulations Table**

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area:</b>	
.1	Manufactured home park	2.0 ha (4.9 ac)
.2	Manufactured home space	380 m <sup>2</sup> (4,090.3 ft <sup>2</sup> )
<b>(b)</b>	<b>Minimum frontage:</b>	
.1	Manufactured home park	40.0 m (131.2 ft)
.2	Manufactured home space	12.0 m (39.4 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
.1	Manufactured home park	20 dwelling units/ha
.2	Caretaker unit	1 per manufactured home park
<b>(d)</b>	<b>Maximum parcel coverage</b>	50% of the manufactured home space
<b>(e)</b>	<b>Maximum building height:</b>	
.1	Caretaker unit and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Mobile home	5.0 m (16.4 ft)
.3	Accessory buildings and structures	4.0 m (13.1 ft)