

2.8 DEFINITIONS

.1 In this Bylaw:

- (a) Words or phrases defined in the *Interpretation Act*, the *Community Charter*, the *Local Government Act* or this Part shall be interpreted with those definitions, and words and phrases defined in this Part and one of those statutes shall be interpreted in accordance with this Part.
- (b) all other words or phrases shall have their ordinary or common meaning.

ACCESSORY USE, BUILDING OR STRUCTURE means a use, building or structure that is subordinate, customarily incidental and exclusively devoted to a principal use, building or structure on the same parcel as the accessory use, building or structure, or, in the case of common property in a strata plan, a principal use, building or structure on a strata lot within the same strata plan.

ADULT ENTERTAINMENT STORE means premises used for the principal sale of adult motion pictures or other objects, other than contraceptive devices, designed or intended to be used in a sexual act as defined by the *Motion Picture Act* and Motion Picture Act Regulations.

AGRICULTURAL MARKET means premises used for the sale to the general public of farm products, processed farm products and the accessory sale of crafts.

AGRICULTURAL UNIT means an equivalent live farm animal weight corresponding to 455 kilograms (1003 pounds) of livestock, poultry or farmed game, or any combination equaling this weight.

AGRICULTURE, GENERAL means premises used for the husbandry of plants or livestock or for apiculture and may include the storage or repair of farm machinery and implements used on the farm on which the storage or repair is taking place.

AGRICULTURE, INTENSIVE means the use of land, buildings and structures for:

- The confinement of poultry, livestock or fur bearing animals, where more than 10 agricultural units are located within a confined livestock area, building or structure.
- The growing of mushrooms, where composting is a part of the operation.

AGRI TOURISM means a tourist activity, service or facility secondary to the agricultural use of land that is classified as a farm under the *Assessment Act*.

AMENITY SPACE means an outdoor or indoor area designed and provided for use by all residents of a residential development for cultural, social or recreational activities where a minimum of 25% of the required space is provided at grade. Parking areas, driveways, and decks and patios intended for individual dwelling units, service areas, storage areas and areas within the required minimum siting distances from a front, interior side or exterior side parcel boundary do not constitute amenity space.

APARTMENT means a building or group of buildings, each containing 3 or more dwellings where each dwelling has its principal access from an at-grade entrance common to all dwellings. Where permitted in a Commercial Zone, a building containing fewer than 3 dwellings is an apartment provided that it complies with the rest of this definition.

BREWERY, DISTILLERY OR MEADERY means a building or group of buildings used for the brewing or distilling of beverages or products with alcohol content exceeding 1% by volume, and may include accessory sales and customer seating areas.

Schedule A

BUILDING means a structure wholly or partly covered by a roof or roofs supported by walls or columns which is permanently affixed to the land and is intended for supporting or sheltering any use or occupancy.

BULK FUEL DEPOT means premises used for the sale, including key lock retail sale, and distribution of bulk fuel to commercial vehicles where all bulk fuel products other than propane are stored below ground level.

CABARET, BAR OR LOUNGE means premises with a seating capacity of up to 350 seats used primarily for the sale of liquor for consumption on the premises, and may include the sale of food and incidental sales of liquor for consumption off the premises.

CARE FACILITY, MAJOR means a use licensed as required under the *Community Care and Assisted Living Act*, intended to provide care, educational services, or supervision for children or adults and may include limited overnight accommodation for shift workers.

CARE FACILITY, MINOR means a use of an occupied single detached dwelling, manufactured home or duplex licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services or supervision for children or adults and may include limited overnight accommodation for shift workers.

CARETAKER UNIT means a dwelling unit intended to provide on-site accommodation for an occupant that provides maintenance or security services or is employed on the parcel on which the caretaker unit is located.

CARRIAGE HOUSE means a detached building containing a secondary dwelling, which may also contain one or more off street parking spaces required by this bylaw for the single detached dwelling on the same parcel or for the carriage house.

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CHEQUE CASHING/PAY DAY LOAN ESTABLISHMENT means a business, other than a bank or credit union, which cashes cheques in exchange for a fee or percentage of the cheque's face value, or offers loans or advances in contemplation of the customer's receipt of a future wage or paycheque.

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CANNABIS means any part of the cannabis plant including its preparations and derivatives and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, but does not include: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed, or branch; fiber derived from such stalks; or the roots of a cannabis plant

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CANNABIS PRODUCTION means the use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of cannabis, but does not include the retail sale of cannabis.

CANNABIS PRODUCTION FACILITY means premises used for cannabis production, including premises used for cannabis production by a licensed producer under Part 1 of the Federal Regulations and premises used for cannabis production by one or more persons under one or more registrations under Part 2 of the Federal Regulations, but not including residential premises used for the production, processing or storage of cannabis for the medicinal use of a resident of the premises under a registration under Part 2 of the Federal Regulations.

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CANNABIS SALES FACILITY means premises used for the retail sale of cannabis, and includes premises used for the service of providing referrals or facilitating access to cannabis not physically sold on the premises, but does not include sales by a pharmacist at a full-service pharmacy licensed under the *Pharmacy Operations and Drug Scheduling Act* or distribution by a licensed producer under Part 1 of the Federal Regulations.

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COMMERCIAL SCHOOL means premises used for commercial training, instruction, or certification in a specific trade, skill or service. Typical uses include secretarial, business, hairdressing, information technology, beauty, culture, and music schools.

COMMERCIAL STORAGE means premises providing indoor or outdoor space available for rent for the purpose of storing non-hazardous goods.

COMMERCIAL VEHICLE means

- a motor vehicle having permanently attached to it a truck or delivery body;
- an ambulance, fire apparatus, hearse, bus, tow car, road building machine, taxi or tractor; or
- any commercial vehicle of a type specified by regulation of the Lieutenant Governor in Council under the *Commercial Transport Act*.

COMMUNITY OR ASSEMBLY HALL means a building, or part of a building, used for the gathering together of groups of persons for a specific function. Typical uses include meetings for civic, educational, political, religious, recreational and social purposes.

COMMUNITY GARDEN means land which is gardened collectively or divided into individual plots and which is used by members of the public for demonstration gardening, instructional programming and the production of plants and produce for personal consumption.

COMMUNITY SEWER SYSTEM means a sanitary sewer collection and disposal system.

COMMUNITY WATER SYSTEM means a system of waterworks that provides potable water to more than 1 parcel.

CONFINED LIVESTOCK AREA means an outdoor area where livestock, poultry, or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas but does not include a seasonal grazing area.

CONGREGATE HOUSING means a multiple residential building or group of buildings in which residents may receive supportive services including meal preparation, laundry, transportation, counseling, medical care or room cleaning.

CONTRACTOR SERVICES means premises used for the provision of contractor services which typically includes: road construction, landscaping, concrete, electrical, heating and cooling, plumbing or similar services of a construction nature which require on-site storage of equipment and vehicles, warehouse space and accessory sales and office space.

DETENTION POND means a water body, either constructed or naturally occurring, used to temporarily store storm water run-off or snow-melt for later use or release into a drainage system.

DUPLEX means a building designed and constructed exclusively to accommodate 2 separate dwellings sharing a party wall.

DWELLING means 1 or more rooms which constitute a self-contained unit used or intended to be used by 1 household for living and sleeping purposes and includes only 1 kitchen and at least 1 bathroom.

EDUCATION FACILITY means premises used for education or training purposes, and may include administration offices and dormitories to house students. Typical uses include elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools.

10.9. LOW DENSITY MULTIPLE RESIDENTIAL ZONE (R3)

.1 Purpose

To accommodate multiple residential in low density housing form.

.2 Principal Uses, Buildings and Structures

- (a) Care facility, major, in duplex or townhouse form only
- (b) Duplex
- (c) Group home, in duplex or townhouse form only
- (d) Townhouse

.3 Secondary Uses, Buildings and Structures

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

.4 Site Specific Uses, Buildings and Structures

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(a) On Lots 1-16, District Lot 2045, ODYD, Strata Plan KAS1884: single detached dwellings

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(b) On Lots 1-73, District Lot 5070, ODYD, Strata Plan KAS2583: single detached dwellings and apartments.

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(c) Apartments on:

- (i) Lot A, District Lot 2602, ODYD, Plan KAP92694;
- (ii) Lot 41, District Lot 703, ODYD, Plan KAP88313;**
- (iii) District Lot 2602, ODYD, Plan KAP83141, Except Strata Plan KAS3683, and District Lot 2602, ODYD, Strata Plan KAS3683;
- (iv) Lots 1-14, District Lot 2602, ODYD, Plan KAS3023;
- (v) Lots 1-142, District Lot 2601, ODYD, Strata Plan KAS3485;
- (vi) Lot 1, District Lot 434 and District Lot 2045, ODYD, Plan 36364; and
- (vii) the R3-zoned portion of Lot C, District Lot 2045, ODYD, Plan KAP60462; and
- (viii) Lot A, DL 2602, ODYD, Plan KAP80333

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.5 Regulations Table

| SUBDIVISION REGULATIONS | | |
|-------------------------|----------------------------|---|
| (a) | Minimum parcel area | 1000 m ² (10,763.9 ft ²) |
| (b) | Minimum usable parcel area | 700 m ² (7,534.7 ft ²) |
| (c) | Minimum parcel frontage | 30.0 m (98.4 ft) |
| DEVELOPMENT REGULATIONS | | |
| (d) | Maximum density | 0.75 FAR |
| (e) | Maximum parcel coverage | 40% |
| (f) | Maximum building height: | 9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures |

| 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: | |
| .1 | Front parcel boundary | 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 front |
| .2 | Rear parcel boundary | 7.5 m (24.6 ft) |
| .3 | Interior side parcel boundary | 3.0 m (9.8 ft) |
| .4 | Exterior side parcel boundary | 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 |
| .5 | A1 Zone or ALR | 15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less 18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less |
| OUTDOOR AMENITY SPACE | | |
| (h) | Minimum outdoor amenity space per unit | 25 m ² (269.1 ft ²) |

.6 Other Regulations

(a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act*, Sections 10.9.5(a), 10.9.5(b) and 10.8.9(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 minimum usable site area and not less than one half the minimum frontage specified in those Sections, and Section 10.9.5(g).3 shall not apply.

(b) Siting Regulations for Approved Subdivisions

.1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures,

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shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

10.11.WESTBANK CENTRE MULTIPLE RESIDENTIAL ZONE (R5)

.1 Purpose

To accommodate multiple residential in Westbank Centre.

.2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in townhouse or apartment form only
- (c) Congregate housing
- (d) Group home in townhouse or apartment form only
- (e) Townhouse

.3 Secondary Uses, Buildings and Structures

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

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

.5 Regulations Table

| SUBDIVISION REGULATIONS | | |
|-------------------------|--|---|
| (a) | Minimum parcel area | 1600 m ² (17,222.3 ft ²) |
| (b) | Minimum parcel frontage | 30.0 m (98.4 ft) |
| DEVELOPMENT REGULATIONS | | |
| (c) | Maximum density: | |
| .1 | With surface parking | 1.4 FAR |
| .2 | With non-surface parking | 1.8 FAR |
| (d) | Maximum parcel coverage | 60% |
| (e) | Maximum building height: | 15.0 m (49.2 ft) to a maximum of 4 storeys; except it is 5.0 m (16.4 ft) for accessory buildings and structures. On Lot A, DL 486, ODYD, Plan EPP10728 the maximum height is 22.0 m (72.2 ft) to a maximum of 6 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: | |
| .1 | Front parcel boundary | |
| i. | Townhouse | 3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front |

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|----------------------|---|---|
| ii. | Any built form other than a townhouse | 4.5 m (14.8 ft) |
| .2 | Rear parcel boundary | 7.5 m (24.6 ft) |
| .3 | Interior side parcel boundary | 6.0 m (19.7 ft) |
| .4 | Exterior side parcel boundary | |
| i. | Townhouse | 3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side |
| ii. | Any built form other than a townhouse | 4.5 m (14.8 ft) |
| .5 | A1 Zone or ALR | 15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less |
| | | 18.0 m (59.0 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less |
| | | 21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less |
| AMENITY SPACE | | |
| a. | Minimum Amenity Space (per unit) | |
| .1 | Bachelor dwelling unit and a unit in a group home | 7.5 m ² (80.7 ft ²) |
| .2 | One (1) bedroom dwelling unit | 15.0 m ² (161.5 ft ²) |
| .3 | More than one (1) bedroom dwelling unit | 25.0 m ² (269.1 ft ²) |
| .4 | Congregate housing unit | 6.0 m ² (64.6 ft ²) indoor amenity space and 6.0 m ² (64.6 ft ²) outdoor amenity space |

.6 Other Regulations

- (a) Where side-by-side townhouses are subdivided under the *Land Title Act*, Sections 10.11.5(a) and 10.11.5(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 10.11.5(f).3 shall not apply.
- (b) Despite Section 10.11.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 1.4 FAR may be increased by 0.4 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 1.8.

(c) Density bonusing

- .1 Despite Section 10.11.5(c), the maximum density may be increased to 2.2 FAR if the owner of the land pays to the City of West Kelowna, prior to the issuance of a building permit, the amount equal to \$26.90 per square metre of additional GFA (\$2.50 per square foot of additional GFA), to be deposited in a Restricted Reserve Fund for Westbank Centre Amenities.
- .2 Buildings that are being constructed at an FAR in excess of 1.8 in accordance with Section 10.11.6(c) shall have a maximum height of 6 storeys, or 22.5 m (73.8 ft), whichever is less, if all of the parking spaces are provided in the form of non-surface parking.

(d) In addition to the minimum amenity space outlined in the Regulations Table, congregate housing shall also include the following at a minimum:

- .1 100 m² (1,076.4 ft²) of seating area for common dining facilities; and
- .2 160 m² (1,722.2 ft²) of floor area for common community and assembly hall facilities.

(e) **Siting Regulations for Approved Subdivisions**

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures,

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shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

PART 11 – COMMERCIAL ZONES

11.1. URBAN CENTRE COMMERCIAL ZONE (C1)

Bylaw No.
154.36

.1 Purpose

To accommodate a mix of uses with active commercial frontages.

.2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Apartment
- (c) Brewery, distillery or meadery
- (d) Broadcasting studio
- (e) Cabaret, bar or lounge
- (f) Commercial school
- (g) Community or assembly hall
- (h) Care facility, major
- (i) Congregate housing**
- (j) Education facility
- (k) Extended medical treatment facility
- (l) Entertainment facility, indoor
- (m) Fire, police or ambulance service
- (n) Food bank
- (o) Funeral establishment
- (p) Group home
- (q) High technology business
- (r) Hotel
- (s) Library, museum or art gallery
- (t) Live/work unit
- (u) Neighbourhood pub
- (v) Office
- (w) Personal service establishment
- (x) Postal or courier service
- (y) Printing or publishing
- (z) Recreation services, indoor
- (aa) Restaurant
- (bb) Retail, general
- (cc) Temporary shelter service
- (dd) Transportation station
- (ee) Vehicular parking areas or structures
- (ff) Vehicle washing facility
- (gg) Winery or cidery

.3 Secondary Uses, Buildings and Structures

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

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 2, DL 486, ODYD, Plan 9660: allow the existing accessory building to be occupied as a dwelling.
- (b) On Lot 1, District Lot 5057, ODYD, Plan 41637: despite Section 11.1.6(c), permit apartments to exceed 40% of the Gross Floor Area of the first storey of a building located only at 2301 Carrington Road.
- (c) On Lot 28, DL 486, ODYD, Plan 19995 Except Plan 40663 (#14-2528 Main Street): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.77.
- (d) On Lot A, DL 468, ODYD, Plan KAP84320 (#101-3710 Hoskins Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.78.
- (e) On Lot A, DL 486, ODYD, Plan 36181 (2475 Dobbin Road): one Non-Medical Cannabis Retail Store as indicated on Schedule 'B' of Zoning Amendment Bylaw No. 0154.85.

Bylaw No.
154.63

Bylaw No.
154.77

Bylaw No.
154.78

Bylaw No.
154.85

.5 Regulations Table

| SUBDIVISION REGULATIONS | | |
|-------------------------|---|--|
| (a) | Minimum parcel area | 400 m ² (4,305.6 ft ²) |
| (b) | Minimum parcel frontage | 5.0 m (16.4 ft) |
| DEVELOPMENT REGULATIONS | | |
| (c) | Maximum density: | |
| .1 | With surface parking | 2.35 FAR |
| .2 | With non-surface parking | 2.5 FAR |
| (d) | Maximum parcel coverage | 100% |
| (e) | Maximum building height | 15.0 m (49.2 ft) to a maximum of 4 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: | |
| .1 | Front parcel boundary | 4.5 m (14.8 ft), except it is: 0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road; 2.0 m (6.6 ft) for buildings and structures on Brown Road; and 3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular |

| | | |
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| | | access from a highway other than a Provincial Highway. |
| .2 | Rear parcel boundary | 0.0 m (0.0 ft) |
| .3 | Interior side parcel boundary | 0.0 m (0.0 ft) |
| .4 | Exterior side parcel boundary | 4.5 m (14.8 ft), except it is: 0.0 m (0.0 ft) for buildings and structures on Elliot Road and Hoskins Road; 2.0 m (6.6 ft) for buildings and structures on Brown Road; and 3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway. |
| .5 | A1 Zone or ALR | 15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less |
| | | 18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less |
| | | 21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less |

.6 Other Regulations

- (a) Despite Section 11.1.5(c), in circumstances where a combination of surface and non-surface parking is proposed, the maximum density of 2.35 FAR may be increased by 0.15 multiplied by the ratio of non-surface parking spaces to the total required parking spaces, but in no case shall the FAR exceed 2.5.
- (b) Density bonusing for Westbank Centre Plan Area (As defined in the 2011 Westbank Centre Revitalization Plan)
- .1 Despite Section 11.1.5(c), the maximum density may be increased to 2.8 FAR if the owner of the land pays to the City of West Kelowna prior to the issuance of a building permit, the amount equal to \$26.90 per square metre of additional GFA (\$2.50 per square foot of additional GFA), to be deposited in a Restricted Reserve Fund for Westbank Centre Amenities.

- .2 Buildings that are being constructed at an FAR in excess of 2.5 in accordance with Section 11.1.6(b) shall have a maximum height of 6 storeys, or 22.5 m (73.8 ft), whichever is less, if all of the parking spaces are provided in the form of non-surface parking.

- (c) Apartment and Congregate Housing
 - .1 If apartments or congregate housing units are located on the first storey of a building, no more than 40% of the Gross Floor Area of that storey may be occupied by apartments or congregate housing units and no first storey apartments or congregate housing units shall face parcel boundaries along the following highways:
 - (a) Brown Road
 - (b) Dobbin Road
 - (c) Elliot Road
 - (d) Hoskins Road
 - (e) Main Street
 - (f) Old Okanagan Highway between Main Street and Dobbin Road
 - (g) Hebert Road between Main Street and Dobbin Road

13.2. INSTITUTIONAL AND ASSEMBLY ZONE (P2)

.1 Purpose

To accommodate institutional, administrative and associated uses.

.2 Principal Uses, Buildings and Structures

- (a) Cemetery
- (b) Community or assembly hall
- (c) Care facility, major
- (d) Congregate housing**
- (e) Education facility
- (f) Extended medical treatment facility
- (g) Fire, police or ambulance service
- (h) Food bank
- (i) Group camp
- (j) Group home
- (k) Library, museum, or art gallery
- (l) Office
- (m) Recreation services, indoor
- (n) Recreation services, outdoor
- (o) Transportation station

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Restaurant
- (c) Retail, general

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

.5 Regulations Table

| SUBDIVISION REGULATIONS | | |
|-------------------------|---|---|
| (a) | Minimum parcel area | 700 m ² (7,534.7 ft ²) |
| (b) | Minimum parcel frontage | 18.0 m (59.1 ft) |
| DEVELOPMENT REGULATIONS | | |
| (c) | Maximum parcel coverage | 50% |
| (d) | Maximum building height | 12.0 m (39.4 ft) |
| 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 | Front parcel boundary | 4.5 m (14.8 ft) |
| .2 | Rear parcel boundary | 3.0 m (9.8 ft) |

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| .3 | Interior side parcel boundary | 3.0 m (9.8 ft) |
| .4 | Exterior side parcel boundary | 4.5 m (14.8 ft) |
| .5 | A1 Zone or ALR | 15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less |
| | | 18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less |
| | | 21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less |

.6 Other Regulations - *Reserved*