



## 3700 Boucherie Rd.

West Kelowna, BC

### Property Features

An excellent and rare opportunity to acquire this level 1.45ac Neighbourhood Commercial (C-2) zoned parcel with full panoramic farm and lake views. Adjacent Mission Hill and Frind Wineries this parcel is directly on the main artery of the Okanagan Wine Trail. Bring forth your development concepts for a mixed use or other concept development. Services at lot line. Visit the site at your leisure ~3,700 Boucherie Rd at Pritchard.



Mike Geddes B.Comm.,PREC  
250-878-6687 • mike.geddes@naiokanagan.ca

CITY OF WEST KELOWNA

ZONING BYLAW No. 0154

## 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

Bylaw No. 154.11

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

### .3 Secondary Uses, Buildings and Structures

Bylaw No. 154.11

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

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

Bylaw No. 154.25

- (a) On Lot B, DL 2599, ODYD, Plan KAP83204: one neighbourhood pub
- (b) On Lot 15, DL 486, ODYD, Plan 27961, Except Plan 38746: retail, general

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m <sup>2</sup> (4,305.6 ft <sup>2</sup> )
(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:	
.1	Front parcel boundary	4.5 m (14.8 ft)
.2	Rear parcel boundary	6.0 m (19.7 ft)
.3	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

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.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

### .6 Other Regulations

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

For more information:

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