

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.42, 2020

A Bylaw to amend the Electoral Area “D” Zoning Bylaw No. 2455, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “D” Zoning Amendment Bylaw No. 2455.42, 2020.”
2. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:
 - i) Replacing the “Low Density Residential Zones” part of Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) in its entirety with the following:

Low Density Residential Zones

Low Density Residential Two Zone	RS2
Low Density Residential Duplex Zone	RD1
Residential Manufactured Home Park Zone	RSM1

- ii) replacing Section 11.1 (Residential Single Family One (RS1) Zone) under Section 11.0 (Low Density Residential) in its entirety with the following:

11.1 ~~deleted~~

- iii) replacing Section 11.2 (Low Density Residential Two (RS2) Zone) under Section 11.0 (Low Density Residential) in its entirety with the following:

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal uses:

- a) single detached dwellings;

Secondary uses:

- b) accessory dwelling, subject to Section 7.11;
- c) secondary suite, subject to Section 7.12;
- d) home occupations, subject to Section 7.17;
- e) bed and breakfast operation, subject to Section 7.19;
- f) accessory buildings and structures, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section Error! Reference source not found.

11.2.3 Minimum Parcel Size:

- a) 500.0 m², subject to servicing requirements.

11.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principle dwelling per parcel; and
- b) one (1) secondary suite or one (1) accessory dwelling per parcel.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.2.7 Maximum Height:

- a) No principal building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2.9 Maximum Parcel Coverage:

- a) 45%
- iv) replacing Section 13.1.1(i) (Okanagan Falls Town Centre (OFTC) Zone) under Section 13.0 (Town Centre) in its entirety with the following:
- i) apartment building, subject to Section 13.1.10;
- v) adding a new Section 13.1.1(n) (Okanagan Falls Town Centre (OFTC) Zone) under Section 13.0 (Town Centre) to read as follows and renumbering all subsequent sections:
- n) townhouse, subject to Section 13.1.10;
- vi) replacing Section 14.2.1(d) (Okanagan Falls Town Centre Transition (C4) Zone) under Section 14.0 (Commercial) in its entirety with the following:
- d) apartment building, subject to Section 14.2.5;
- vii) replacing Section 14.2.1(i) (Okanagan Falls Town Centre Transition (C4) Zone) under Section 14.0 (Commercial) to read as follows and renumbering all subsequent sections:
- i) townhouse, subject to Section 14.2.5;
- viii) replacing Section 14.2.1(i) (Okanagan Falls Town Centre Transition (C4) Zone) under Section 14.0 (Commercial) in its entirety with the following:

14.2.5 Dwelling Unit Regulations

- a) dwelling units shall be located above the first floor or at the rear of a building containing a principal commercial use.
- ix) replacing Section 18.1 (Comprehensive Development (CD) Zone) under Section 18.0 (Comprehensive Development) in its entirety with the following:

18.1 *deleted*

x) adding a new Section 19.7.3 (Site Specific Small Holdings Five Site Specific (SH5s) Provisions) to read as follows:

.3 In the case of an approximately 2.3 ha area of the land described as Lot 14, Plan KAP82660, District Lot 2710, SDYD, and shown shaded yellow on Figure 19.7.2:

- i) the following accessory uses and no others shall be permitted on the land:
 - a) bed and breakfast operations, subject to Section 7.19;
 - b) home occupations, subject to Section 7.17; and
 - c) accessory buildings and structures, subject to Section 7.13.
- ii) despite Section 10.10.5, on parcels greater than 2.3 ha in area, the maximum number of principal dwelling units shall not exceed six (6).



Figure 19.7.2

xi) replacing Section 19.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.8 *deleted*

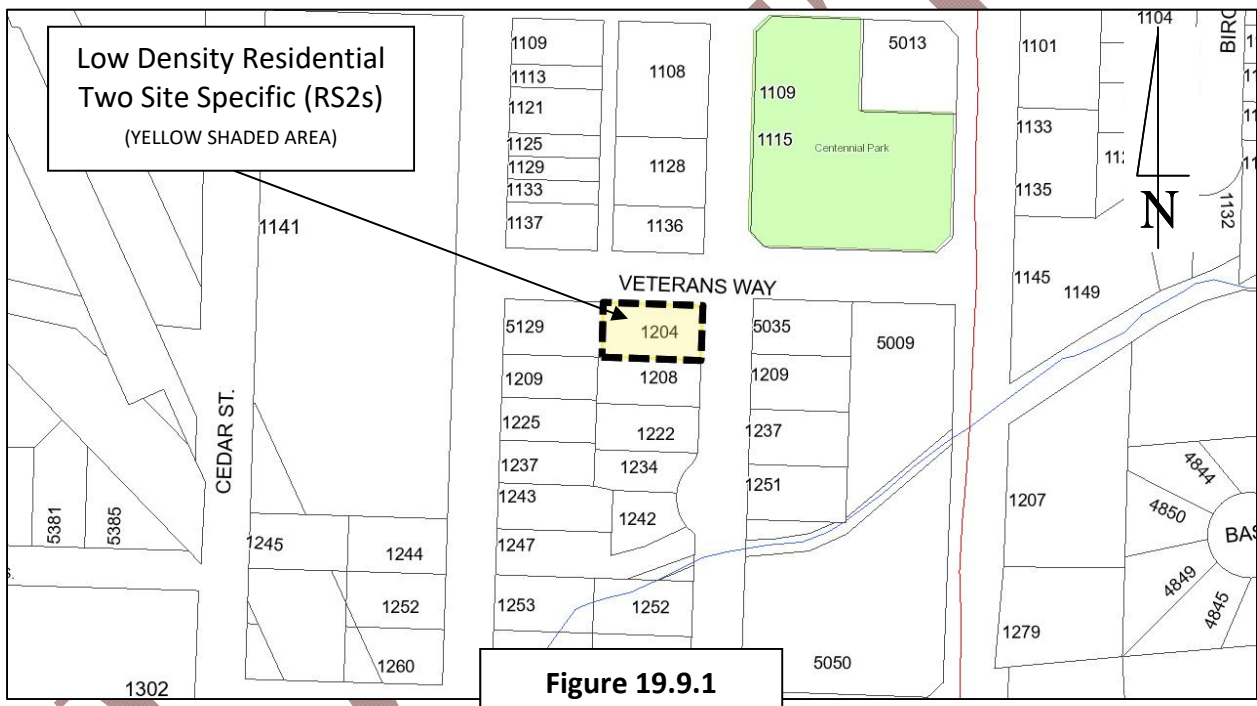
xii) replacing Section 19.9 (Site Specific Low Density Residential Two (RS2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.9 Site Specific Low Density Residential Two (RS2s) Provisions:

.1 in the case of the land described as Lot 14, Plan 1280, Block 5, District Lot 374, SDYD (1204 Willow Street), and shown shaded yellow on Figure 19.9.1:

i) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:

a) “veterinary establishment”.



xiii) replacing Section 19.30 (Site Specific Comprehensive Development (CDs) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.30 ~~deleted~~

3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of:

i) the land shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Comprehensive Development Site Specific (CDs) to Low Density Residential Two (RS2).

- ii) the land shown shaded purple on Schedule 'A', which forms part of this Bylaw, from Comprehensive Development (CD) to Low Density Residential Two (RS2).
- iii) land shown shaded purple on Schedule 'B', which forms part of this Bylaw, from Comprehensive Development (CD) to Small Holdings Four (SH4).
- iv) the land shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Comprehensive Development (CD) to Small Holdings Five (SH5).
- v) an approximately 2.3 ha area of the land shown shaded green on Schedule 'B', which forms part of this Bylaw, from Comprehensive Development Site Specific (CDs) to Small Holdings Five Site Specific (SH5s).
- vi) an approximately 8,000 m² area part of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Comprehensive Development (CD) to Resource Area (RA).
- vii) the land described as Lot 14, Plan 1280, Block 5, District Lot 374, SDYD (1204 Willow Street) and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two Site Specific (RS2s).
- viii) the land described as Lot 5, Plan 9324, District Lot 337, SDYD (716 Mosley Place) and shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two (RS2).
- ix) all parcels zoned Residential Single Family One (RS1) to Low Density Residential Two (RS2).

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.42, 2020" as read a Third time by the Regional Board on this ____ day of _____, 2020.

Dated at Penticton, BC this ____ day of _____, 2020.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2020.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

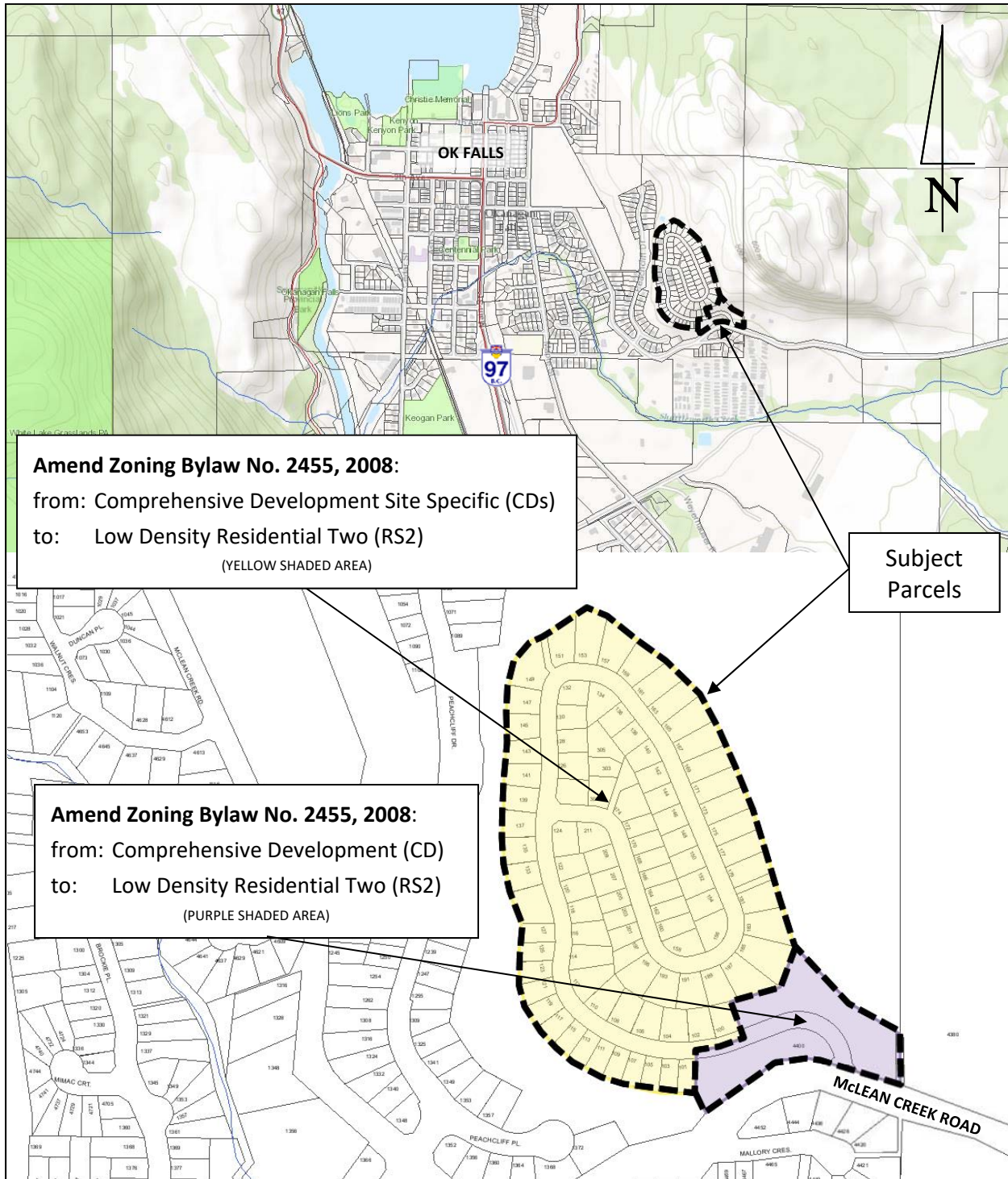
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.42, 2020

File No. D2020.004-ZONE

Schedule 'A'



Amendment Bylaw No. 2455.42, 2020
(D2020.004-ZONE)

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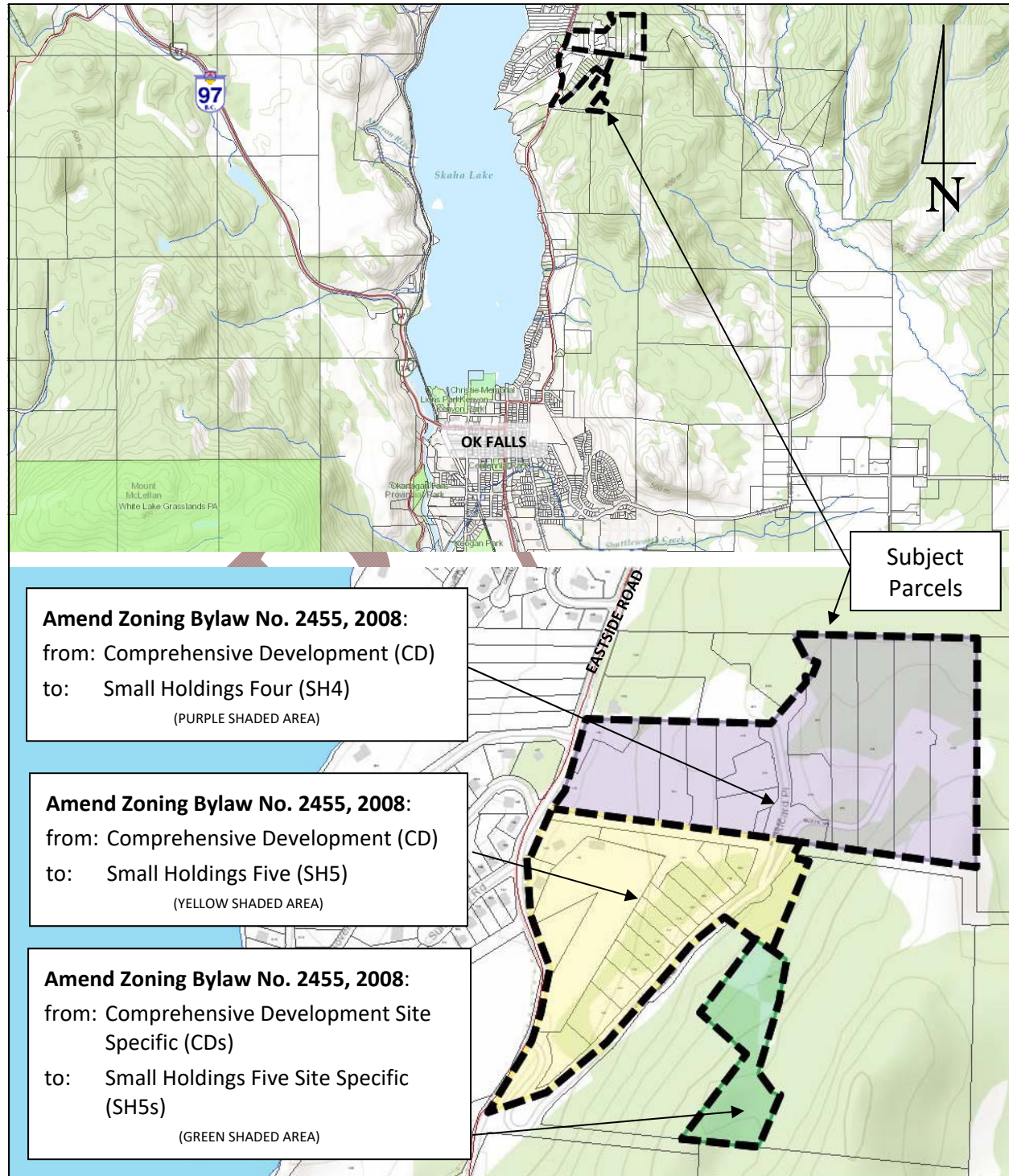
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Schedule 'B'



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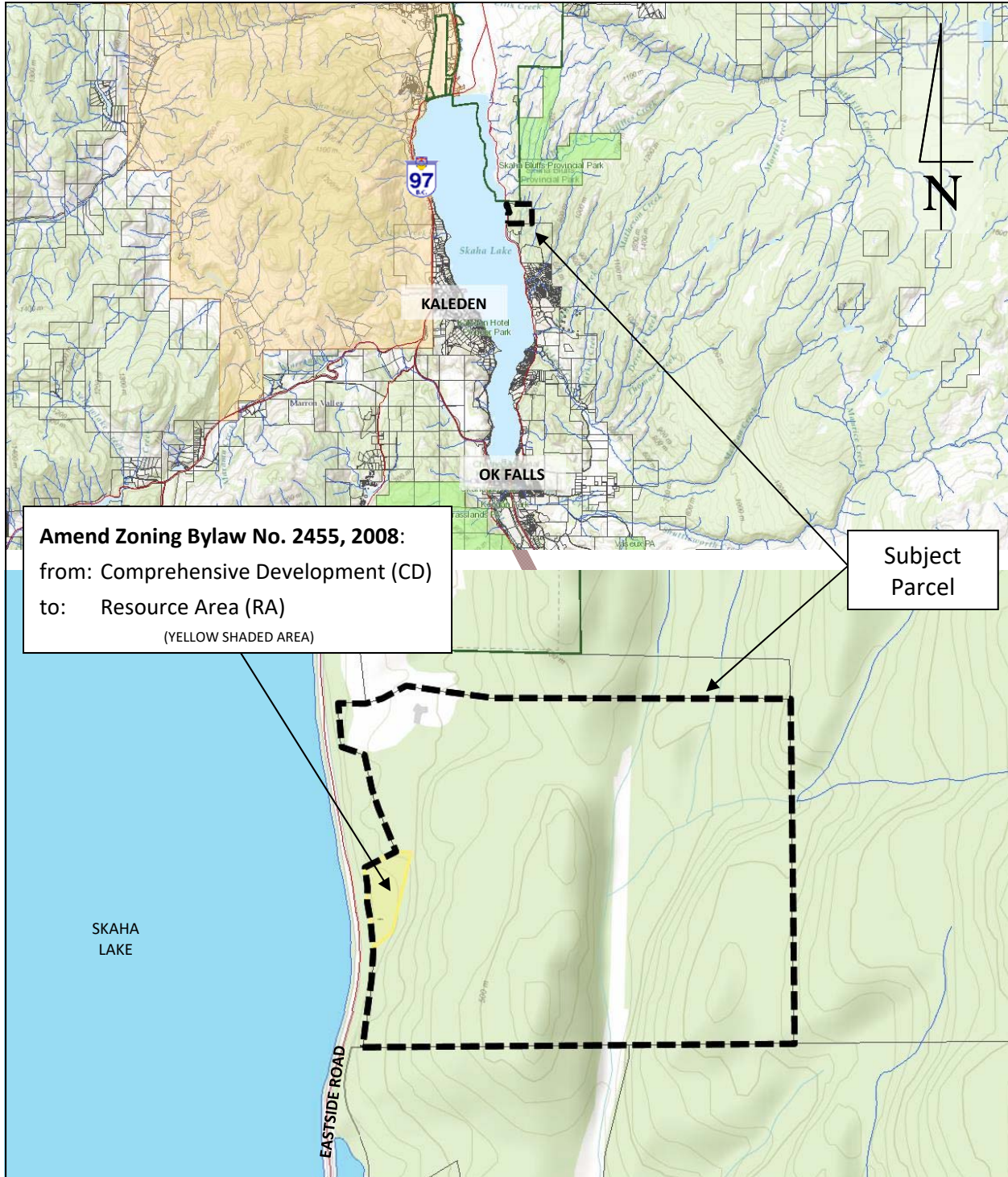
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Schedule 'C'



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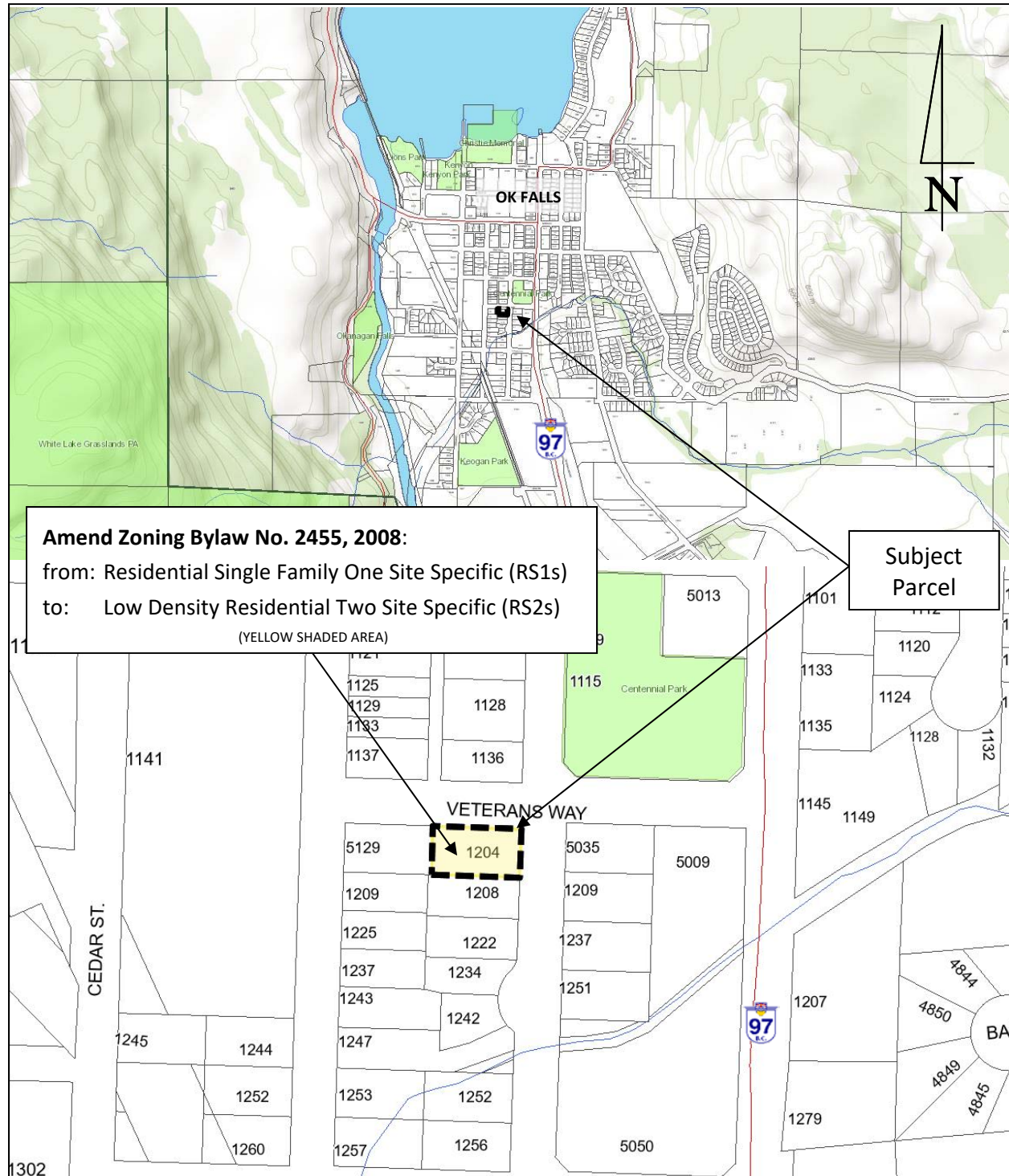
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Schedule 'D'



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Schedule 'E'

