

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2800.38, 2024**

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**A Bylaw to amend the Electoral Area Zoning Bylaws**

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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 “Small-Scale Multi-Family Housing Compliance Zoning Amendment Bylaw No. 2800.38, 2024.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
  - i) replacing the entry for “Low Density Residential Zones” under Section 5.1 (Zoning Districts) at Section 5.0 (Creation of Zones) in its entirety with the following:

**Low Density Residential Zones**

Low Density Residential One	RS1
Small-Scale Multi-Unit Housing	RS2
Low Density Residential West Bench	RS3
Low Density Residential Manufactured Home Park	RSM1

- ii) adding a new Section 16.2 (Small-Scale Multi-Unit Residential (RS2) Zone) under Section 16.0 (Low Density Residential Zones) to read as follows and renumbering all subsequent sections:

**16.2 SMALL-SCALE MULTI-UNIT RESIDENTIAL (RS2) ZONE**

**16.2.1 Permitted Uses:**

Principal Uses:

- a) *apartment building;*
- b) *duplex dwelling;*
- c) *single detached dwelling;*
- d) *townhouse;*

Accessory Uses:

- e) *accessory building or structure*, subject to Section 7.1;
- f) *accessory dwelling*, subject to Section 7.2;
- g) *bed and breakfast operation*, subject to Section 7.4;
- h) *home occupation*, subject to Section 7.6; and
- i) *secondary suite*, subject to Section 7.9.

**16.2.2 Minimum Parcel Size for Subdivision:**

- a) 225.0 m<sup>2</sup> for the purpose of subdivision of *duplex dwellings* under the *Strata Property Act*, subject to Section 8.0; or
- b) 1,000.0 m<sup>2</sup>, subject to Section 8.0.

**16.2.3 Minimum Parcel Width for Subdivision:**

- a) Not less than 25% of the *parcel depth*, subject to Section 8.0.

**16.2.4 Maximum Number of Dwelling Unit Permitted Per Parcel:**

- a) For parcels less than 280 m<sup>2</sup> in area, the maximum number of principal and accessory dwelling units shall not exceed three (3);
- b) For parcels 280 m<sup>2</sup> and greater, the maximum number of principal and accessory dwelling units shall not exceed four (4);
- c) despite sub-section 16.2.4(a) & (b), the maximum number of *single detached dwellings* on a parcel shall not exceed one (1).

**16.2.5 Minimum Setbacks:**

- a) *Buildings and structures:*
  - i) *Front parcel line* 4.0 metres
  - ii) *Rear parcel line* 1.5 metres
  - iii) *Interior side parcel line* 1.2 metres
  - iv) *Exterior side parcel line* 3.0 metres
- b) *Accessory building or structure:*
  - i) *Front parcel line* 4.0 metres
  - ii) *Rear parcel line* 1.5 metres
  - iii) *Interior side parcel line* 1.2 metres

- iv) *Exterior side parcel line* 3.0 metres
- c) Despite Section 16.1.5(a)(iii), in the case of a side-by-side duplex or *townhouse* being subdivided for the purposes of creating individual ownership, an *interior side parcel line* setback between dwelling units shall not be required, provided the property line follows the centre line of the common property wall.

**16.2.6 Maximum Height:**

- a) No *building* shall exceed a *height* of 11.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 4.5 metres;
- c) Despite sub-section 16.2.6(b), an *accessory dwelling* shall not exceed a *height* of 8.0 metres.

**16.2.7 Maximum Parcel Coverage:**

- a) 50%

**16.2.8 Small-Scale Multi-Unit Residential Site Specific (RS2s) Regulations:**

- a) Not applicable

- 3. The Official Zoning Map, being Schedule '2' of the "Okanagan Valley Zoning Bylaw No. 2800, 2022", is amended by changing the land use designation on the land described as
  - i) shown shaded yellow and outlined by a black dashed line on Schedule 'A', which forms part of this Bylaw, from Low Density Residential One (RS1) to Small-Scale Multi-Unit Residential (RS2).
  - ii) all parcels zoned Low Density Residential West Bench (RS2) to Low Density Residential West Bench (RS3).

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLIC HEARING held on this \_\_\_\_ day of \_\_\_\_\_, 2024.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2024.

I hereby certify the foregoing to be a true and correct copy of the "Small-Scale Multi-Family Housing Compliance Zoning Amendment Bylaw No. 2800.38, 2024", as read a Third time by the Regional Board on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Dated at Penticton, BC this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
For the Minister of Transportation & Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Corporate Officer

DRAFT

# Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2800.38, 2024

File No. D2024.004-ZONE

## Schedule 'A'

