

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2781.01, 2024

A Bylaw to amend the Electoral Area “G” Zoning Bylaw No. 2781, 2017

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 “G” Small-Scale Multi-Family Housing Compliance Zoning Amendment Bylaw No. 2781.01, 2024.”
2. The “Electoral Area “G” Zoning Bylaw No. 2781, 2017” is amended by:
 - i) adding a definition of “duplex dwelling” under Section 4.0 (Definitions) to read as follows:

“duplex dwelling” means a *building* containing two *principal dwelling units* with each unit having an independent exterior entrance, and may contain a *secondary suite* if permitted in the applicable zone

Commented [CG1]: New due to amendments to definition of “secondary suite”

- ii) replacing the definition of “recreational vehicle” under Section 4.0 (Definitions) in its entirety with the following:

“recreational vehicle” means a vehicle designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes, park model trailers and other similar vehicles, including vehicles constructed to the Canadian Standards Association Z240 RV and Z241 Standards, which provide temporary recreational accommodation for the traveling public;

Commented [CG2]: Added for clarity

- iii) replacing the definition of “secondary suite” under Section 4.0 (Definitions) in its entirety with the following

“secondary suite” means a *second dwelling unit* that is located entirely within a *single detached dwelling*, a *duplex dwelling* or a *townhouse* and that is clearly

Commented [CG3]: Added.

accessory to the *principal dwelling unit*, with direct access to the open air without passage through any portion of the *principal dwelling unit*;

- iv) adding a definition of “townhouse” under Section 4.0 (Definitions) to read as follows

“**townhouse**” means a *building* not more than three storeys high divided into three or more *dwelling units* located side by side under one roof with private entrances to each *dwelling unit* from the exterior of the *building* and with each *dwelling unit* sharing common walls;

Commented [CG4]: New due to amendments to definition of “secondary suite”

- v) replacing Section 6.8 (Accessory Dwellings) under Section 6.0 (General Regulations) in its entirety with the following:

6.8 Accessory Dwellings

The following regulations apply to secondary suites where permitted as a use in this Bylaw:

- .1 An *accessory dwelling* shall not be permitted on *parcels* less than 1.0 ha in area unless connected to a community sewer system.
- .2 No *accessory dwelling* shall have a floor area greater than 125.0 m², unless otherwise specified.
- .3 On a *parcel* greater than 1.0 ha in area, an *accessory dwelling* may be in the form of a *mobile home*;
- .4 A parking space for an *accessory dwelling* shall not be provided in tandem with parking spaces provided for any other use on a *parcel*.
- .5 An *accessory dwelling* cannot be subdivided under the *Strata Property Act*.

Commented [CG5]: Expanded regulations to be consistent with other Electoral Areas.

- vi) replacing Section 6.9 (Secondary Suites) under Section 6.0 (General Regulations) in its entirety with the following:

6.9 Secondary Suites

The following regulations apply to secondary suites where permitted as a use in this Bylaw:

- .1 on *parcels* less than 1.0 ha in area, a *secondary suite* shall be connected to:
 - i) the same on-site septic disposal system that serves the *principal dwelling unit*; or
 - ii) a community sewer system.
- .2 A parking space for a *secondary suite* shall not be provided in tandem with parking spaces provided for any other use on a *parcel*.

Commented [CG6]: Proposed to simplify the regulations to reflect provincial direction contained in SSMUH Policy Manual.

.3 A secondary suite must share a common uninterrupted foundation and roof with the principal dwelling unit and for this purpose garages, carports and breezeways are deemed to interrupt a foundation or roof.

vii) replacing the fifth row in the Table at Section 9.4 (Off-Street Vehicle Parking Requirements) under Section 9.0 (Vehicle Parking Regulations) in its entirety with the following:

Single Detached Dwelling	1 per dwelling unit
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Commented [CG7]: Reduces off-street vehicle parking requirement from 2 per single detached dwelling to 1.

viii) adding a new sub-section 10.2.1(c) (Permitted Uses) under Section 10.2 (Small Holdings Three (SH3) Zone) to read as follows:

c) accessory dwelling or mobile home, subject to Section 6.8;

Commented [CG8]: Introduces allowance for an accessory dwelling and for the accessory dwelling to be in the form of a mobile home.

ix) replacing Section 10.2.4(b) (Maximum Number of Dwellings Permitted Per Parcel) under Section 10.2 (Small Holdings Three (SH3) Zone) in its entirety with the following:

b) one (1) secondary suite and one (1) accessory dwelling or mobile home.

Commented [CG9]: Proposes to allow flexibility in terms of how a second dwelling unit can be provided on a parcel. Current regulation limits this to only a secondary suite.

x) replacing Section 10.2.8 (Minimum Building Width) under Section 10.2 (Small Holdings Three (SH3) Zone) in its entirety with the following:

10.2.8 deleted.

Commented [CG10]: Proposes to delete minimum dwelling width requirement of 5.0 metres.

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 "Electoral Area "G" Small-Scale Multi-Family Housing Compliance Zoning Amendment Bylaw No. 2781.01 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.

Amendment Bylaw No. 2781.01, 2024
(X2024.001-ZONE)

DRAFT VERSION — 2024-05-15

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For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2024.

Board Chair

Corporate Officer

DRAFT