

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3001

WHEREAS pursuant to Section 479 of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 3000, being the "*Regional District of North Okanagan Zoning Bylaw No. 3000, 2023*" as amended;

AND WHEREAS the Board is required to amend Bylaw No. 3000 to comply with Provincial Housing Regulations (Bill 44);

NOW THEREFORE, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "**Zoning Amendment Bylaw No. 3001, 2024**".
2. *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* is amended as follows:
 - a. Section 3.24.1 by deleting the words "on lots that are 0.4 ha and larger" and adding the words "For properties that are not within the Residential Small-Scale, Multi-Unit Housing (R.8) zone," before the words "secondary suites".
 - b. Section 3.24.2 by deleting this section in its entirety.
 - c. Section 3.25.2 by deleting the words "comply with Section 3.25.1 above and the following" with the words "be connected to community water and community sewer systems".
 - d. Sections 3.25.2.a through to Section 3.25.2.f by deleting these sections in their entirety.
 - e. Section 3.26.2 by deleting the words "must comply with Section 3.26.1 above and".
 - f. Section 3.28.1 by adding the words "Residential Small-Scale, Multi-Unit Housing (R.8)" before the words "and Small Holding (S.H)".
 - g. Section 8.1.11 by reducing the minimum number of parking spaces required for "1-4 Family Dwellings" from "2 per dwelling unit" to "1.5 per dwelling unit" and for "Secondary Dwellings" from "2 per dwelling unit larger than 90 m²" to "1.5 per dwelling unit larger than 90 m²".
 - h. Section 15.1.2.i by deleting this section in its entirety.
 - i. Sections 15.1.5.a and 15.1.5.b by deleting these sections in their entirety.
 - j. Section 15.1.5.c by deleting the words "0.4 ha or greater".
 - k. Section 15.1.7.a by deleting the words "dwellings and".
 - l. Section 15.1.7 by adding Section 15.1.7.c: "the lesser of 11 m or three storeys for dwellings".
 - m. Section 15.1.9.c by replacing the words "7.5 m" with "6 m".
 - n. Section 15.2.2.i by deleting this section in its entirety.
 - o. Sections 15.2.3.a and 15.2.3.b by deleting these sections in their entirety.

- p. Section 15.2.3.c by deleting the words “0.4 ha or greater but”.
- q. Section 15.2.5.a by deleting the words “dwellings and”.
- r. Section 15.2.5 by adding Section 15.2.5.c: “the lesser of 11 m or three storeys for dwellings”.
- s. Section 15.2.7.c by replacing the words “7.5 m” with “6 m”.
- t. Section 15.3.2.h by replacing the word “secondary” with “additional”.
- u. Section 15.3.3 by adding the words “one single family dwelling and one secondary suite” after the words “more than”.
- v. Sections 15.3.3.a and 15.3.3.b by deleting these sections in their entirety.
- w. Section 15.3.4 by adding Section 15.3.4.c: “For properties less than 1,300 m²: four dwelling units which may be attached or detached”.
- x. Section 15.3.6.a by replacing the words “the lesser of 10 m or two storeys for dwellings” with “8 m for additional dwellings”.
- y. Section 15.3.6.b by replacing the words “multi-family use” with “dwellings”.
- z. Section 15.3.8.c.iii by adding the words “additional dwellings and” before the words “accessory residential”.
- aa. Sections 15.3.8.c.i through 15.3.8.c.iii by replacing the word “front” with “rear”.
- bb. Section 15.3.12.a by deleting the words “for single family dwellings”.
- cc. Sections 15.3.12.b and 15.3.12.d by deleting these sections in their entirety.
- dd. Section 15.3.12.e by replacing the words “35 m” with “30 m”.
- ee. Section 15.3.13.a by deleting the words “for single family dwellings”.
- ff. Sections 15.3.13.d, 15.3.13.e and 15.3.13.f by deleting these sections in their entirety.
- gg. Section 15.3.13.h by replacing the words “1,900 m²” with “1,300 m²”.
- hh. Section 15.7.4 by replacing the word “buildings” with “dwellings”.
- ii. Section 15 by adding Section 15.8 as the Residential Small-Scale, Multi-Unit Housing (R.8) zone attached as Schedule “A”.
- jj. Sections 16.1.3.a, 16.2.5.a, 16.3.4.a and 16.4.4.a by deleting these sections in their entirety.
- kk. Sections 16.1.3.b, 16.2.5.b, 16.3.4.b and 16.4.4.b by deleting the words, “0.4 ha or greater but”.
- ll. Sections 18.2.3 by replacing the word “lease” with “strata” and deleting the words “allowed per lot”.
- mm. Sections 18.2.4 and 18.2.5 by replacing the word “lease” with “strata”.
- nn. By renumbering sections accordingly.
- oo. The zoning of the properties shown in cross-hatched on attached Schedules “B” and “C” attached to and forming part of this Bylaw are changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the Residential Single Family (R.1) zone and the Residential Two Family (R.2) zone to the Residential Small-Scale, Multi-Unit Housing (R.8) zone.

Advertised on this 13th day of May, 2024
this 14th day of May, 2024

Read a First, Second and Third Time this day of , 2024

Approved by Minister of Transportation and Infrastructure this day of , 2024
(Transportation Act s. 52(3))

ADOPTED this day of , 2024

Chair

Deputy Corporate Officer

15.8 **RESIDENTIAL SMALL-SCALE, MULTI-UNIT HOUSING (R.8) ZONE**

Use Regulations

1. The following [principal uses](#) and no others shall be permitted in the Residential Small-Scale, Multi-Unit Housing (R.8) zone:
 - a. [Single family dwellings](#), [two family dwellings](#), [three family dwellings](#) and [four family dwellings](#)
2. The following [accessory uses](#) and no others shall be permitted in the Residential Small-Scale, Multi-Unit Housing (R.8) zone:
 - a. [Accessory buildings and structures](#)
 - b. [Boarding house](#)
 - c. [Minor group homes](#)
 - d. [Home occupation](#)
 - e. [Secondary suites](#)
 - f. [Additional dwellings](#)
 - g. [Unenclosed parking and storage](#)

Density Regulations

3. The number of [dwellings](#) allowed per [lot](#) must not be more than:
 - a. For properties that are not connected to community water and community sewer systems which are provided as a service by a local government: one single family dwelling and one secondary suite.
 - b. For properties that are connected to [community water and community sewer systems](#) which are provided as a service by a local government: four dwelling units which may be attached or detached.
4. The minimum [lot area](#) of lots created within this zone must meet the requirements in [Section 15.1.10](#) below.

Development Regulations

5. The height of [buildings](#) and [structures](#) must not exceed:
 - a. 8 m for additional dwellings;
 - b. the lesser of 12 m or three [storeys](#) for [dwellings](#);
 - c. 6 m for all other [accessory buildings or structures](#).
6. [Lot coverage](#) must not be greater than 40% for all buildings and structures including [accessory buildings and structures](#) which must not have a lot coverage greater than 7.5%.
7. All buildings and structures must comply with the following [setbacks](#):
 - a. Not less than 6 m for [exterior side](#) and [front lot lines](#) to all entrances to garages and carports.

Schedule "A" attached to and forming part of Bylaw No. 3001, 2024

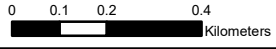
- b. Not less than 4.5 m for exterior side and front lot lines for all other buildings and structures.
- c. Not less than 6 m for a [rear lot line](#) except additional dwellings and [accessory buildings and structures](#) must not be less than 2 m to a rear lot line.
- d. Not less than 2 m for [interior side lot lines](#).

Subdivision Regulations


- 8. Lots created by subdivision within this zone must have a [lot frontage](#) of not less than 18 m except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage [road](#) complies with the requirements above.
- 9. Lots created by subdivision within this zone must have an area of not less than:
 - a. 560 m² where the lot is connected to [community water and community sewer systems](#) which are provided as a service by a local government.
 - b. 1 ha where the lot is not connected to community water and community sewer systems which are provided as a service by a local government.
 - c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.




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Schedule "B" to accompany the Zoning Amendment Bylaw No. 3001,2024

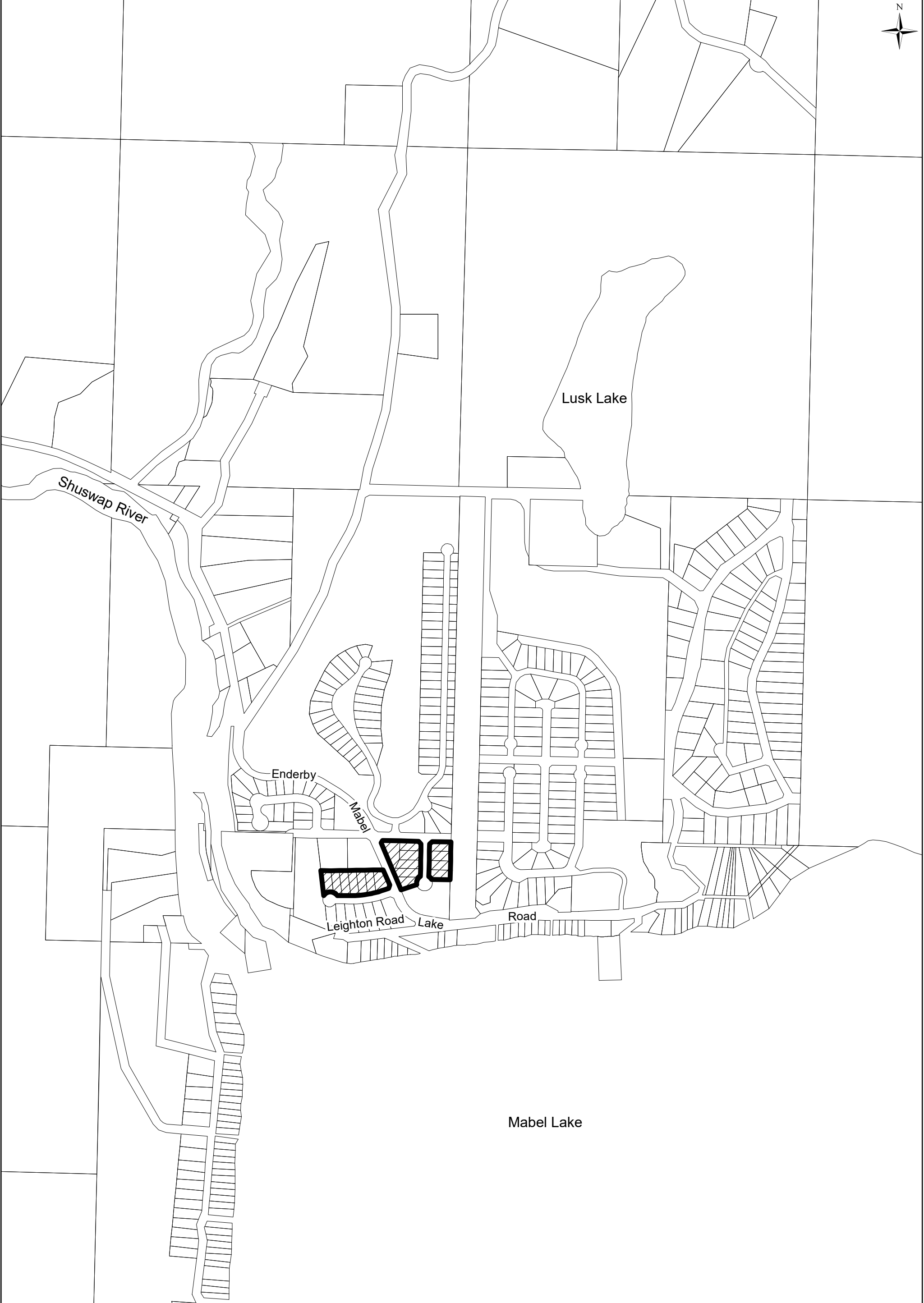
 - Properties changed from the Residential Single Family (R.1) zone to the Residential Small Scale, Multi-Unit Housing (R.8) zone

 - Properties changed from the Residential Two Family (R.2) zone to Residential Small Scale, Multi-Unit Housing (R.8) zone

I hereby certify this to be a true and correct copy of Schedule "B" attached to and forming part of
"Zoning Amendment Bylaw No. 3001,2024"

Dated at Coldstream, B.C. this _____ day of _____, 2024


 Corporate Officer



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Schedule "C" to accompany Zoning Amendment Bylaw No. 3001, 2024

 - Properties changed from the Residential Single Family (R.1) zone to the Residential Small Scale, Multi-Unit Housing (R.8) zone

I hereby certify this to be a true and correct copy of Schedule "C" attached to and forming part of the
"Zoning Amendment Bylaw No. 3001, 2024"

Dated at Coldstream, B.C. this _____ day of _____, 2024

Corporate Officer