

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 3062, 2024**

**A Bylaw to amend the Electoral Area Official Community Plan Bylaws**

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 Official Community Plan Amendment Bylaw No. 3062, 2024.”

Electoral Area “A”

2. The Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, is amended by:

- i) replacing Section 11.4.2 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .2 Establishes a maximum density of two (2) dwelling units per parcel on lands designated as Low Density Residential (LR).
- ii) replacing Section 11.4.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .3 ~~deleted.~~
- iii) replacing Section 11.5.2 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.
- iv) replacing Section 11.5.5 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .5 ~~deleted.~~

**Commented [CG1]:** Proposes to replace existing policy: Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings or secondary suites.

**Commented [CG2]:** Proposes to replace existing policy: Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) to be 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG3]:** Proposes to replace existing policy: Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG4]:** Proposes to replace existing policy: Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a new Multi-Family Development Permit Area.

Electoral Area “C”

3. The Electoral Area “C” Official Community Plan Bylaw No. 2453, 2008, is amended by:

i) replacing Section 9.3.8 (Policies) under Section 9.0 (Agriculture) in its entirety with the following:

.8 ~~deleted.~~

**Commented [CG5]:** Proposes to replace existing policy: Consider the creation of a development permit area for the protection of farming.

ii) replacing Section 11.4.2 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.2 Establishes a maximum density of two (2) dwelling units per parcel on lands designated as Low Density Residential (LR).

**Commented [CG6]:** Proposes to replace existing policy: Support a maximum net density for single detached dwelling units on lands designated Low Density Residential (LR) of 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings and secondary suites.

iii) replacing Section 11.4.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.3 ~~deleted.~~

**Commented [CG7]:** Proposes to replace existing policy: Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) of 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

iv) replacing Section 11.5.2 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG8]:** Proposes to replace existing policy: Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

v) replacing Section 11.5.5 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.5 ~~deleted.~~

**Commented [CG9]:** Proposes to replace existing policy: Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a Multi-Family Development Permit Area.

vi) replacing Section 21.5 (Protection of Farming Development Permit (PFDP) Area) under Section 21.0 (Development Permit Areas) in its entirety with the following:

21.5 ~~deleted.~~

**Commented [CG10]:** Proposes to repeal existing development permit area designation.

vii) deleting Schedule ‘E’ (Protection of Farming Development Permit Area).

**Commented [CG11]:** Related to section 3(vi) above.

Electoral Area “D”

4. The Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, is amended by:

i) adding a new Section 11.2.22 (Policies – General Residential) under Section 11.0 (Residential) to read as follows:

.22 Encourages the provincial government to grant an extension to the Regional District for SSMUH Compliance in Okanagan Falls in order to allow for on-going infrastructure upgrades to be completed.

**Commented [CG12]:** Proposed new policy

- ii) replacing Section 11.3.1 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule ‘B’ (Official Community Plan Map) for residential, parks, religious buildings and facilities, institutional buildings, child care facilities, local convenience stores and other uses that fit with the low density residential character of the designation.
- iii) replacing Section 11.3.2 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .2 Supports the following residential densities on lands designated Low Density Residential (LR):
    - i) when connected to a community water system and community sewer system provided by the Regional District within the Okanagan Falls “urban containment boundary” identified in Schedule ‘B’ (Official Community Plan Map):
      - a) a maximum of four (4) dwelling units on parcels greater than 280.0 m<sup>2</sup> in area; and
      - b) a maximum of three (3) dwelling units on parcels 280.0 m<sup>2</sup> or less in area.
    - ii) for all other parcels, a maximum of two (2) dwelling units per parcel.
- iv) replacing Section 11.3.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .3 Supports achieving residential densities where two (2) dwelling units are permitted per parcel in the form of single detached dwellings, manufactured homes, secondary suites, accessory dwellings and duplexes, subject to servicing requirements.
- v) adding a new Section 11.3.4 (Policies – Low Density Residential) under Section 11.0 (Residential) to read as follows and renumbering all subsequent sections:
  - .4 Supports achieving residential densities where three (3) to four (4) dwelling units are permitted per parcel in the form of those dwelling types listed at Section 11.3.3 as well as townhouses and apartment buildings, subject to servicing requirements.
- vi) replacing Section 11.4.2 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

**Commented [CG13]:** Proposes to replace existing policy: Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule ‘B’ (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks, parks, religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.

**Commented [CG14]:** Proposes to replace existing policy: Support a maximum net density for single detached dwelling units on lands designated Low Density Residential (LR) of 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings and secondary suites.

**Commented [CG15]:** Proposes to replace existing policy: Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) of 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG16]:** Proposed new policy

.2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG17]:** Proposes to replace existing policy: Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

vii) replacing Section 11.4.5 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.5 ~~deleted.~~

**Commented [CG18]:** Proposes to replace existing policy: Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a Multi-Family Development Permit Area.

viii) replacing Section 11.4.6 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.6 ~~deleted.~~

**Commented [CG19]:** Proposes to replace existing policy: Ensures the overall building form and character, as well as roof slopes, design details, landscaping, street orientation and other features shall be designed to reduce the impression of mass and ensure the building fits with the small town rural character of Okanagan Falls.

ix) replacing Section 11.4.7 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.7 ~~deleted.~~

**Commented [CG20]:** Proposes to replace existing policy: Ensures that, to the greatest extent possible, lake and mountain views, and access to sunlight and air circulation for surrounding uses are respected in the design of Multiple Family developments.

x) replacing Section 12.3.11 (Policies – Okanagan Falls Town Centre) under Section 12.0 (Town Centre) in its entirety with the following:

.11 ~~deleted.~~

**Commented [CG21]:** Proposes to replace existing policy: Encourages developers to upgrade the road network in the Town Centre as per the following street cross sections: [diagram]

xi) deleting the “Signage” guidelines, being the preamble and Sections 24.5.5.8 to 24.5.5.15 under Section 24.5 (Okanagan Falls Commercial Development Permit Area) in its entirety.

**Commented [CG22]:** Signage guidelines are contained in the zoning bylaw.

xii) replacing the “Screening, Landscaping and Amenities” guidelines, being Sections 24.5.5.20 to Section 24.5.5.26 under Section 24.5 (Okanagan Falls Commercial Development Permit Area) in its entirety with the following and renumbering all subsequent sections:

Screening, Landscaping and Amenities

.20 Landscaping comprised of plant material that is drought tolerant and indigenous is encouraged.

.21 Any existing mature trees should be incorporated into the site design wherever possible.

**Commented [CG23]:** Proposes to simplify guidelines relates to landscaping.

xiii) replacing Section 24.5.5.27 (Guidelines - Lighting) under Section 24.5 (Okanagan Falls Commercial Development Permit Areas) in its entirety with the following:

.27 ~~deleted.~~

**Commented [CG24]:** Proposes to replace existing policy (as this is a nuisance provision under the Local Government Act): Land uses or establishments should be designed to ensure that they do not produce a strong glaring light or reflection of that light beyond their lot lines. Shielded or controlled intensity lights are required.

xiv) replacing Section 24.5.5.28 (Guidelines – Sequence and Timing) under Section 24.5 (Okanagan Falls Commercial Development Permit Areas) in its entirety with the following:

.28 ~~deleted.~~

- xv) replacing Section 24.5.6 (Bonding and Security) under Section 24.5 (Okanagan Falls Commercial Development Permit Areas) in its entirety with the following:

~~24.5.6 deleted.~~

- xvi) replacing Section 24.6 (Multiple Family Development Permit Area) under Section 24.0 (Development Permit Areas) in its entirety with the following:

~~24.6 deleted.~~

- xvii) replacing Section 24.9.6.3 (Built Form for Residential Buildings) under Section 24.9 (Okanagan Falls Town Centre Development Permit Area) in its entirety with the following:

3 Built Form for Residential Buildings

- a) The building form and façades of medium density residential buildings should be articulated with variations in massing, materials and detailing.
- b) The use of residential design elements such as front porches, verandas, raised front stairs, window and door detailing, sloped and varied roof lines are encouraged, where practical.
- c) The ground floor of residential buildings should be raised a minimum of 0.6 metres above adjacent grade to create a clear separation of public and private space, with raised front porches or stoops for all ground floor units.
- d) All ground-oriented residential units facing a street should have a street orientation.
- e) Monotonous, monolithic building forms and rooflines should be avoided.
- f) Residential buildings greater than four (4) storeys in height should have the fourth and any higher floors stepped back to reduce the apparent building height and bulk.

- xviii) replacing Section 24.9.6.5 (Screening and Landscaping) under Section 24.9 (Okanagan Falls Town Centre Development Permit Area) in its entirety with the following:

5 Screening and Landscaping (for all building types)

- a) Landscaping comprised of plant material that is drought tolerant and indigenous is encouraged.
- b) Any existing mature should be incorporated into the site design wherever possible.

**Commented [CG25]:** Proposes to replace existing policy: *Sequence and timing will be considered for phased developments to encourage orderly and cost-efficient development, identify priorities and facilitate completion of phases. New phases should not be started unless previous phases have been completed. Heavy construction should immediately follow site clearing.*

**Commented [CG26]:** Proposes to replace existing policies related to "Bonding and Security" (this is otherwise addressed in the Development Procedures Bylaw).

**Commented [CG27]:** Proposes to repeal existing development permit area designation.

**Commented [CG28]:** Proposes to replace existing policies related to "Built Form for Residential Buildings".

**Commented [CG29]:** Proposes to simplify guidelines for Landscaping.

- xix) replacing Schedule 'E' (Form and Character Development Permit Areas) in its entirety with the Schedule 'E' (Form and Character Development Permit Areas) attached as Schedule 'A' to this bylaw.

**Commented [CG30]:** Revised Schedule has the Multi-Family DP Area Designation removed.

#### Electoral Area "E"

5. The Electoral Area "E" Official Community Plan Bylaw No. 3010, 2023, is amended by:

- i) replacing Section 11.4.2 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .2 Establishes a maximum density of two (2) dwelling units per parcel on lands designated as Low Density Residential (LR).
- ii) replacing Section 11.4.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .3 ~~deleted.~~
- iii) replacing Section 11.5.2 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.
- iv) replacing Section 11.5.5 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .5 ~~deleted.~~
- v) replacing Section 23.5.6.1(d) (Siting and Massing of Buildings) under Section 23.5 (Naramata Village Centre Development Permit Area) in its entirety with the following:
  - d) Any storey above the second floor must be articulated in a manner that reduces the appearance of the size of the building. This could include awnings, pergolas, cornices, balconies, or other architectural features which visually screen the upper floors from the adjoining public right-of-way (road dedication); and/or changes in exterior materials.
- v) replacing Section 23.5.6.3(b) (Pedestrian-oriented Architecture) under Section 23.5 (Naramata Village Centre Development Permit Area) in its entirety with the following:
  - b) Buildings should include a regular pattern of vertically and horizontally aligned, windows on all walls that face a public road.

**Commented [CG31]:** Proposes to replace existing policy: Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings or secondary suites.

**Commented [CG32]:** Proposes to replace existing policy: Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) to be 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG33]:** Proposes to replace existing policy: Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG34]:** Proposes to replace existing policy: Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a new Multi-Family Development Permit Area.

**Commented [CG35]:** Proposes to replace existing policy: Any storey above the second floor must be articulated in a manner that reduces the appearance of the size of the building. This could include upper floor setbacks from the front and sides of the building; awnings, pergolas, cornices, balconies, or other architectural features which visually screen the upper floors from the adjoining public right-of-way (road dedication); and/or changes in exterior materials.

**Commented [CG36]:** Proposes to replace existing policy: Buildings should not present blank walls to any public road. Instead they should include a regular pattern of vertically and horizontally aligned, windows on all walls that face a public road. The ground floor window area should be at least 75% of the total wall area, and upper floor window areas should be 50-75% of the total wall area on each floor.

- v) replacing Section 23.5.6.2(d) (Pedestrian-oriented Architecture) under Section 23.5 (Naramata Village Centre Development Permit Area) in its entirety with the following:

- d) ~~deleted.~~

**Commented [CG37]:** Proposes to replace existing policy: Ground floor units, both commercial and residential, should have individual entrances from a public right-of-way (road dedication).

#### Electoral Area "F"

6. The Electoral Area "F" Official Community Plan Bylaw No. 2790, 2018, is amended by:

- i) replacing Section 11.3.5 (Policies – General Residential) under Section 11.0 (Residential) in its entirety with the following

- .5 ~~deleted.~~

**Commented [CG38]:** Proposes to replace existing policy: Subject to an updated technical assessment of geotechnical hazards in the greater West Bench / Sage Mesa area, may consider permitting secondary suites or accessory dwellings in the Small Holdings (SH) and Low Density Residential (LR) zone(s) that apply to this area.

- ii) replacing Section 11.4.2 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:

- .2 Establishes a maximum density of two (2) dwelling units per parcel on lands designated as Low Density Residential (LR).

**Commented [CG39]:** Proposes to replace existing policy: Support a maximum net density for single detached dwelling units on lands designated Low Density Residential (LR) of 30 units per hectare, for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings and secondary suites.

- iii) replacing Section 11.4.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:

- .3 ~~deleted.~~

**Commented [CG40]:** Proposes to replace existing policy: Encourages clustering of Low Density Residential (LR) development within designated Rural Growth Areas to achieve lower servicing costs and to minimize environmental impacts.

- iv) replacing Section 11.5.2 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

- .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG41]:** Proposes to replace existing policy: Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system, community sewage treatment system and stormwater.

- v) replacing Section 11.5.5 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

- .5 ~~deleted.~~

**Commented [CG42]:** Proposes to replace existing policy: Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a Multi-Family Development Permit Area.

#### Electoral Area "G"

7. The Electoral Area "G" Official Community Plan Bylaw No. 2975, 2022, is amended by:

- i) replacing Section 11.4.2 (Policies – General Residential) under Section 11.0 (Residential) in its entirety with the following:

- .2 Establishes a maximum density of two (2) dwelling units per parcel on lands designated as Low Density Residential (LR).

**Commented [CG43]:** Proposes to replace existing policy: Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 dwelling units per hectare, subject to servicing requirements. The calculation of net density does not include secondary suites.

- ii) replacing Section 11.4.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.3 ~~deleted.~~

iii) replacing Section 11.5.2 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG44]:** Proposes to replace existing policy: Establishes a maximum density for principal attached dwelling units (duplexes) on lands designated Low Density Residential (LR) to be 45 dwelling units per hectare, subject to servicing requirements.

**Commented [CG45]:** Proposes to replace existing policy: Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

#### Electoral Area “H”

8. The Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012, is amended by:

i) replacing Section 12.4 (Low Density Residential Policies) under Section 12.0 (Residential) in its entirety with the following:

##### **12.4 Low Density Residential Policies**

The Regional Board:

- .1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule ‘B’ (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, manufactured and mobile homes, small parks, small religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.
- .2 Establishes a maximum density of two (2) dwelling units per parcel on lands designated as Low Density Residential (LR).
- .3 Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.
- .4 Requires that new parcels to be created by subdivision be connected to a community water system and a community sewer system.

ii) replacing Section 12.5 (Medium Density Residential Policies) under Section 12.0 (Residential) in its entirety with the following:

##### **12.5 Medium Density Residential Policies**

The Regional Board:

- .1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule ‘B’ (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses, apartment buildings and community care facilities that fit with the residential intent of the designation.

**Commented [CG46]:** Proposes to replace existing policy:  
The Regional Board:  
.1 Considers that the maximum density for development in the Low Density Residential designation is 20 dwelling units per hectare, subject to servicing requirements.  
.2 Directs that new small lot single family Low Density Residential development shall be connected to a community water system and a community sewer system.  
.3 In reviewing a rezoning application submitted to the Regional District that seeks to designate a new area as Low Density Residential, the following criteria may be considered, in addition to those listed under General Residential Policies:  
a) impact on farm land;  
b) location near parks or community facilities, and connected by pedestrian circulation to these amenities;  
c) exhibits an attractive and safe streetscape by providing for adequate off-street parking requirements, on-site landscaping and screening, and appropriate signage;  
d) respects lake and mountain views, and access to sunlight of adjacent properties; and  
e) provides access without constructing new roads or utility corridors through environmentally sensitive areas, Agricultural Land Reserve, hazard areas, and without creating permanent scarring on slopes visible from major roads or residential areas.  
.4 Provides for affordable housing in the form of permitting secondary suites in Low Density Residential designations, with the exception of duplexes, and attached dwelling units, and subject to specific regulations.  
.5 Encourages cluster housing development based on examination of the criteria set out under Section 7.0 (Growth Management).



- .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.
- .3 Supports the re-designation of lands to Medium Density Residential (MR) only where a community water system and a community sewage treatment system already exists in order to achieve lower servicing costs and to minimize environmental impacts.
- .4 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.

Electoral Area “I”

9. The Electoral Area “I” Official Community Plan Bylaw No. 2683, 2016, is amended by:

- i) deleting the fourth paragraph under Section 6.3 (Rural Growth Areas Development Considerations and Constraints) under Section 6.0 (Growth Management) in its entirety.
- ii) replacing Section 7.3.1.1 (Policies – Kaleden) under Section 7.0 (Local Area Policies) in its entirety with the following:
  - .1 Will explore the feasibility and costs of providing a community sewer system for Kaleden should the community express support for such a project.
- iii) replacing Section 7.3.1.2 (Policies – Kaleden) under Section 7.0 (Local Area Policies) in its entirety with the following:
  - .2 Will consider the development of a local area plan for Kaleden concurrent with the development of any future community sewer system.
- iv) replacing Section 11.4.2 (Policies – General Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .2 Establishes a maximum density of two (2) dwelling units per parcel on lands designated as Low Density Residential (LR).
- v) replacing Section 11.4.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .3 ~~deleted.~~
- vi) replacing Section 11.5.2 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
  - .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG47]:** Proposes to replace existing policy: The Regional Board:  
 .1 Directs that new Medium Density Residential development shall be connected to a community water system and a community sewer system.  
 .2 In reviewing a rezoning application submitted to the Regional District that seeks to designate a new area as Low Density Residential, the following criteria may be considered, in addition to those listed under General Residential and Low Density Residential Policies:  
 a) impact on farm land;  
 b) location near or adjacent to parks and community facilities, and connected by pedestrian circulation to these amenities;  
 c) provides for development of new, or upgrading of existing, roads and community services;  
 d) provides for adequate off-street parking requirements, on-site landscaping and screening, and appropriate signage;  
 e) provides for collection and retention works for surface runoff, and collection and treatment works for domestic wastewater; and  
 f) provides for solid screening from adjacent land uses and designations, and to lessen visual impacts where development is proposed on hillsides or in critical views.  
 .3 Supports minimization of intrusion of Medium Density Residential development where it adjoins farm land:  
 a) buffering in accordance with the Agricultural Land Commission and other relevant Provincial agency regulations;  
 b) setting the ground floor of the multiple dwelling building back far enough from the agricultural use in order to minimize potential conflicts; and

**Commented [CG48]:** Proposes to replace existing policy: There is a planned two phase sewer extension to the community. While the first phase of the planned sewer extension is not anticipated for at least several years given funding requirements and the planned extension of services to Skaha Estates first, the new sewer service will permit infill development through subdivision that is not currently achievable due to septic system requirements. Completion of

**Commented [CG49]:** Proposes to replace existing policy: Supports extension of community sewer services to Kaleden.

**Commented [CG50]:** Proposes to replace existing policy: Supports the development of a Local Area Plan for Kaleden concurrent with longer-term sewer service planning and community engagement to:  
 a) encourage a broader range of residential housing opportunities;  
 b) consolidate and improve the community commercial services; and

**Commented [CG51]:** Proposes to replace existing policy: Support a maximum net density for single detached dwelling units on lands designated Low Density Residential (LR) of 30 units per hectare, for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings and secondary suites.

**Commented [CG52]:** Proposes to replace existing policy: Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) of 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

**Commented [CG53]:** Proposes to replace existing policy: Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

vii) replacing Section 11.5.4 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.4 *deleted.*

viii) replacing Section 11.5.6 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:

.6 *deleted.*

**Commented [CG54]:** Proposes to replace existing policy: *May consider the designation of new Medium Density Residential (RM) areas in Kaleden in conjunction with planned sewer service to the area, additional planning and analysis, and community input.*

**Commented [CG55]:** Proposes to replace existing policy: *Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a Multi-Family Development Permit Area.*

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.

ADOPTED this 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. 3062, 2024

File No. X2024.001-ZONE

Schedule 'A'

Electoral Area "D" OCP Bylaw No. 2603, 2013 - Schedule 'E'  
(Form and Character Development Permit Areas)

DRAFT