

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.*

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.*
 - 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).
 - iii) replacing Section 11.4.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
 - .3 *deleted.*
 - 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.
 - v) replacing Section 11.5.5 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
 - .5 *deleted.*
 - 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.***
 - vii) deleting Schedule ‘E’ (Protection of Farming Development Permit Area).

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.

- 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 m² in area; and
 - b) a maximum of three (3) dwelling units on parcels 280.0 m² 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:

- .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.
- vii) replacing Section 11.4.5 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
- .5 *deleted.*
- viii) replacing Section 11.4.6 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
- .6 *deleted.*
- ix) replacing Section 11.4.7 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
- .7 *deleted.*
- 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.*
- 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.
- 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.
- 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.*
- 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.

- 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.

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.

- 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.*

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.*
 - 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).
 - iii) replacing Section 11.4.3 (Policies – Low Density Residential) under Section 11.0 (Residential) in its entirety with the following:
 - .3 *deleted.*
 - 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.
 - v) replacing Section 11.5.5 (Policies – Medium Density Residential) under Section 11.0 (Residential) in its entirety with the following:
 - .5 *deleted.*

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).
 - 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.

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.

- .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.

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.*

READ A FIRST AND SECOND TIME this 13th day of June, 2024.

PUBLIC HEARING held on this 4th day of July, 2024.

READ A THIRD TIME this _____ day of _____, 2024.

ADOPTED this this _____ day of _____, 2024.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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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)