



REGIONAL
DISTRICT
NORTH
OKANAGAN

STAFF REPORT

TO: Board of Directors

FROM: Planning Department

SUBJECT: Draft RDNO Zoning Bylaw No. 3000, 2023

File No: 3060.03.17

Date: February 22, 2023

RECOMMENDATION:

That the draft Regional District of North Okanagan Zoning Bylaw No. 3000, 2023, which proposes to replace the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003, be referred to the Electoral Area Advisory Planning Commissions and to affected organizations and authorities for their review and comment.

BACKGROUND:

The attached draft Zoning Bylaw No. 3000 proposes to replace Zoning Bylaw No. 1888, which was adopted in 2004. Since its adoption and in response to changing conditions and provincial legislation, Zoning Bylaw No. 1888 has been amended multiple times. As conditions continue to change, including the growing need to increase the supply of housing in the region, staff have been rewriting the Bylaw to respond to these changes and to ensure that the language in the Bylaw is clear and up-to-date, that the format is user-friendly and that all sections are consistent with each other. The Bylaw has also been written to reduce the number of commonly supported variance requests. The Bylaw has also been written to minimize the creation of non-conforming situations and as such, the Bylaw does not propose to change the zoning designation of any properties, to change the uses permitted in the existing zones or to make the existing regulations associated with the siting, size and dimensions of buildings and structures more restrictive.

This report provides an outline of the differences between Zoning Bylaw No. 1888 and the proposed new Zoning Bylaw No. 3000. The report also outlines the legislative requirements associated with adopting Zoning Bylaw No. 3000 and the proposed process for adopting the Bylaw. Replacing the current Zoning Bylaw with the proposed new Zoning Bylaw will impact zoning amendment bylaws associated with in-process rezoning applications. This report outlines some steps that could be taken to help make the processing of these zoning amendment bylaws as seamless as possible.

Official Community Plans

Section 478 of the *Local Government Act* requires that zoning bylaws enacted by a Board after adopting an Official Community Plan (OCP) must be consistent with the relevant OCP. The proposed new Zoning Bylaw No. 3000 has been drafted to take direction from and ensure consistency with the policies and land use designations of the Electoral Areas "B" and "C" OCP Bylaw No. 2626, 2014, the Electoral Areas "D" and "E" OCP Bylaw No. 2485, 2011 and the Electoral Area "F" OCP Bylaw No. 2702, 2016.

At the Regular Meeting held on February 15, 2023, the Board of Directors gave First Readings to OCP Amendment Bylaw No. 2953, OCP Amendment Bylaw No. 2954 and OCP Amendment Bylaw No. 2955. The Bylaws propose amendments to the Electoral Areas “B” and “C” OCP, the Electoral Areas “D” and “E” OCP Bylaw and the Electoral Area “F” OCP to acknowledge the need to provide consistency between the OCPs and the proposed new Zoning Bylaw No. 3000. The Board of Directors resolved to refer the above OCP Amendment Bylaws to affected organizations and authorities for their review and comment. Comments received from these organizations and authorities will be presented to the Board at a future meeting.

LOCAL GOVERNMENT ACT:

Section 479 of the *Local Government Act* states that a local government may adopt a zoning bylaw in order to divide a region into zones and to regulate within the zones: the use of land, buildings and structures; the density of the use of land, buildings and structures; the siting, size and dimensions of buildings and structures; and the shape, dimensions and area of all parcels of land that may be created by subdivision. Other land use management and planning related to zoning is often included in such bylaws, and the proposed Zoning Bylaw No. 3000 continues the approach of including provisions related to off-street parking and loading, screening and landscaping, signage, floodplain, riparian, and campground regulations.

Public Notice

Section 478 of the *Local Government Act* requires that all bylaws enacted or works undertaken by a Board after adopting an official community plan must be consistent with the relevant Plan, irrespective of whether those are applicant-driven or local government-initiated proposals.

Section 464 states that a local government is not required to hold a public hearing on a proposed zoning bylaw if an official community plan is in effect for the area that is the subject of the zoning bylaw, and the bylaw is consistent with the official community plan.

Section 465 states that if a local government chooses to hold a public hearing, the public hearing must be held after first reading of the bylaw and before third reading.

Section 467 states that if a local government decides not to hold a public hearing on a proposed zoning bylaw, it must give public notice of the date at which the bylaw would be considered for First Reading. Notice must also be given of the place where and the times when copies of the bylaw may be inspected.

Section 469 states that if the holding of a public hearing is delegated, the local government must not adopt the bylaw that is the subject of the hearing until the delegate reports to the local government, either orally or in writing, the views expressed at the hearing.

Non-Conforming Uses, Buildings and Structures

Sections 528-535 of the *Local Government Act* allows lawfully established uses, buildings and structures to continue when zoning amendments are made which would otherwise make the use, building or structure non-conforming. A property owner cannot continuously replace a building or structure with new buildings or structures so as to extend indefinitely the non-conforming use. Also, the non-conforming protection is lost if the use is discontinued for 6 months or a building containing a non-conforming use is damaged or destroyed greater than 75% of the value above its foundation.

Amendments and Variances

Section 460 of the *Local Government Act* states that a local government that has adopted an official community plan or a zoning bylaw must, by bylaw, define procedures which an owner may apply for an amendment to the plan or bylaw or the issuance of a permit.

Section 498 of the Act states that a local government may, by resolution, issue a development variance permit that varies the provisions of a zoning bylaw except those provisions related to use, density and floodplains.

Section 536 of the Act states that a local government must, by bylaw, establish a board of variance. Section 542 states that the board of variance may order that a minor variance be permitted from certain limited requirements of the zoning bylaw if it finds that undue hardship would be caused to the applicant if the applicant were required to adhere to the bylaw requirement.

The Development Application Procedures and Administrative Fees Bylaw No. 2677 and the Board of Variance Procedure Bylaw No. 1889 were adopted in 2018 and 2004 respectively to adhere to the above noted requirements. The adoption of Zoning Bylaw No. 3000 does not trigger the need to amend or update these Bylaws, although the Board of Variance does require the appointment of new members.

TRANSPORTATION ACT:

Section 52 of the *Transportation Act* states that a zoning bylaw does not apply to land within 800 m of the intersection of a controlled access highway and any other highway unless the bylaw has been approved in writing by the Ministry of Transportation and Infrastructure. The proposed new Zoning Bylaw will need to be endorsed by the Ministry as it applies to properties that are within 800 m of a number of intersections of controlled access highways and other highways.

AGRICULTURAL LAND COMMISSION ACT:

Section 46 of the *Agricultural Land Commission Act* states that a local government zoning bylaw that is inconsistent with this Act, the regulations or an order of the commission has, to the extent of the inconsistency, no force or effect. It also states that a local government bylaw is deemed to be inconsistent with this Act if it (a) allows a use of land in the agricultural land reserve that is not permitted under the ALC Act, or (b) contemplates a use of land that would impair or impede the intent of the ALC Act, the regulations or an order of the commission. Part of the update includes aligning zoning with changes in law affecting lands in the ALR. The proposed new Zoning Bylaw does not need to be endorsed by the ALC, but referral may help highlight any potential inconsistencies.

ZONING BYLAW ADOPTION PROCESS:

Referral Process

There are no legislative requirements to refer the proposed new Zoning Bylaw for review and comment except for the above noted requirement to refer the Bylaw to the Ministry of Transportation and Infrastructure for their written endorsement. The proposed new Zoning Bylaw does however include regulations that could directly or indirectly impact or be impacted by other regulations or policies, and so it is recommended that the Bylaw be referred to the following for their review and comment: Electoral Areas Advisory Planning Commissions, Agricultural Land Commission, Ministry of Agriculture, Ministry of Environment, Ministry of Forests, Interior Health, Okanagan Basin Water Board, Ministry of Transportation and Infrastructure, Greater Vernon Water and other community water system providers.

The Planning Department will review any comments received in response to the referral process. The comments will be presented to the Board of Directors along with any recommended changes to the proposed new Zoning Bylaw. At the same time, the Planning Department will provide a recommendation on the process for adopting the Zoning Bylaw. In this regard, the Zoning Bylaw could be scheduled to be given for First and Second Readings and referral to a Public Hearing.

Public Hearing

The proposed new Zoning Bylaw includes a significant number of changes, including to the number of dwellings allowed per lot in the rural zones, and so it is recommended that the Bylaw be referred to a Public Hearing.

IN-PROCESS ZONING AMENDMENT BYLAWS:

Replacing the current Zoning Bylaw No. 1888 with the proposed new Zoning Bylaw No. 3000 will impact the approval process for zoning amendment bylaws associated with in-process rezoning applications. Those that are adopted early in the Zoning Bylaw No. 3000 review process will need to be incorporated into the zoning map of Bylaw No. 3000 prior to Second Reading of the Bylaw.

Zoning Bylaw No. 1888 amendments that were completed, but not acted upon as outlined above or by obtaining a Building Permit, prior to adoption of Zoning Bylaw No. 3000 may essentially be un-done with the adoption of Zoning Bylaw No. 3000. Applicants would have had the opportunity to obtain building permits and/or establish lawful non-conforming uses. Those property owners could continue as lawful non-conforming or seek an amendment under Zoning Bylaw No. 3000. In this regard, the Board of Directors could direct staff to bring a "housekeeping" amendment to bring these bylaws into conformance with Zoning Bylaw No. 3000 immediately following its adoption. Section 464.2 of the *Local Government Act* would allow this to be done without the need for an additional public hearing if consistent with the OCP. It is worth noting that there would only be a few, if any, in-process zoning amendment bylaws that would need to go through this process. It is also worth noting that in-process OCP amendment bylaws are unaffected by this process and can be adopted in their normal course.

Otherwise, after the adoption of Zoning Bylaw No. 3000, zoning amendment bylaws associated with Zoning Bylaw No. 1888 that are not yet adopted would no longer be relevant or have standing. New zoning amendment bylaws will need to be prepared in order to change the references from those applicable to Zoning Bylaw No. 1888 to references applicable to Zoning Bylaw No. 3000, and then run through the normal amendment procedure anew.

There are currently 18 in-process zoning amendment bylaws associated with rezoning applications. To help make the processing of these bylaws as seamless and efficient as possible, the Planning Department has and will continue to inform persons that have or are planning to submit rezoning applications of the process involved in the transition from the current Zoning Bylaw to the proposed new one. Applicants are being encouraged to address any conditions of approval that the Board has resolved need to be addressed. The Planning Department will provide the Board of Directors with an overview of any other steps that could be taken to limit the impact of adopting the proposed new Zoning Bylaw on these in-process bylaws. This will be done in a separate report that will also include an overview of the comments received through the referral process, any proposed changes to the Zoning Bylaw and a recommendation on the process for adopting the Zoning Bylaw.

DRAFT ZONING AMENDMENT BYLAW NO. 3000:

The following outlines the differences between Zoning Bylaw No. 1888 and the proposed new Zoning Bylaw No. 3000.

General changes:

- Updated references to Provincial and Federal Acts, Regulations and other legislation.
- Added general references to 'authority having jurisdiction' where a governing body is noted.
- Changed order of sections into "general use", "subdivision" and "development" regulations and moved regulations which appear in multiple zones into "general use", "subdivision" and "development" regulations.
- Removed headers where not necessary and added new headers where necessary.
- Removed references to imperial measurements.
- Updated references to highway with street.
- Deleted references to Business Licences.

Changes to Interpretation:

- Removed definitions of words which do not otherwise appear in the Bylaw.
- Consolidated definitions which previously were located elsewhere in the Bylaw and deleted repeated definitions.
- Clarified definition of accessory building or structure and included restriction on plumbing fixtures which is currently regulated by a policy.
- Added definition of restricted agricultural building to be consistent with the use and number of plumbing fixtures currently regulated by a policy.
- Added definition for agri-tourism campground for clarification.
- Added "may include one kitchenette" to definition of agri-tourism cabin because kitchens were intended to be permitted; however, the definition did not clearly state as such.
- Added definition of kitchenette relating to agri-tourism use.
- Combined goats and feeder lambs into one category in definition for animal unit.
- Increased size provision within definition of agri-tourism from 30 m² to 35 m² but now includes washroom facilities.
- Moved size provisions from definition of agricultural cannabis facility to the respective section.
- Added degree of attachment definition for clarity on requirements for attachments of, to and for dwelling units.
- Added definitions for major/minor daycares and major/minor group homes.
- Updated definitions to include secondary dwellings and deleted ancillary dwellings/detached suites.
- Increased number of persons included in the definition of a family.
- Clarified floor space definition related to outside of exterior walls.
- Deleted reference to localized depressions in definition of height of buildings and structures.
- Deleted definition of manufactured home community and reference to two or more manufactured homes constituting a manufactured home community. Further references to permitting properties to have two manufactured homes where more than one dwelling is permitted was added to the respective zones.
- Added definition for modular storage container. Further regulations related to modular storage containers was added in new section of regulations for modular storage container.
- Removed on-farm processing, processed farm products and on-farm product preparation definitions but provided further clarification within the respective farm retail sales section.
- Removed reference to size in park model recreation unit definition as this is determined by CSA.

- Updated recreational vehicle definition to reference CSA certification standards.
- Included definition for rapid infiltration and spray irrigation of treated sewage effluent.
- Removed trailer definition and replaced where applicable with recreational vehicle.

Changes to Basic Provisions:

- Moved subdivision regulations to its own section (see Changes to Subdivision Regulations).
- Removed Section 301 – Agricultural Land Reserve as it was already removed from the Bylaw in 2013 and it is redundant.
- Removed second part of Section 302 – Existing Lots and 308 – Siting Size, and Dimensions of Land, Buildings and Structures it is not necessary.
- Added maximum limitation for height exemptions which are projections on buildings.
- Modernized wording in height and setback exceptions.
- Reorganized Section 305.2 related to assembly, civic and public service uses being permitted in all zones except the Residential Single Family (R.1) zone by adding assembly/civic/public service as permitted uses within all Commercial, Industrial and Rural zones.
- Deleted assembly, civic and public service uses as permitted uses within other Residential zones (R.2-R.5) but retained playgrounds and parks as permitted uses in Residential zones.
- Clarified the setback for civic, assembly, and public service use as being the required setback of applicable zone.
- Clarified minimum lot size for assembly use to respective zones.
- Within Section 305.4 related to use of a trailer, the length of a trailer was increased from 9 m to 10 m to reflect the maximum size of a trailer which can be stored within Residential zones and the Small Holding Zone. Also changed reference from “manufactured home or tent and trailer park” to campground and removed reference to servicing.
- Within Prohibited Uses of Land section, clarified uses within trailers includes “park model recreation unit” and “recreational vehicle” by adding to the list.
- Deleted current Section 307.1.d related to freestanding setback exceptions because of the negative impact these structures can have on the use and enjoyment of neighbouring properties.
- Deleted Section 309 related to agricultural buffers as wording is not directive. It may be difficult to achieve a buffer for existing lots. The OCP policies will capture the creation of new lots through the rezoning approval process.

Changes to General Regulations:

- Section 401 – Agricultural Uses in Other than Residential zones replaced with two sections: Intensive Agricultural Use and Restricted Agricultural Use. Agricultural section removed reference to setbacks as they are contained within the R.1 and R.2 zones.
- Updated Agricultural Uses section to be clearer on where intensive agricultural use is permitted in accordance with ALC Regulations.
- Clarified that restricted agricultural buildings require a principal residence on the same property.
- Delete provisions to allow backyard hens on the side of a dwelling.
- Community Care Facilities:
 - Reworded Community Care Facilities to Daycares/Group Homes:
 - Minor daycares (under 10) permitted in all zones. Major (over 10) permitted in Commercial zones. Currently any sizes permitted in all zones.
 - Added rural properties may have daycares in accessory buildings.
- Home Occupation Use:
 - Clarified that freestanding signs are permitted. Regulations were previously silent on this point and open to interpretation.

- Added regulation regarding maximum height of home occupation signs (1 m in Residential zones and 1.5 m in Rural zones)
- Changed parking requirements from 3 total to 1 per 50 m².
- Deleted Major Road Setback requirements as MoTI has changed their policies.
- Removed provisions related to temporary residences for infirm relatives as other options included in the Bylaw allow dwelling units beyond what is permitted and on a permanent basis.
- Temporary residence during construction section updated as follows:
 - Clarified the temporary residence is only related to a principal residence.
 - Requirement to complete conversion to non-residential use within 30 days is proposed to be changed to allow 90 days to complete the conversion.
 - Omitted reference to the specific amount of letter of credit required to ensure removal of manufactured home used as temporary residence as costs will change over time and circumstances may differ from one property to another.
 - Added option for letter of credit or deposit.
 - Removed regulation which prohibited a temporary residence from being sited on a permanent foundation as a temporary residence may be a single family dwelling and by definition, a dwelling is to have a permanent foundation.
 - New modular and manufactured homes retained as an option for a proposed temporary residence during construction but removed provision that allows a new dwelling to be used. Existing dwellings may still be used.
- Changes to dwelling units:
 - Reduced minimum property size for a secondary suite to 0.4 ha from 1 ha.
 - Removed regulation that restricts the size of suites to 40% of the single family dwelling as permitted in new Building Code but kept the provision that limits the size of the suite to 90 m².
 - Replaced detached suite and ancillary dwellings provisions and with secondary dwellings.
 - Increased floor area for ancillary dwellings from 75 m² to 90 m² within the ALR; decreased floor area within Areas D and E from 222 m² to 186 m²; increased floor area from 90 m² to 186 m² outside the ALR in Areas B, C and F; and increased floor area from 75 m² to 186 m² for properties 40 hectares and larger in the ALR.
 - Removed farm status requirement for ancillary (secondary) dwellings in the ALR.
 - Increased number of dwelling units by allowing secondary suites or two family dwellings on lots less than 1 ha and in addition to secondary dwellings on lots greater than 2 ha. Also allowing secondary dwellings or a secondary suite on lots which are at least 1 ha.
 - Increased the number of manufactured homes permitted on a lot from one to two.
- Agri-tourism accommodation:
 - Clarified a property must be within the ALR to permit agri-tourism accommodation.
 - Clarified that kitchenettes are permitted in agri-tourism cabins in the definition based on Board direction when the provisions were originally added to the Zoning Bylaw (HPO required either way as per HPO office/Building Department), but not full kitchens.
 - Clarified that each sleeping unit is an agri-tourism accommodation unit as per ALC Regulations.
 - Clarified that Bed and Breakfast units count towards total of agri-tourism accommodation units.
 - Agri-Tourism campsite definition amended to state that no one tent or RV shall occupy an Agri-Tourism campsite for more than 30 days in one calendar year and an agri-tourism campsite must not be used for storage.
- Temporary use permits for existing cannabis production facilities changed reference to letter of credit to be consistent with other areas of the Bylaw which require this (see temporary residence during construction above).
- Updated Accessory farm sales use to farm retail sales to reflect current ALC regulations.
- Updated wineries and cideries to alcohol production facilities and condensed to reflect current ALC regulations and authorities under BC Liquor and Cannabis Branch.
- Added section relating to dog kennels previously located within the Rural zones.

- Updated agricultural cannabis production facilities to include provisions related to size which were previously in the definition. Increased size within Area “D” to 1,900 m² as per direction of the Board.
- Clarified storage of off-site resource vehicle within rural zones.
- Moved and added clarification to dwelling units in commercial, industrial and comprehensive development zones.
- Moved and added clarification to unenclosed parking and storage.
- Added provisions related to modular storage containers which were previously based on policy.
- Moved and added clarification to storage yards.

Changes to Subdivision Regulations:

- Within lot averaging provisions, removed all but minimum lot size reference as a limit for number of lots created for lot size averaging provisions and removed minimum lot frontage requirement.
- Related to subdivision under Section 514 of the *Local Government Act*, reduced minimum lot size required to subdivide lot for a relative.
- Combined and simplified section related to Boundary Adjustment Subdivisions.
- Building site and driveways section now includes a subsection stating that driveways must be wholly contained within the property being created. This is not a new regulation but a clarification to help avoid any misconception that a driveway easement would be permitted.

General Changes to Zones:

- Added all permitted uses to list of permitted uses such as bee keeping, laying hens and agri-tourism accommodation etc. to permitted uses in applicable zones.
- Regrouped sections into Use Regulations, Density Regulations, Development Regulations and Subdivision Regulations and added headers.
- Separated uses into principal and accessory uses.
- Added “including storage containers” to accessory buildings within rural, commercial and industrial zones subject to new section related to modular storage containers.
- Moved regulations relating to specific uses to the general use section.
- General wordsmithing and changes to be consistent with other formatting changes throughout the zones.
- Removed minimum floor area for single family dwellings in all zones except Comprehensive Development zones.
- Added specific lot width dimension of 14 m to define panhandle of a lot.

Changes to Commercial Zones:

- Removed water storage and bulk distribution as this use is no longer taking place within C.5 zoned properties (related to Clearly Canadian which has since been rezoned) and does not fit within the C.5 zone.
- Clarified the height for other uses within the C.5 zone and increased height for cabins/motels/hotels from 9 m or two stories to 10 m or two stories and removed provisions related to 5% sloped lots.

Changes to Industrial Zones:

- Removed I.3 and I.5 zones as they have not been attached to a property for many years (annexed into the City of Vernon).
- Renumbered Industrial zones accordingly.

Changes to Residential Zones:

- Increased height in residential zones from 9 m or two stories to 11 m and removed provisions related to 5% sloped lots.
- Removed Residential zone provisions related to size and number of accessory buildings and replaced with lot coverage ratio of 7.5%.
- Restrictive Agricultural Use was deleted as permitted use from the R.3 zone as it is a multifamily residential zone.

Changes to Rural Zones:

- Veterinary clinic removed from Permitted Uses where it appeared in Rural zones as this use is provided for under home occupation use and must comply with the ALC Regulations.
- Removed “and certain areas of land used for agricultural purposes as described elsewhere in this bylaw” from definition and provisions of lot coverage.
- Replaced 10% minimum with 20 m dimension for Lot Frontage. LU053 Policy on waivers of lot frontage, fees bylaw to be updated as well.
- Bed & Breakfast section changes streamlined to within our authority.
- Boarding house section changes streamlined to within our authority.
- Small Holding zone removed restrictions on maximum floor area and number of accessory buildings. To be dealt with through lot coverage provisions.
- Reduced lot coverage for Small Holding zone from 30% to 20% for dwellings and 7.5% for accessory buildings due to the removal of restrictions on the total number of accessory buildings
- Fruit and produce pickers cabins and workforce housing units removed from permitted uses and definitions as they are not consistent with ALC Regulations.
- Removed packing house from permitted uses as it is captured under agricultural use, and must comply with ALR Regulations.

Changes to Special Use Zones

N/A

Changes to Comprehensive Development Zones

- Deleted CD.1 as it no longer relates to a property. Previous subject property was rezoned through an application process several years ago.
- Renumbered Comprehensive Development zones accordingly.
- Simplified names of Comprehensive Development zones.

Changes to Parking Regulations

- Removed provisions related to ‘offsite parking’ with just parking as it is inherent that the regulations relate to parking on a property.
- Moved provisions related to parking located elsewhere in the Bylaw to parking section.
- Deleted reference to erecting, enlarging, or increasing in capacity and replaced with any development.
- Provided clarification on required width of driveway aisles based on parking space angles and if parking spaces are not provided.
- Reduced number of stalls that can back out onto a highway from 10 to 4 which is consistent with other regulations in other areas.

- Moved location of provisions related to no parking within a front yard setback for minor daycares, minor group homes and home occupation uses which in in the current Bylaw.
- Tandem parking currently is not permitted. Added regulation to permit tandem parking for the same dwelling unit and expressly prohibit in all other zones.
- Reference added to prevent light spilling into the sky (incorporating dark sky policies) for illumination of parking spaces
- Grouped types of uses for number of parking spaces.
- Modernized and consolidated number of required parking spaces to be consistent with other communities. Also removed references to number of employees where possible and introduced minimum number of spaces for problematic uses.

Changes to Loading Regulations

- Combined parking and loading into one section.
- Deleted reference to erecting, enlarging, or increasing in capacity and replaced with any development.
- Increased width of loading spaces from 2.4 m to 3 m. 2.4 m is less than the minimum width required for a parking space, and 3 m is a standard width used in other Bylaws.
- Reference added to prevent light spill into the sky (incorporating dark sky policies) for illumination of loading spaces.

Changes to Campground Regulations

- Added reference that a campground permit is required for agri-tourism accommodation as that was the intent of the bylaw.
- Removed references to genders of washrooms.

Changes to Signage Regulations

- Moved provisions related to signage located elsewhere in the Bylaw to signage section.
- Removed references to Swan Lake Commercial District and Rural Vernon OCP Bylaw No. 1708.
- Standardized sizes of signs for secondary uses.

Changes to Screening and Landscaping Regulations

- Moved landscaping to its own section.
- Removed references to Swan Lake Commercial District and Rural Vernon OCP Bylaw No. 1708.
- Screening section updated to be screening, fencing and retaining walls.
- Relocated regulations associated with fences and retaining walls that are not required for screening and landscaping from the screening and landscaping section to a new standalone section.

Changes to Agricultural Setback Regulations

N/A

Changes to Waterbody Provisions

- Removed Introduction/purpose statement as such statements are not provided in other sections.
- Removed references to Okanagan Lake as there are no properties under RDNO's land use authority on Okanagan Lake anymore.
- Deleted exemption for farm dwelling units.

Mapping Changes:

- Updated maps to reflect naming changes within Industrial and Comprehensive Development zones.
- Added Schedule I as a map schedule (related to agri-tourism accommodation).
- Updated maps to reflect new Bylaw number, etc.

Submitted by:



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