

**REGIONAL DISTRICT OF CENTRAL OKANAGAN**

**BYLAW NO. 1553  
Amendment No.2 to Bylaw No.1482**

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A bylaw to amend the Building Bylaw No. 1482, 2023.

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WHEREAS the Regional Board of the Regional District of Central Okanagan adopted Regional District of Central Okanagan Building Bylaw No. 1482, 2023;

AND WHEREAS the Regional Board deems it advisable to amend the said Bylaw;

NOW THEREFORE THE REGIONAL BOARD OF THE REGIONAL DISTRICT OF CENTRAL OKANAGAN IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. Regional District of Central Okanagan Building Bylaw No. 1482, 2023 is hereby amended as follows:

a. **Adding** new sections to Accessory Buildings, Part 10: Building Application Requirements as follows:

Accessory Buildings

10.55 No *Accessory Building*, except for an *Accessory Home*, shall be used for residential occupancy.

10.56 No *Accessory Building* that is subordinate or incidental to a principal residential use on a property, except for an *Accessory Home*, shall contain:

- (a) Bathrooms including tubs, showers, sinks, toilets, waterlines, exhaust fans or drain lines, except for one toilet, one sink and one exhaust fan within an area no larger than 3m<sup>2</sup> (32ft<sup>2</sup>).
- (b) Kitchen appliances, waterlines, drain lines, exhaust fans (including associated wiring and venting), 220v wiring and/or gas connections for stoves.
- (c) Laundry areas and associated waterlines and drain lines except for one (1) laundry service.
- (d) Kitchen, bathroom and laundry area cabinets and counters that exceed 1.5m in length.
- (e) Non-load bearing walls that create separate bedroom and living room areas.

- b. **Adding** new sections to Decommissioning a Dwelling, Part 10: Building Application Requirements as follows:

Decommissioning a Dwelling

- 10.57 *A building official* may issue a *building permit* to decommission an existing conforming dwelling and convert it to an *accessory building* if the *structure* complies with section 10.56 of this bylaw and all other applicable regulations.
- 10.58 Property owners may reside in an existing permitted dwelling while constructing another principal dwelling on the same property, subject to all applicable bylaws and regulations and the following conditions:
- (a) Where the subject property is permitted to include an *Accessory Home* as defined by the RDCO Zoning Bylaw or Joe Rich Rural Land Use Bylaw;
    - i. The property owner shall register a restrictive covenant on the property title to designate the existing dwelling as an *Accessory Home*; and
    - ii. The owner shall pay a security deposit as defined in section 10.9 of this bylaw and in Schedule 1 of the Regional District of Central Okanagan Development Application Fees and Charges Bylaw; and
    - iii. Prior to occupancy of a new principal dwelling, the property owner shall be required to alter, decommission or demolish the existing dwelling as necessary to ensure compliance with the RDCO Building Bylaw, and the Zoning Bylaw or Joe Rich Rural Land Use Bylaw Accessory Home regulations.
  - (b) Where the subject property is not permitted to include an *Accessory Home*;
    - i. The property owner shall register a restrictive covenant on the property title to acknowledge that the existing dwelling must be decommissioned or demolished, and must not be used for residential purposes following the issuance of an occupancy permit for the new dwelling; and
    - ii. The owner shall pay a security deposit as defined in section 10.9 of this bylaw and in Schedule 1 of the Regional District of Central Okanagan Development Application Fees and Charges Bylaw; and
    - iii. Prior to occupancy of a new principal dwelling, the property owner shall be required to decommission the existing dwelling in accordance with section 10.56 of this bylaw, or to demolish the existing dwelling.
  - (c) Where the subject property is within the Agricultural Land Reserve, approval of a Non-adhering Residential Use application is required.
- 10.59 Any dwelling converted to an *accessory building* or *accessory home* within an established Wildfire Interface Development Permit area shall be designed and maintained to fire smart standards and shall require the registration of a wildfire covenant on the property title.

- c. **Deleting** under Part 11 Temporary Buildings and Structures, section 11.5 in its entirety and **replacing** it with a new section 11.5 as follows:

“A recreational vehicle may be used as a *temporary building* for a temporary residence at a site where a *permit* has been issued and active construction is occurring for a new dwelling on the same site. Such recreational vehicle may be used as a temporary building for no more than one year from the date of issuance of the building *permit* for the new dwelling. If the *permit* for the new dwelling is cancelled or active construction no longer occurs, the *permit* for the recreation vehicle is no longer valid.”

- d. **Adding** under Part 22 – Interpretation, Definitions 22.1 the following:

**Accessory Building** means a detached building located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building.

**Accessory Home** means an accessory dwelling unit located on the same parcel as the principal dwelling.

- e. **Deleting** under Part 22 – Interpretation, section 22.2 (a) in its entirety and **replacing** it with a new section 22.2 (a) as follows:

- (a) set out in section 1.4.1.2 of the *building code* as of the date of the adoption of this bylaw: *accessible assembly occupancy, building, building area, building height, business and personal services occupancy, care occupancy, constructor, coordinating registered professional, designer, detention occupancy, dwelling unit, excavation, field review, firewall, first storey, grade, high hazard industrial occupancy, industrial occupancy, low hazard industrial occupancy, major occupancy, medium hazard industrial occupancy, mercantile occupancy, occupancy, post disaster occupancy, private sewage disposal system, registered professional, registered professional of record, residential occupancy, treatment occupancy or unsafe condition;*

2. This Bylaw may be cited as “Regional District of Central Okanagan Building Amendment Bylaw No. 1553, 2024, Amendment No.2 to Bylaw No. 1482, 2023.”

READ A FIRST, SECOND AND THIRD TIME THIS                      DAY OF

ADOPTED THIS                      DAY OF

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CHAIRPERSON

\_\_\_\_\_  
CORPORATE OFFICER