

10.2 RU2 Residential Urban Zone

RU2²²⁰

10.2.1 Purpose

To provide a zone to accommodate the Development of *Single Detached Housing, Multi-Unit Housing, and Duplex Housing* on urban Lots having *Full Urban Services*. Lands must be designated as Low Density Residential under the District's Official Community Plan.

10.2.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Manufactured Housing - Type 1;*
- (b) *Single Detached Housing;*
- (c) *Multi-Unit Housing; and*
- (d) *Duplex Housing*

10.2.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures;*
- (b) *Carriage House, subject to Section 7.4;*
- (c) *Child Care Centre, Minor, subject to Section 7.7;*
- (d) *Group Home, Minor, subject to Section 7.8;*
- (e) *Home Occupation - Type 1 or 2, subject to Section 7.6;*
- (f) *Secondary Suite, subject to Section 7.3;*
- (g) *Short-Term Rental, subject to Section 7.2.*

10.2.4 Subdivision Regulations

- (a) Minimum *Lot Area* 460 m²
- (b) Minimum *Lot Width* 12.0 m
- (c) Minimum *Lot Depth* 30.0 m
- (d) Notwithstanding Section 10.2.4(c), the *Lot Depth* may be reduced to 20.0 m for the purposes of subdividing *Corner Lots*.
- (e) Pursuant to Section 10.2.4 (a) and (b), where a *Lot* is to be subdivided for

²²⁰ Amendment Bylaw No. 2024-011 (June 11, 2024)

the purpose of creating individual ownership of side-by-side *Duplex Dwelling or Multi-Unit Housing* units, the new *Lots* so created shall contain not less than one half (1/2) the minimum required *Lot Area* and minimum required *Lot Width*.

10.2.5 Development Regulations

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|-----|---------------------------------------|--------------------|
| (a) | Maximum <i>Lot Coverage</i> | 40 percent |
| (b) | Maximum <i>Dwelling Units per Lot</i> | 4 <i>Dwellings</i> |

10.2.6 Siting Regulations

(a) Principal *Buildings and Structures*:

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|-------|--|---|
| (i) | Minimum <i>Front Setback</i> | 3.0 m |
| (ii) | Minimum <i>Rear Setback</i> | 3.0 m (see vii) |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5 m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 3.0 m (see vii) |
| (v) | Maximum <i>Height</i> | The lesser of 11.0m or 3 <i>Storeys</i> |
- (vi) Notwithstanding Section 10.2.6(a) (iii), a *Lot* having no direct vehicular access to the *Rear Yard* without an attached garage or *Carport* shall maintain one *Side Yard Setback* of at least 3.0m. In the case of a side-by-side duplex or multi-unit housing subdivided for the purpose of creating individual ownership, the *Interior Side Setback* between the *Dwelling* units shall not be required provided the *Property Line* follows the centre line of the common party wall.
- (vii) Notwithstanding Section 10.2.6 (a) (ii) and (iv), where a garage door is facing a *Street* the minimum *Front Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

(b) Accessory *Buildings and Structures*

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|-------|--|---------------|
| (i) | Minimum <i>Front Setback</i> | 3.0m |
| (ii) | Minimum <i>Rear Setback</i> | 1.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 3.0m |

- (v) Maximum *Height* The lesser of 7.5m or 2 *Storeys (see vii)*
- (vi) Notwithstanding Section 10.2.6(b) (iii), a *Lot* having no direct vehicular access to the *Rear Yard* without an attached garage or *Carport* shall maintain one *Side Yard Setback* of at least 3.0m.
- (vii) Notwithstanding Section 10.2.6 (b) (ii) and (iv), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

10.2.7 Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

10.2.8 Site Specific Provisions

- (a) In the case of land located at 8108 Purves Road, legally described as Lot 4 District Lot 473 and 1348 Osoyoos District KAP24877, the following provisions shall apply:
 - g. Notwithstanding Section 10.2.4 (b) the Minimum Lot Area – will be 640 m².
 - h. Notwithstanding Section 10.2.4(d) the Minimum Lot Width – will be 11.8 m.
- (b) In the case of land located at 11612 Victoria Road South, legally described as Lot 1, District Lot 474, Osoyoos Division Yale District Plan 2679, the following provisions shall apply²⁴⁶:
 - a. Notwithstanding Section 10.2.4(b), the Minimum Lot Area – shall be 383.0 m².
 - b. Notwithstanding Section 10.2.4(d) the Minimum Lot Width – shall be 10.6 m.
 - c. Notwithstanding Section 10.2.6(a)(ii) the Minimum Rear Setback shall be 6.0 m.
- (c) In the case of a portion the land at 5010 Croil Avenue, legally described as Lot B, District Lot 488, Osoyoos Division Yale District, Plan 14446; shown

on figure 10.1.9.1 labeled “Proposed Lot 2”, the following provisions shall apply²²¹:

- a. Notwithstanding Section 10.1.6(a) “Siting Regulations: Principal Buildings and Structures” the structure labeled “deck” shown on figure 10.1.8.1 may be sited 4.63 metres from the rear property line.
- (c) In the case of a portion the land at 5010 Croil Avenue, legally described as Lot B, District Lot 488, Osoyoos Division Yale District, Plan 14446; shown on figure 10.1.9.2 labeled “Proposed Lot 3”, the following provisions shall apply:
 - a. Notwithstanding Section 10.1.6(a)(iv) and 10.1.6 (b)(iv) the Minimum Side Setback (Exterior) is 1.5 metres.

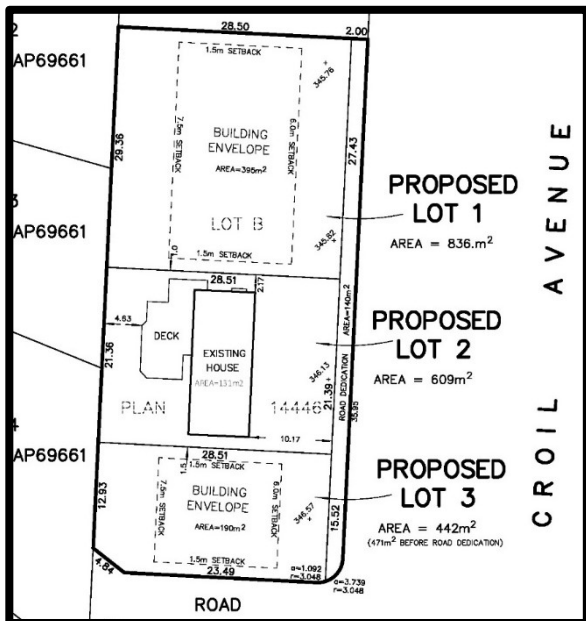


Figure 10.1.9.1

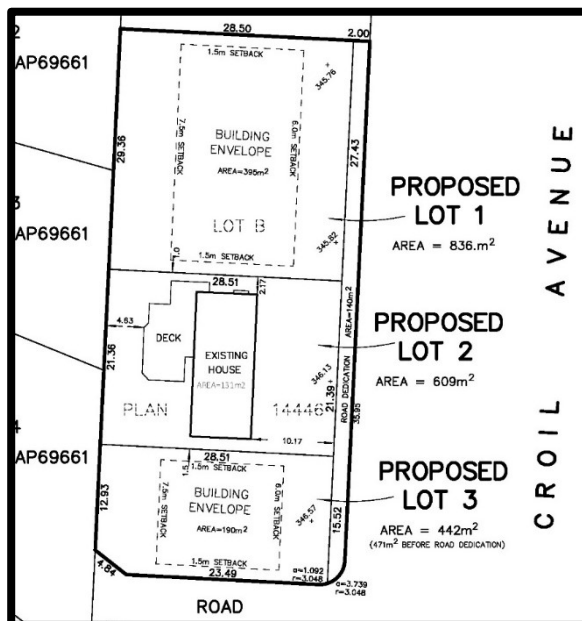


Figure 10.1.9.2

²²¹ Amendment Bylaw No. 2019-026 (September 27, 2021)