

ZONING AMENDMENT BY-LAW NO. 71

A BY-LAW TO AMEND THE ZONING BY-LAW

WHEREAS the regulations relating to Community Planning Area No. 1, made under the provisions of the Local Services Act, have by virtue of the provisions of the Supplementary Letters Patent of the Regional District of Central Okanagan dated October 27, 1969, the effect of being made a By-law of the said Regional District;

AND WHEREAS the existing regulations permit mobile homes to be located only in a mobile home residential zone or a mobile home park residential zone;

AND WHEREAS the Regional Board of the Regional District of Central Okanagan deems it advisable to permit mobile homes in rural zones provided they are located on sufficient acreage;

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan in open meeting, enacts as follows:

1. Clause 4:03A of the zoning regulations made a by-law of the Regional District by Supplementary Letters Patent issued October 27, 1969 is hereby deleted and the following substituted as Clause 4:03A.

- "4:03A (i) In this by-law "mobile home" shall mean a single family dwelling unit suitable for year-round occupancy, specifically designed to be moved along the highway from time to time, and which arrives at the site where it is to be occupied, complete and ready for occupancy except for placing on foundation supports, connection of utilities and some incidental assembly.
- (ii) In this by-law "parcel" shall mean any lot, block or other area in which land is subdivided or any remaining portion of land being subdivided.
- (iii) No mobile home used as a residential dwelling unit shall be permitted in any zone except the Mobile-Home Park Residential Zone, the Mobile-Home Residential Zone, and Rural Zones."

2. Division 4 of the Regulations referred to herein is amended by adding as Clause 4:08A the following:

"4.08A. In Rural Zones on parcels of not less than five acres in area, and with the exception of temporary accommodation for farm help on working farms, one mobile home is permitted for residential purposes in addition to one permanent dwelling unit/provided that;

- (a) no mobile home shall be located within twenty-five feet of any property line bounded by a street, nor within twenty-five feet of any dwelling, nor within five feet of any interior property line.
- (b) The minimum floor area of a mobile home used for residential purposes shall be 600 square feet except when mobile homes are used for the temporary accommodation of farm-help on working farms in which case the minimum floor area shall be 240 square feet."

3. Clauses 4:23 and 4:26K of the Regulations referred to herein are deleted.

This By-law may be cited as the Zoning Amendment By-law No. 71.

APPLICATION SUBJECTED TO PUBLIC HEARING PURSUANT TO SECTION 703 of the MUNICIPAL ACT this 21st. day of July 1972.

CONSIDERED BY TECHNICAL PLANNING COMMITTEE PURSUANT TO SECTION 798B of the MUNICIPAL ACT this 1st. day of August 1972.

READ THE FIRST TIME this 2nd. day of August 1972.

READ THE SECOND TIME this 2nd. day of August 1972.

READ THE THIRD TIME this 2nd. day of August 1972.

RECONSIDERED AND ADOPTED this _____ day of _____ 1972.



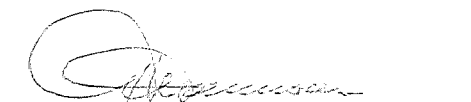
Chairman



Secretary-Treasurer

I hereby certify the foregoing to be a true and correct copy of By-law No. 71 as read a third time by the Central Okanagan Regional District on the 2nd. day of August 1972.

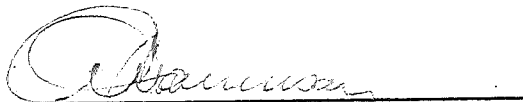
Dated at Kelowna this 12th day of December 1972.



Secretary-Treasurer

I hereby certify the foregoing to be a true and correct copy of By-law No. 71 which was Reconsidered and Adopted by the Central Okanagan Regional District on the 16 day of MAY 1972.
73

Dated at Kelowna this 16 day of MAY 1972.
73



Secretary-Treasurer