

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2800.43, 2025**

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**A Bylaw to amend the Okanagan Valley Electoral Area Zoning Bylaw**

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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 “Zoning Amendment Bylaw No. 2800.43, 2025.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
  - i) adding a new entry for the Small Holdings Heritage Hills & Lakeshore Highlands (SH7) Zone under the “Small Holdings Zones” section of Section 5.1 (Zoning District) at Section 5.0 (Creation of Zones) to read as follows:

Small Holdings Heritage Hills & Lakeshore Highlands      SH7
  - ii) adding a new entry for the Low Density Residential Vintage Views (RS4) Zone under the “Low Density Residential Zones” section of Section 5.1 (Zoning District) at Section 5.0 (Creation of Zones) to read as follows  

Low Density Residential Vintage Views      RS4
  - iii) adding a new Section 15.7 (Small Holdings Heritage Hills & Lakeshore Highlands (SH7) Zone) under Section 15.0 (Small Holdings Zones) to read as follows and renumbering all subsequent sections:

**15.7      SMALL HOLDINGS HERITAGE HILLS & LAKESHORE HIGHLANDS  
(SH7) ZONE**

**15.7.1      Permitted Uses:**

Principal Uses:

- a) *single detached dwelling;*

Accessory Uses:

- b) *accessory building or structure*, subject to Section 7.1; and
- c) *home occupation*, subject to Section 7.7.

**15.7.2 Minimum Parcel Size for Subdivision:**

- a) 0.25 ha, subject to Section **Error! Reference source not found..**

**15.7.3 Minimum Parcel Width for Subdivision:**

- a) Not less than 25% of the *parcel depth*, subject to Section 8.0.

**15.7.4 Maximum Number of Dwelling Unit Permitted Per Parcel:**

- a) one (1) *principal dwelling unit*.

**15.7.5 Minimum Setbacks:**

- a) *Buildings and structures:*
  - i) *Front parcel line* 7.5 metres
  - ii) *Rear parcel line* 4.5 metres
  - iii) *Interior side parcel line* 1.5 metres
  - iv) *Exterior side parcel line* 4.5 metres
- b) *Accessory building or structure:*
  - i) *Front parcel line* 7.5 metres
  - ii) *Rear parcel line* 1.5 metres
  - iii) *Interior side parcel line* 1.5 metres
  - iv) *Exterior side parcel line* 4.5 metres

**15.7.6 Maximum Height:**

- a) No *building* shall exceed a *height* of 11.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 4.5 metres;

**15.7.7 Maximum Parcel Coverage:**

- a) 35%

**15.7.8 Conditions of Use:**

- a) a *single detached dwelling* shall be connected to a *community sewer system* and *community water system*.

**15.7.9 Small Holdings Heritage Hills & Lakeshore Highlands Site Specific (SH7s) Regulations:**

a) Not applicable

iv) adding a new Section 16.3 (Low Density Residential Vintage Views (RS3) Zone) under Section 16.0 (Low Density Residential Zones) to read as follows and renumbering all subsequent sections:

**16.4 LOW DENSITY RESIDENTIAL VINTAGE VIEWS (RS4) ZONE**

**16.4.1 Permitted Uses:**

Principal Uses:

a) *single detached dwelling;*

Accessory Uses:

b) *accessory building or structure*, subject to Section 7.1; and

c) *home occupation*, subject to Section 7.7.

**16.4.2 Minimum Parcel Size for Subdivision:**

a) 500.0 m<sup>2</sup>, subject to Section 8.0.

**16.4.3 Minimum Parcel Width for Subdivision:**

a) Not less than 25% of the *parcel depth*, subject to Section 8.0.

**16.4.4 Maximum Number of Dwelling Unit Permitted Per Parcel:**

a) one (1) *principal dwelling unit*.

**16.4.5 Minimum Setbacks:**

a) *Buildings and structures:*

i) *Front parcel line* 6.0 metres

ii) *Rear parcel line* 6.0 metres

iii) *Interior side parcel line* 1.2 metres

iv) *Exterior side parcel line* 3.0 metres

b) *Accessory building or structure:*

i) *Front parcel line* 6.0 metres

ii) *Rear parcel line* 1.0 metres

- iii) *Interior side parcel line* 1.2 metres
- iv) *Exterior side parcel line* 3.0 metres

**16.4.6 Maximum Height:**

- a) No *building* shall exceed a *height* of 11.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 4.5 metres;

**16.4.7 Maximum Parcel Coverage:**

- a) 40%

**16.4.8 Conditions of Use:**

- a) a *single detached dwelling* shall be connected to a *community sewer system and community water system*.

**16.4.9 Low Density Residential Vintage Views Site Specific (RS4s) Regulations:**

- a) Not applicable

3. The Official Zoning Map, being Schedule '2' of the "Okanagan Valley Zoning Bylaw No. 2800, 2022", is amended by changing the land use designation of:

- i) an approximately 92.25 ha area of land as shown shaded purple on Schedule 'A', which forms part of this Bylaw, from Small Holdings One Site Specific (SH1s) to Small Holdings Heritage Hills & Lakeshore Highlands (SH7);
- ii) an approximately 2.78 ha area of land as shown shaded red on Schedule 'A', which forms part of this Bylaw, from Small Holdings One (SH1) to Small Holdings Heritage Hills & Lakeshore Highlands (SH7);
- iii) an approximately 7.58 ha area of land as shown shaded green on Schedule 'A', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Heritage Hills & Lakeshore Highlands (SH7); and
- iv) an approximately 12.47 ha area of land as shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Low Density Residential Vintage Views (RS4).

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

PUBLIC HEARING held on this \_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

I hereby certify the foregoing to be a true and correct copy of the “Zoning Amendment Bylaw No. 2800.43, 2024”, as read a Third time by the Regional Board on this \_\_\_\_ day of \_\_\_\_\_, 2025.

Dated at Penticton, BC this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
For the Minister of Transportation & Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Corporate Officer

DRAFT

# Regional District of Okanagan-Similkameen

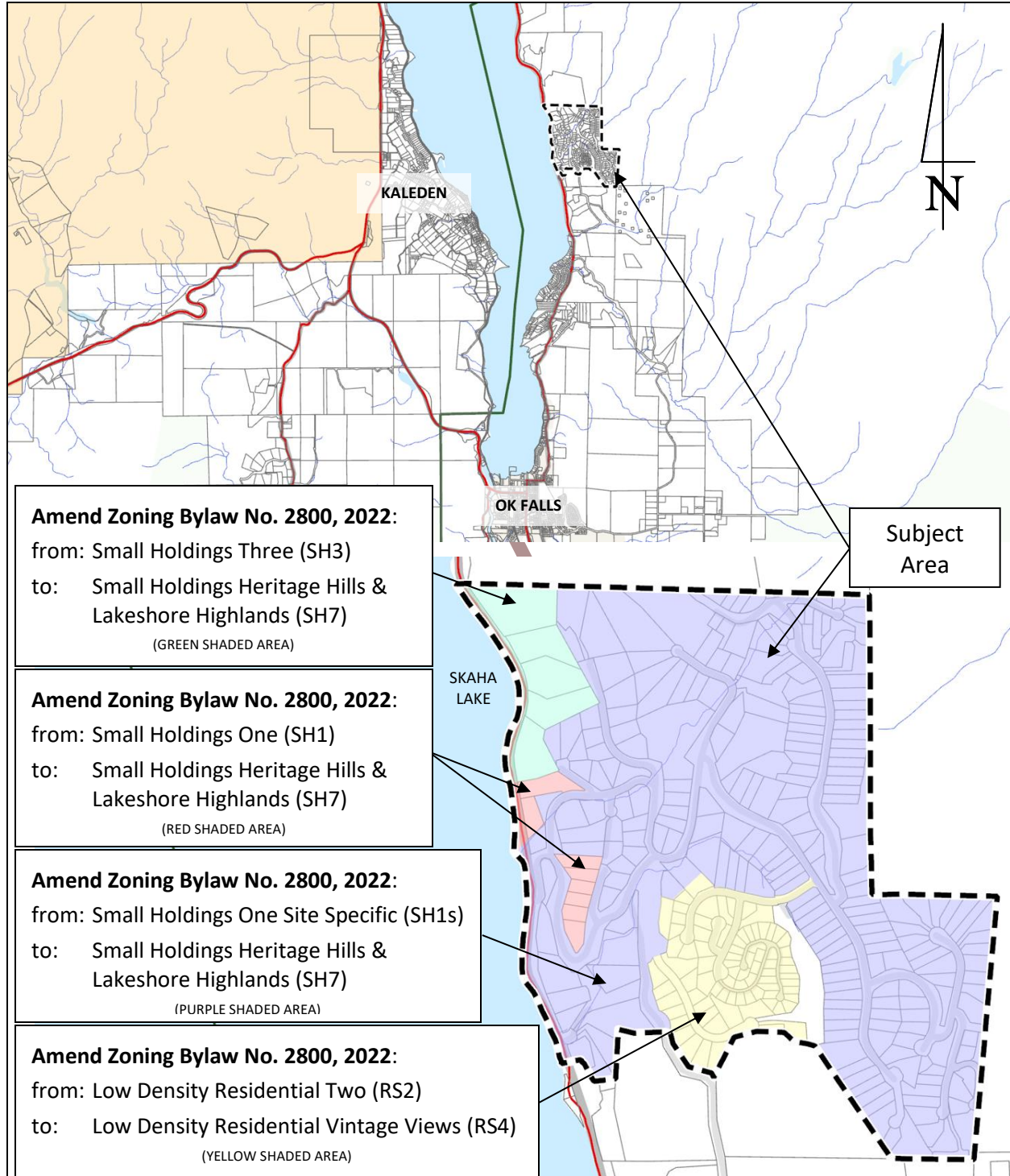
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2800.43, 2025

File No. D2024.011-ZONE

## Schedule 'A'



Amendment Bylaw No. 2800.43, 2025  
(D2024.011-ZONE)