

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.XX, 2024

A Bylaw to amend the South Okanagan Electoral Area Zoning Bylaw

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.XX, 2024.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - i) adding a new Section 15.7 (Small Holdings Heritage Hills (SH7) Zone) under Section 15.0 (Small Holdings Zones) to read as follows and renumbering all subsequent sections:

15.7 SMALL HOLDINGS HERITAGE HILLS (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 7.6.*

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 Site Specific (SH7s) Regulations:

- a) Not applicable

- ii) adding a new Section 16.X (Low Density Residential Vintage Views (RSX) Zone) under Section 16.0 (Low Density Residential Zones) to read as follows and renumbering all subsequent sections:

16.X LOW DENSITY RESIDENTIAL VINTAGE VIEWS (RSX) ZONE

16.X.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 7.6.

16.X.2 Minimum Parcel Size for Subdivision:

- a) 500.0 m², subject to Section **Error! Reference source not found..**

16.X.3 Minimum Parcel Width for Subdivision:

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

16.X.4 Maximum Number of Dwelling Unit Permitted Per Parcel:

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

16.X.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.X.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.X.7 Maximum Parcel Coverage:

- a) 40%

16.X.8 Conditions of Use:

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

16.X.9 Low Density Residential Vintage Views Site Specific (RSXs) 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 XX 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 (SH7); and
- ii) an approximately XX 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 (RSX).

READ A FIRST AND SECOND TIME this ____ day of _____, 2024.

PUBLIC HEARING held on this ____ day of _____, 2024.

READ A THIRD TIME this ____ day of _____, 2024.

I hereby certify the foregoing to be a true and correct copy of the "Small-Scale Multi-Family Housing Compliance Zoning Amendment Bylaw No. 2800.37, 2024", as read a Third time by the Regional Board on this ____ day of _____, 2024.

Dated at Penticton, BC this ____ day of _____, 2024.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2024.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2024.

Board Chair

Corporate Officer

DRAFT

Regional District of Okanagan-Similkameen

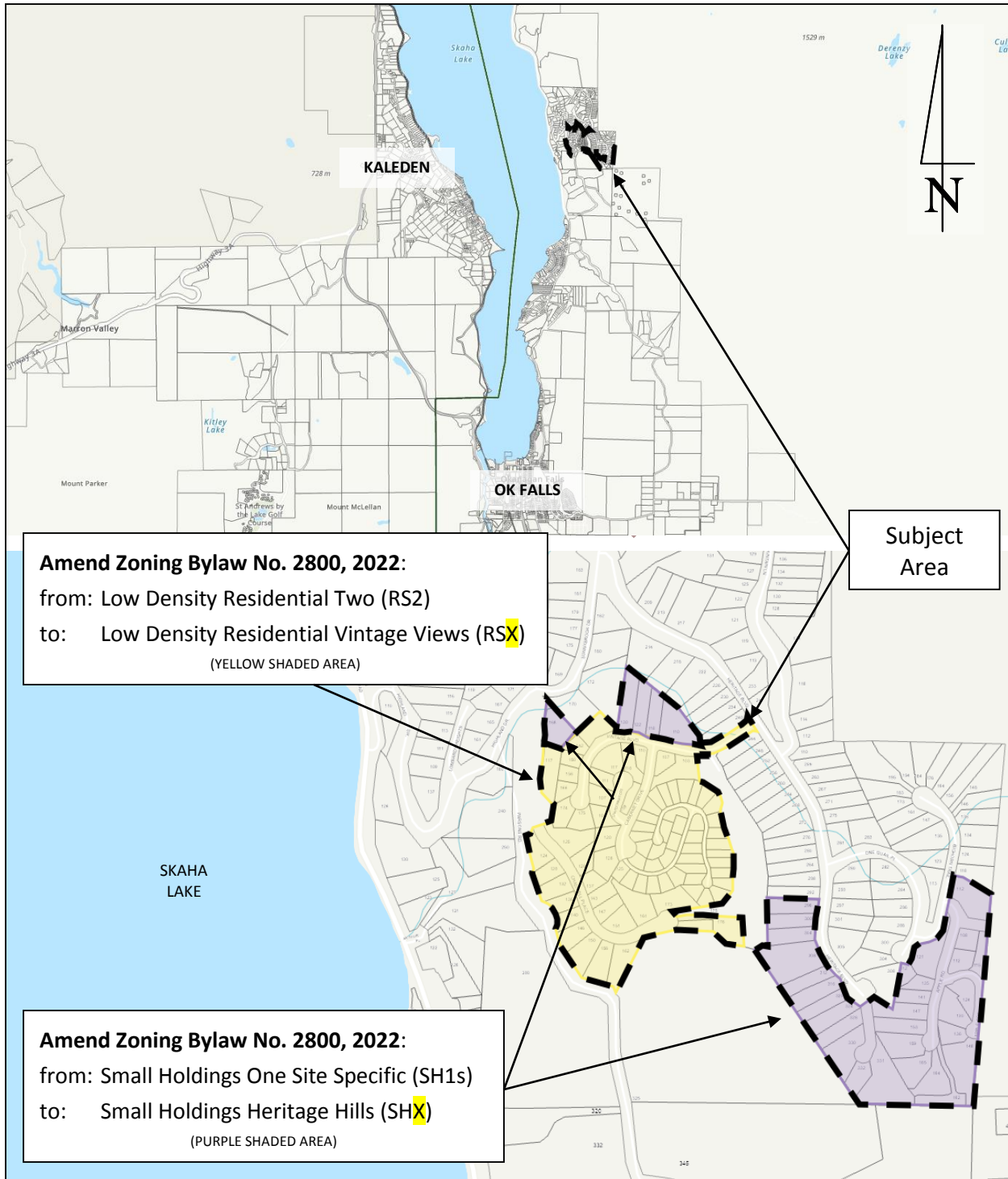
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2800.38, 2024

File No. D2024.004-ZONE

Schedule 'A'



Amendment Bylaw No. 2800.XX, 2024
(X2024.001-ZONE)

DRAFT VERSION — 2024-05-09

Page 6 of 6