

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2455.30, 2018**

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**A Bylaw to amend the Electoral Area “D-2” Zoning Bylaw No. 2455, 2008**

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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 “Electoral Area “D-2” Large Holdings Update Zoning Amendment Bylaw No. 2455.30, 2018.”
2. The “Electoral Area ‘D-2’ Zoning Bylaw No. 2455, 2008” is amended by:
  - i) delete the definition of “landscaped strip” under Section 4.0 (Definitions).
  - ii) replacing the “Rural Zones” part of Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zone) in its entirety with the following:

**RURAL ZONES**

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1
Large Holdings Two Zone	LH2
Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
Small Holdings Five Zone	SH5

- iii) replacing Section 7.8.2(a) (Fence Heights) under Section 7.0 (General Regulations) in its entirety with the following:

- a) except in the RA, AG1, AG3, LH1, LH2, SH1, SH2, SH3, SH4 and SH5 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;
- iv) replacing Section 7.9 (Screening and Landscaping) under Section 7.0 (General Regulations) in its entirety with the following:

#### **7.9 Screening and Landscaping**

- 1. Screening or landscape buffers are required for all Commercial and Industrial zoned parcels adjacent to a Residential zone.
- 2. Screening and landscaping buffers shall be provided and maintained by an owner of a parcel at the owner's sole cost in accordance with the following regulations:
  - a) Where it is proposed to install screening, this shall be to a height of not less than 1.8 metres.
  - b) Where it is proposed to install landscape buffers, these shall:
    - i) be a minimum of 1.5 metres in width;
    - ii) include a screen a minimum of 2.0 metres in height comprised of at least:
      - .1 three shrubs or trees capable of attaining a height of 4.0 metres or more;
      - .2 planted at least every 5.0 metres, and
      - .3 interrupted only for walkways or driveways.
    - iii) be continuous along the affected property boundaries, interrupted only by walkways and driveways providing access to the property; and
    - iv) on a corner parcel contiguous to a highway intersection, no hedge or other vegetation is permitted at a greater height than 1.0 metre above the established elevation of the centre point of intersecting highways, at or within a distance of 4.5 metres from the corner of the parcel at the intersection of the highway.
- v) replacing Section 7.13.3 (Accessory Buildings and Structures) under Section 7.0 (General Regulations) in its entirety with the following:
  - .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG3, LH1 and LH2 Zones where one (1) shower is permitted.

vi) replacing Section 7.13.4 (Accessory Buildings and Structures) under Section 7.0 (General Regulations) in its entirety with the following:

- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m<sup>2</sup>, with the exception of an accessory building or structure in the RA, AG1, AG3, LH1 and LH2 Zones where the maximum floor area of a bathroom may be 6.0 m<sup>2</sup>.

vii) replacing Section 10.4 (Large Holdings Three Zone) under Section 10.0 (Rural Zones) in its entirety with the following:

#### **10.4 LARGE HOLDINGS ONE ZONE (LH1)**

##### **10.4.1 Permitted Uses:**

###### Principal uses:

- a) agriculture, subject to Section 7.24;
- b) equestrian centres;
- c) forestry;
- d) single detached dwelling or mobile home;
- e) veterinary establishments;

###### Secondary uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;
- g) bed and breakfast operation, subject to Section 7.19;
- h) home industries, subject to Section 7.18;
- i) home occupations, subject to Section 7.17;
- j) kennels, subject to Section 7.25;
- k) packing, processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24
- m) secondary suites, subject to Section 7.12;
- n) accessory buildings and structures, subject to Section 7.13.

##### **10.4.2 Site Specific Large Holdings One (LH1s) Provisions:**

- a) see Section 17.4

##### **10.4.3 Minimum Parcel Size:**

- a) 4.0 ha

#### 10.4.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

#### 10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1

- b) one (1) secondary suite.

#### 10.4.6 Minimum Setbacks:

- a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

- b) Despite Section 10.4.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

- c) Despite Section 10.4.6(a), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

#### **10.4.7 Maximum Height:**

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

#### **10.4.8 Maximum Parcel Coverage:**

- a) 35% for parcels less than 2,500 m<sup>2</sup> in area;
  - b) 20% for parcels greater than 2,500 m<sup>2</sup> and less than 2.0 ha in area; and
  - c) for parcels greater than 2.0 ha in area:
    - i) 10%; and
    - ii) 75% for greenhouse uses.
- viii) adding a new Section 10.5 (Large Holdings Two Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

### **10.5 LARGE HOLDINGS TWO ZONE (LH2)**

#### **10.5.1 Permitted Uses:**

##### Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;
- d) single detached dwelling or mobile home;
- e) veterinary establishment;

##### Secondary uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;
- g) agri-tourism accommodation, subject to Section 7.26;
- h) bed and breakfast operation, subject to Section 7.19;
- i) home industry, subject to Section 7.18;
- j) home occupation, subject to Section 7.17;
- k) kennels, subject to Section 7.25;
- l) packing, processing and storage of farm and off-farm products;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

**10.5.2 Site Specific Large Holdings Two (LH2s) Provisions:**

- a) see Section **Error! Reference source not found.**

**10.5.3 Minimum Parcel Size:**

- a) 8.0 ha

**10.5.4 Minimum Parcel Width:**

- a) Not less than 25% of the parcel depth.

**10.5.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) principal dwelling unit;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

**10.5.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 7.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.5.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
  - i) Front parcel line: 15.0 metres
  - ii) Rear parcel line: 15.0 metres
  - iii) Interior side parcel line: 15.0 metres
  - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.5.6(a), incinerator or compost facility:
  - i) Front parcel line: 30.0 metres
  - ii) Rear parcel line: 30.0 metres
  - iii) Interior side parcel line: 30.0 metres
  - iv) Exterior side parcel line: 30.0 metres

### **10.5.7 Maximum Height:**

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

### **10.5.8 Maximum Parcel Coverage:**

- a) 35% for parcels less than 2,500 m<sup>2</sup> in area;
  - b) 20% for parcels greater than 2,500 m<sup>2</sup> and less than 2.0 ha in area; and
  - c) for parcels greater than 2.0 ha in area:
    - i) 10%; and
    - ii) 75% for greenhouse uses.
- ix) adding a new Section 10.6 (Small Holdings Two Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

## **10.6 SMALL HOLDINGS TWO ZONE (SH2)**

### **10.6.1 Permitted Uses:**

#### Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwelling;

#### Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) equestrian centre;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) retail sales of farm and off-farm products, subject to Section 7.24;
- h) secondary suite, subject to Section 7.12; and
- i) accessory buildings and structures, subject to Section 7.13.

### **10.6.2 Site Specific Small Holdings Two (SH2s) Provisions:**

- a) see Section 17.32

### **10.6.3 Minimum Parcel Size:**

- a) 2.0 ha

**10.6.4 Minimum Parcel Width:**

- a) Not less than 25% of the parcel depth.

**10.6.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

**10.6.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 7.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 4.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
  - i) Front parcel line: 15.0 metres
  - ii) Rear parcel line: 15.0 metres
  - iii) Interior side parcel line: 15.0 metres
  - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
  - i) Front parcel line: 30.0 metres
  - ii) Rear parcel line: 30.0 metres
  - iii) Interior side parcel line: 30.0 metres
  - iv) Exterior side parcel line: 30.0 metres



**10.6.7 Maximum Height:**

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

**10.6.8 Maximum Parcel Coverage:**

- a) 15%

**10.6.9 Minimum Building Width:**

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- x) adding a new Section 10.7 (Small Holdings Four Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

**10.7 SMALL HOLDINGS FOUR ZONE (SH4)**

**10.7.1 Permitted Uses:**

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwelling;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

**10.7.2 Site Specific Small Holdings Four (SH4s) Provisions:**

- a) see Section 17.33.

**10.7.3 Minimum Parcel Size:**

- a) 0.5 ha, subject to servicing requirements

**10.7.4 Minimum Parcel Width:**

- a) Not less than 25% of the parcel depth.

**10.7.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) principal dwelling unit; and

- b) one (1) secondary suite.

**10.7.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 7.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 4.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
  - i) Front parcel line: 15.0 metres
  - ii) Rear parcel line: 15.0 metres
  - iii) Interior side parcel line: 15.0 metres
  - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
  - i) Front parcel line: 30.0 metres
  - ii) Rear parcel line: 30.0 metres
  - iii) Interior side parcel line: 30.0 metres
  - iv) Exterior side parcel line: 30.0 metres

**10.7.7 Maximum Height:**

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 7.5 metres.

**10.7.8 Maximum Parcel Coverage:**

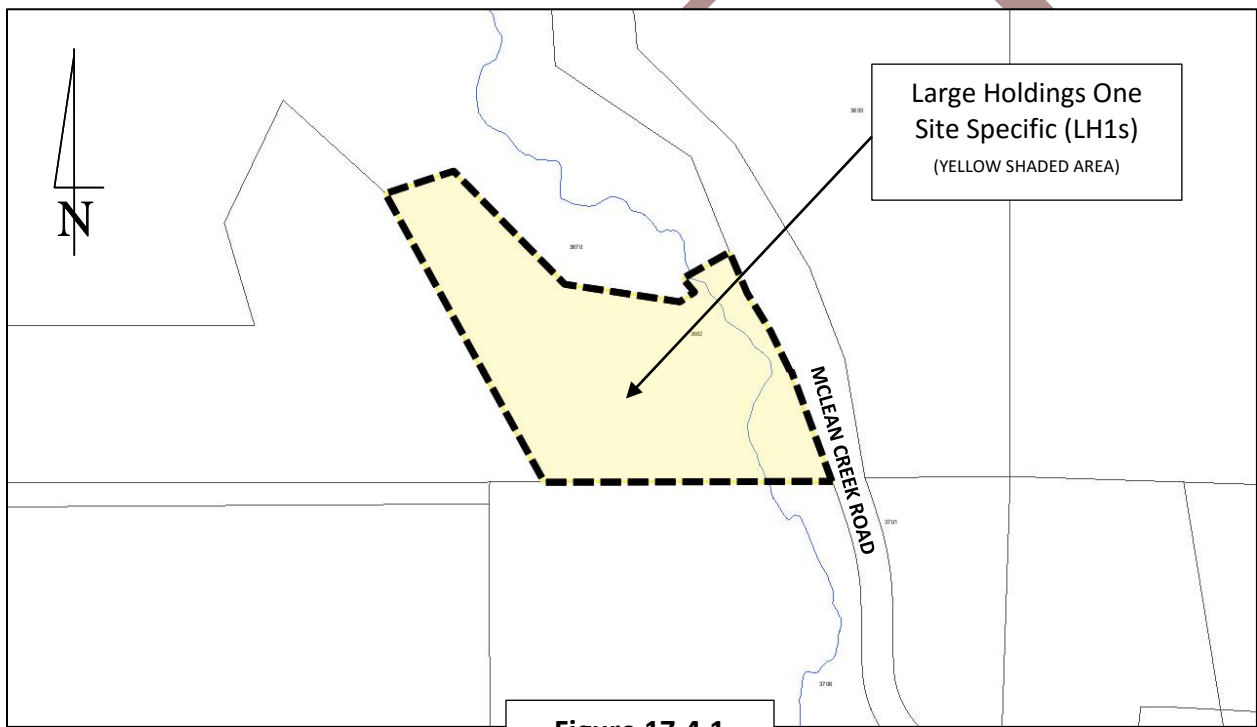
- a) 15%

**10.7.9 Minimum Building Width:**

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
  
- xi) replacing Section 17.4 (Site Specific Large Holdings Three (LH3s) Provisions) under Section 17.0 (Site Specific Designation) in its entirety with the following:

**17.4 Site Specific Large Holdings One (LH1s) Provisions:**

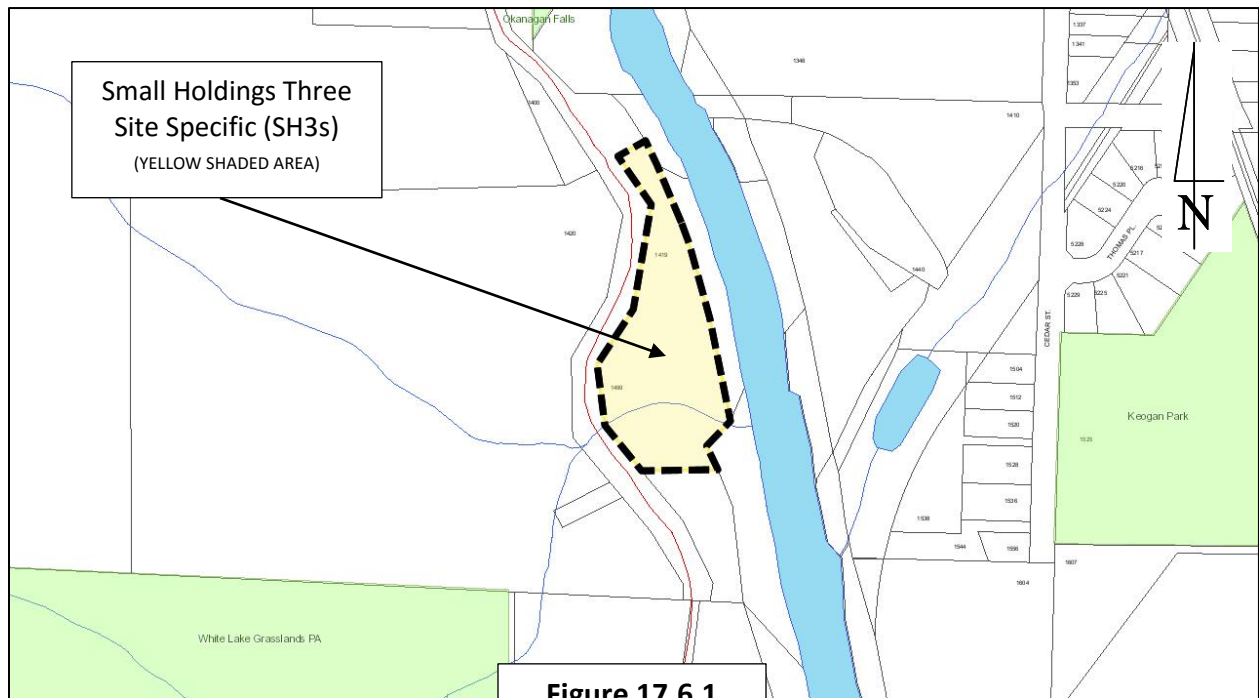
- .1 in the case of the land described as Lot B, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on figure 17.4.1:
  - a) despite Section 10.4.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.



**Figure 17.4.1**

- xii) replacing Section 17.6.1 (Site Specific Small Holdings Three (LH3s) Provisions) under Section 17.0 (Site Specific Designation) in its entirety with the following:
  - .1 in the case of the land described as Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL21 and Except Plan A1266 (1419 Green Lake Road), and shown shaded yellow on figure 17.6.1:
    - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.6.1:
      - i) home industries, subject to Section 7.18.

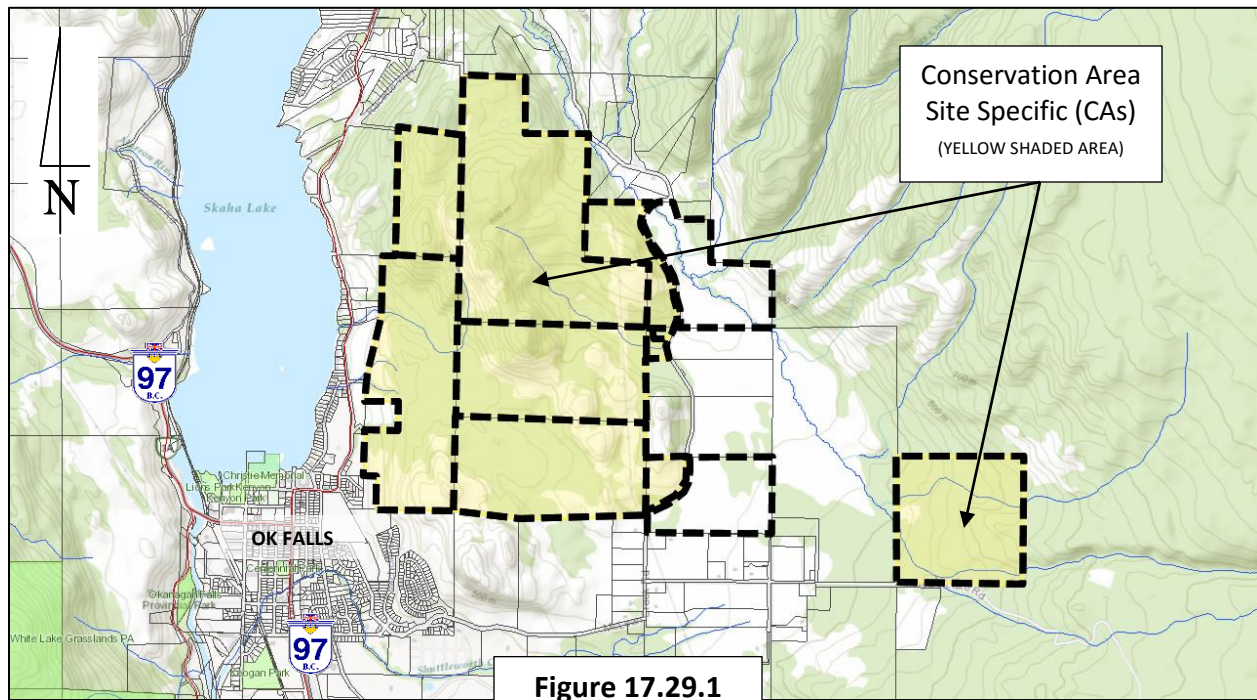
- b) despite Section 10.4.5, the maximum number of dwellings permitted per parcel shall be:
  - i) one (1) principal dwelling; and
  - ii) one (1) accessory dwelling or mobile home.



- xiii) replacing Section 17.29 (Site Specific Conservation Area (CAs) Provisions) under Section 17.0 (Site Specific Designation) in its entirety with the following:

**17.29 Site Specific Conservation Area (CAs) Provisions:**

- .1 in the case of the land shown shaded yellow on figure 17.29.1:
  - a) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 15.3.1:
    - i) agriculture, subject to Section 7.23 and 7.24.



- xiv) adding a new Section 17.32 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

**17.32 Site Specific Small Holdings Two (SH2s) Provisions:**

- .1 Not applicable.

- xv) adding a new Section 17.33 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

**17.33 Site Specific Small Holdings Four (SH4s) Provisions:**

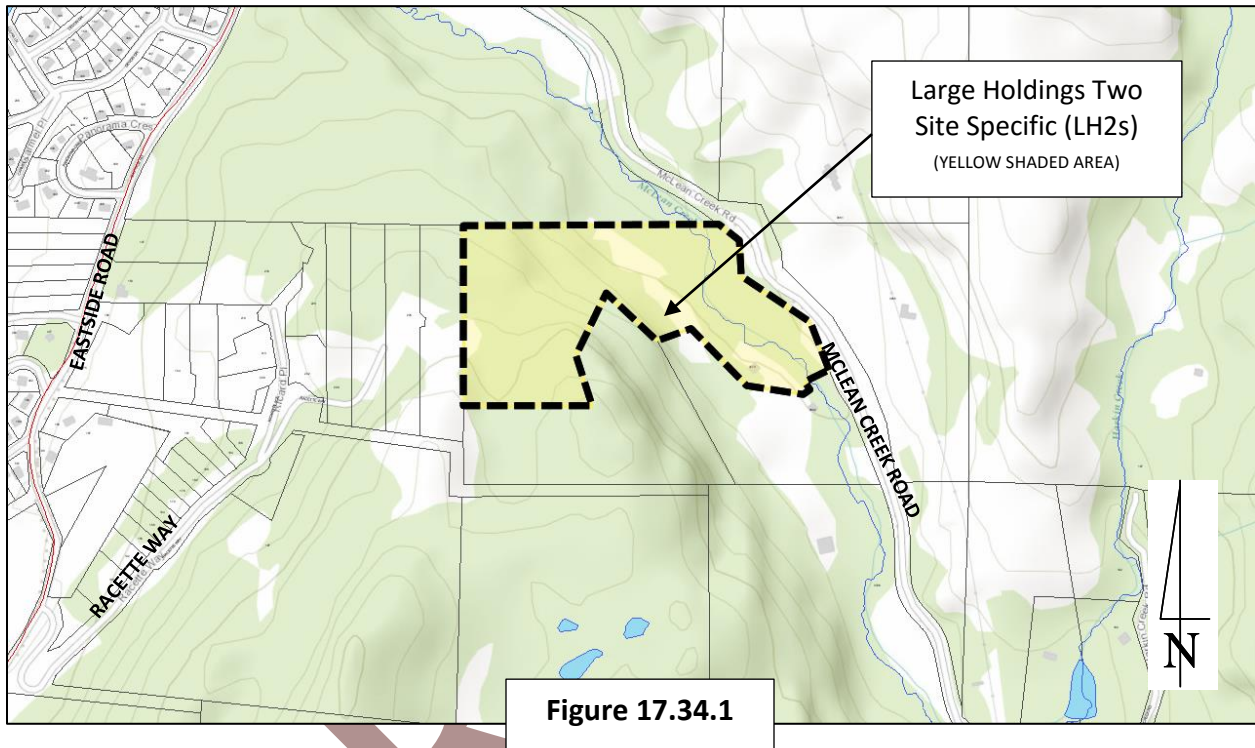
- .1 Not applicable.

- xvi) adding a new Section 17.34 (Site Specific Large Holdings Two (LH2s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

**17.34 Site Specific Large Holdings Two (LH2s) Provisions:**

- .1 in the case of the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661, and shown shaded yellow on figure 17.32.1:
  - a) the following principal uses and no others shall be permitted on the land:
    - i) agriculture, subject to Section 7.23 and 7.24;
    - ii) equestrian centre;

- iii) open land recreation;
  - iv) single detached dwelling or mobile home; and
  - v) veterinary establishment.
- b) despite Section 10.5.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.



xvii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by:

- a) changing the land use designation on the land described as:
  - Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 8;
  - Subsidy Lots 1-4, Plan KAP1193, District Lot 3639, SDYD, AFB; and
  - Subsidy Lot 7, Plan KAP1193, District Lot 3639, SDYD, AFB - FOREST RESERVE 23-8-60,

and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).

- b) changing the land use designation on the land described as Lot 1, Plan KAP74449, District Lot 190 2710, SDYD (3200 Evergreen Drive), and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).

- c) changing the land use designation on the land described as Lot 2, Plan KAP60911, District Lot 2710, SDYD; and Lot 1, Plan KAP35151, District Lot 2710, SDYD, Subsidy Lot 38, and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- d) changing the land use designation on the land described as Lot C, Plan KAP27801, District Lot 2710, SDYD, Subsidy Lot 48, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Comprehensive Development (CD) to Conservation Area (CA).
- e) changing the land use designation on the land shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area (CA).
- f) changing the land use designation on the land described as Lot A, Plan KAP67022, District Lot 461, SDYD (3515 McLean Creek Road), and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three (SH3).
- g) changing the land use designation on the land shown shaded yellow on Schedule 'G-1', but excluding Lot 1, Plan KAP47497, District Lot 462, SDYD, which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- h) changing the land use designation on the land described as Lot 1, Plan KAP47497, District Lot 462, SDYD, and shown shaded yellow on Schedule 'G-2', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings One (LH1).
- i) changing the land use designation on the land described as Lot A, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Conservation Area (CA).
- j) changing land use designation on the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661 (3670 McLean Creek Road), and shown shaded blue on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Large Holdings Two Site Specific (LH2s).
- k) changing land use designation on the land described as Lot B, Plan EPP12661, District Lot 681S, SDYD (3682 McLean Creek Road), and shown shaded purple on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Large Holdings One Site Specific (LH1s).
- l) changing land use designation on the land described as Lot A, Plan KAP10306, District Lot 337, SDYD, Except Plan H11293 (389 Eastside Road), and shown shaded blue on Schedule 'I', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings One (LH1).
- m) changing land use designation on the land shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).

- n) changing land use designation on the land shown shaded yellow on Schedule 'J-1', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area Site Specific (CAs).
- o) changing land use designation on the land shown shaded yellow on Schedule 'J-2', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area Site Specific (CAs).
- p) changing land use designation on the land described as Lot 4, Plan KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded yellow on Schedule 'K', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- q) changing land use designation on the land described as an approximately 3,700 m<sup>2</sup> part of Lot 2, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5361 9<sup>th</sup> Avenue) and shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three (SH3).
- r) changing land use designation on the land described as an approximately 4,400 m<sup>2</sup> part of Lot 2, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5361 9<sup>th</sup> Avenue) and shown shaded blue on Schedule 'L', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Three (SH3).
- s) changing land use designation on the land described as Lot 3, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5444 Hawthorne Place); and an approximately 400 m<sup>2</sup> part of Lot 1, Plan KAP13984, District Lot 2883S 3147S, SDYD (5445 Hawthorne Place) and shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Large Holdings Three (LH3) to Residential Single Family One (RS1).
- t) changing land use designation on the land described as Lot 5, Plan KAP9597, District Lot 3147S, SDYD; and Lot A, Plan KAP6113, District Lot 3147S, SDYD, and shown shaded blue on Schedule 'N', which forms part of this Bylaw, from Large Holdings Three (LH3) to Parks and Recreation (PR).
- u) changing land use designation on the land described as Lot A, Plan KAP37420, District Lot 2193, SDYD, and shown shaded yellow on Schedule 'O', which forms part of this Bylaw, from Agriculture Three (AG3) to Resource Area (RA).
- v) changing land use designation on an approximately 3.6 hectare part of the land described as Lot 3, Plan KAP4074, District Lot 2193, SDYD, Except Plan 37420; and an approximately 54.0 hectare part of the land described as Lot A, Plan KAP28209, District Lot 195S, SDYD, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Agriculture Three (AG3) to Resource Area (RA).



- w) changing land use designation on the land described as Lot 1, Plan KAP8130, District Lot 195S, SDYD, and shown shaded yellow on Schedule 'Q', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area (CA).
- x) changing land use designation on the land described as Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL 21 and Plan A1266 (1419 Green Lake Road), and shown shaded purple on Schedule 'R', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three Site Specific (SH3s).
- y) changing land use designation on the land shown shaded purple on Schedule 'S', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area (CA).
- z) changing land use designation on the land described as Plan KAP4397, Block 14, District Lot 2883S, SDYD, Except Plan A1217 H933 (904 Green Lake Road), and shown shaded yellow on Schedule 'T', which forms part of this Bylaw, from Agriculture Three (AG3) to Small Holdings Three (SH3).
- aa) changing land use designation on the land described as District Lot 195S, SDYD, Except Plan A775 3404 4012 8130 13406 28209 (1420 Green Lake Road), and shown shaded yellow on Schedule 'U', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings Two (LH2).
- bb) changing land use designation on the land described as Lot C, Plan KAP44059, District Lot 2710, SDYD (2158 Highway 97), and shown shaded yellow on Schedule 'V', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Four (SH4).
- cc) changing land use designation on the land described as Lot D, Plan KAP44059, District Lot 2710, SDYD (2216 Highway 97), and shown shaded blue on Schedule 'V', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Two (SH2).
- dd) changing land use designation on the land described as District Lot 31S, SDYD, Except Plan A11286; and Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded yellow on Schedule 'W', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area (CA).
- ee) changing land use designation on an approximately 1.4 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 39, Except Plan 21215, and shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area (CA).
- ff) changing land use designation on an approximately 25.7 hectare part of the land described as Lot 2, Plan KAP69941, SDYD, District Lot 2710 3203, and shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area (CA).
- gg) changing land use designation on the land described as Lot 2, Plan KAP1331, District Lot 2710, SDYD, Subsidy Lot 58 (Park Reserve), and shown shaded yellow

on Schedule 'Y', which forms part of this Bylaw, from Agriculture Three (AG3) to Parks and Recreation (PR).

- hh) changing land use designation on the land described as Lot 4, Plan KAP1434, District Lot 2710, SDYD, Subsidy Lot 14, Except Plan KAP44587, and shown shaded yellow on Schedule 'Z', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings Two (LH2).
- ii) changing land use designation on the land described as Lot 1, Plan KAP27588, SDYD, Subsidy Lot 14, District Lot 697S 2710, and shown shaded yellow on Schedule 'AA', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- jj) changing land use designation on the land described as Lot 2, Plan KAP27588, District Lot 697S, SDYD, and shown shaded yellow on Schedule 'BB', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three (SH3).
- kk) changing land use designation on the land described as Lot 1, Plan KAP1434, SDYD, District Lot 697S 2710, and shown shaded yellow on Schedule 'CC', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area (CA).

DRAFT

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2018.

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2018.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2018.

I hereby certify the foregoing to be a true and correct copy of the “Electoral Area “D-2” Large Holdings Update Zoning Amendment Bylaw No. 2455.30, 2018” as read a Third time by the Regional Board on this \_\_\_\_ day of \_\_\_\_, 2018.

Dated at Penticton, BC this \_\_ day of \_\_\_\_, 2018.

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

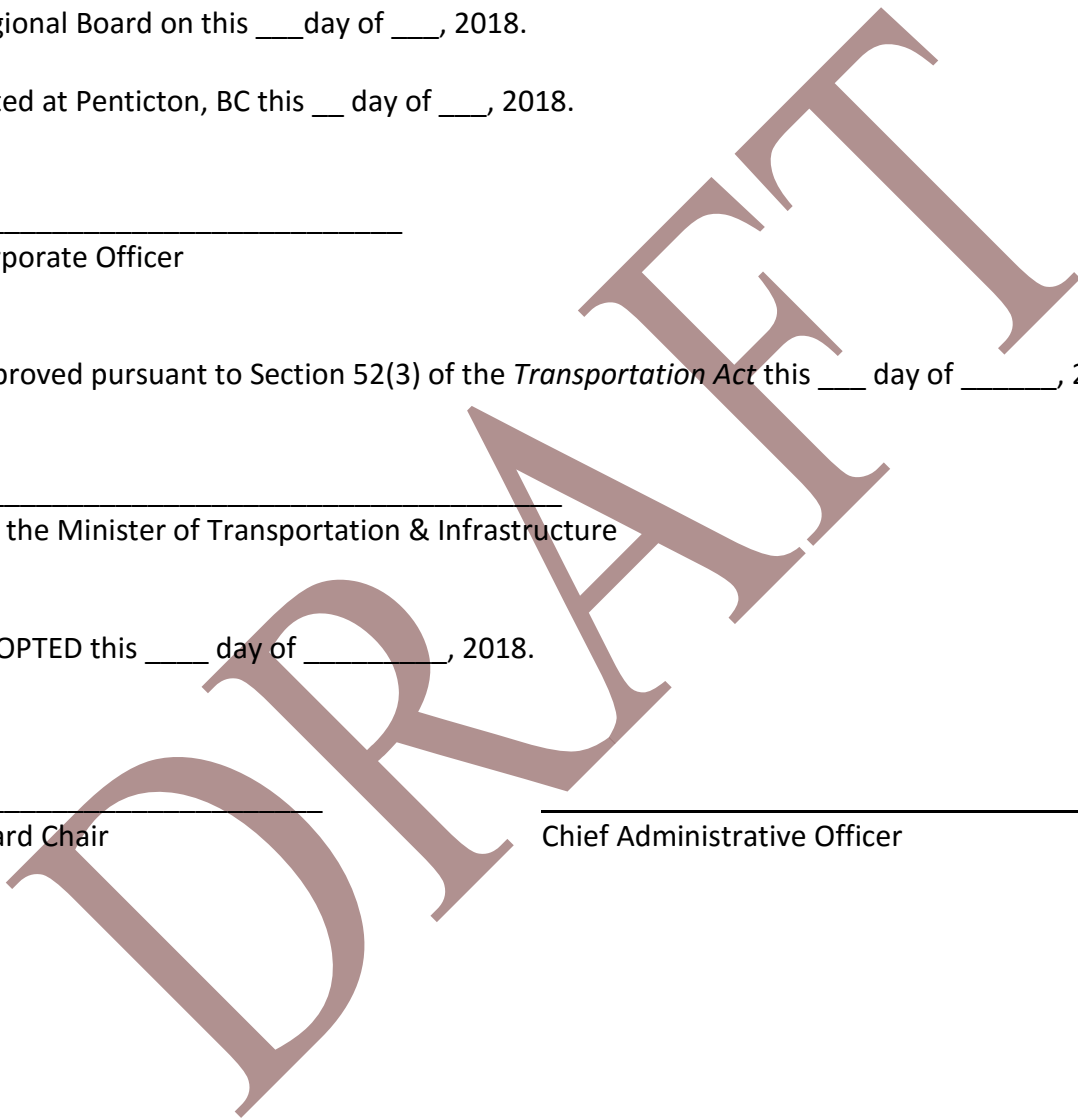
Approved pursuant to Section 52(3) of the *Transportation Act* this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

\_\_\_\_\_  
Chief Administrative Officer



# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

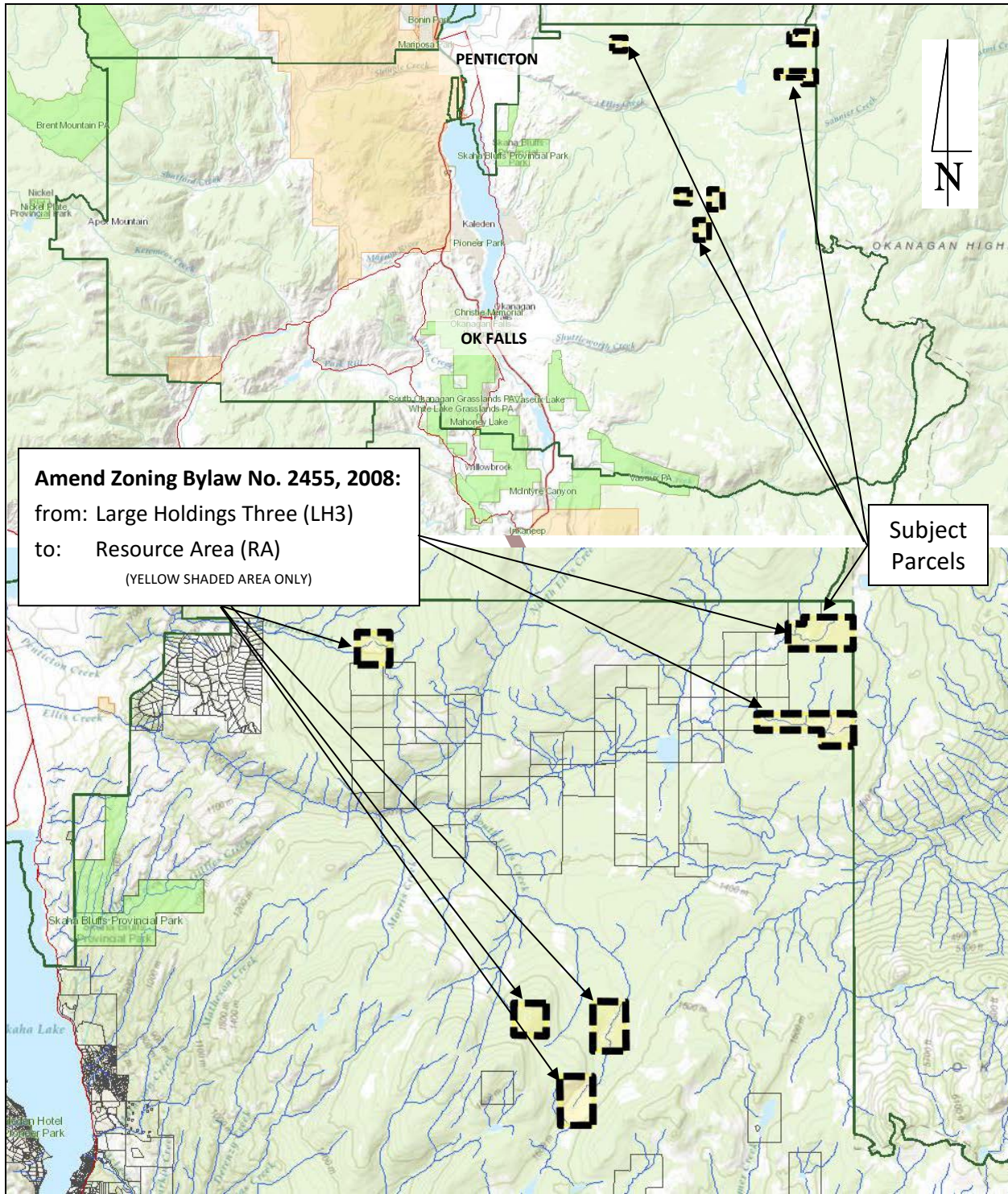
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'A'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

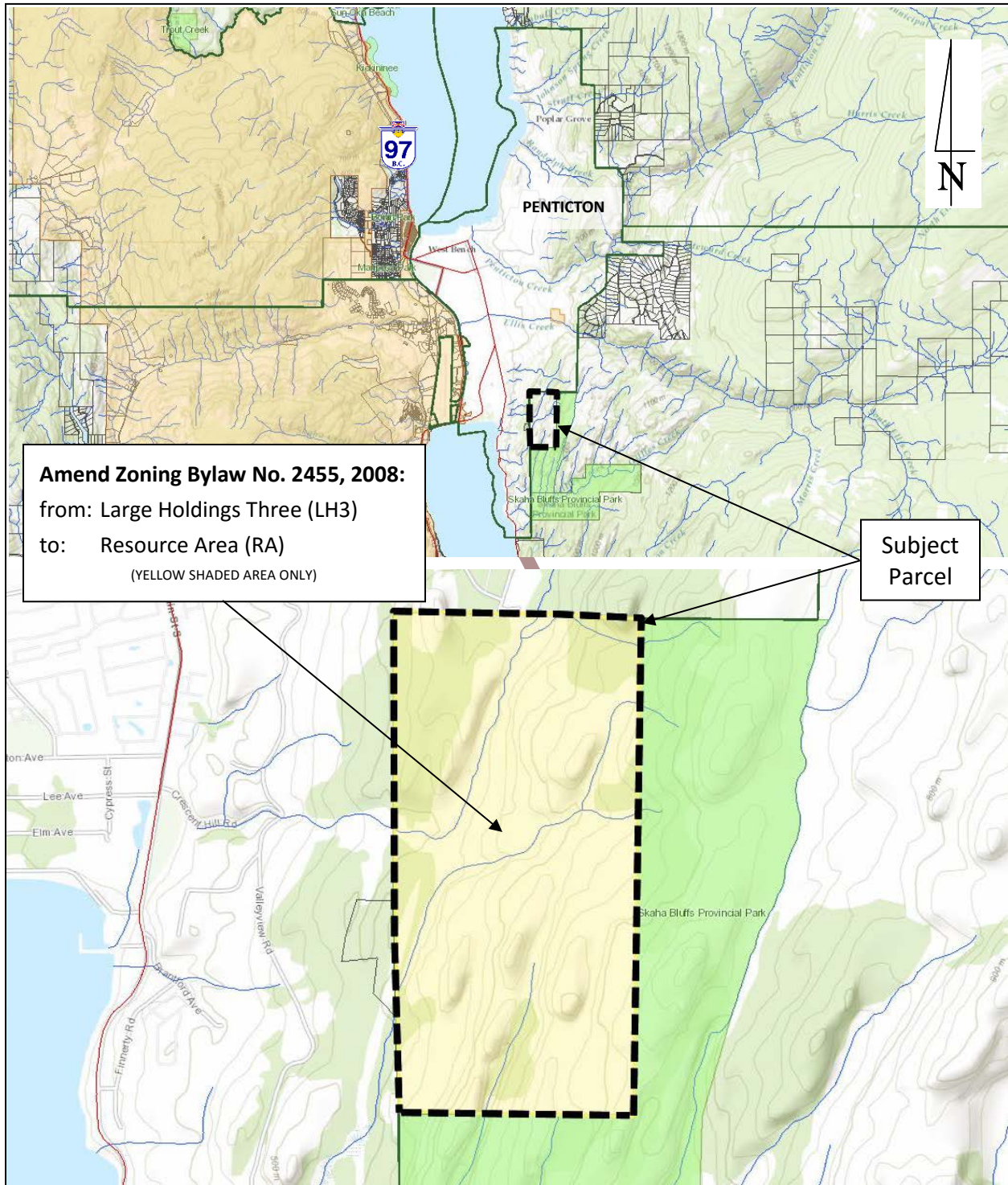
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'B'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

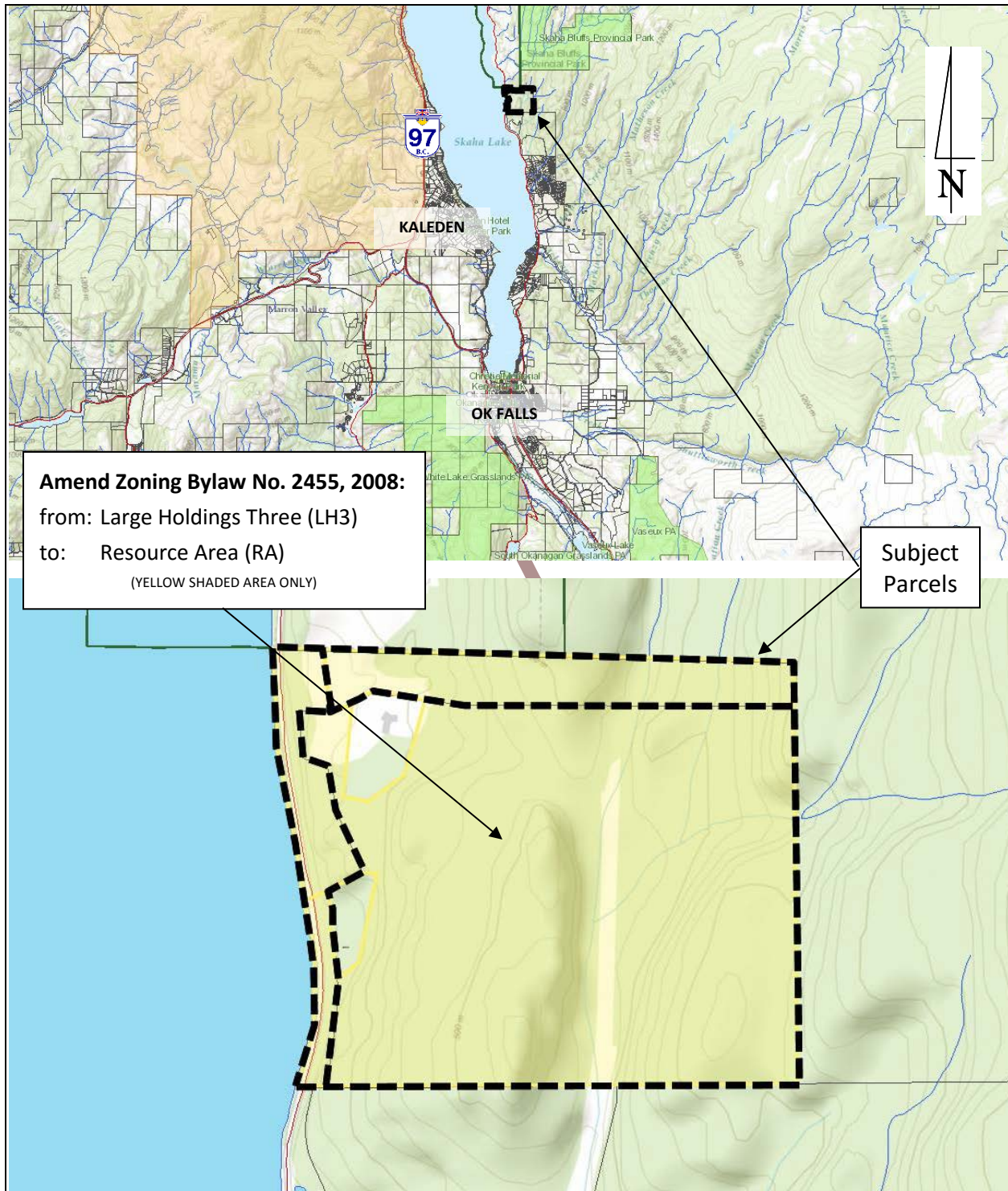
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'C'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

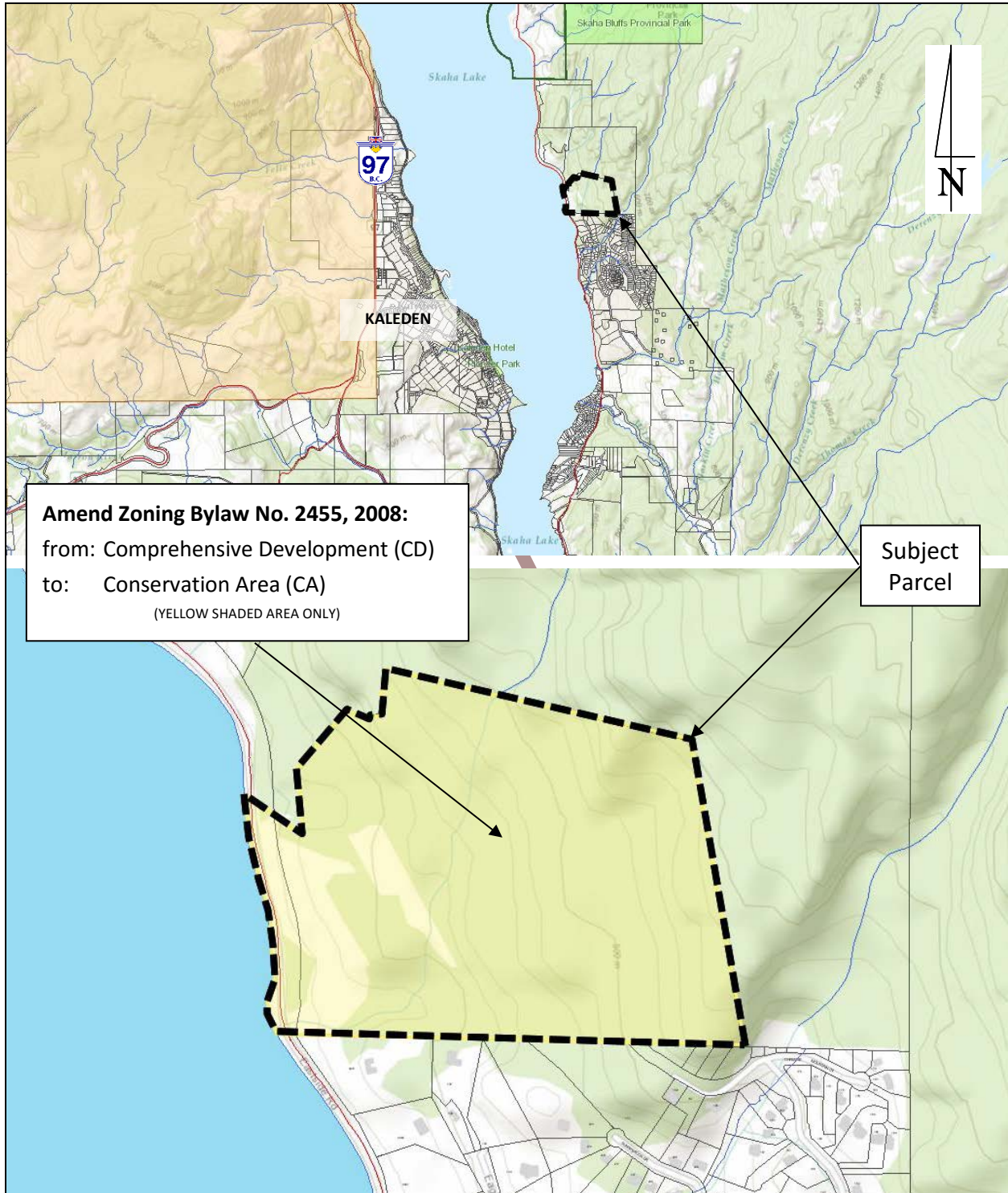
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'D'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

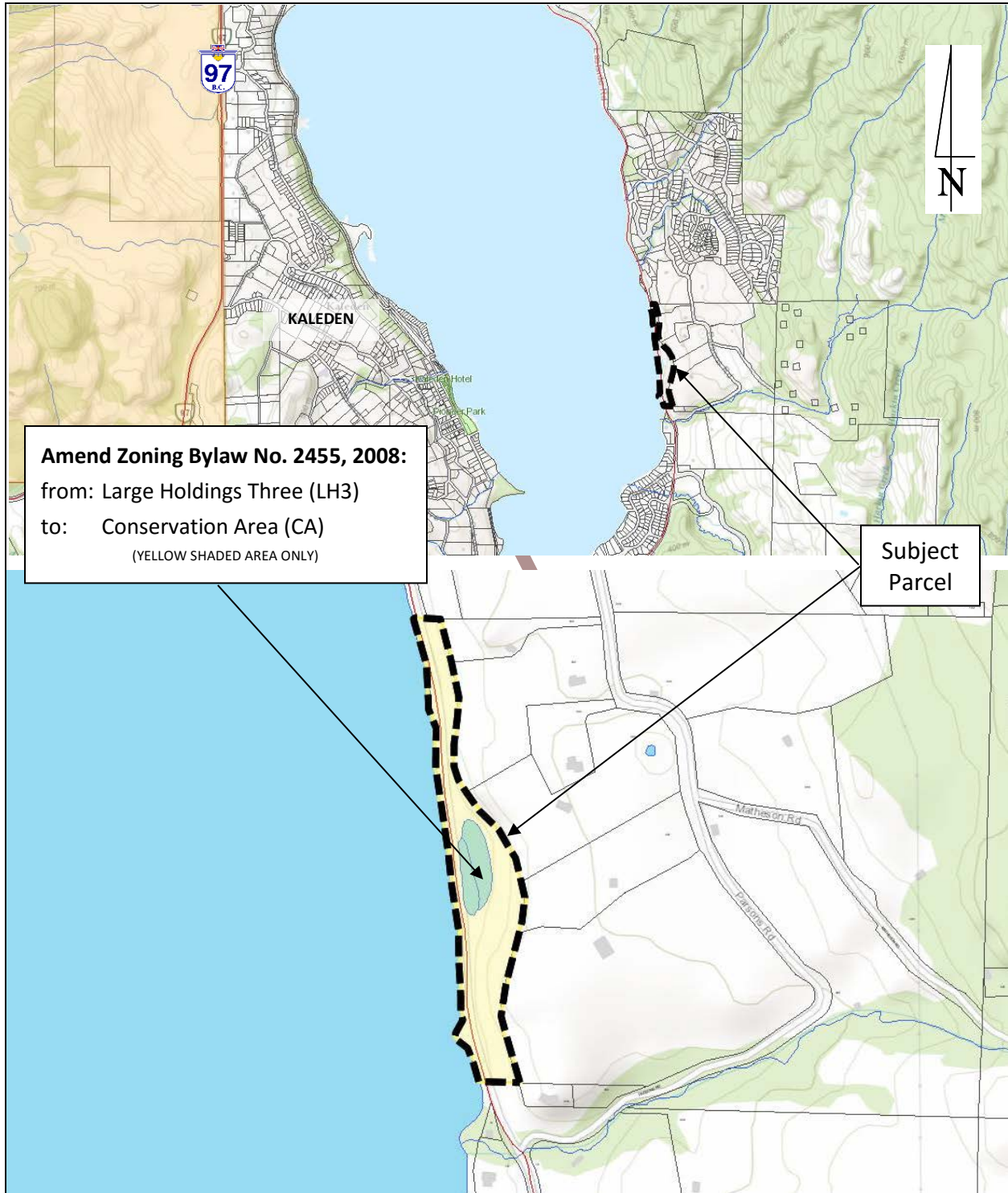
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'E'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

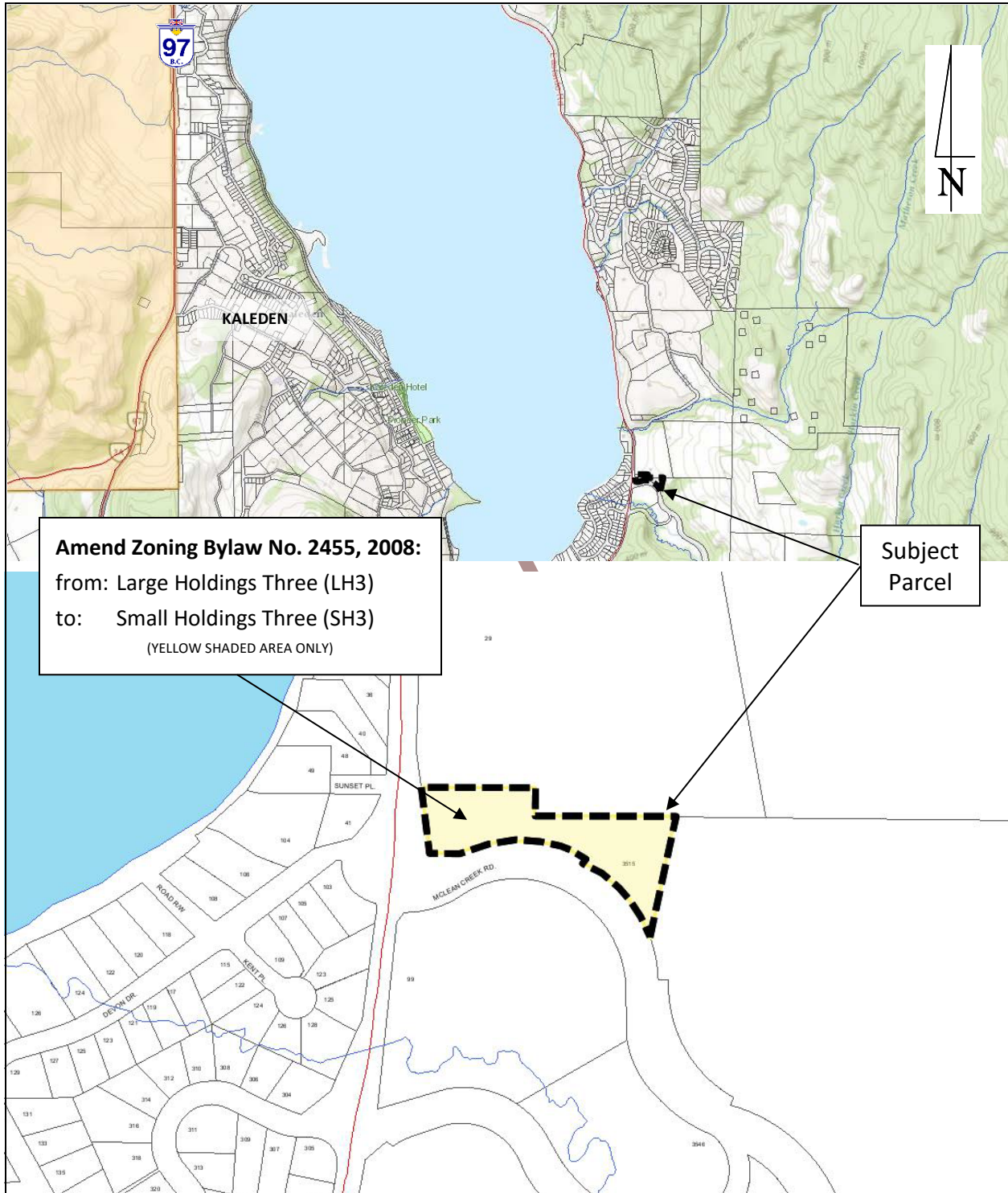
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'F'



**Amend Zoning Bylaw No. 2455, 2008:**  
from: Large Holdings Three (LH3)  
to: Small Holdings Three (SH3)  
(YELLOW SHADED AREA ONLY)

Subject  
Parcel

Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

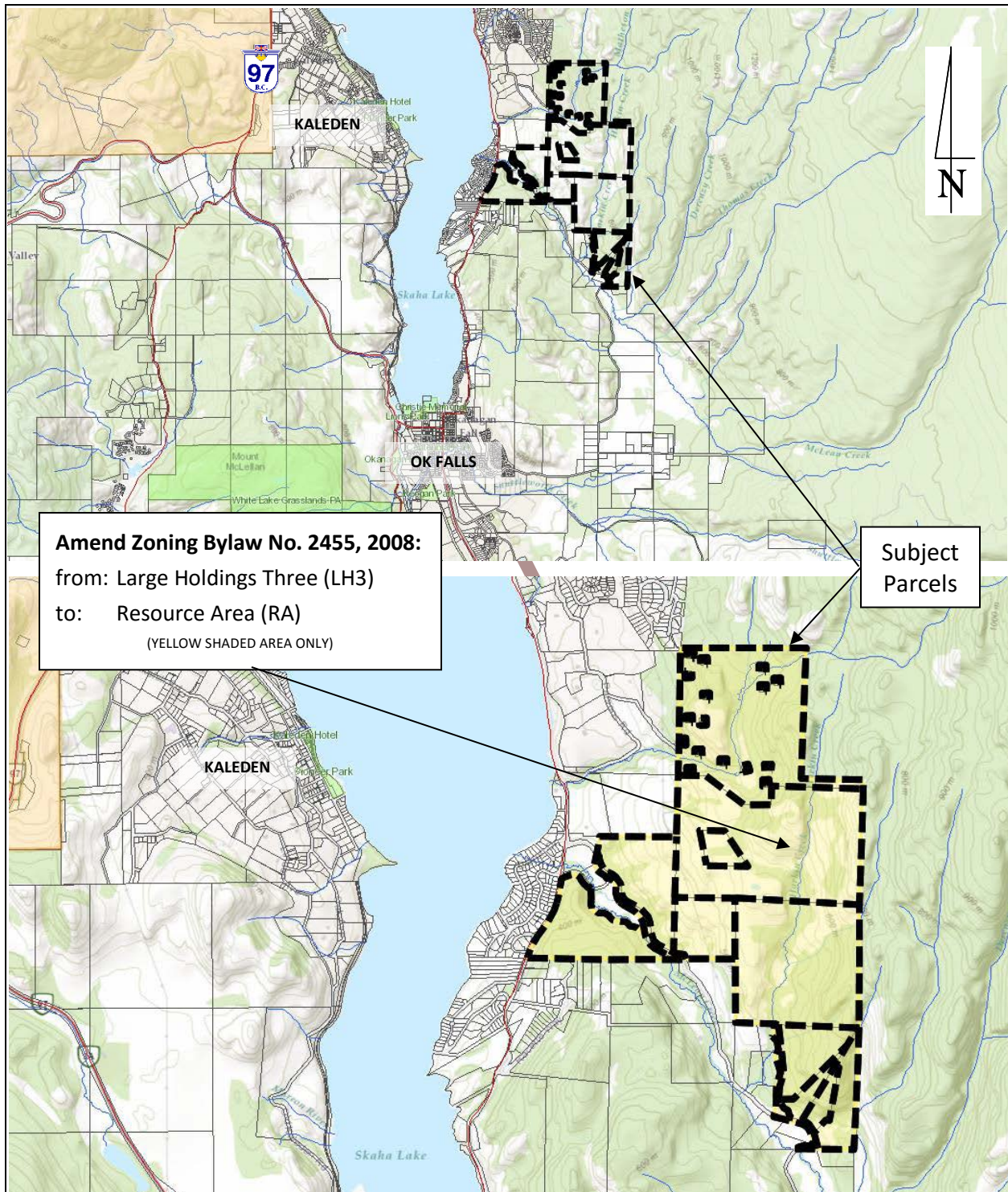
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'G-1'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

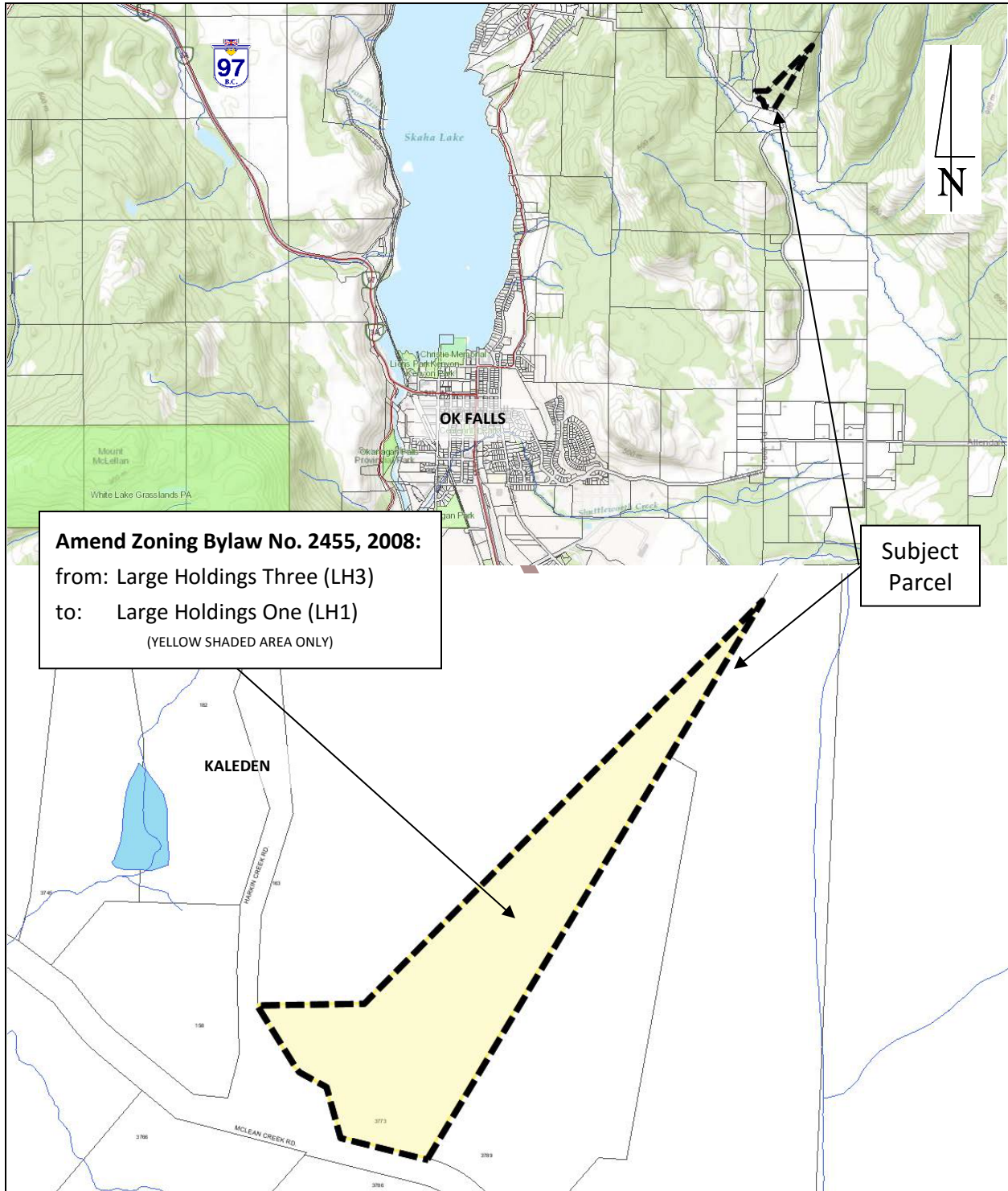
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'G-2'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

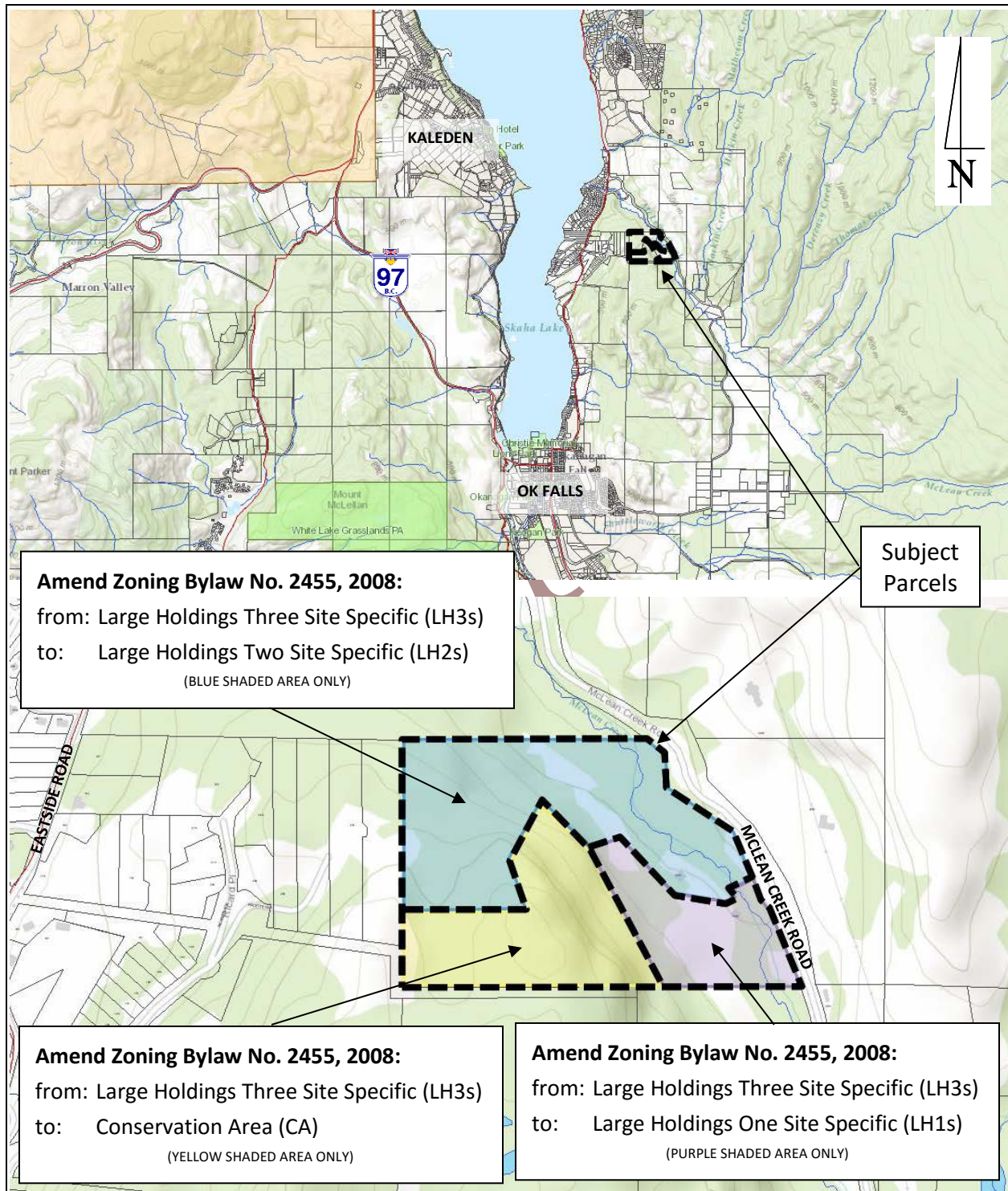
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'H'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

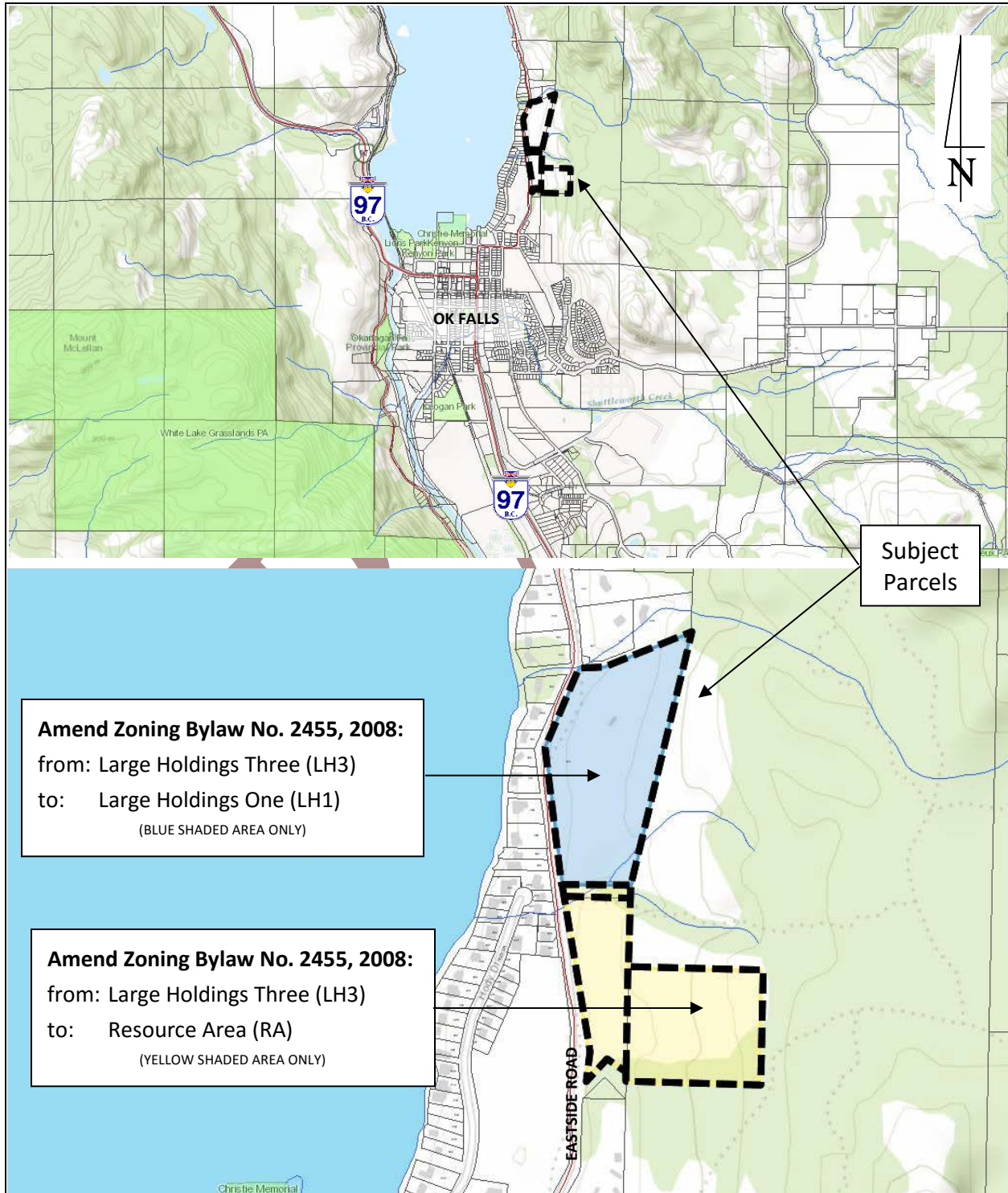
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'I'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

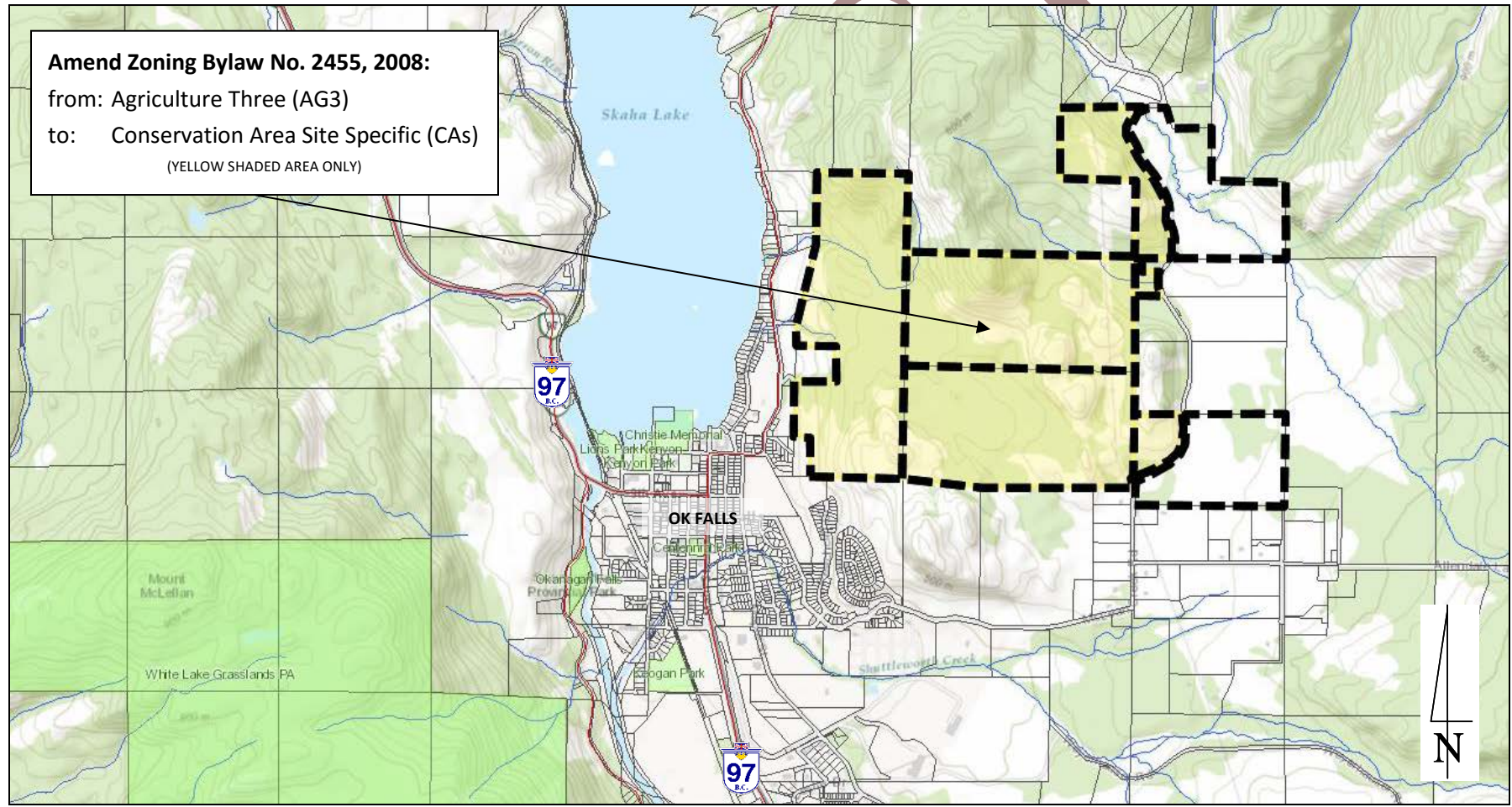
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'J-1'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-14**

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

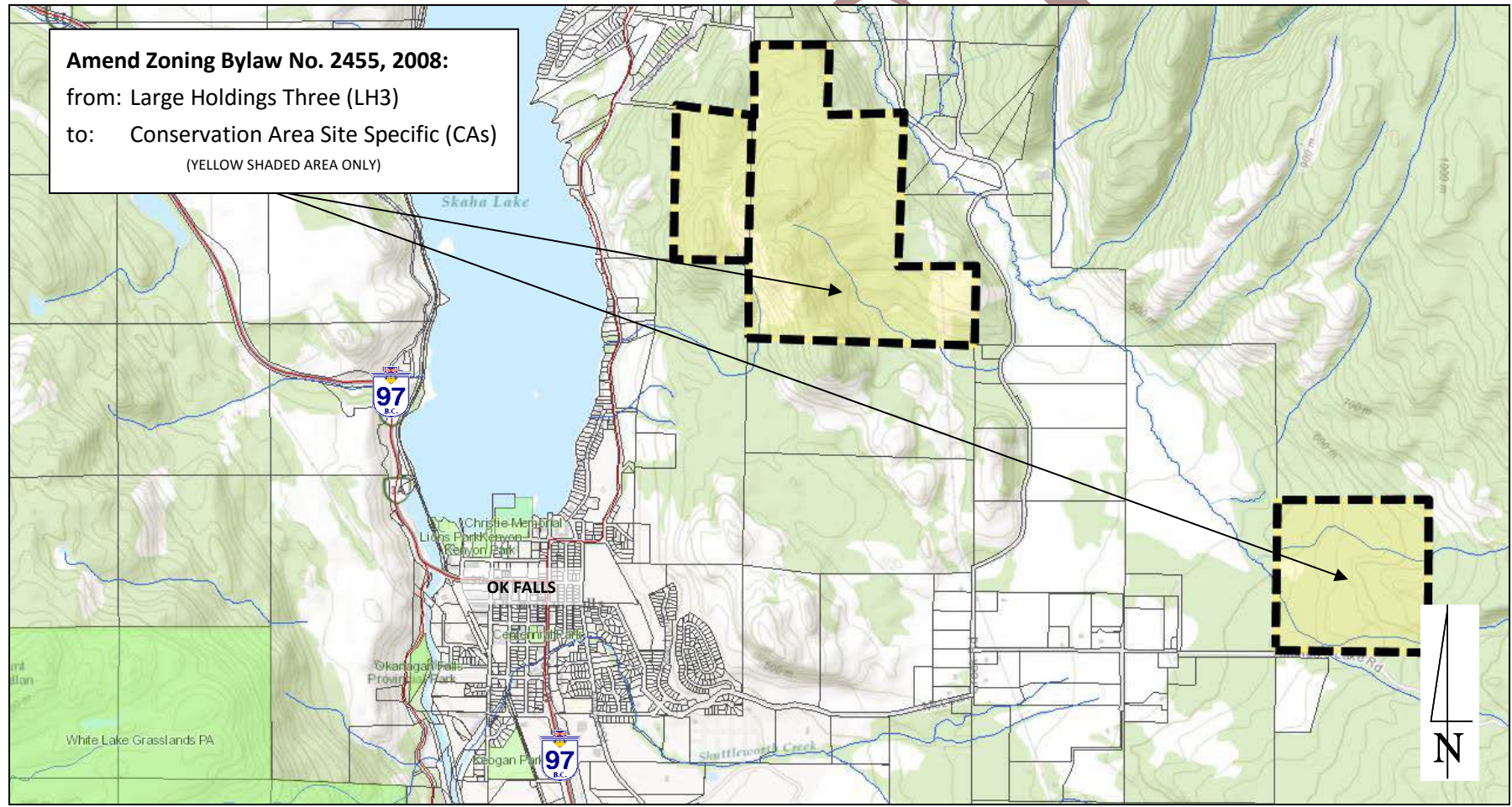
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'J-2'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

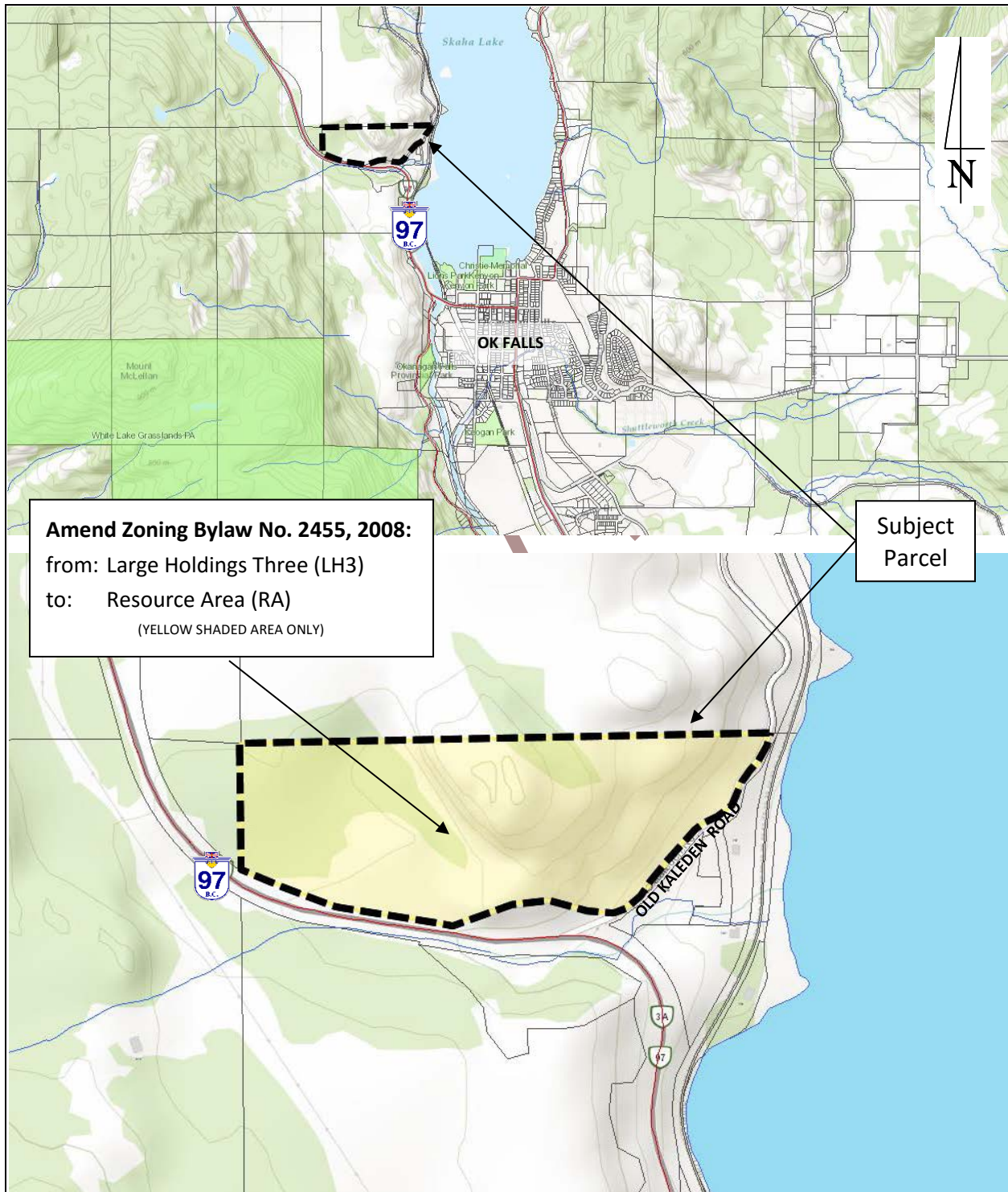
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'K'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

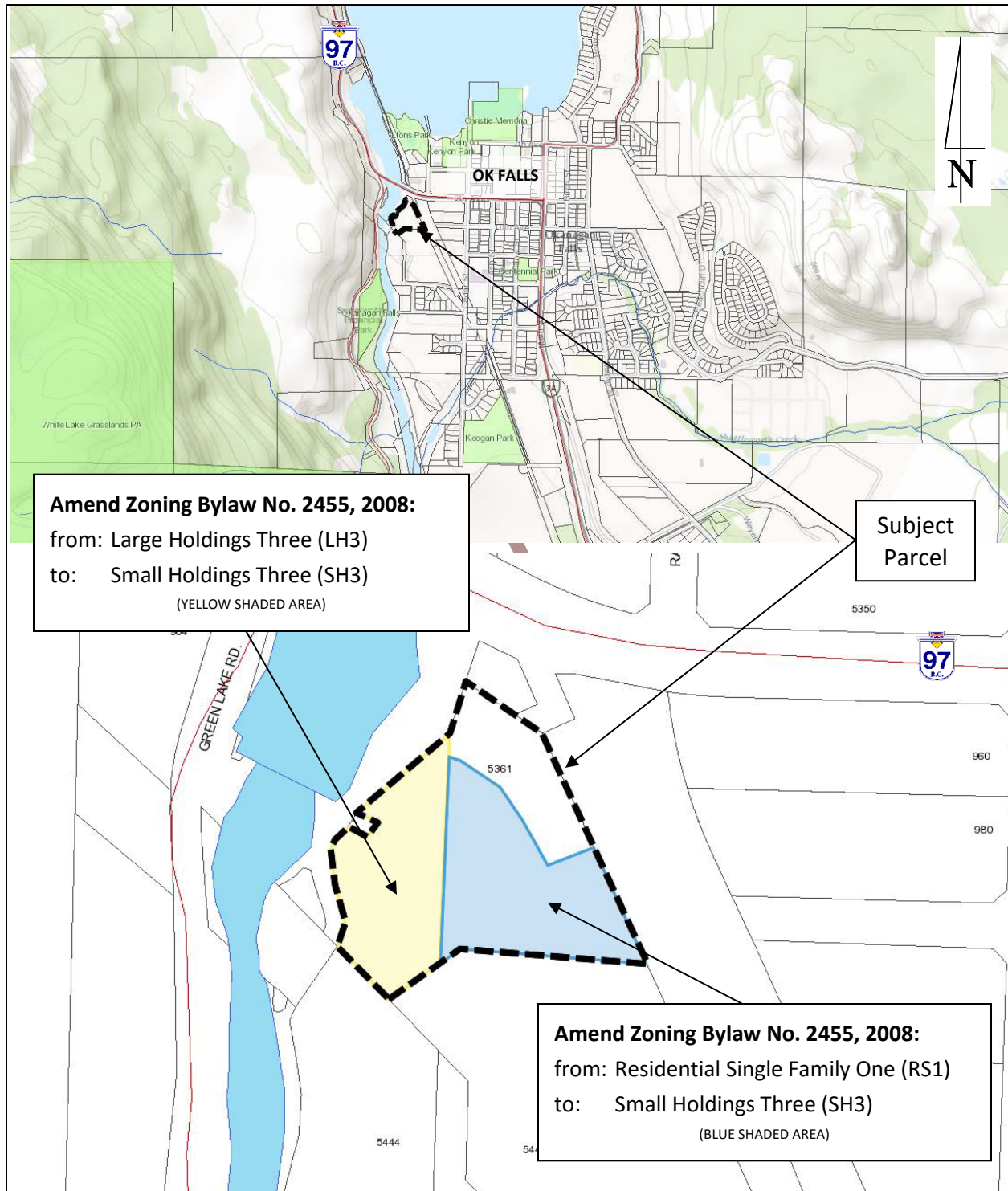
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'L'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

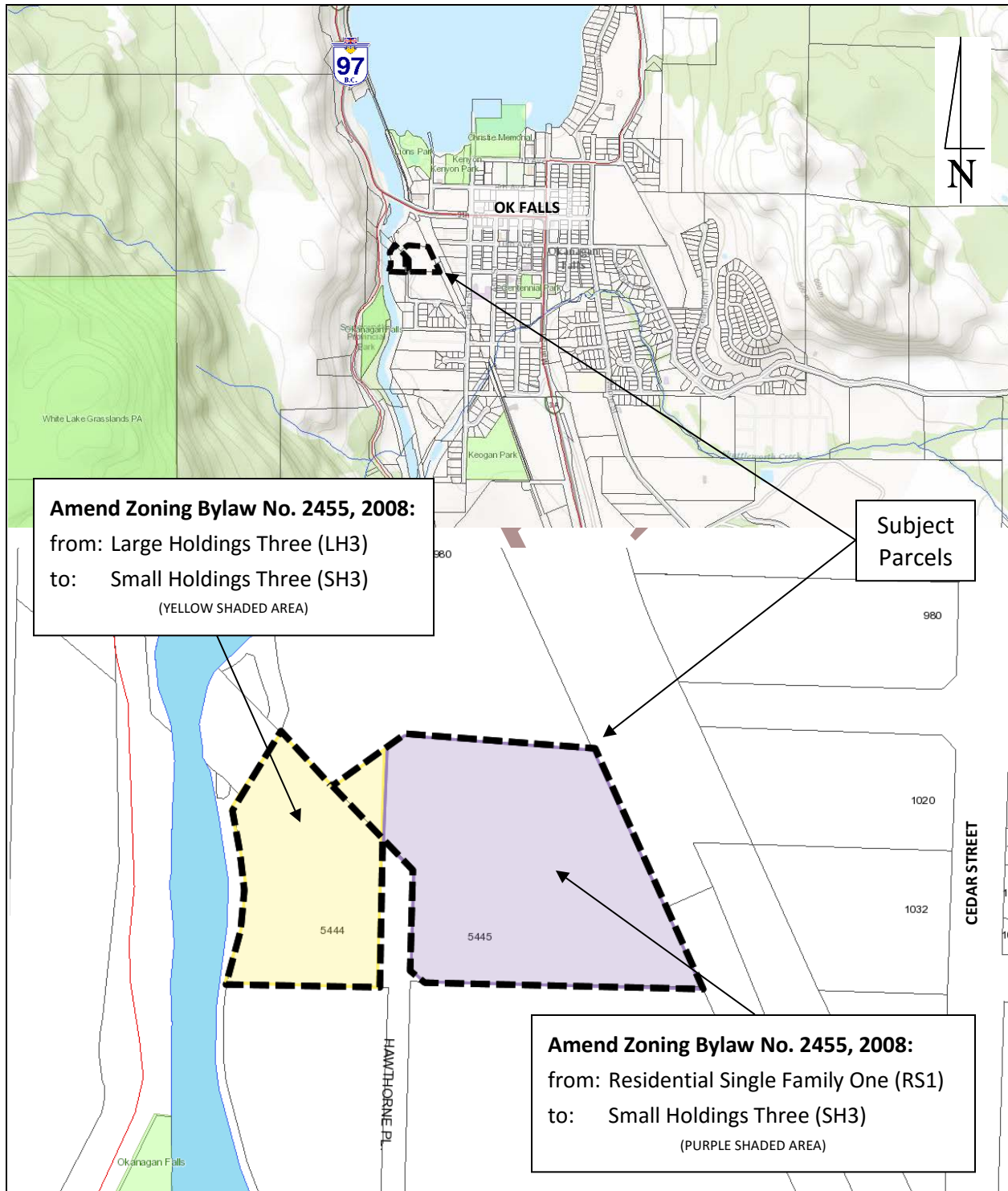
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'M'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

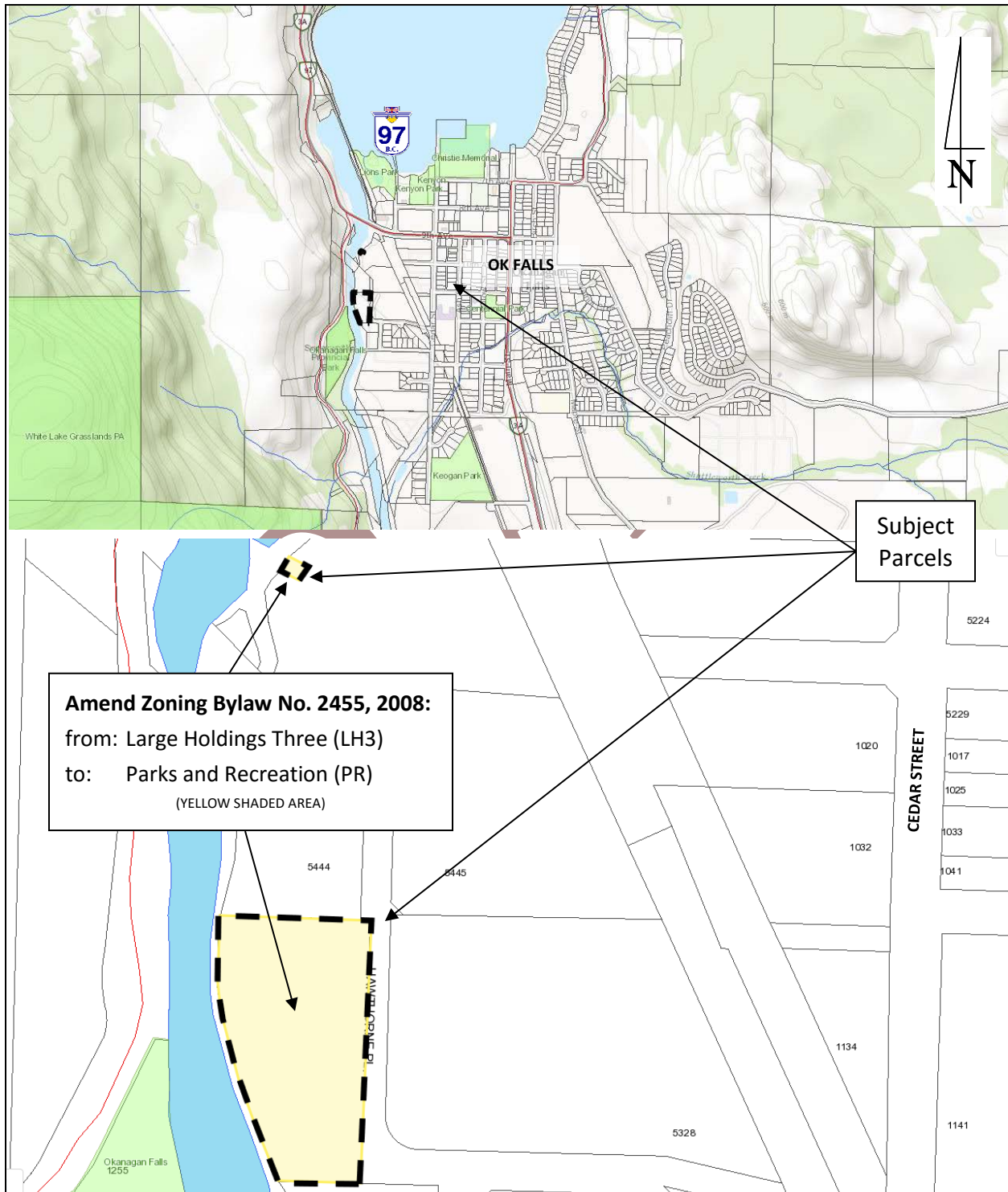
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'N'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

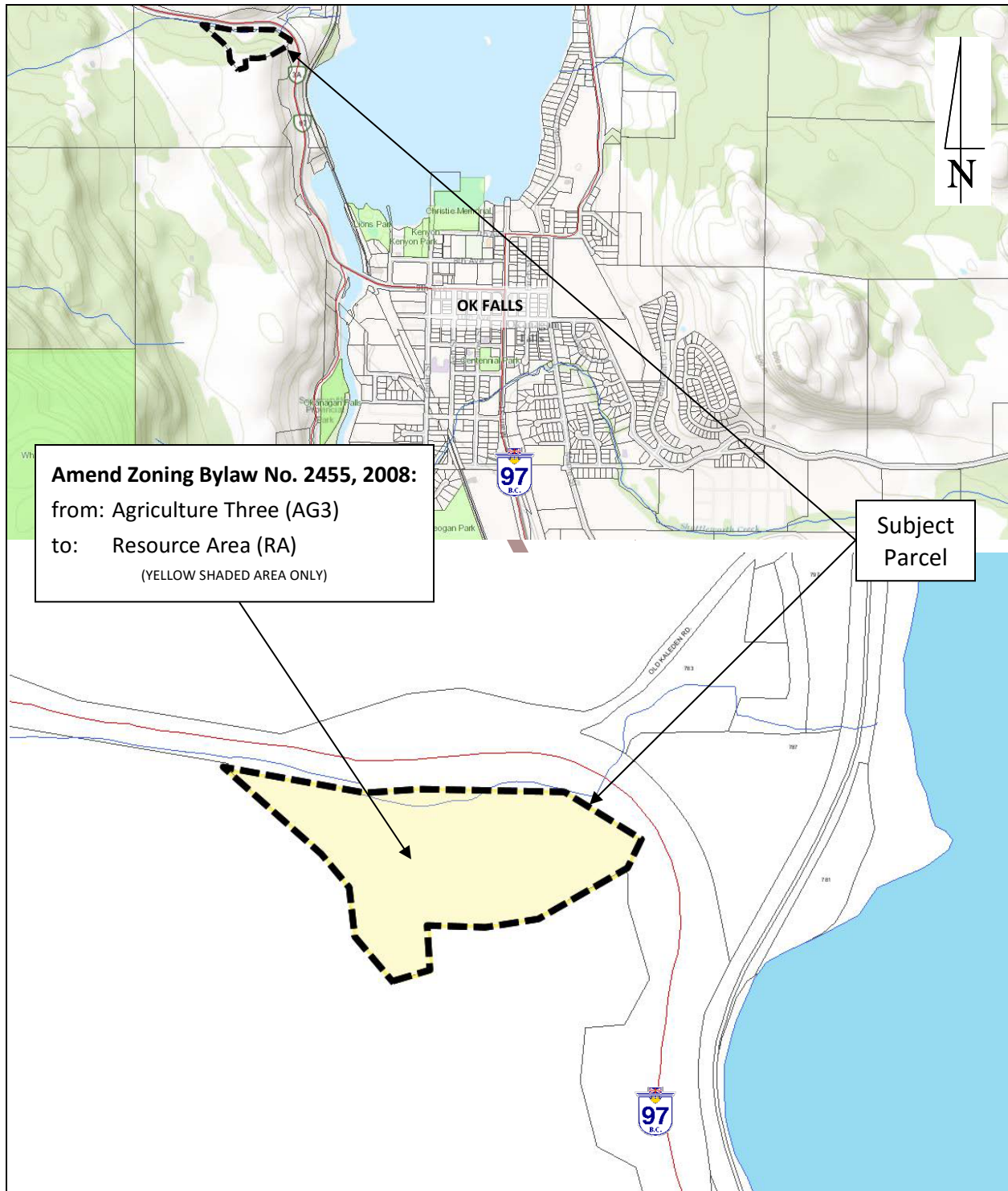
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'O'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

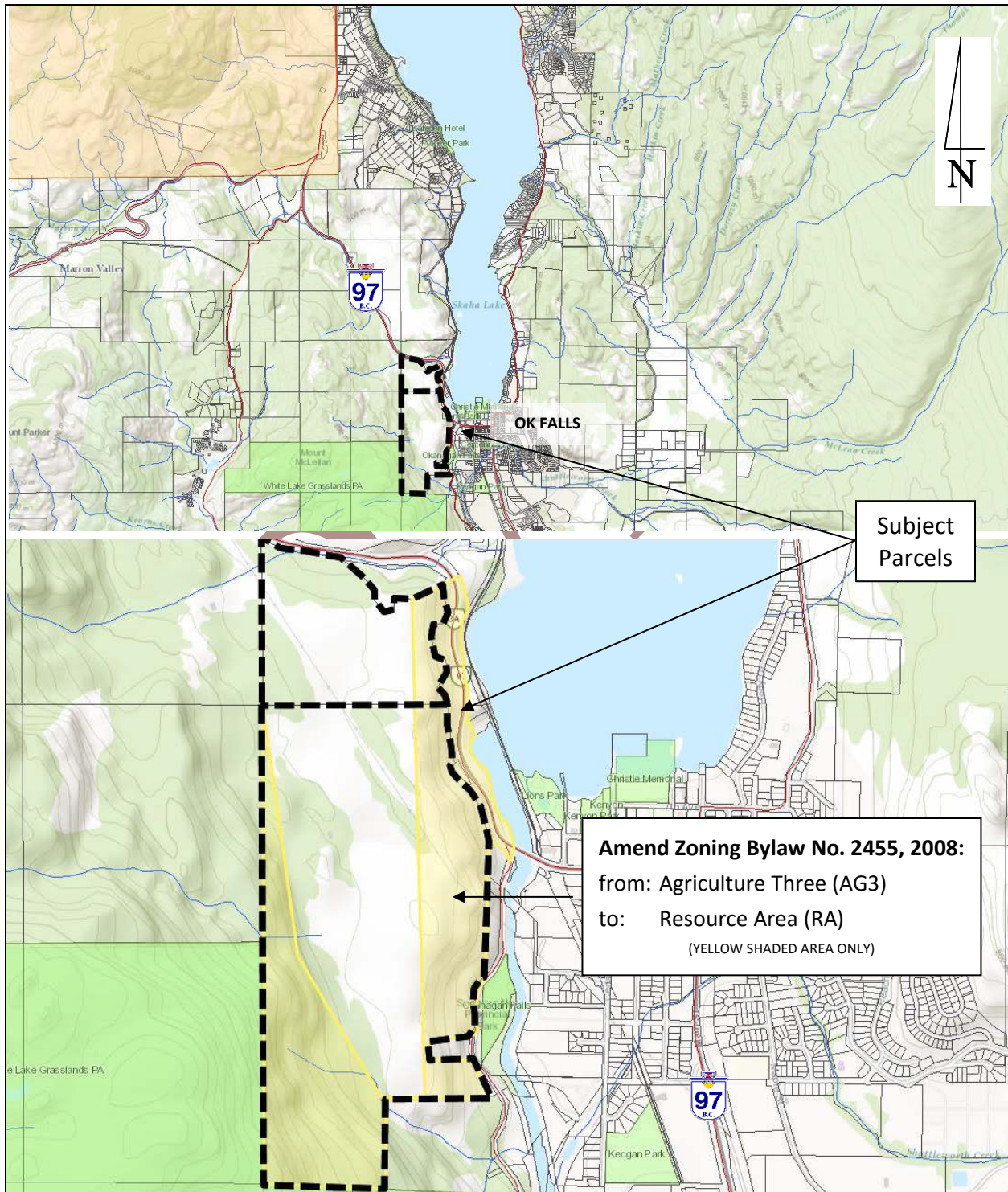
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'P'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

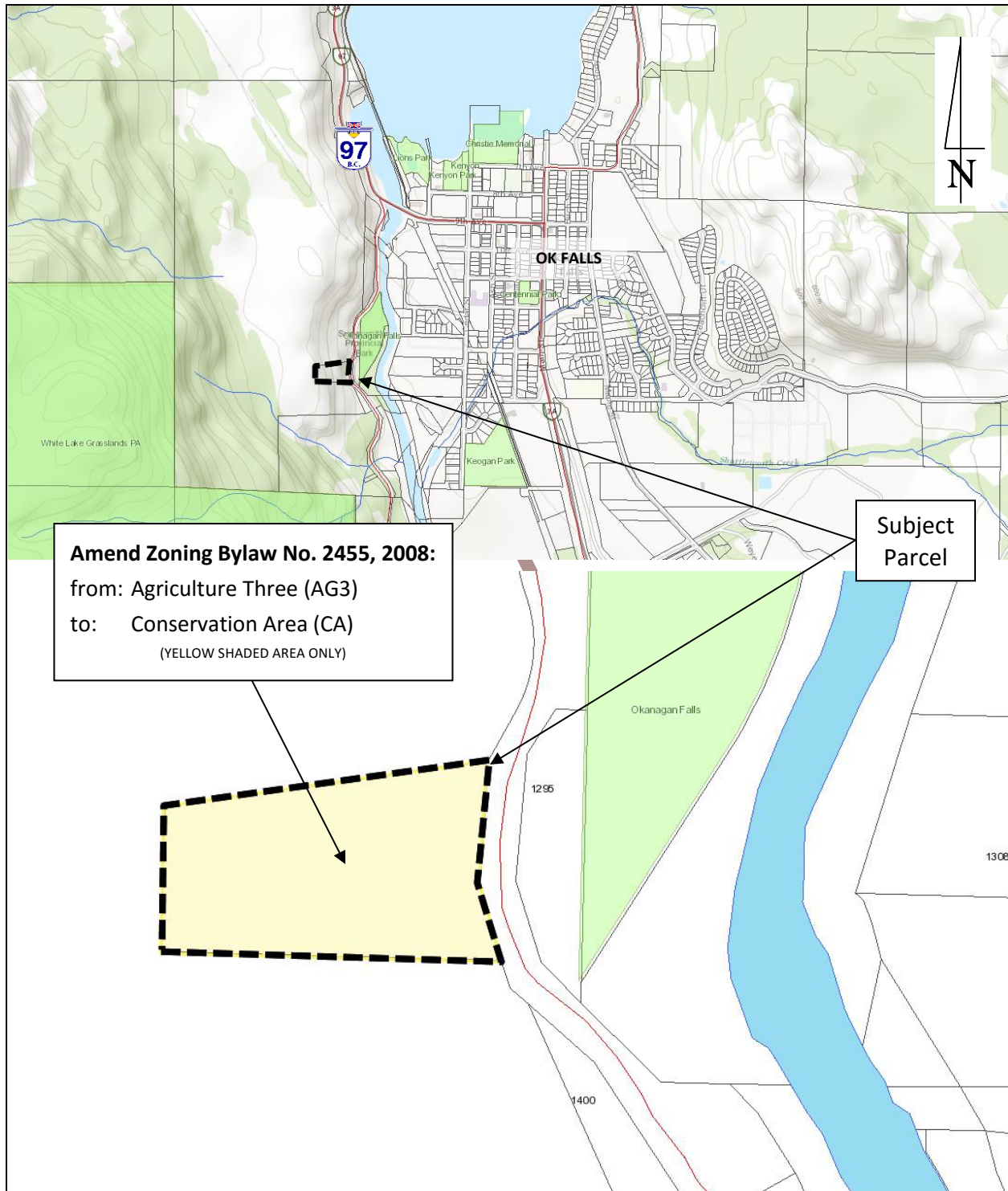
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'Q'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

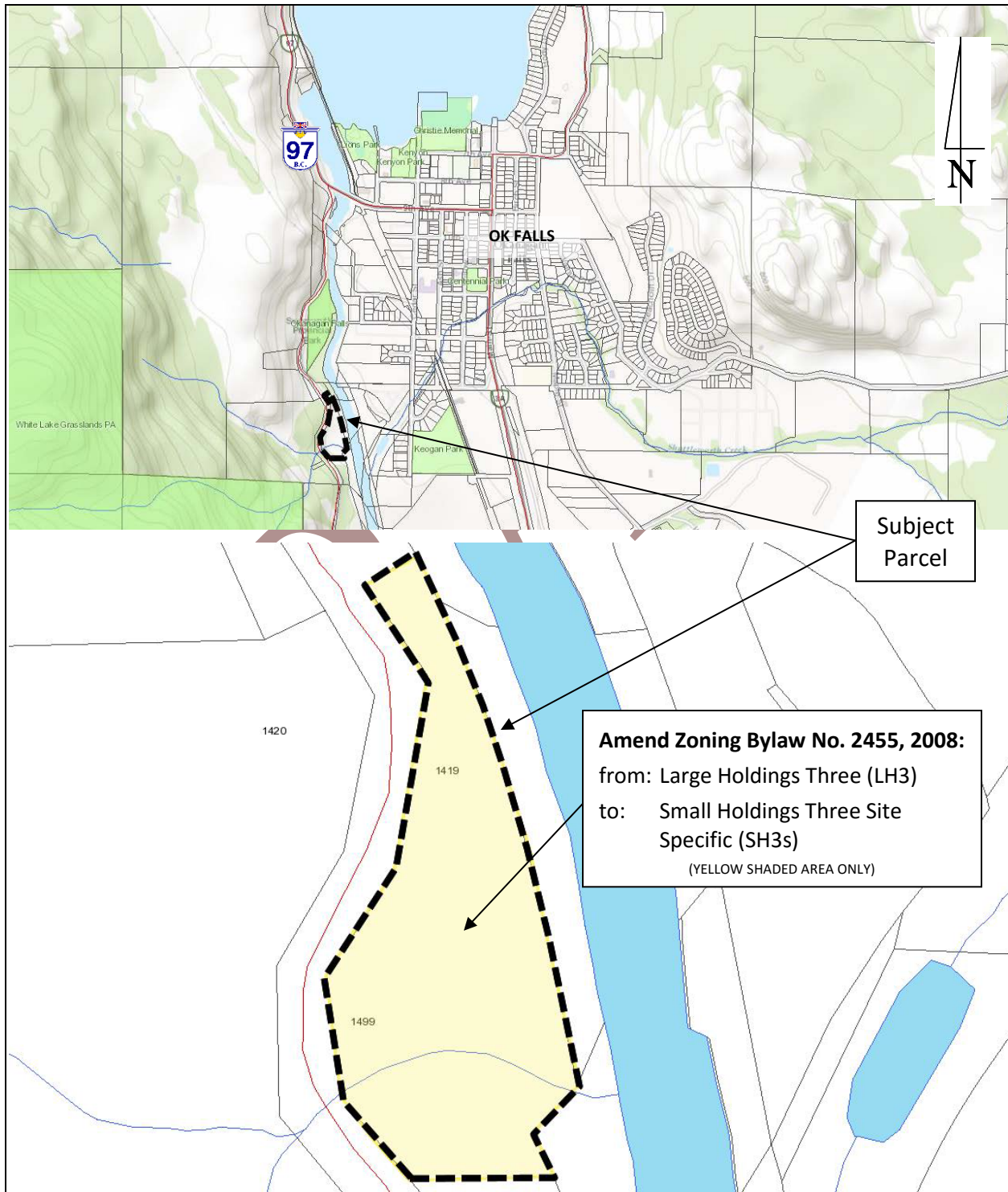
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'R'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

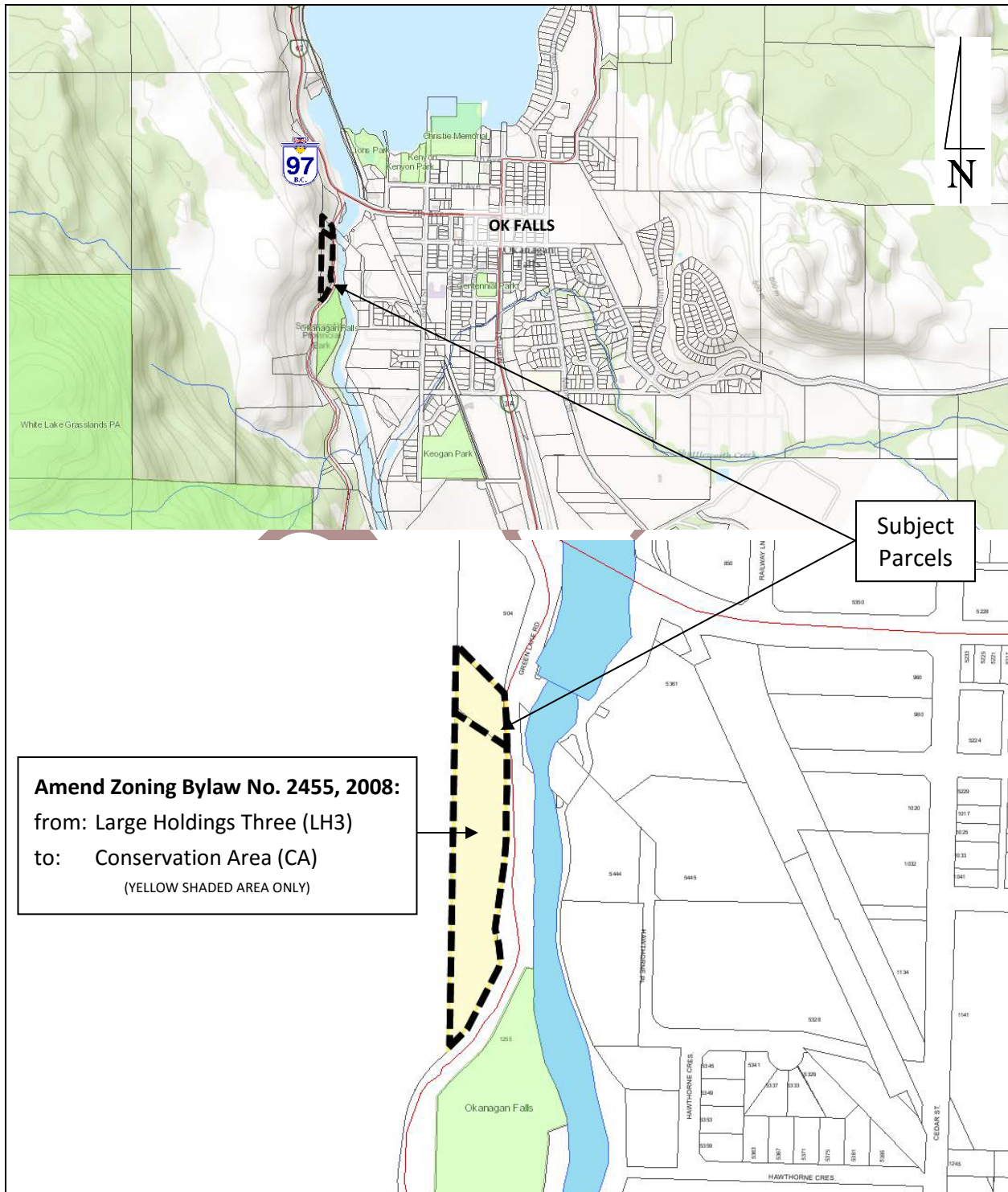
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'S'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

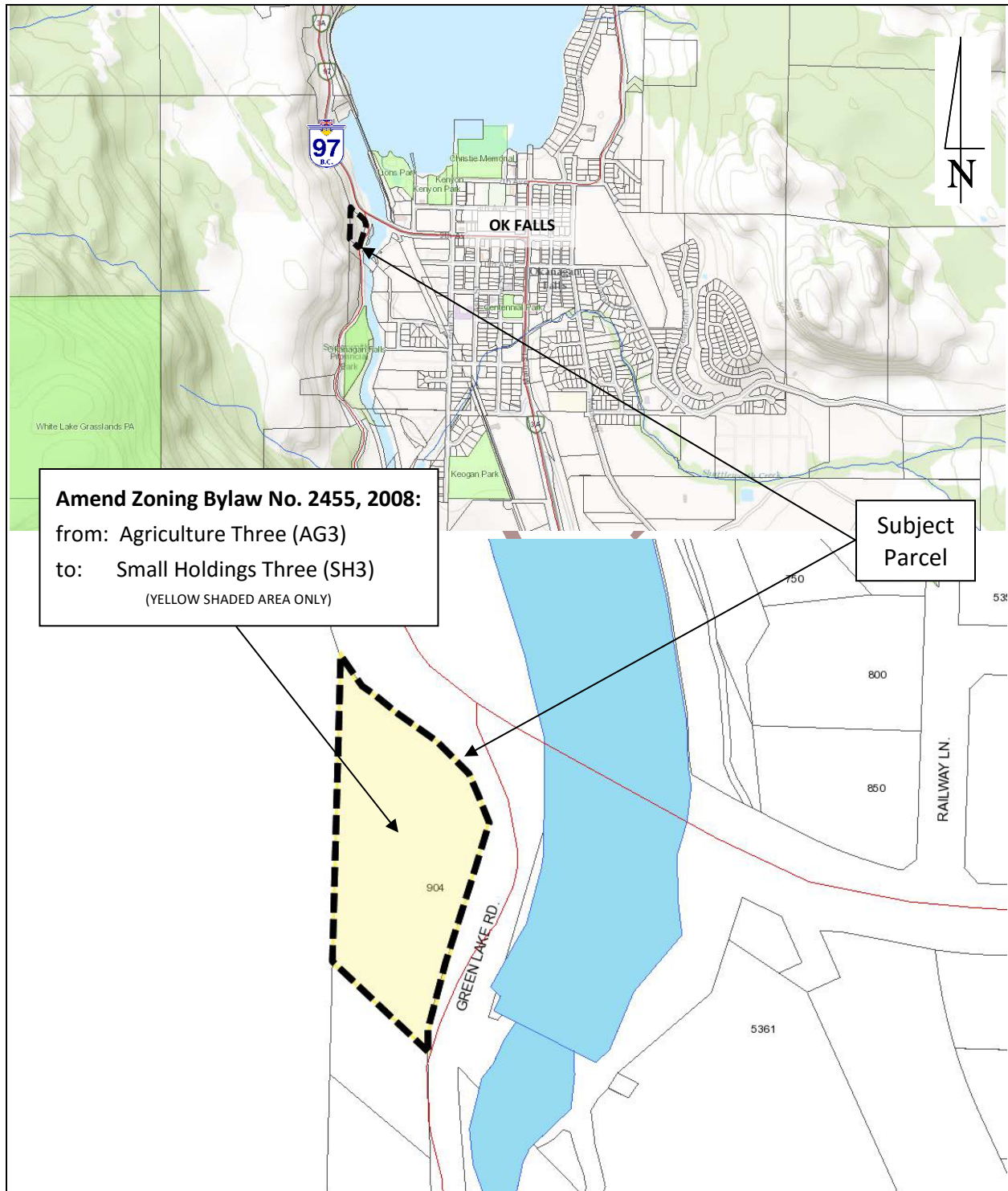
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'T'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

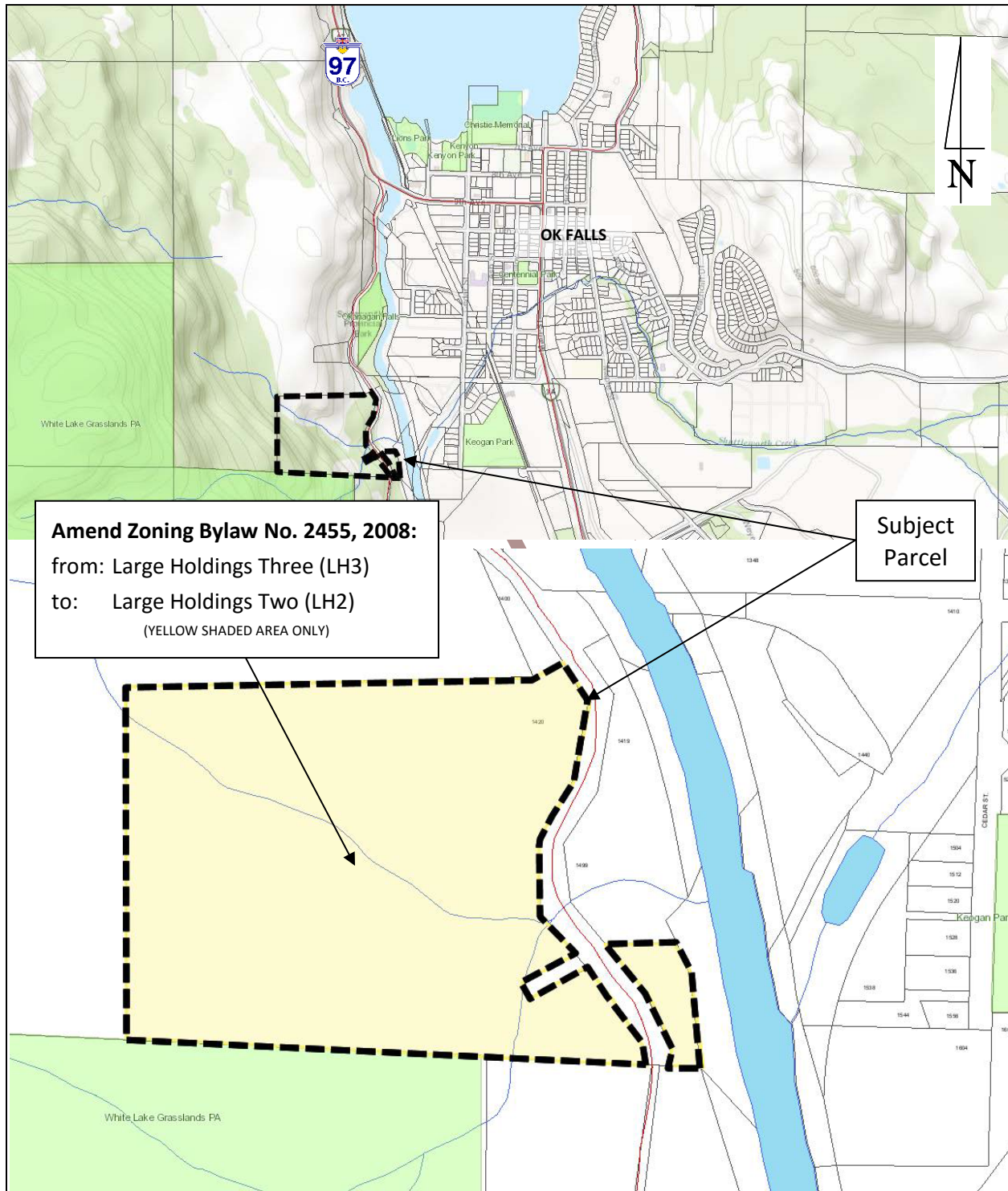
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'U'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

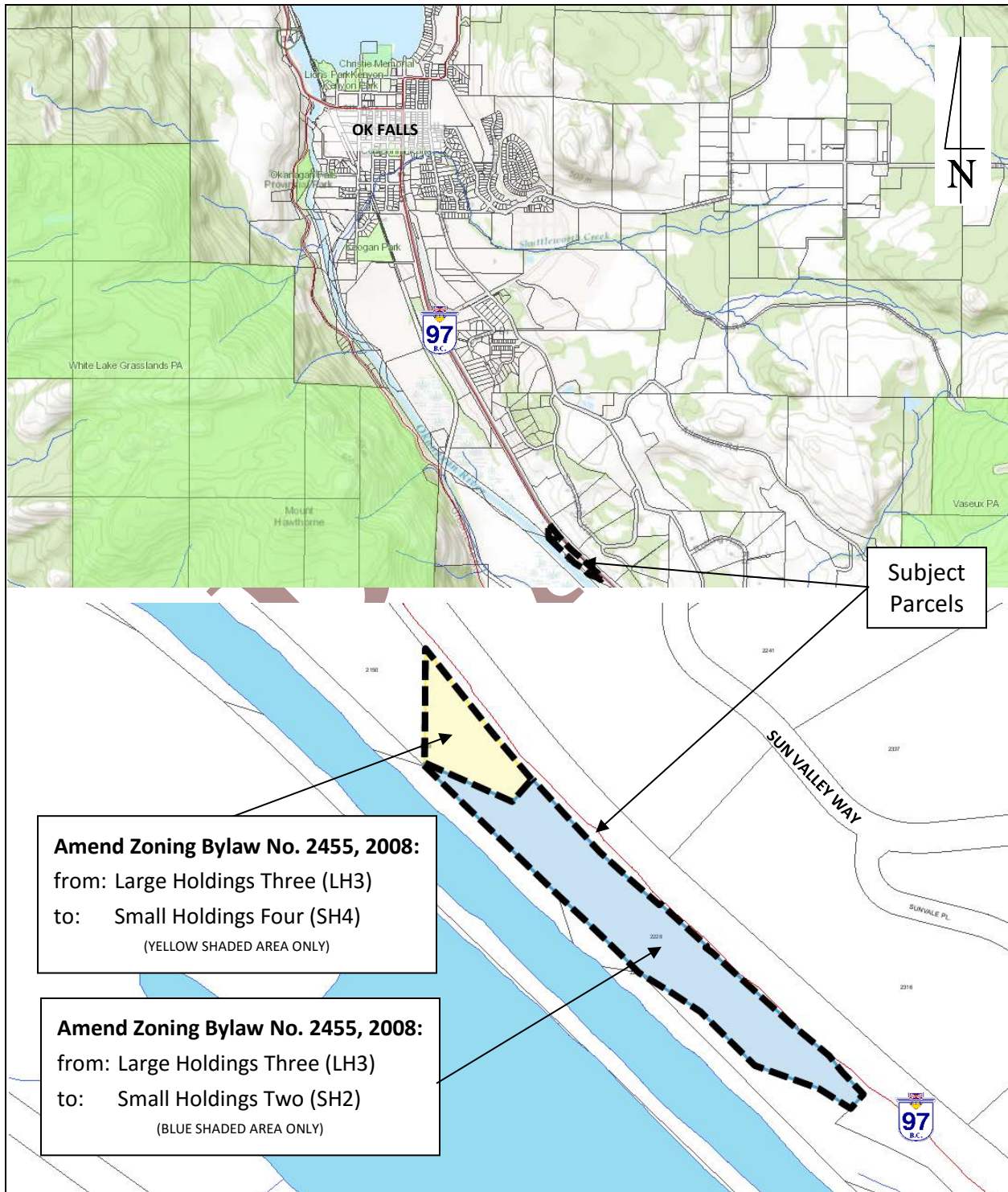
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'V'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

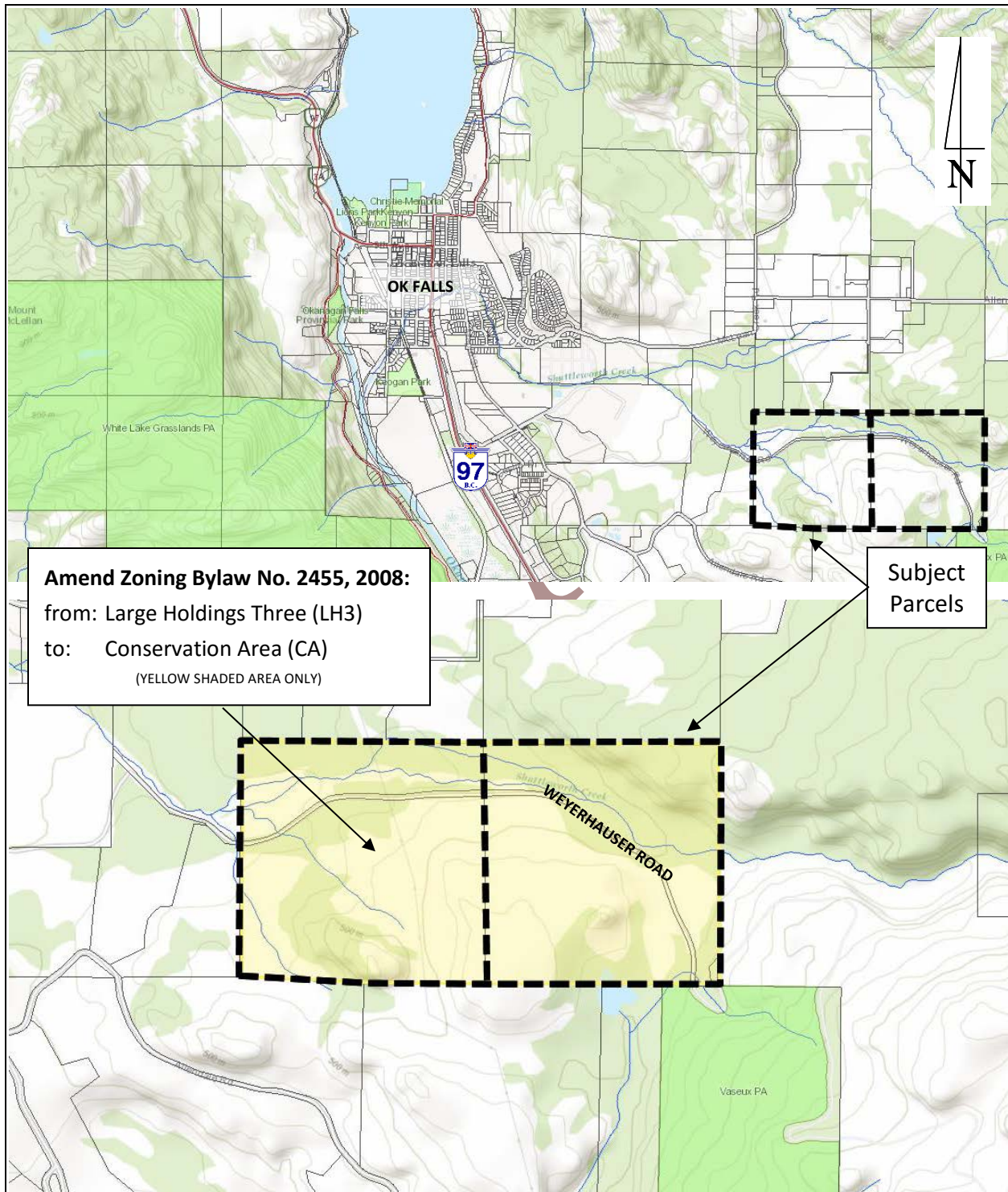
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'W'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

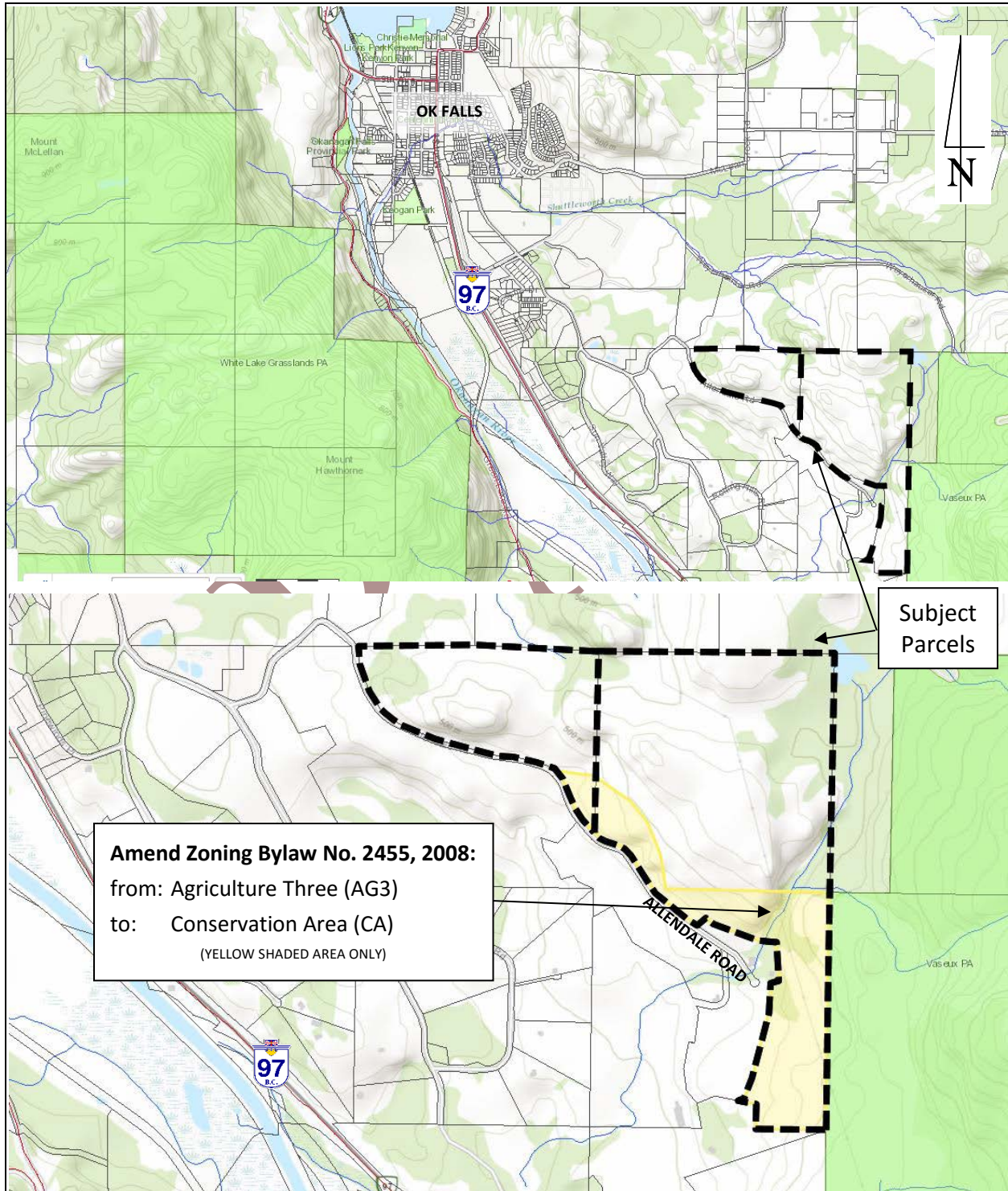
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'X'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

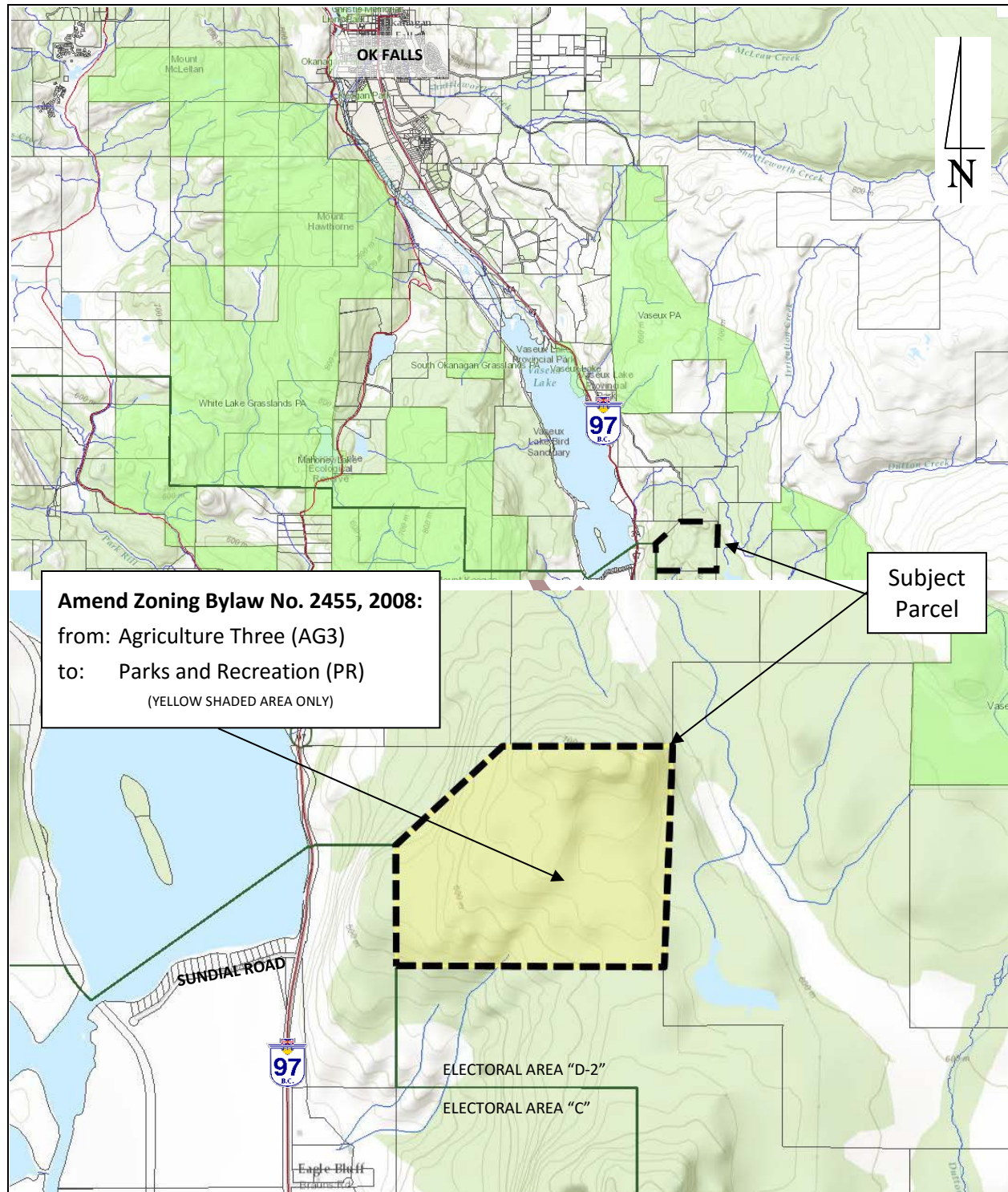
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'Y'



# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

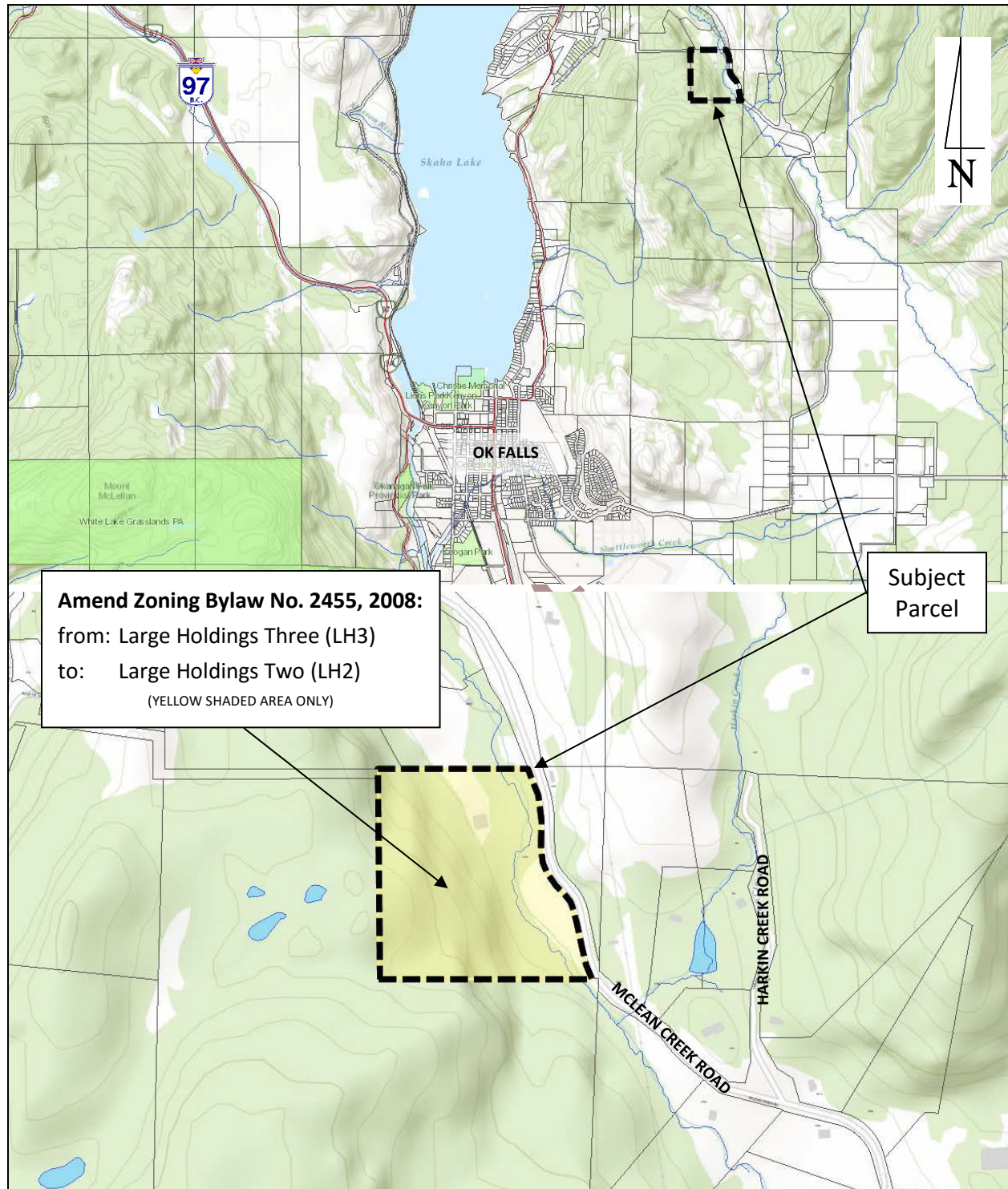
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'Z'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

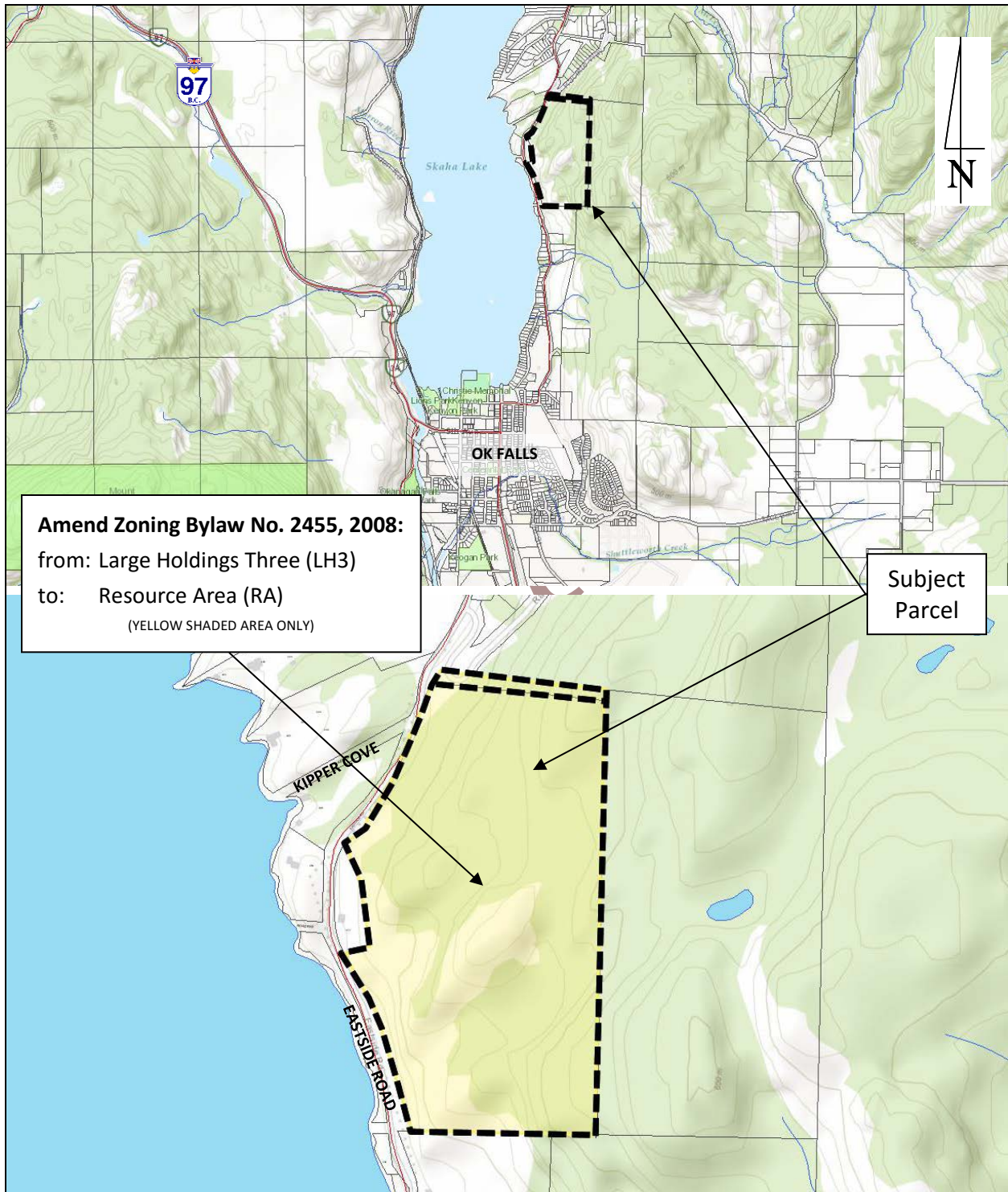
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'AA'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

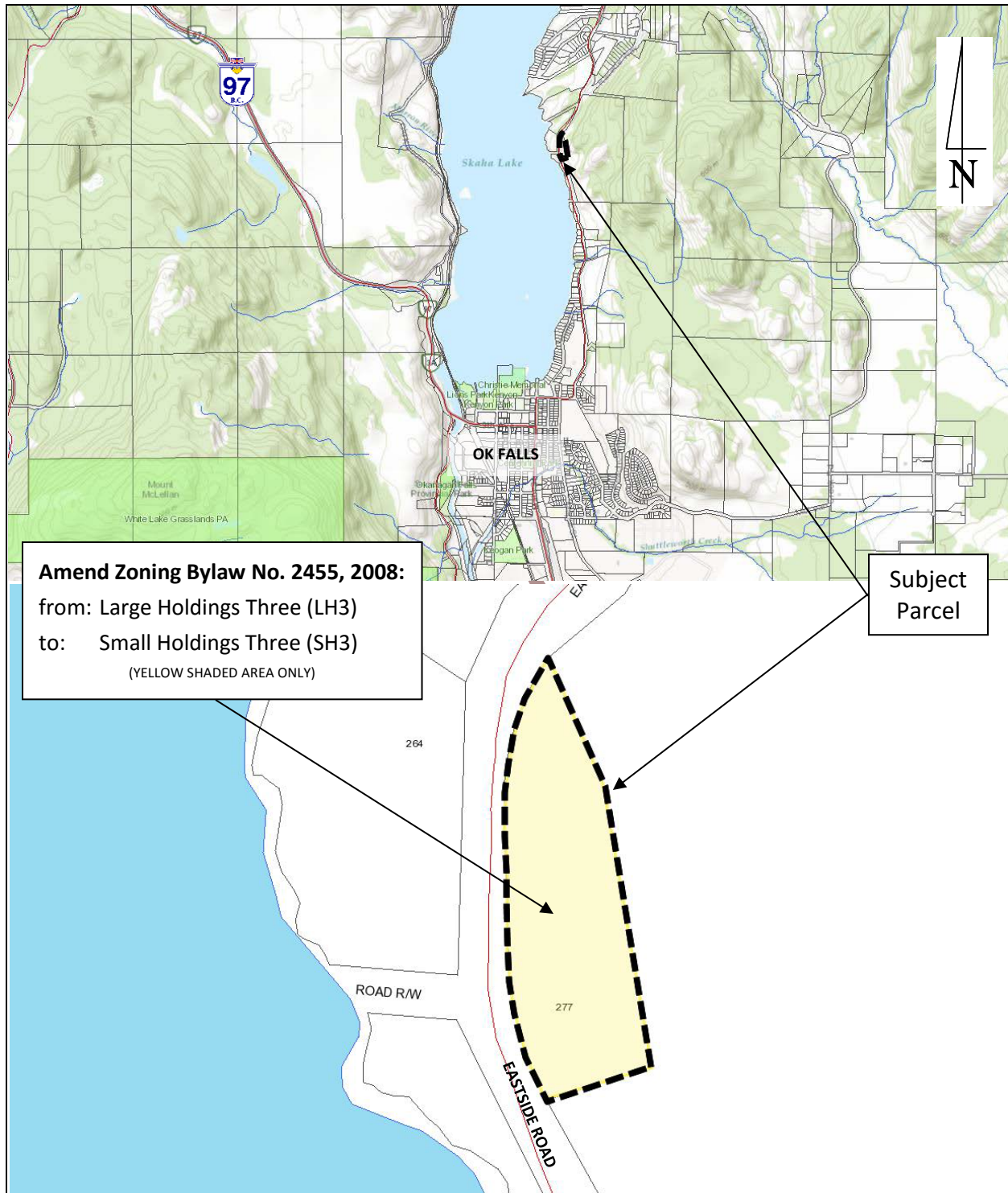
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'BB'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

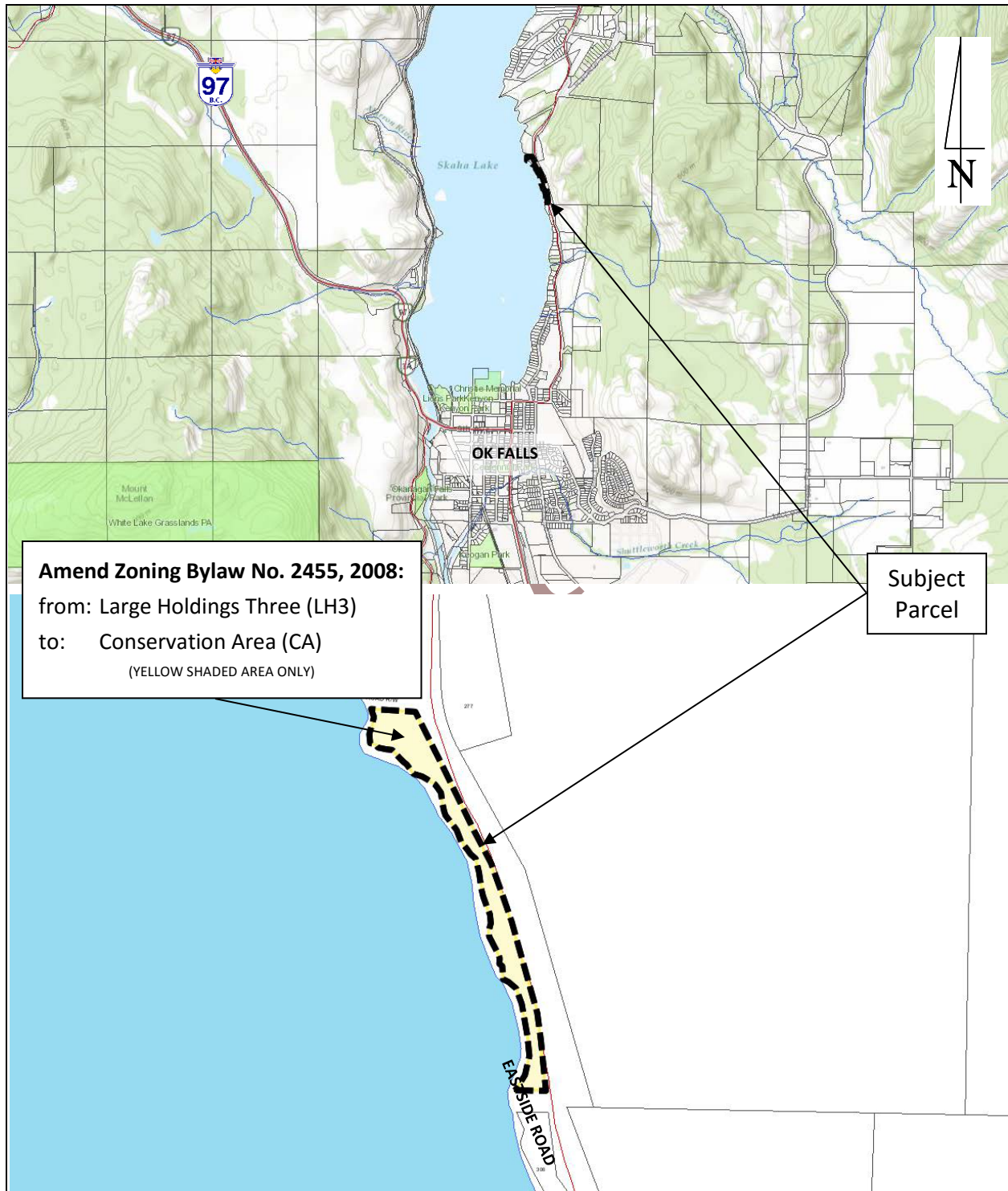
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'CC'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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