

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3061, 2024

**A Bylaw to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022, and
Electoral Area “H” Zoning Bylaw No. 2498, 2012**

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 “Regional District of Okanagan-Similkameen Campground and Manufactured Home Park Zoning Amendment Bylaw No. 3061, 2024.”
2. The “Regional District of Okanagan-Similkameen Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - i) adding a new Section 7.5 (Campgrounds) under Section 7.0 (Specific Use Regulations) to read as follows and renumbering all subsequent sections:

7.5 Campgrounds:

 - a) a *campground* use shall be connected to a community sewer system and community water system;
 - b) the minimum area on which a *campground* use may be undertaken shall be 2.0 ha;
 - c) the maximum number of campground units per hectare shall not exceed 75;
 - d) not more than 25% of all campground units within a *campground* shall be used for the placement of *tourist cabins*;
 - e) a *tourist cabin* may not have a *gross floor area* exceeding 30.0 m² including additions such as covered patios and covered or uncovered decks; and

- f) a second roadway access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each *campground* use containing greater than fifty (50) camping spaces.
- ii) replacing Section 12.1.8(d)(ii)(1)(b) (Resource Area Site Specific (RAs) Regulations) under Section 12.1 (Resource Area (RA) Zone) in its entirety with the following:
 - b) *campground*, subject to Section 7.5.
- iii) replacing Section 12.1.8(d)(iii)(1)(a) (Resource Area Site Specific (RAs) Regulations) under Section 12.1 (Resource Area (RA) Zone) in its entirety with the following:
 - a) *campground*, subject to Section 7.5.
- iv) replacing Section 13.2.8(b)(ii)(1)(a) (Agriculture Two Site Specific (AG2s) Regulations) under Section 13.2 (Agriculture Two (AG2) Zone) in its entirety with the following:
 - a) *campground*, subject to Section 7.5.
- v) replacing Section 16.1.9(b)(i)(1)(a) (Low Density Residential One Site Specific (RS1s) Regulations) under Section 16.1 (Low Density Residential One (RS1) Zone) in its entirety with the following:
 - a) *manufactured home*, subject to Section 16.8.10.
- vi) replacing Section 16.8.10(a) (General Regulations) under Section 16.8 (Low Density Residential Manufactured Home Park (RSM1) Zone) in its entirety with the following:
 - a) a *manufactured home park* use shall be connected to a community sewer system and community water system.
- vii) adding a new sub-section 16.8.10 under Section 16.8 (Low Density Residential Manufactured Home Park (RSM1) Zone) to read as follows and renumbering all subsequent sections:

16.8.10 Manufactured Home Park Roadway Standards

- a) a second access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each *manufactured home park* use containing greater than fifty (50) *manufactured home spaces*.
- b) a roadway that provides access from a highway to a manufactured home space or to a common facility such as a storage area or vehicle parking area in a manufactured home park shall be designed, constructed and maintained in accordance with the following standards:

- i) a maximum grade of 10%;
 - ii) a maximum length of 150 metres when terminating in a cul-de-sac or dead-end;
 - iii) a minimum paved width of 7.0 metres and a minimum cleared width of 15.0 metres; and
 - iv) a minimum vehicle turning radius of 15.0 metres at any cul-de-sac or dead-end.

 - viii) replacing Section 18.4.1(b) (Permitted Uses) under Section 18.4 (Twin Lakes Village (TLV) Zone) in its entirety with the following:
 - b) *campground*, subject to Section 7.5.

 - ix) replacing Section 18.4.10(d) (Conditions of Use) under Section 18.4 (Twin Lakes Village (TLV) Zone) in its entirety with the following:
 - d) deleted.

 - x) replacing Section 18.4.10(e) (Conditions of Use) under Section 18.4 (Twin Lakes Village (TLV) Zone) in its entirety with the following:
 - e) deleted.

 - xi) replacing Section 20.1.9(b)(i)(1)(a) (Tourist Commercial Site Specific (CT1s) Regulations) under Section 20.1 (Tourist Commercial Site Specific (CT1) Zone) in its entirety with the following:
 - a) *campground*, accessory to a *motel* use and subject to Section 7.5.

 - xii) replacing Section 20.1.9(b)(ii)(1)(a) (Tourist Commercial Site Specific (CT1s) Regulations) under Section 20.1 (Tourist Commercial Site Specific (CT1) Zone) in its entirety with the following:
 - a) *campground*, accessory to a *motel* use and subject to Section 7.5.

 - xiii) replacing sub-section 20.2.8 (General Regulations) under Section 20.2 (Campground Commercial (CT2) Zone) in its entirety with the following:
 - 20.2.8 *deleted*.
3. The “Regional District of Okanagan-Similkameen Electoral Area ‘H’ Zoning Bylaw No. 2498, 2012,” is amended by:
- i) adding a new Section 7.30 (Campground) under Section 7.0 (General Regulations) to read as follows and renumbering all subsequent sub-sections:

7.30 Campground

- a) a *campground* use shall be connected to a community sewer system and community water system.
 - b) a second access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each *campground* use containing greater than fifty (50) camping spaces.
- ii) replacing Section 13.2.1(k) (Permitted Uses) under Section 18.4 (Tourist Commercial One (CT1) Zone) in its entirety with the following:
- k) *campground*, subject to Section 7.30.
- iii) replacing Section 12.3.9(a) (General Provisions) under Section 12.3 (Residential Manufactured Home Park (RSM1) Zone) in its entirety with the following:
- a) a *manufactured home park* use shall be connected to a community sewer system and community water system.
- iv) adding a new sub-section 12.3.9(b) (General Provisions) under Section 12.3 (Residential Manufactured Home Park (RSM1) Zone) to read as follows:
- b) a second access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each *manufactured home park* use containing greater than fifty (50) *manufactured home spaces*.
- v) adding a new sub-section 12.3.9(c) (General Provisions) under Section 16.8 (Residential Manufactured Home Park (RSM1) Zone) to read as follows:
- c) a roadway providing vehicular access from a highway to a manufactured home space in a manufactured home park shall be designed and constructed in accordance with the requirements of the Regional District's Manufactured Home Park Roadway Standards Bylaw.

READ A FIRST AND SECOND TIME this 8th day of February, 2024.

PUBLIC HEARING held on this 8th day of February, 2024.

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

I hereby certify the foregoing to be a true and correct copy of the “Regional District of Okanagan-Similkameen Campground and Manufactured Home Park Zoning Amendment Bylaw No. 3061, 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