

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2459.06, 2011

**A Bylaw to amend the Electoral Area 'E'
Zoning Bylaw No. 2459, 2008**

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 'E' Zoning Amendment Bylaw No. 2459.06, 2011."
2. The Zoning Bylaw Map, being Schedule '2' of the Electoral Area 'E' Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation for the land shown blue hatched on the attached Schedule 'X-1', which forms part of this Bylaw, from part Residential Single Family One (RS1), and part Residential Single Family One Site Specific (RS1s) to Conservation Area (CA).
3. The Electoral Area 'E' Naramata Rural Zoning Bylaw No. 2459, 2008, is amended by adding a new Zoning District under Section 6.1 entitled 'Small Holdings Five Zone SH5' in the "Rural Zones" sub-category.
4. The Electoral Area 'E' Naramata Rural Zoning Bylaw No. 2459, 2008, is amended by adding a sub-section 10.8 under "Rural" to read as follows:

10.8 SMALL HOLDINGS FIVE ZONE (SH5)

10.8.1 Permitted Uses:

Principal uses:

- a) agriculture, excluding intensive agriculture, subject to Section 7.22 and 7.24;
- b) single detached dwellings;

Secondary uses:

- c) secondary suites, subject to Section 7.12;

- d) agri-tourism activities;
- e) home occupations, subject to Section 7.17;
- f) private visitor accommodation, subject to Section 7.19; and
- g) accessory buildings and structures, subject to Section 7.13.

10.8.2 Site Specific Small Holdings Four (SH4s) Provisions:

- a) see Section 15.17

10.8.3 Minimum Parcel Size:

- a) 2,020 m², subject to servicing requirements

10.8.4 Minimum Parcel Width:

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

10.8.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit

10.8.6 Minimum Setbacks:

- a) Buildings and structures, subject to Section 7.22:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line of a principal building: 7.5 metres
 - iii) Exterior side parcel line: 4.5 metres
 - iv) Interior side parcel line: 4.5 metres
- b) Accessory buildings and structures, subject to Section 7.22:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Exterior side parcel line: 4.5 metres
 - iv) Interior side parcel line: 4.5 metres

10.8.7 Maximum Height:

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

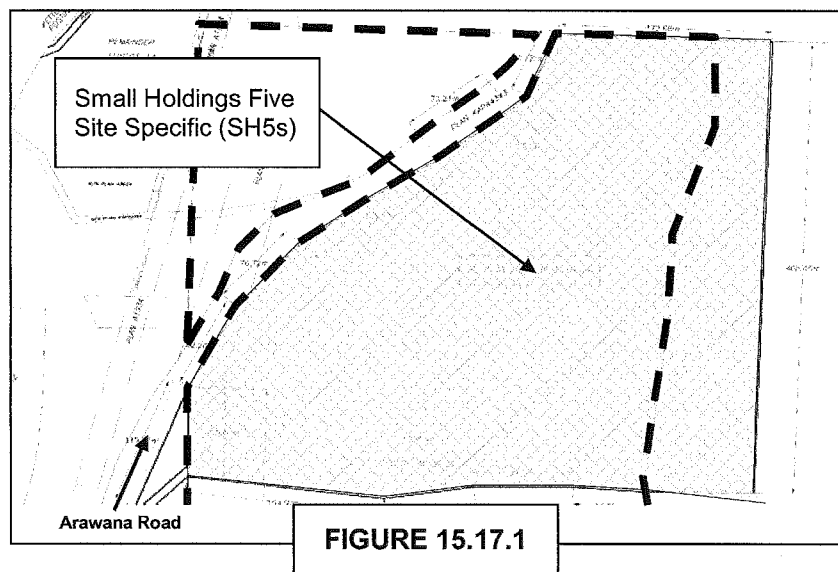
10.8.9 Maximum Parcel Coverage:

- a) 35%

5. The Electoral Area 'E' Naramata Rural Zoning Bylaw No. 2459, 2008, is amended by amending sub-section 7.8.2(a) to read as follows:
 - a) except in the RA, LH, AGI, SH2, SH3, SH4 and SH5 zones where all fences may be up to 1.8 metres in height,
6. The Zoning Bylaw Map, being Schedule '2' of the Electoral Area 'E' Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation for the land shown blue hatched on the attached Schedule 'X-2', which forms part of this Bylaw, from part Resource Area (RA) to Small Holdings Five Site Specific (SH5s).
7. The Electoral Area 'E' Naramata Rural Zoning Bylaw No. 2459, 2008, is amended by adding a new sub-section 15.17 under "Site Specific Provisions" to read as follows:

15.17 Site Specific Small Holdings Five (SH5s) Provisions:

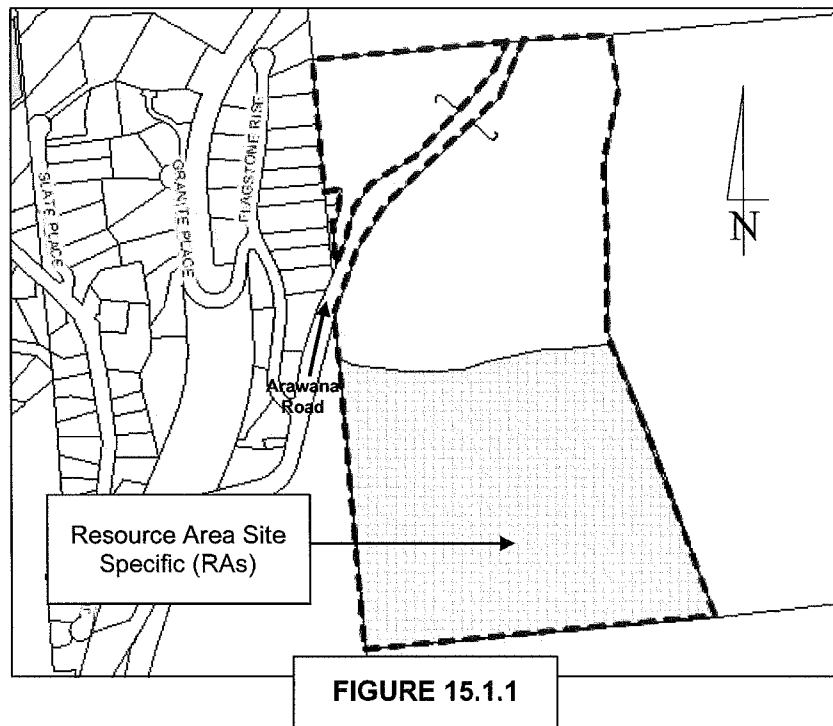
- .1 In the case of the land shown hatched on Figure 15.17.1, the following provisions shall apply:
 - i) The total number of parcels shall not exceed forty-one (41); and
 - ii) Not more than eight (8) parcels may have a minimum parcel size between 1,500 m² and 2,020 m².



8. The Zoning Bylaw Map, being Schedule '2' of the Electoral Area 'E' Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation for the land shown blue hatched on the attached Schedule 'X-3', which forms part of this Bylaw, from part Resource Area (RA) to Resource Area Site Specific (RA).

9. The Electoral Area 'E' Naramata Rural Zoning Bylaw No. 2459, 2008, is amended by amending sub-section 15.1 under "Site Specific Provisions" to read as follows:

- .1 In the case of the land shown hatched on Figure 15.1.1, permitted uses include Section 10.1.1; and public service and utility buildings, including a sewage treatment plant.

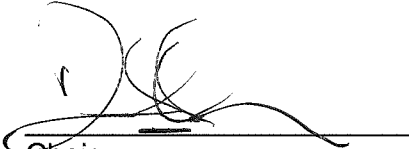


READ A FIRST AND SECOND TIME this 21st day of July, 2011.

PUBLIC HEARING held on the 17th day of August, 2011.

READ A THIRD TIME as amended this 1st day of September, 2011.

ADOPTED this 3rd day of November, 2011.



Chair



Chief Administrative Officer

Regional District Okanagan-Similkameen

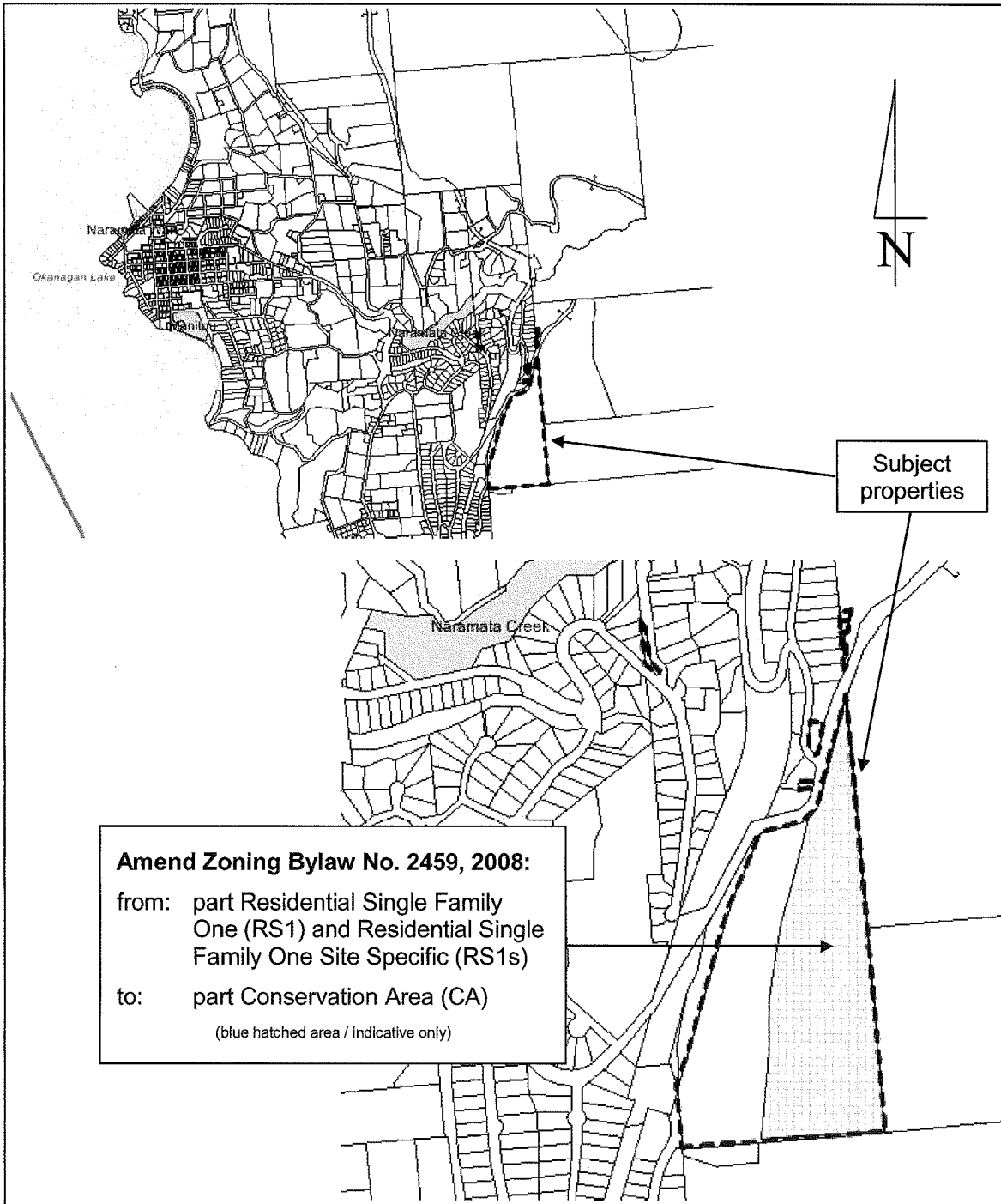
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Amendment Bylaw No. 2459.06, 2011

File No. E-10-06834.000

Schedule 'X-1'



Regional District Okanagan-Similkameen

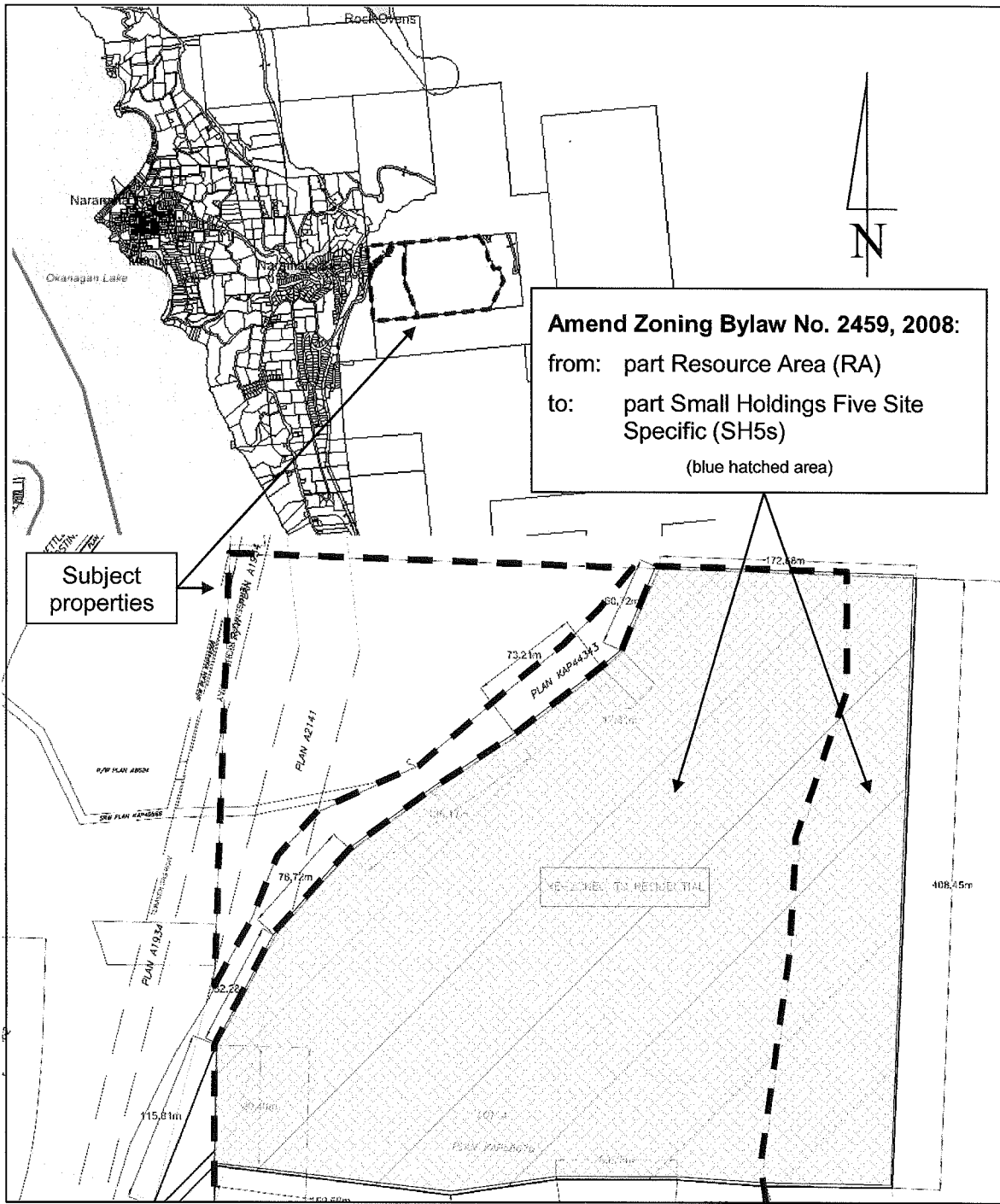
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Schedule 'X-2'



Regional District Okanagan-Similkameen

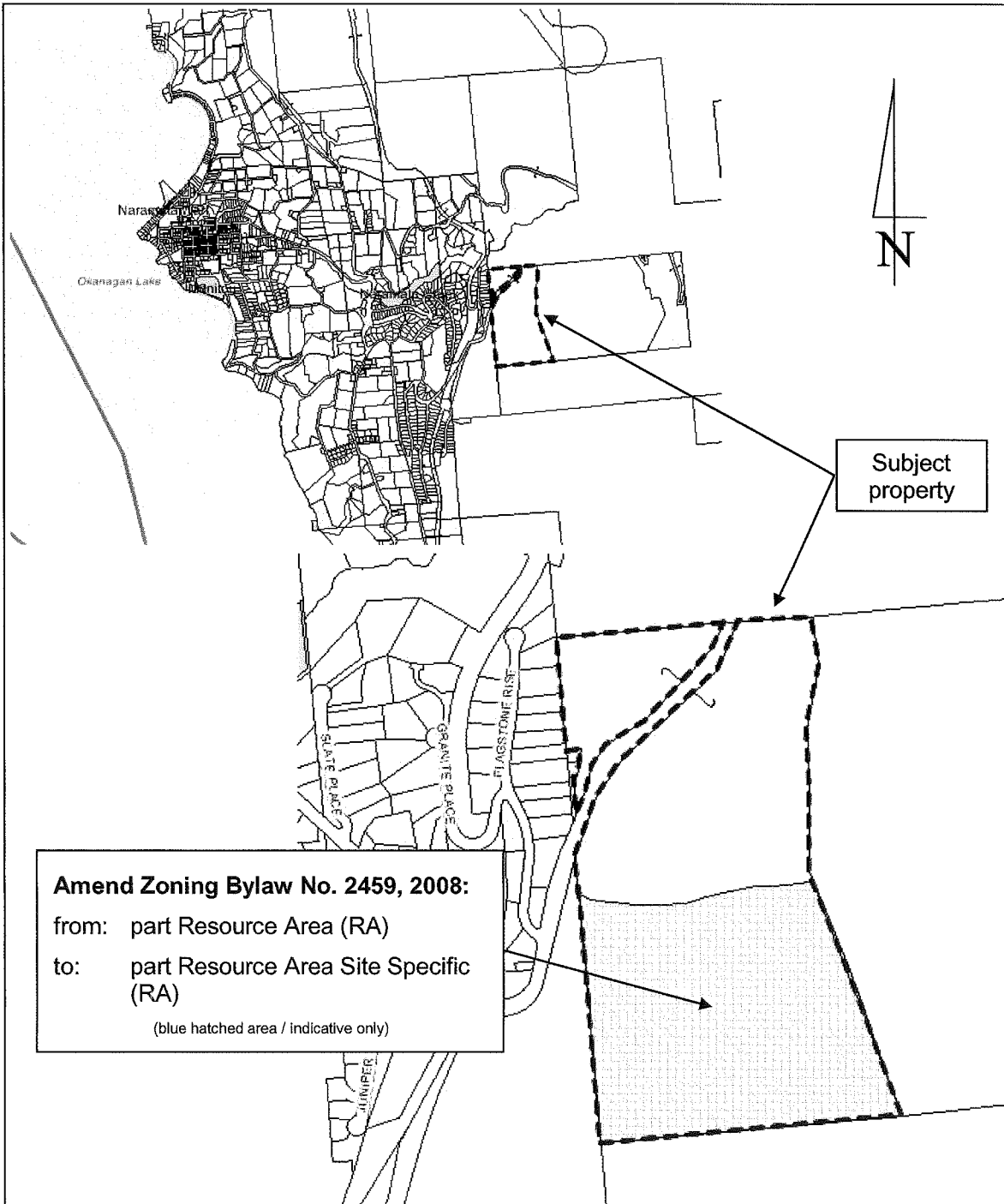
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Schedule 'X-3'



Amend Zoning Bylaw No. 2459, 2008:
from: part Resource Area (RA)
to: part Resource Area Site Specific (RA)
(blue hatched area / indicative only)