

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2800.18, 2023**

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**A Bylaw to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022**

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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 “Okanagan Valley Zoning Amendment Bylaw No. 2800.18, 2023.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022” is amended by:
  - i) adding a new reference to “Watershed Resource Area Zone WRA” under “Resource Area Zones” at Section 5.1 (Zoning Districts).
  - ii) adding a new reference to “Small Holdings Faulder Zone SH6” under “Small Holdings Zones” at Section 5.1 (Zoning Districts).
  - iii) replacing sub-section 12.1.8(e)(i) under Section 12.1 (Resource Area (RA) Zone) in its entirety with the following:
    - i) *deleted.*
  - iv) adding a new sub-section 12.2 (Watershed Resource Area (WRA) Zone) under Section 12.0 (Resource Area Zones) to read as follows:

**12.2 WATERSHED RESOURCE AREA (WRA) ZONE**

**12.2.1 Permitted Uses:**

Principal Uses:

- a) agriculture;
- b) conservation area;
- c) outdoor recreation;

Accessory Uses:

- d) accessory buildings and structures, subject to Section 7.1.

**12.2.2 Minimum Parcel Size for Subdivision:**

- a) 120.0 ha

**12.2.3 Minimum Parcel Width for Subdivision:**

- a) Not applicable

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

- a) Not applicable

**12.2.5 Minimum Setbacks:**

- a) Not applicable

**12.2.6 Maximum Height:**

- a) Not applicable

**12.2.7 Maximum Parcel Coverage:**

- a) Not applicable

**12.2.8 Watershed Resource Area Site Specific (WRAs) Regulations:**

a) **Electoral Area "A"**

- i) Not applicable

b) **Electoral Area "C"**

- i) Not applicable

c) **Electoral Area "D"**

- i) Not applicable

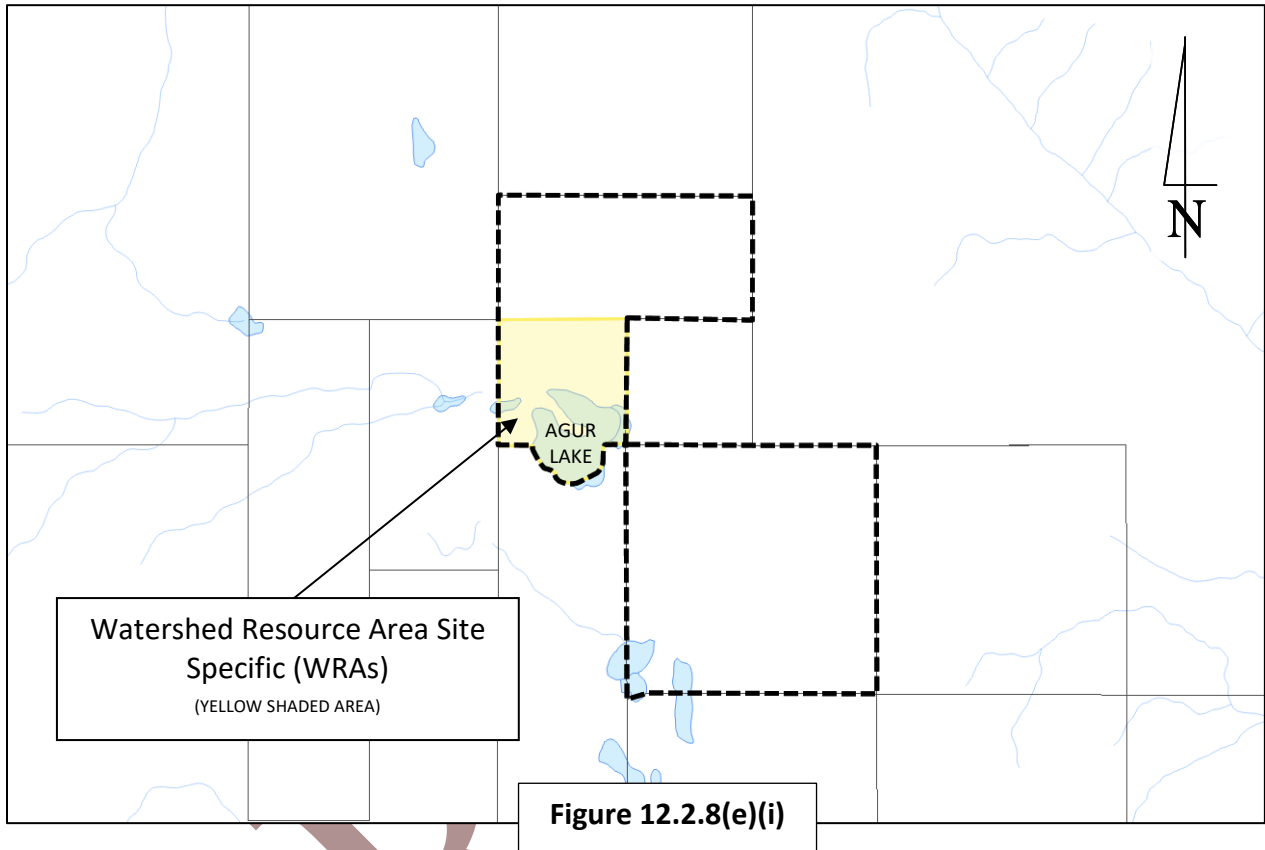
d) **Electoral Area "E"**

- i) Not applicable

e) **Electoral Area "F"**

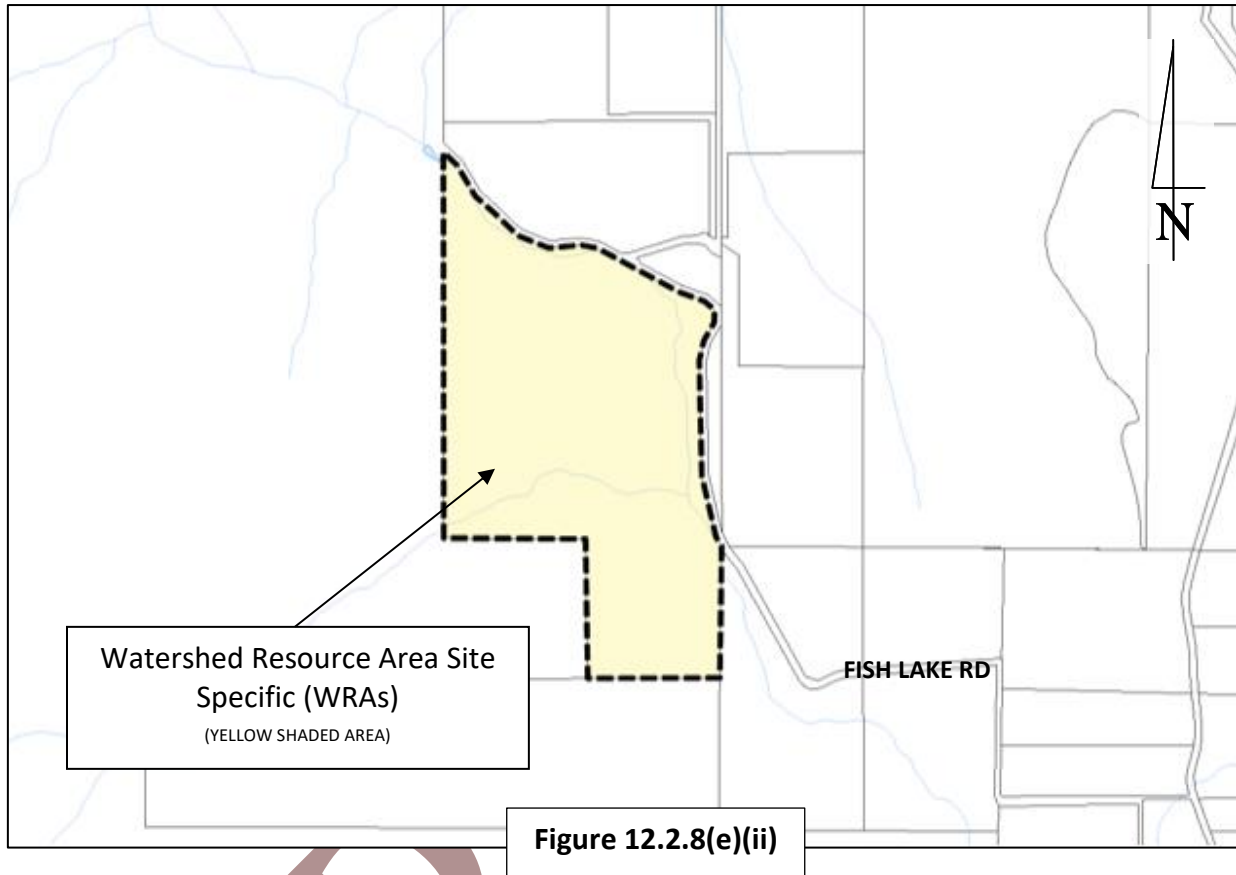
- i) in the case of an approximately 16.5 ha part of the land described as District Lot 3777, ODYD, and shown shaded yellow on Figure 12.2.8(e)(i):

- .1 the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 12.2.1:
  - a) *institutional camp*.



- ii) in the case of the land described as District Lot 3961, ODYD, and shown shaded yellow on Figure 12.2.8(e)(ii):
  - .1 the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 12.2.1:

a) *institutional camp*



f) **Electoral Area "1"**

i) Not applicable

v) adding a new sub-section 15.6 (Small Holdings Faulder (SH6) Zone) under Section 15.0 (Small Holdings Zones) to read as follows:

## **15.6 SMALL HOLDINGS FAULDER (SH6) ZONE**

### **15.6.1 Permitted Uses:**

#### Principal Uses:

a) *single detached dwelling;*

#### Accessory Uses:

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

c) *bed and breakfast operation, subject to Section 7.4; and*

d) *home occupation, subject to Section 7.6.*

**15.6.2 Minimum Parcel Size for Subdivision:**

- a) 5.0 ha, subject to Section 8.0.

**15.6.3 Minimum Parcel Width for Subdivision:**

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

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

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

**15.6.5 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:* 4.5 metres
  - iv) *Exterior side parcel line:* 4.5 metres
- b) *Accessory buildings or 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

**15.6.6 Maximum Height:**

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

**15.6.7 Maximum Parcel Coverage:**

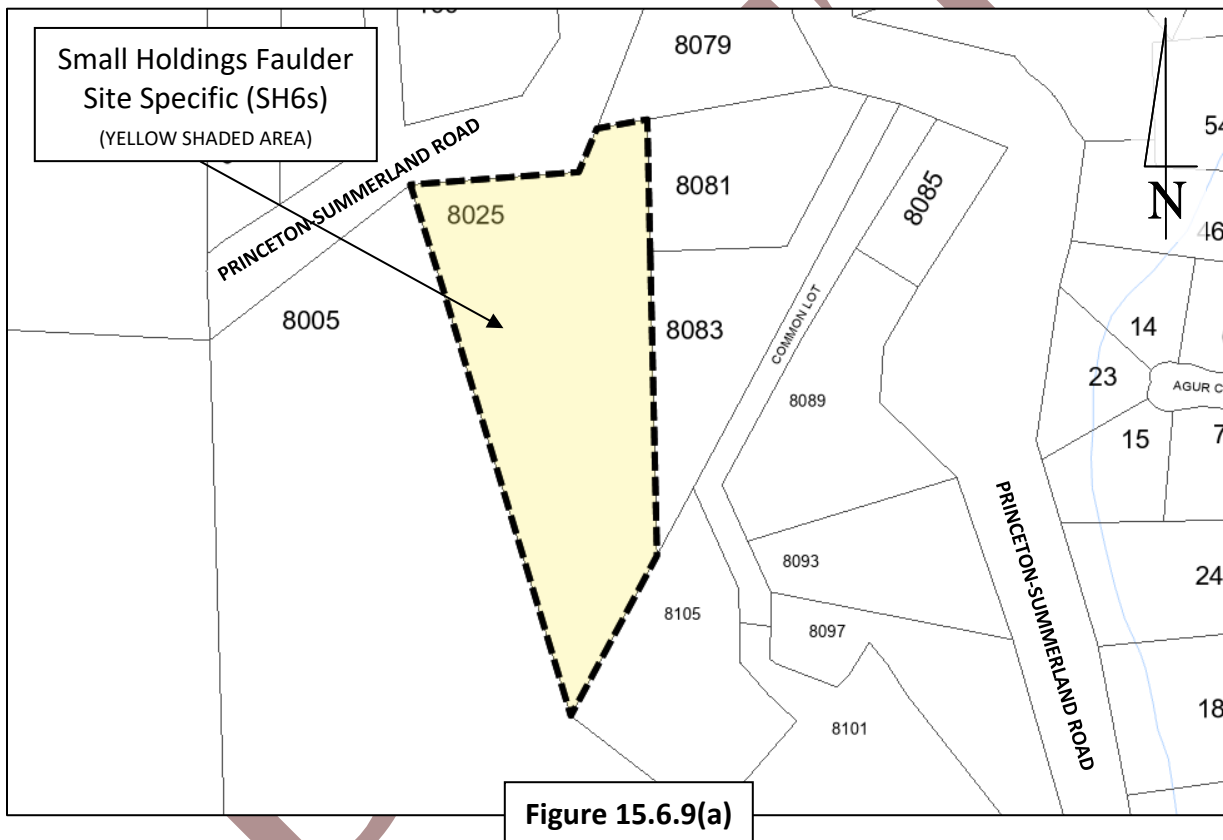
- a) 20%

**15.6.8 Minimum Building Width:**

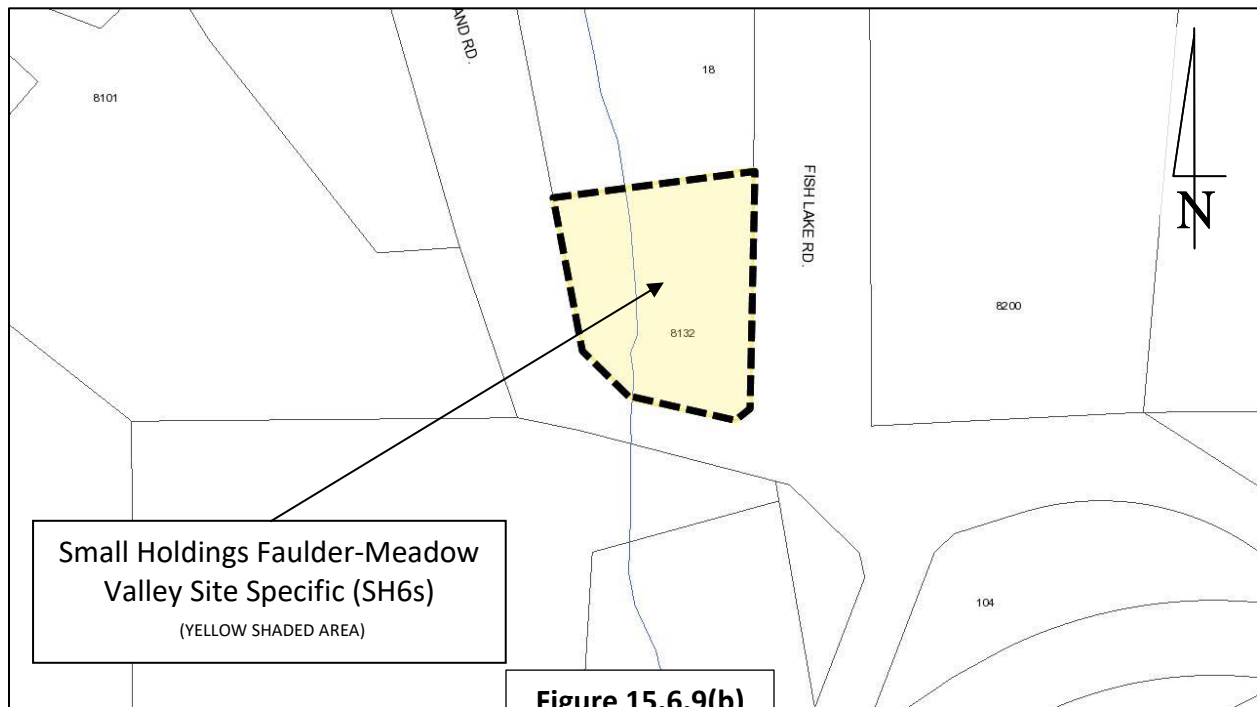
- a) *Principal Dwelling Unit:* 5.0 metres, as originally designed and constructed.

**15.6.9 Small Holdings Faulder Site Specific (SH6s) Regulations:**

- a) in the case an approximately 3.3 ha part of the land described as Lot 10, Plan 27332, District Lot 2893, ODYD, Except Plan KAP51912 (8025 Princeton-Summerland Road), and shown shaded yellow on Figure 15.6.9(a):
  - i) despite Section 7.5.2, the maximum floor area utilized for a home industry, including the indoor and outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 300.0 m<sup>2</sup>.



- b) in the case of land described as Lot 3, Plan KAP51211, District Lot 2893, ODYD (8132 Princeton-Summerland Road), and shown hatched on Figure 15.6.9(b):
  - i) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 15.6.1:
    - a) *eating and drinking establishment*; and
    - b) *convenience store*.



**Figure 15.6.9(b)**

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 the land shown:
  - i) shaded yellow on Schedule 'A', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Faulder (SH6);
  - ii) shaded blue on Schedule 'A', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Faulder (SH6s);
  - iii) shaded orange on Schedule 'A', which forms part of this Bylaw, from Small Holdings Four Site Specific (SH4s) to Small Holdings Faulder (SH6s); and
  - iv) shaded purple on Schedule 'A', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Faulder (SH6).
  - v) shaded yellow on Schedule 'B', which forms part of this Bylaw, from Small Holdings Four (SH4) to Watershed Resource Area (WRA).
  - vi) shaded yellow on Schedule 'C', which forms part of this Bylaw, from Resource Area (RA) to Watershed Resource Area Site Specific (WRA).
  - vii) shaded yellow on Schedule 'D', which forms part of this Bylaw, from Resource Area (RA) to Watershed Resource Area Site Specific (WRAs).

viii) shaded yellow on Schedule 'E', which forms part of this Bylaw, from Resource Area Site Specific (RAs) to Watershed Resource Area Site Specific (WRAs).

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2023.

PUBLIC HEARING held on this \_\_\_\_ day of \_\_\_\_\_, 2023.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2023.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

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

DRAFT



# Regional District of Okanagan-Similkameen

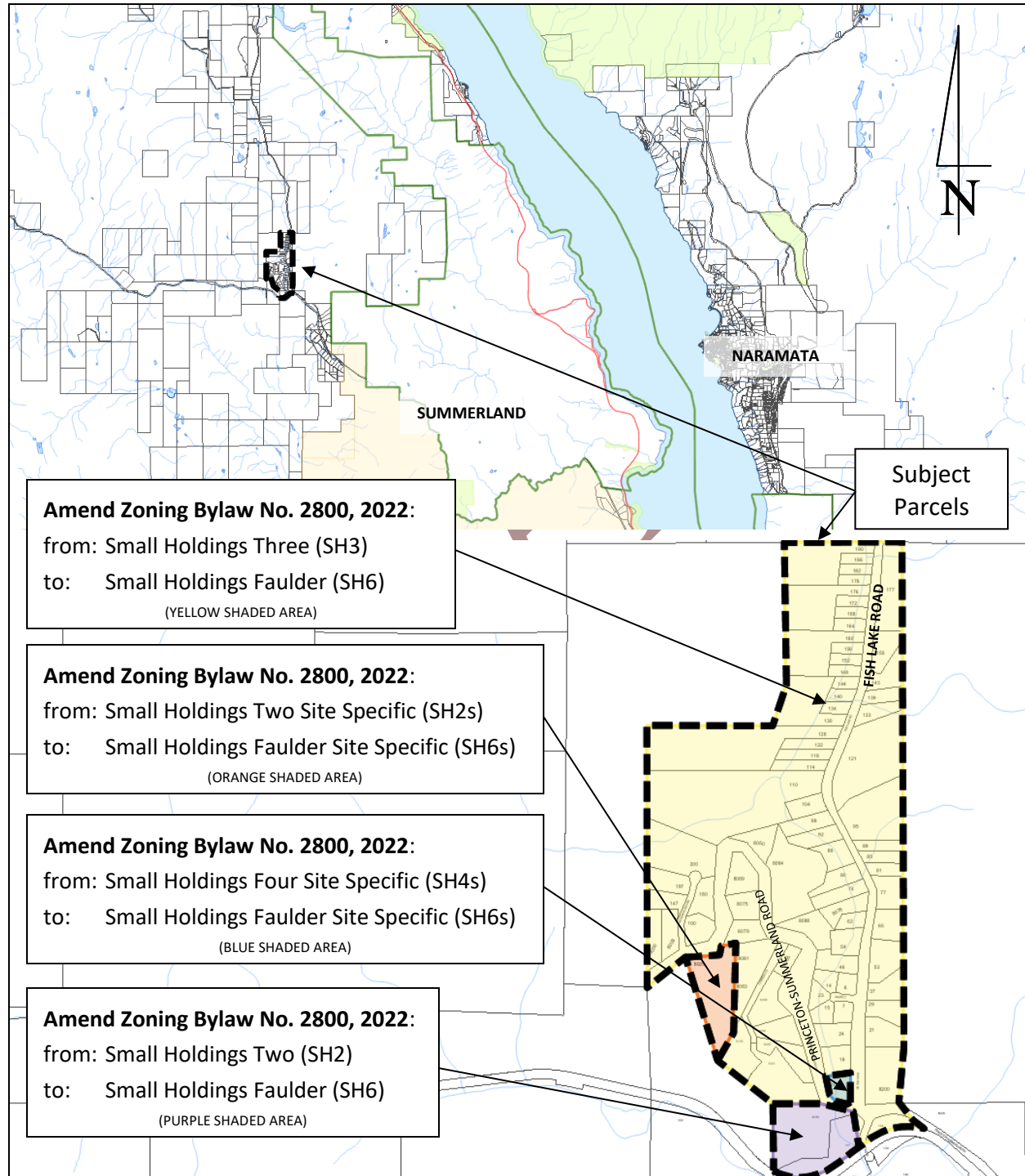
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

## Schedule 'A'



Amendment Bylaw No. 2800.18, 2023  
(F2021.011-ZONE)

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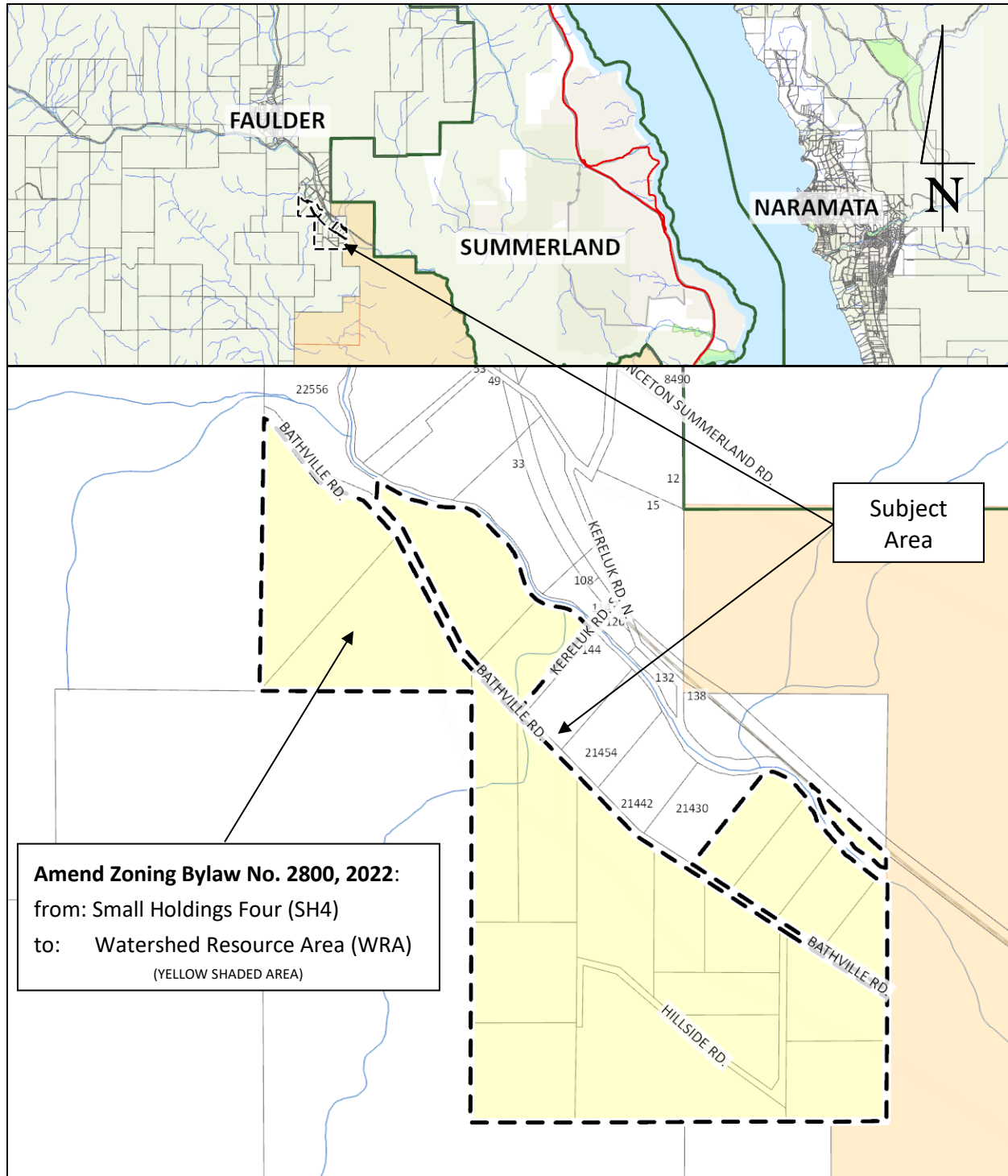
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Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

## Schedule 'B'



Amendment Bylaw No. 2800.18, 2023  
(F2021.011-ZONE)

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# Regional District of Okanagan-Similkameen

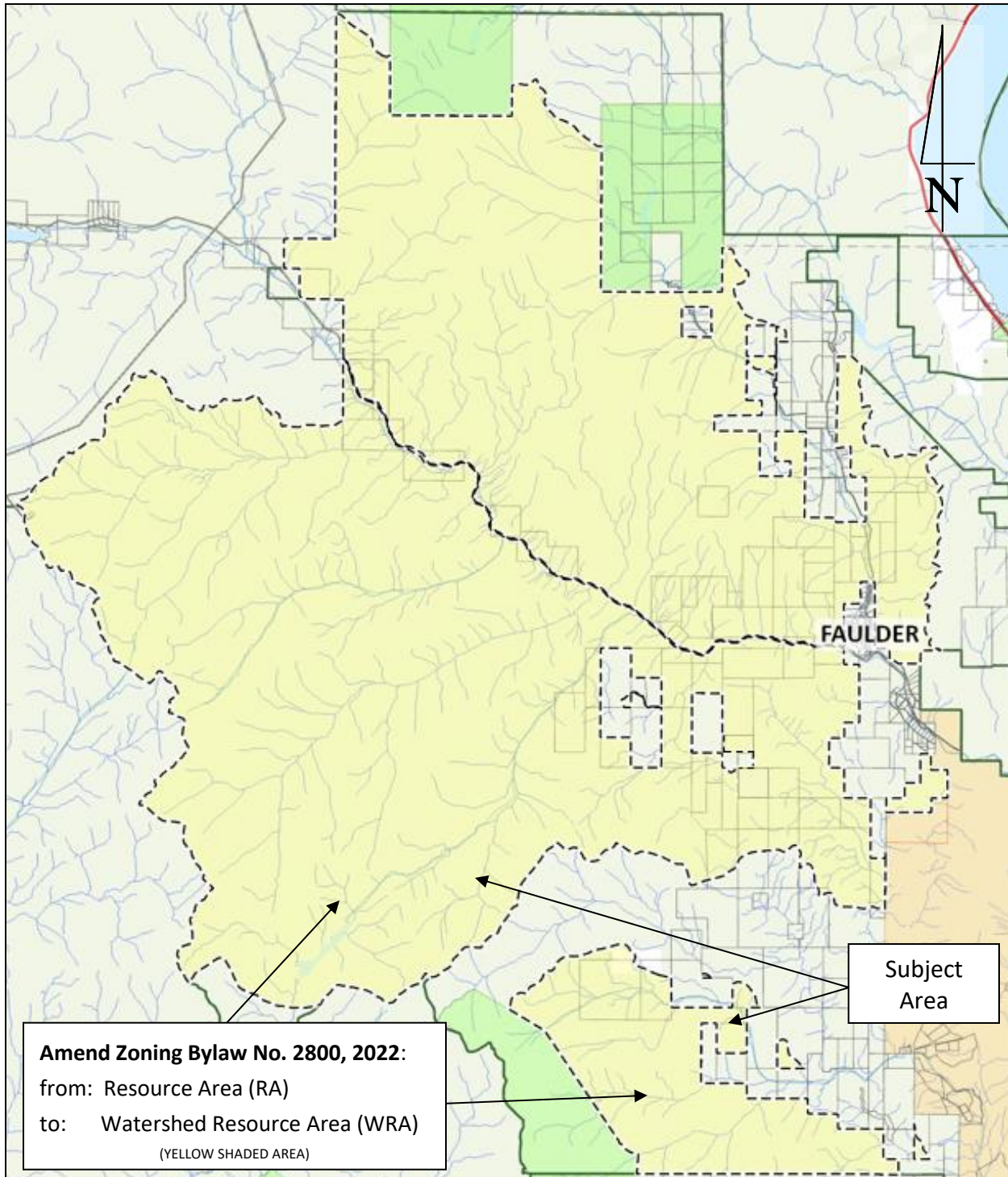
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Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

## Schedule 'C'



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(F2021.011-ZONE)

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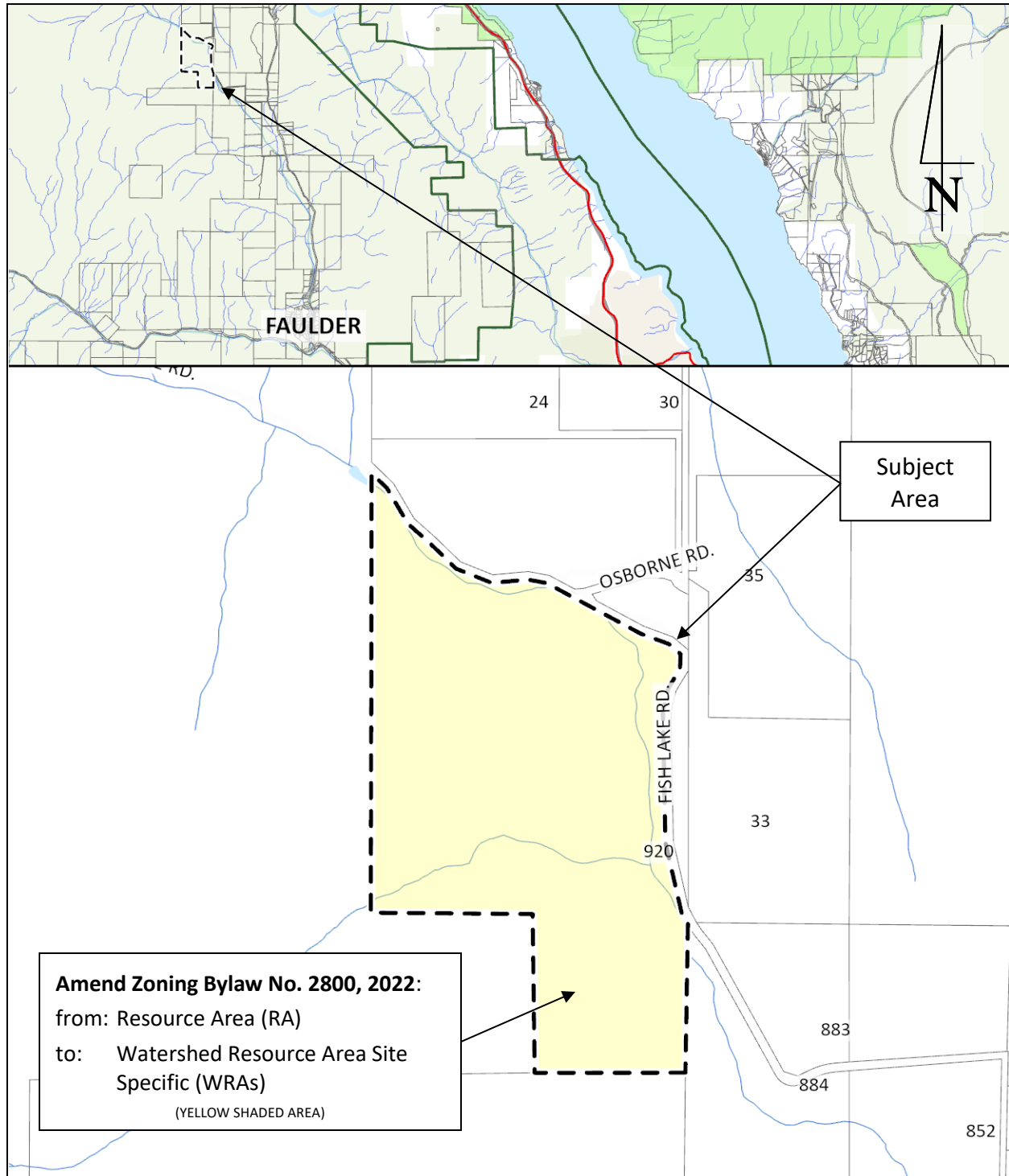
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Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

## Schedule 'D'



Amendment Bylaw No. 2800.18, 2023  
(F2021.011-ZONE)

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# Regional District of Okanagan-Similkameen

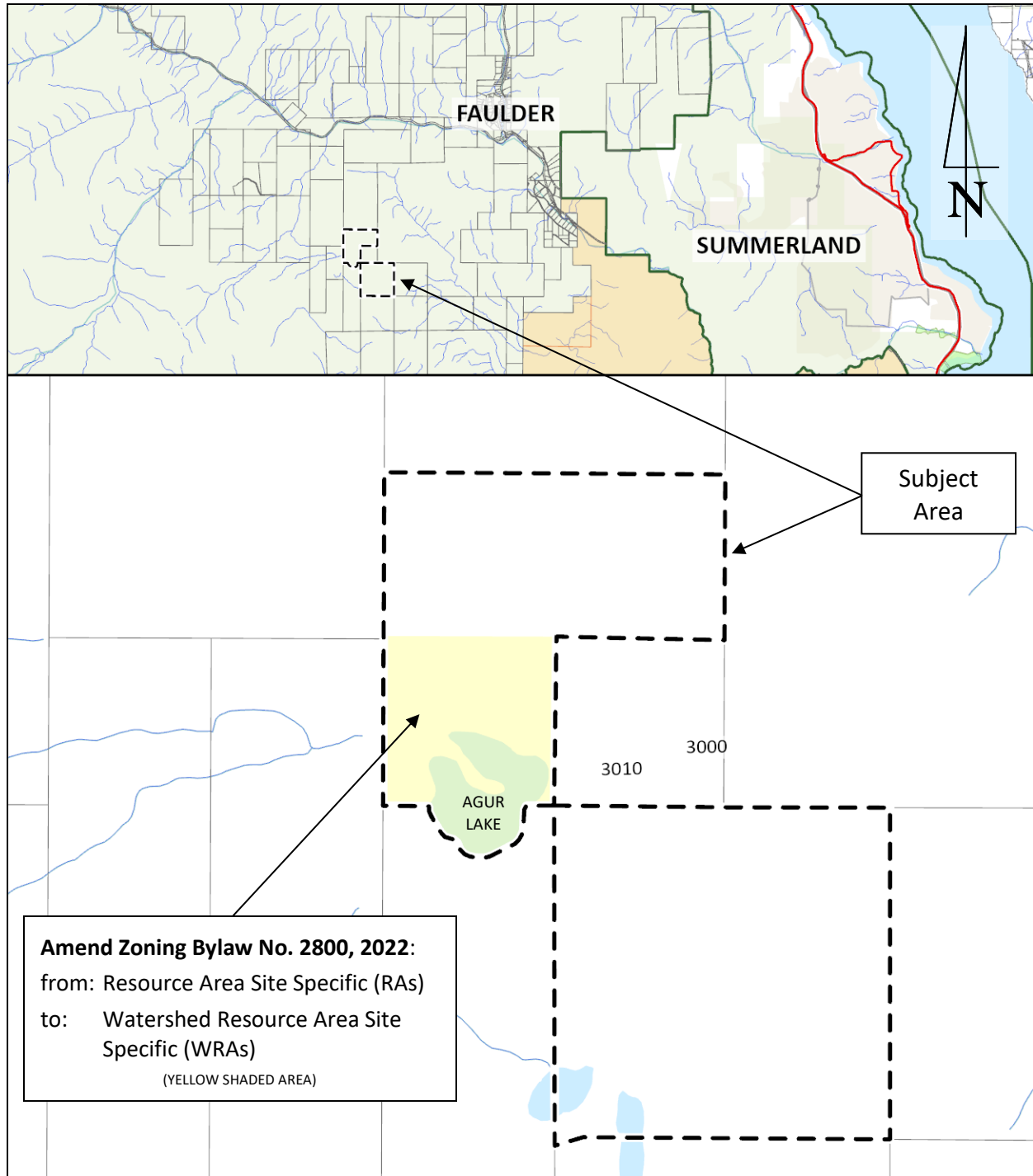
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Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

## Schedule 'E'



Amendment Bylaw No. 2800.18, 2023  
(F2021.011-ZONE)

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