

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.18, 2023

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

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

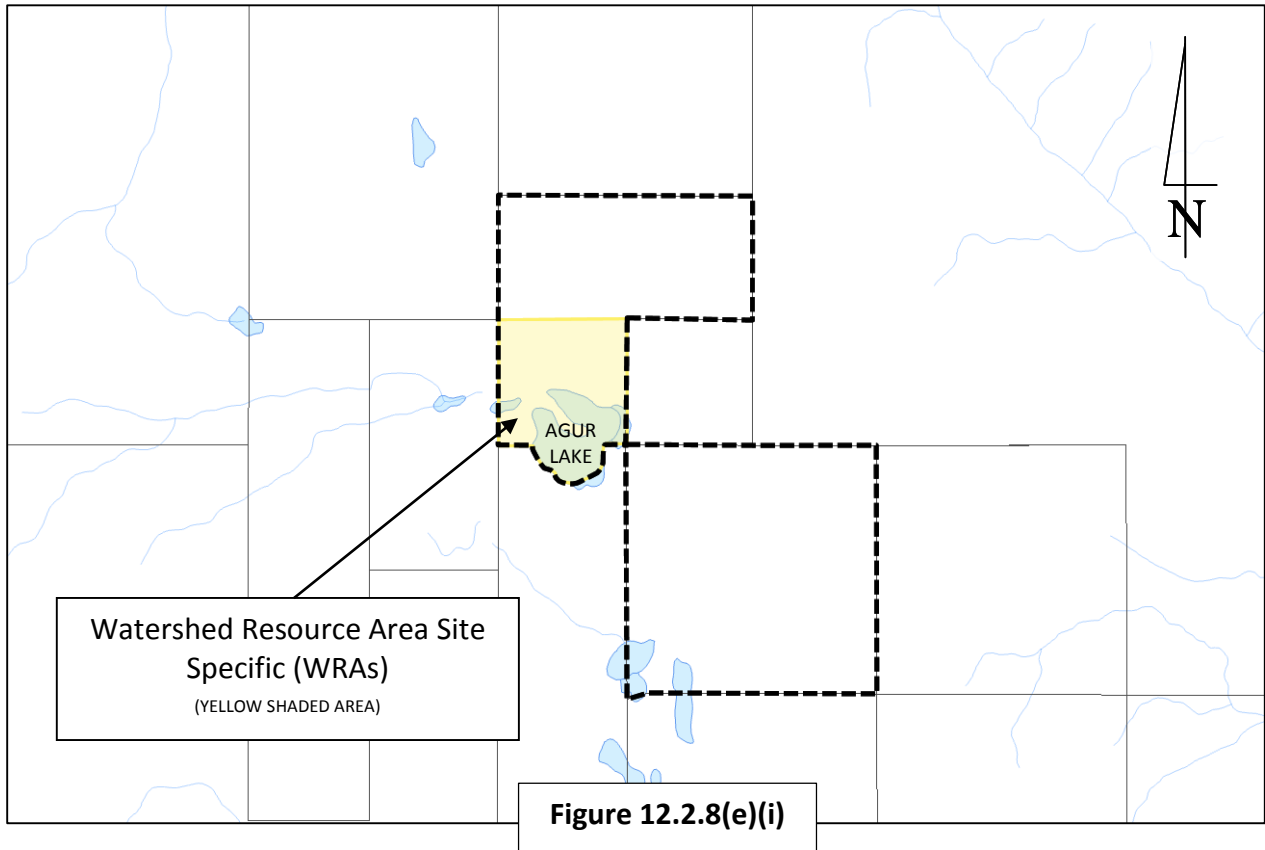
12.2.7 Maximum Parcel Coverage:

- a) Not applicable

12.2.8 Watershed Resource Area Site Specific (WRAs) Regulations:

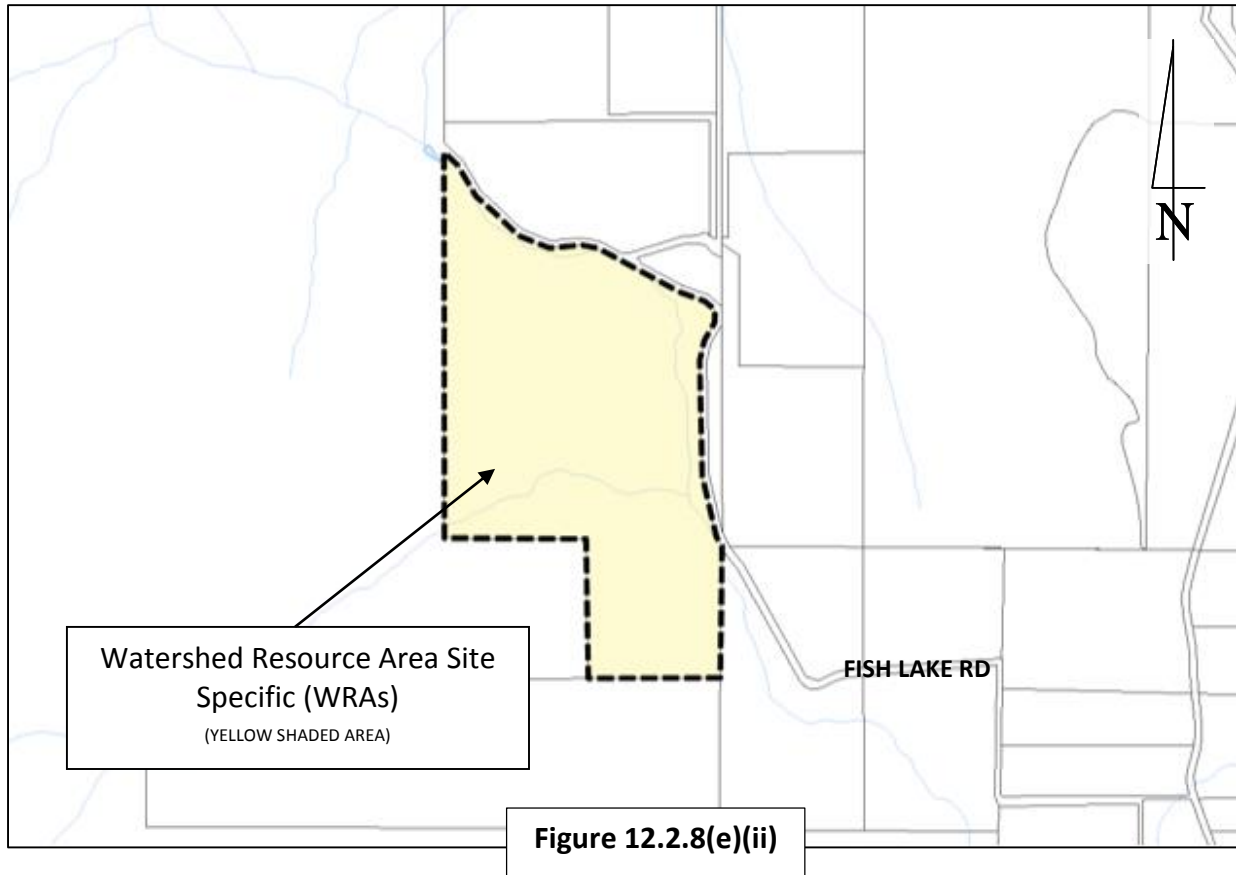
- a) **Electoral Area "A"**
 - i) Not applicable
- b) **Electoral Area "C"**
 - i) Not applicable
- c) **Electoral Area "D"**
 - i) Not applicable
- d) **Electoral Area "E"**
 - i) Not applicable
- e) **Electoral Area "F"**
 - i) in the case of an approximately 16.5 ha part of the land described as District 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

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:

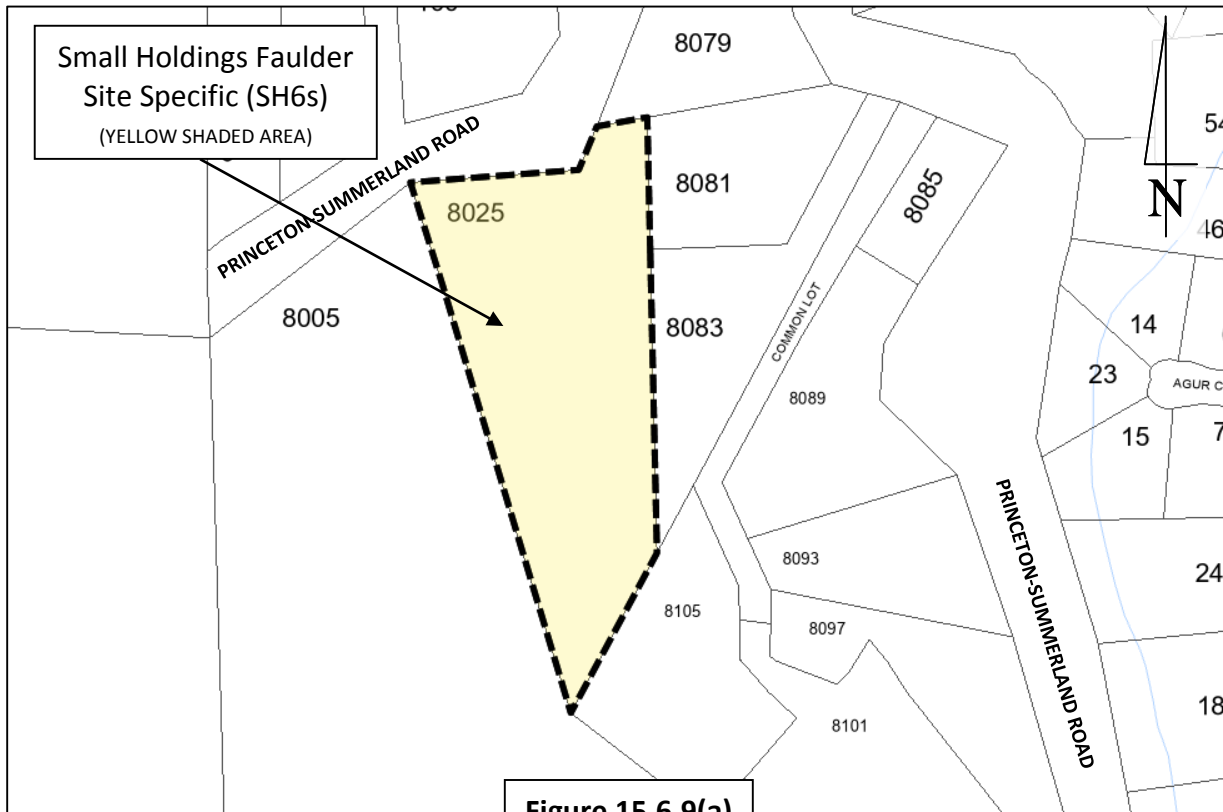
- a) 20%

15.6.8 Minimum Building Width:

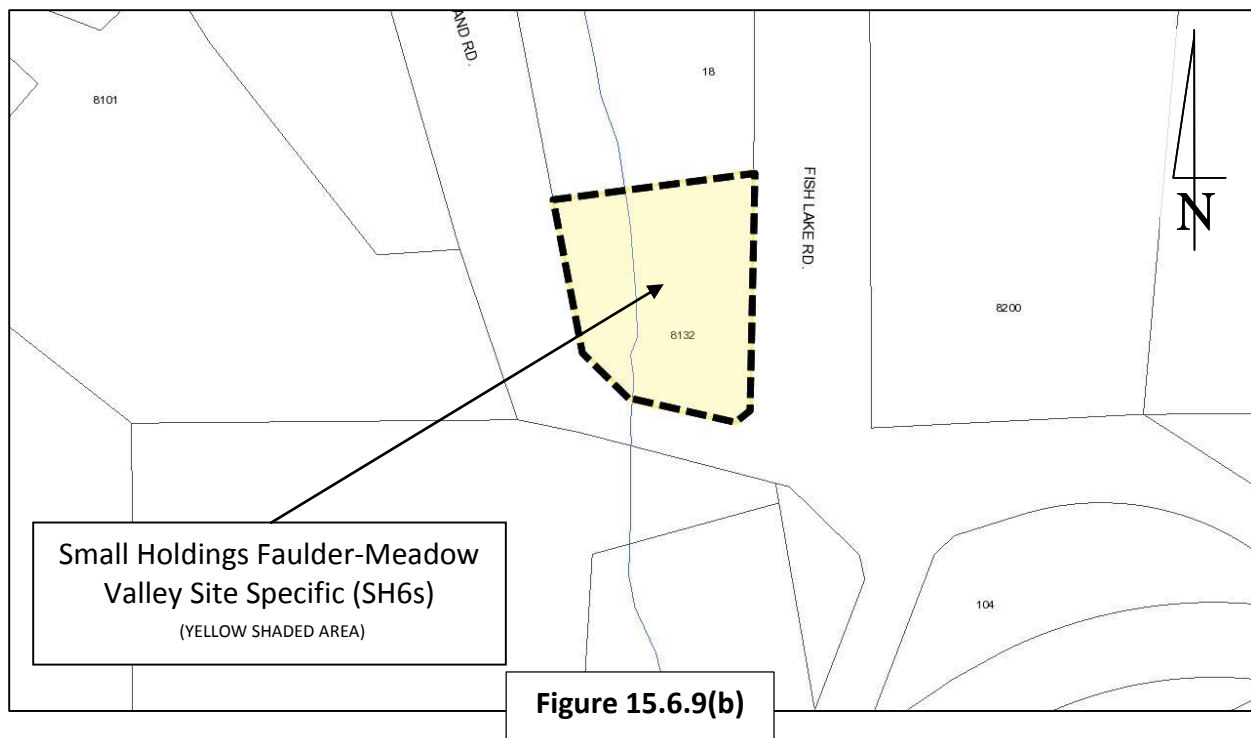
- a) *Principal Dwelling Unit:* 5.0 metres, as originally designed and constructed.

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 m².



- 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*.



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 1st day of June, 2023.

PUBLIC HEARING held on this 15th day of June, 2023.

READ A THIRD TIME AND ADOPTED this ____ day of _____, 2023.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

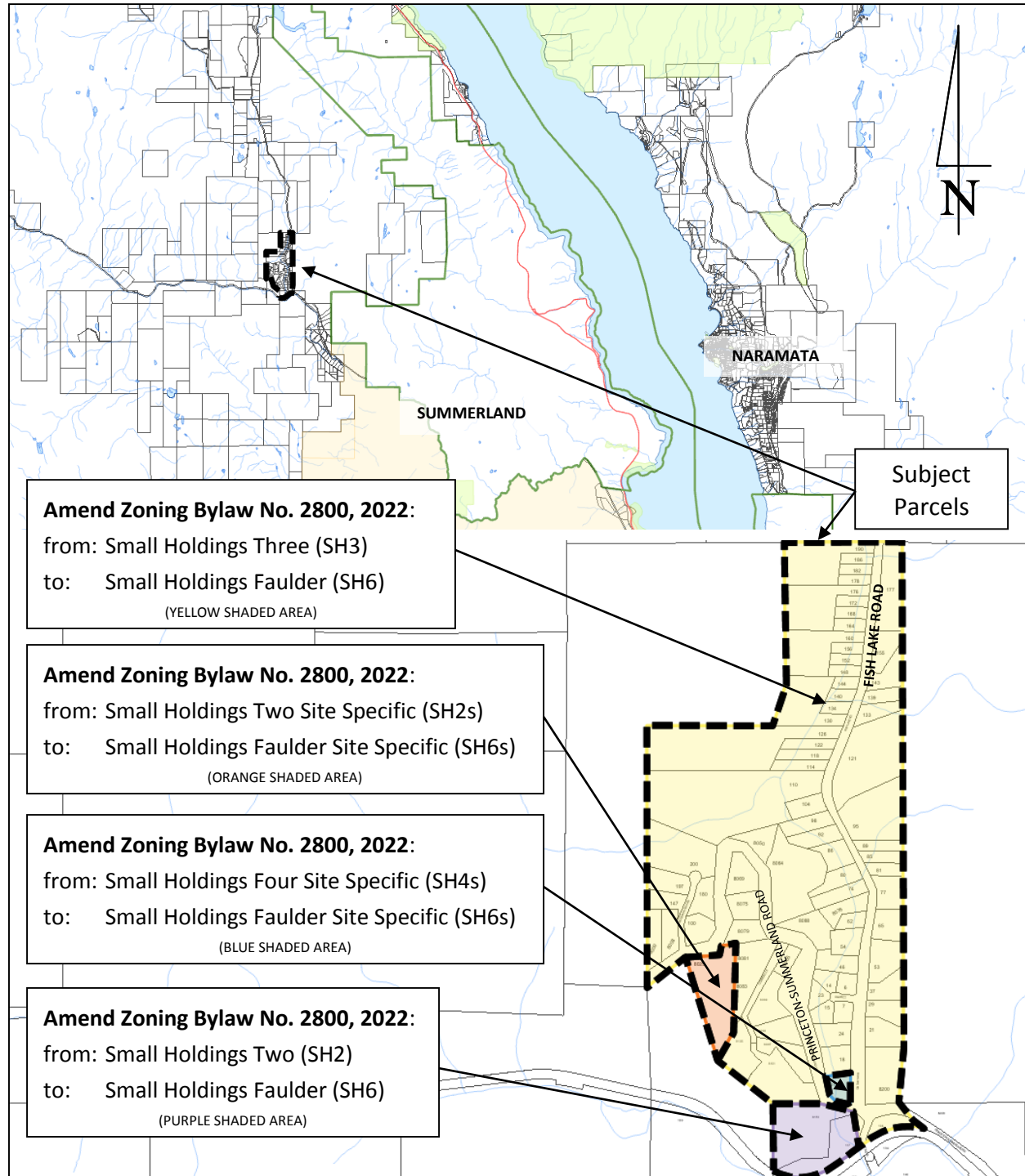
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

Schedule 'A'



Regional District of Okanagan-Similkameen

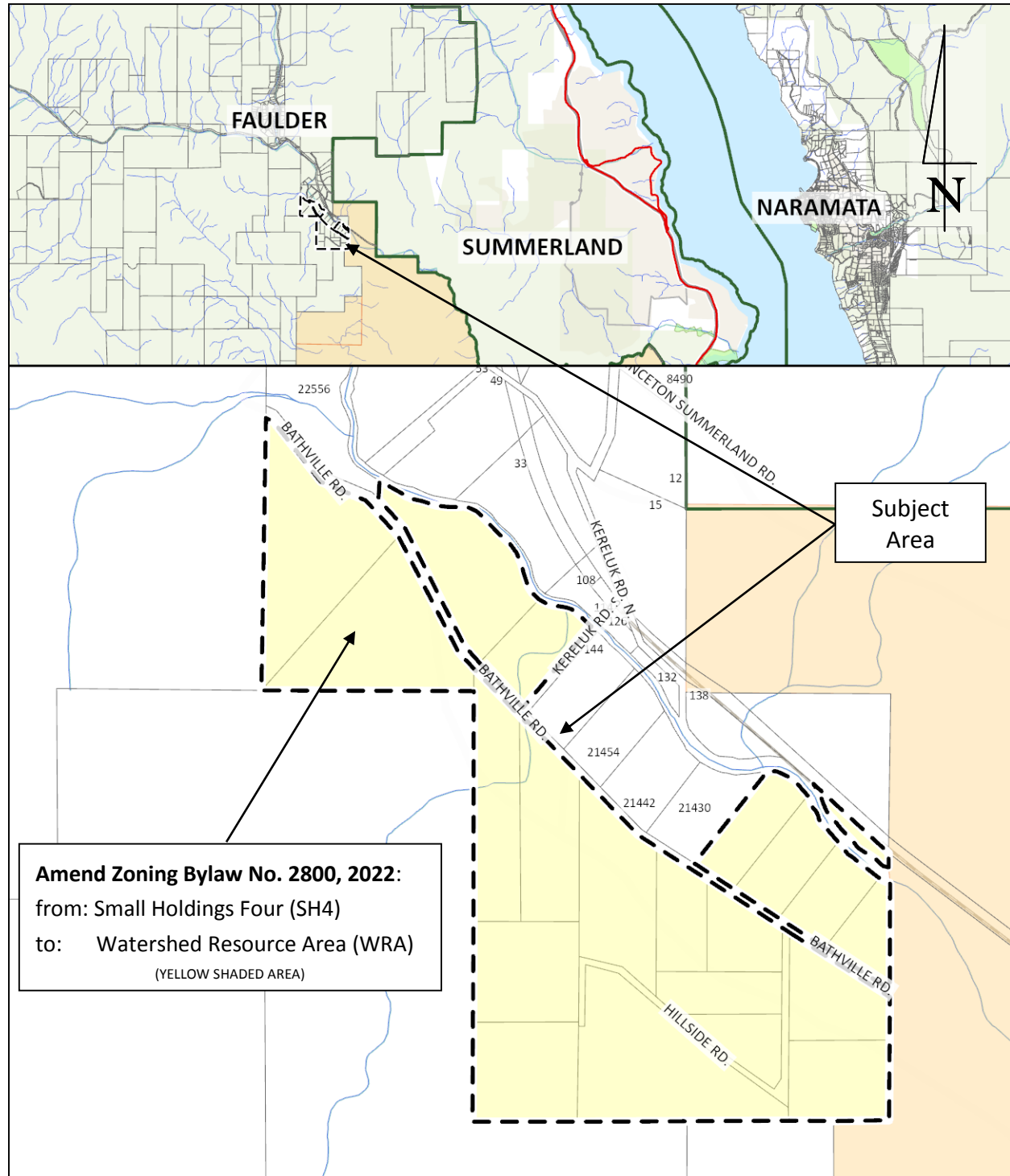
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Schedule 'B'



Regional District of Okanagan-Similkameen

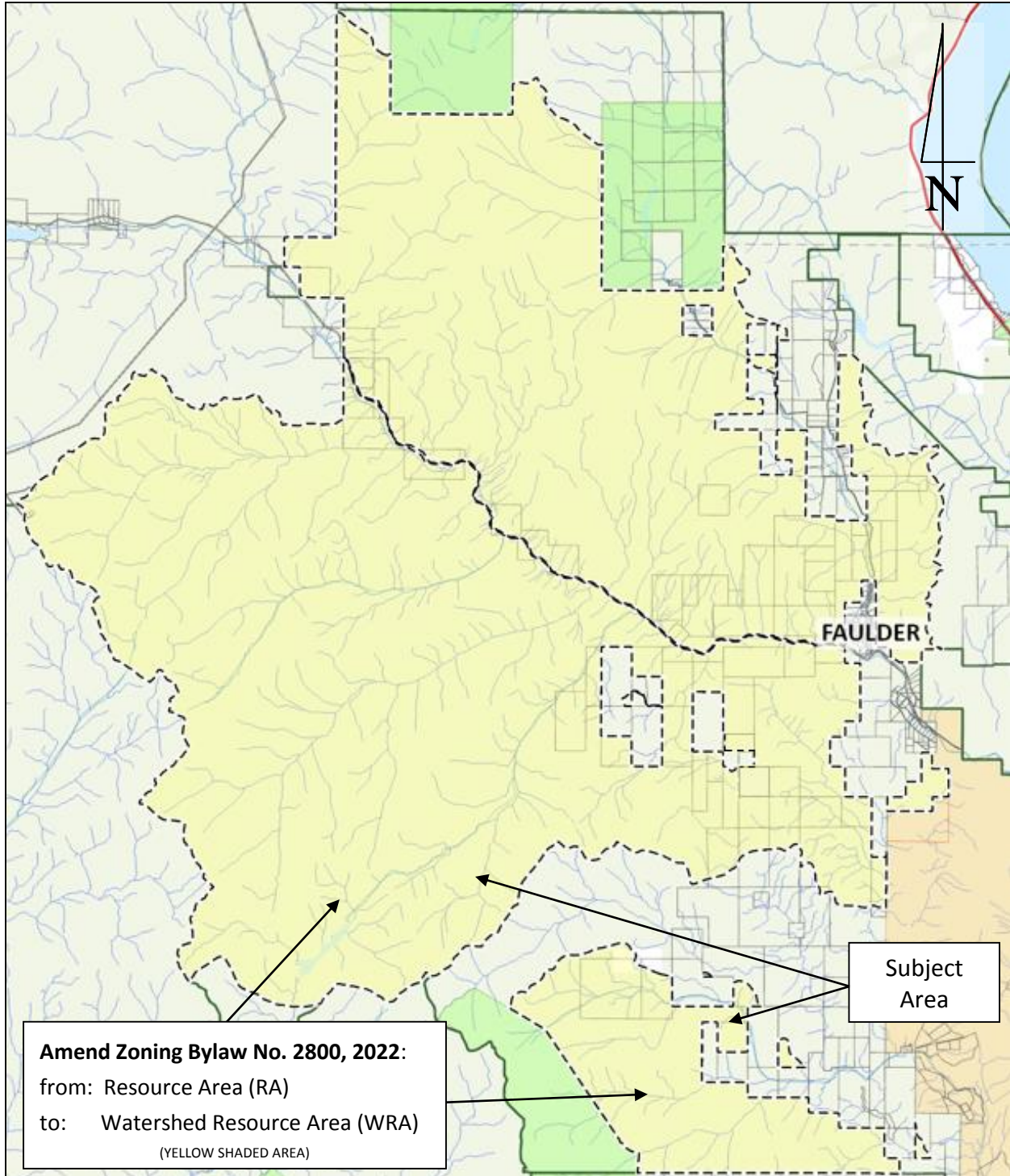
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Schedule 'C'



Regional District of Okanagan-Similkameen

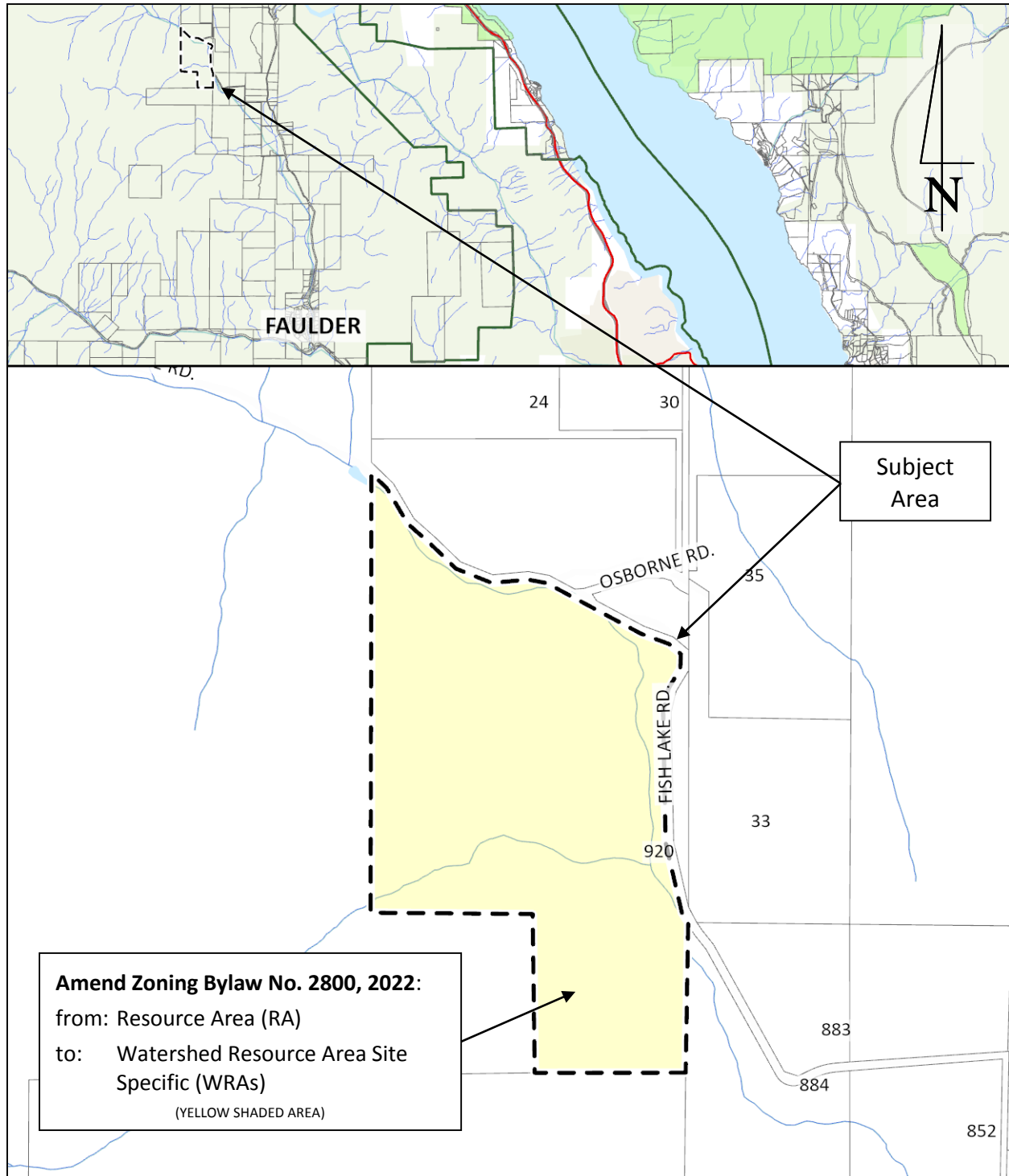
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Schedule 'D'



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Schedule 'E'

