

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.12, 2018

**A Bylaw to amend the Electoral Area “D-2” Official Community Plan Bylaw No. 2603, 2013,
and Zoning Bylaw No. 2455, 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 “D-2” Large Holdings Update Official Community Plan Amendment Bylaw No. 2603.12, 2018.”
2. The “Electoral Area ‘D-2’ Official Community Plan Bylaw No. 2603, 2013” is amended by:
 - i) replacing Section 10.0 (Rural Holdings) in its entirety with the following:

10.0 RURAL HOLDINGS

10.1 Background

The Plan Area’s rural character and lifestyles are some of the most valued aspects to area residents. While the majority of future residential growth will be directed to designated Primary and Rural Growth Areas, there is potential for limited rural development.

Within the Plan Area, Rural Holdings are generally grouped into two categories, Large Holdings (LH) and Small Holdings (SH).

The Large Holdings designation, applies to typically privately-held properties smaller than Resource Area parcels and includes large parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area. Large Holdings should have a range of minimum parcel sizes but no less than of 4.0 hectares.

The Small Holdings designation includes medium sized parcels of land generally used for rural residential, part time farming, limited agriculture, home industry uses and other uses that fit with the character of the area.

As with Large Holdings, Small Holdings are generally located outside of the Agricultural Land Reserve.

10.2 Objectives

- .1 Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings.
- .2 Prevent rural sprawl, by limiting development on Small Holdings properties to rural residential densities and agricultural uses.
- .3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings.
- .4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.

10.3 Policies - General

The Regional Board:

- .1 Supports home occupation and home industry uses on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.
- .2 Will evaluate new Rural Holdings developments against the implications and impacts on the agricultural uses in the area.
- .3 Generally does not support additional development outside of the designated Rural Growth Areas.
- .4 Requires any proposal to create additional land designated or zoned either Large Holdings or Small Holdings to:
 - a) Clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of this OCP; and
 - b) Provide an assessment of the proposal against the following criteria:
 - i) availability of vacant land currently designated as either Large Holdings or Small Holdings;
 - ii) capability of the natural environment to support the proposed development;
 - iii) impact on environmentally sensitive areas, as illustrated on Schedule 'I' (Environmentally Sensitive Development Permit Areas);
 - iv) capability of accommodating on-site domestic water and sewage disposal, or availability of community water or sewer, and submission of an assessment from a qualified

professional in accordance with the Regional District Subdivision Servicing Bylaw;

- v) proximity to existing roads and other community and essential services;
 - vi) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - vii) compatibility with adjacent land uses and designations, and the character of the existing area;
 - viii) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and
 - ix) type, timing and staging of the development.
- .5 Protects and conserves agriculturally productive land, and environmentally sensitive areas within designated Small Holdings and Large Holdings areas.
- .6 Should work collaboratively with the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.
- .8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .9 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed. In the areas shown on Eastside Road North and Eastside Road South on figures 4-9 and 4-10, and generally known as Heritage Hills, Lakeshore Highlands and Skaha Estates, the short-term rental of residences is generally discouraged.
- .10 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit for rezoning. The Regional Board may use the following criteria to assess applications:
- a) Capability of accommodating on-site domestic water and sewage disposal;
 - b) Mitigating measures such as screening and fencing;
 - c) Provision of adequate off-street parking;
 - d) Confirmation that the structure proposed for use as a vacation rental complies with the BC Building Code; and
 - e) Benefits that such accommodation may provide to the community.

10.4 Policies – Large Holdings

The Regional Board:

- .1 Supports the use of lands designated Large Holdings identified in Schedule 'B' (Official Community Plan Map) for agriculture, ranching, grazing, keeping of livestock, veterinary establishments, kennels, outdoor recreation, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
- .2 Will establish a range of densities and parcel sizes, to be no less than 4 ha in area, for land designated Large Holdings in the Plan area through the Zoning Bylaw.
- .3 Allows secondary suites and may consider additional accessory dwellings based on the size of parcel.
- .4 Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings parcels to less than four hectares in size.
- .5 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed.

10.5 Policies – Small Holdings

The Regional Board:

- .1 Generally supports a range of uses on the lands designated Small Holdings in Schedule 'B' (Official Community Plan Map), including: rural residential, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.
- .2 Will establish a range of densities and parcel sizes for lands designated Small Holdings in the Plan Area through the Zoning Bylaw.
- .3 Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.

ii) adding a new sub-section 16.4.2.3 under Section 16 (Natural Environment and Conservation) to read as follows:

- .3 Supports low-impact agricultural uses on lands designated Conservation Area and held by a conservation organisation.

- iii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing 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 (LH) to Resource Area (RA).
- iv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing 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 (LH) to Resource Area (RA).
- v) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing 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 (LH) to Resource Area (RA).
- vi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing 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 Small Holdings (SH) to Conservation Area (CA).
- vii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing 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 'E', which forms part of this Bylaw, from Agriculture (AG) to Small Holdings (SH).
- viii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- ix) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot A, Plan EPP12661, District Lot 681S, SDYD,

and shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).

- x) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by 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 'H', which forms part of this Bylaw, from Low Density Residential (LR) to Large Holdings (LH).
- xi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot 1, Plan KAP4702, District Lot 337, SDYD, Except Plan 15546, Lot B, Plan KAP11546, District Lot 337, SDYD, and shown shaded purple on Schedule 'H', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).
- xii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xiii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xiv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded blue on Schedule 'I', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 11.7 hectare part of the land described as Lot 4, Plan KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded yellow on Schedule 'J', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xvi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on approximately 7.3 hectare part of the land described as Lot 4, Plan KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded blue on

Schedule 'J', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).

- xvii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 8,000 m² part of the land described as Lot 2, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5361 9th Avenue), shown shaded yellow on Schedule 'K', which forms part of this Bylaw, from Medium Density Residential (MR) to Small Holdings (SH).
- xviii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by 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 m² part of the land described as Lot 1, Plan KAP13984, District Lot 2883S 3147S, SDYD (5445 Hawthorne Place), and shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- xix) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot A, Plan KAP6113, District Lot 3147S, SDYD, shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Medium Density Residential (MR) to Parks, Recreation and Trails (PR).
- xx) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 8,600 m² part of Lot A, Plan KAP37420, District Lot 2193, SDYD, and shown shaded yellow on Schedule 'N', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xxi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 2.0 ha part of Lot A, Plan KAP37420, District Lot 2193, SDYD, and shown shaded blue on Schedule 'N', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).
- xxii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 3.6 ha part of 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 'O', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).

- xxiii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on Lot 1, Plan KAP8130, District Lot 195S, SDYD, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxiv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL 21 and E PL A1266, and shown shaded yellow on Schedule 'Q', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- xxv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded yellow on Schedule 'R', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxvi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on Plan KAP4397, Block 14, District Lot 2883S, SDYD, Except Plan A1217 H933, and shown shaded yellow on Schedule 'S', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- xxvii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 51.0 hectare part of the land described as District Lot 31S, SDYD, Except Plan A11286, and shown shaded yellow on Schedule 'T', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxviii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 15.0 hectare part of the land described as District Lot 31S, SDYD, Except Plan A11286, and shown shaded blue on Schedule 'T', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xxix) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 49.0 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded yellow on Schedule 'T', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxx) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use

designation on an approximately 14.5 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded blue on Schedule 'T', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).

- xxxii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by 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 'U', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xxxiii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by 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 'U', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xxxiiii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by 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 blue on Schedule 'V', which forms part of this Bylaw, from Agriculture (AG) to Parks, Recreation and Trails (PR).
- xxxv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by 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 'W', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xxxvi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot 2, Plan KAP27588, District Lot 697S, SDYD, and shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- xxxvii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot 1, Plan KAP1434, SDYD, District Lot 697S 2710, and shown shaded yellow on Schedule 'Y', which forms part of this Bylaw, from Low Density Residential (LR) to Conservation Area (CA).

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.

ADOPTED this ____ day of _____, 2018.

Board Chair

Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

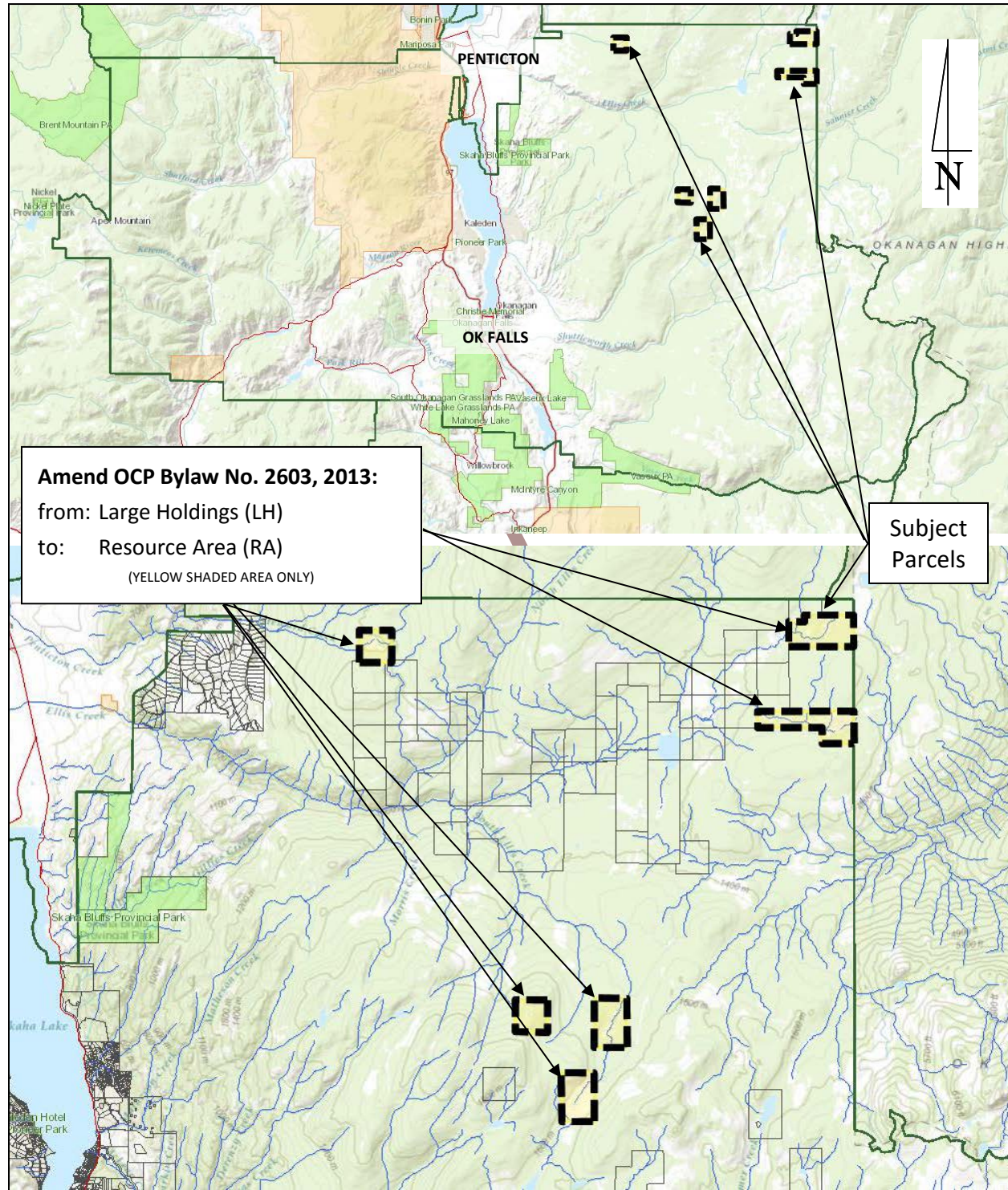
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'A'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 11 of 35

Regional District of Okanagan-Similkameen

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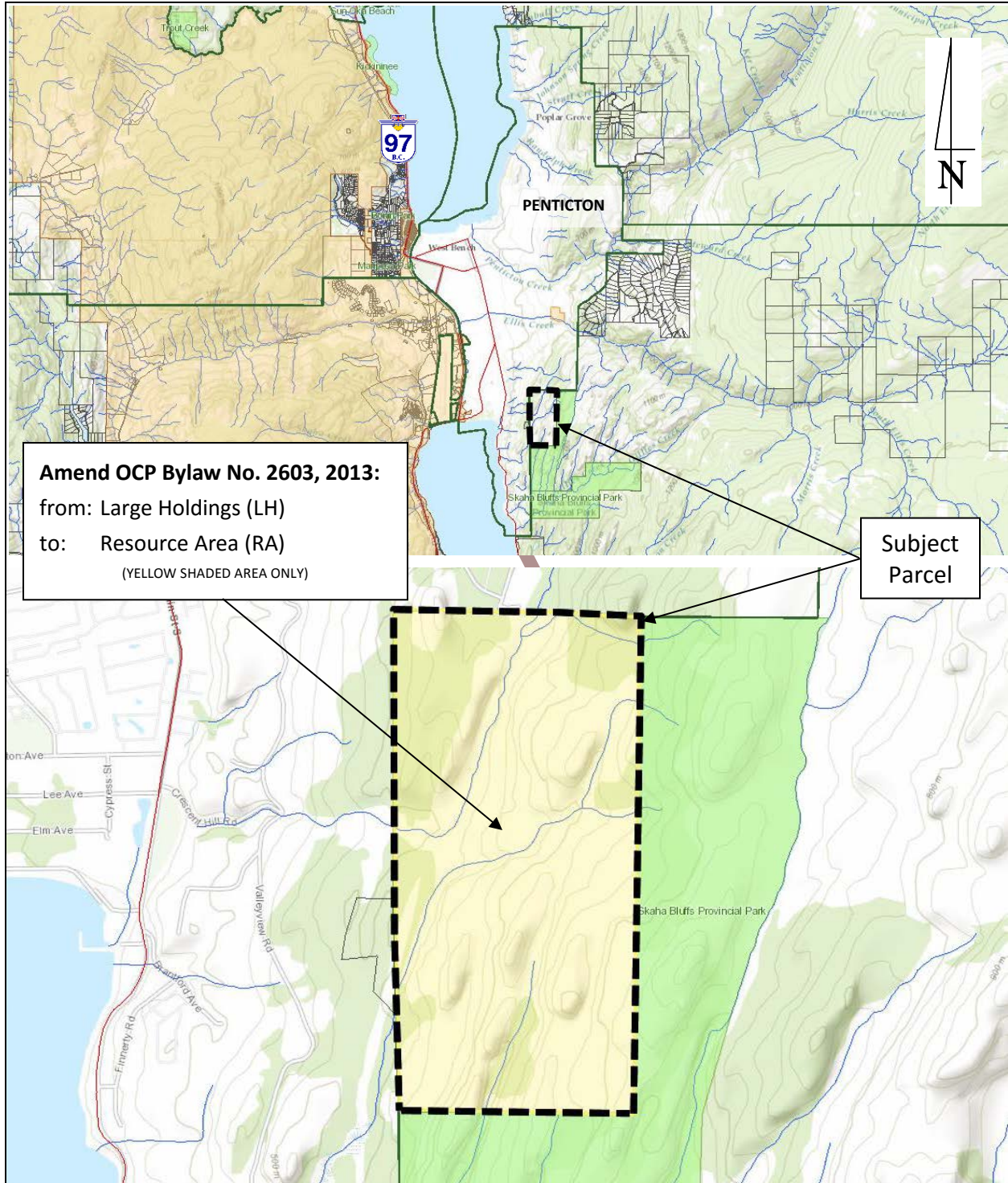
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Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'B'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 12 of 35

Regional District of Okanagan-Similkameen

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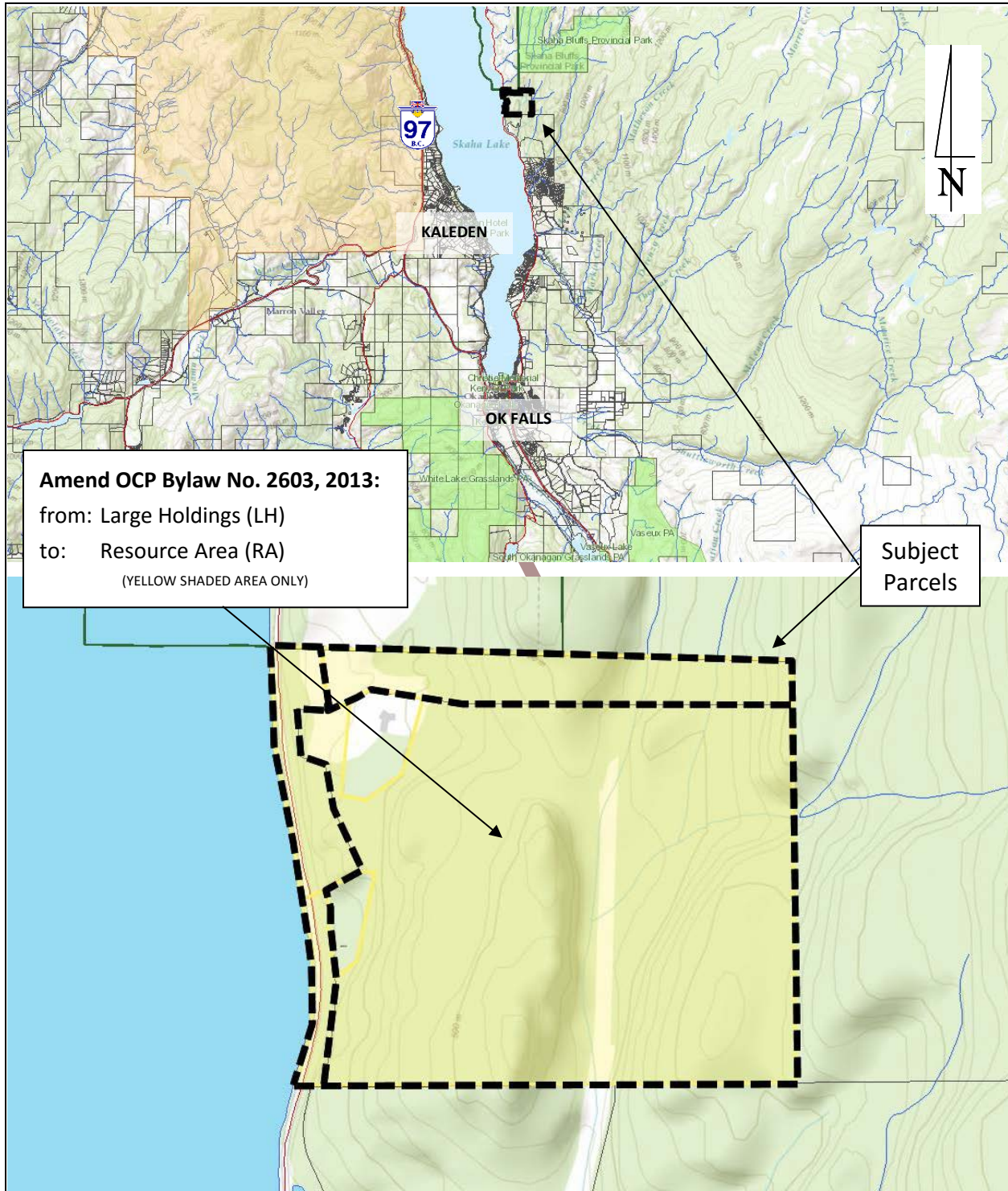
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Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'C'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 13 of 35

Regional District of Okanagan-Similkameen

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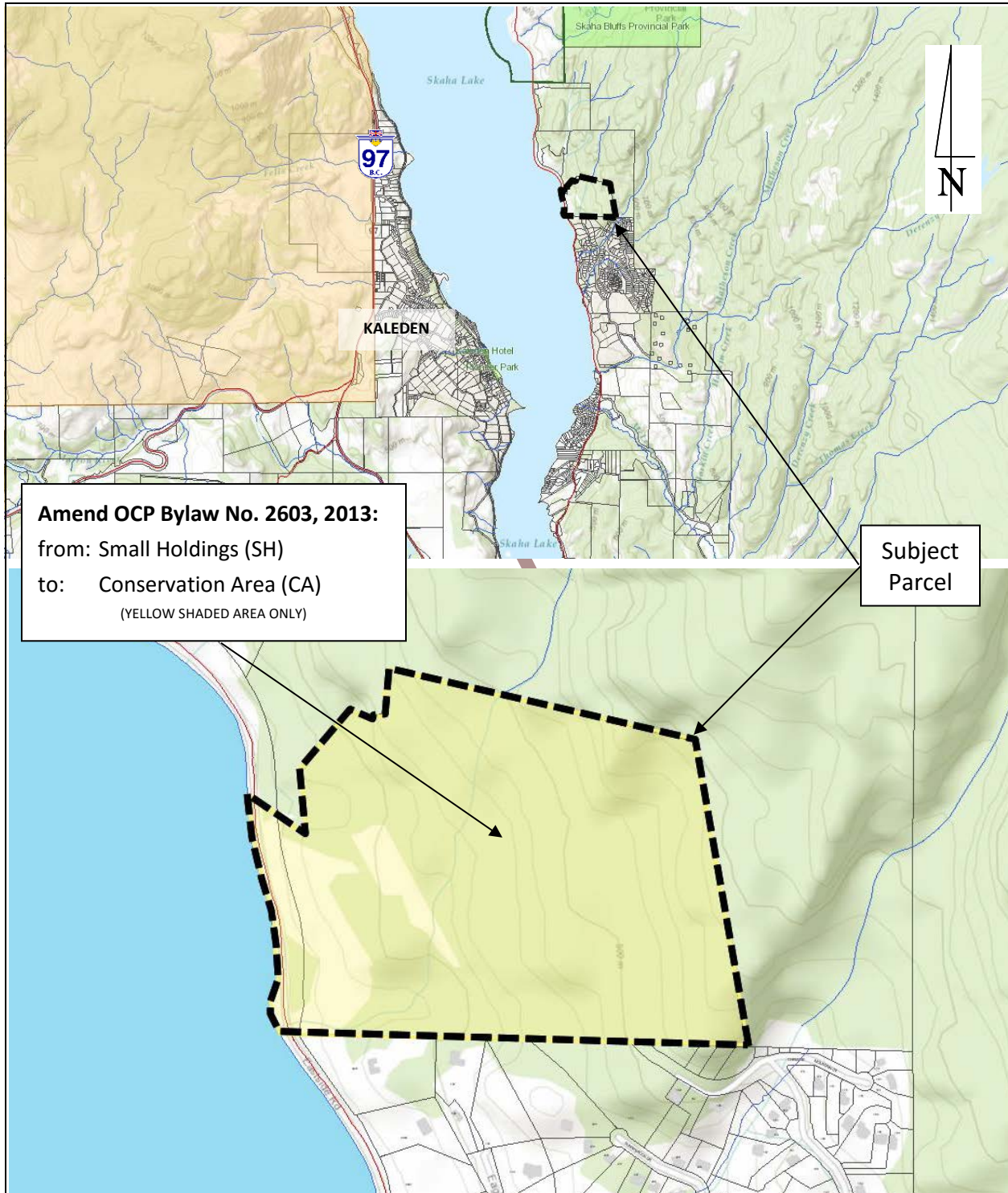
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Amendment Bylaw No. 2603.12, 2018

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Schedule 'D'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 14 of 35

Regional District of Okanagan-Similkameen

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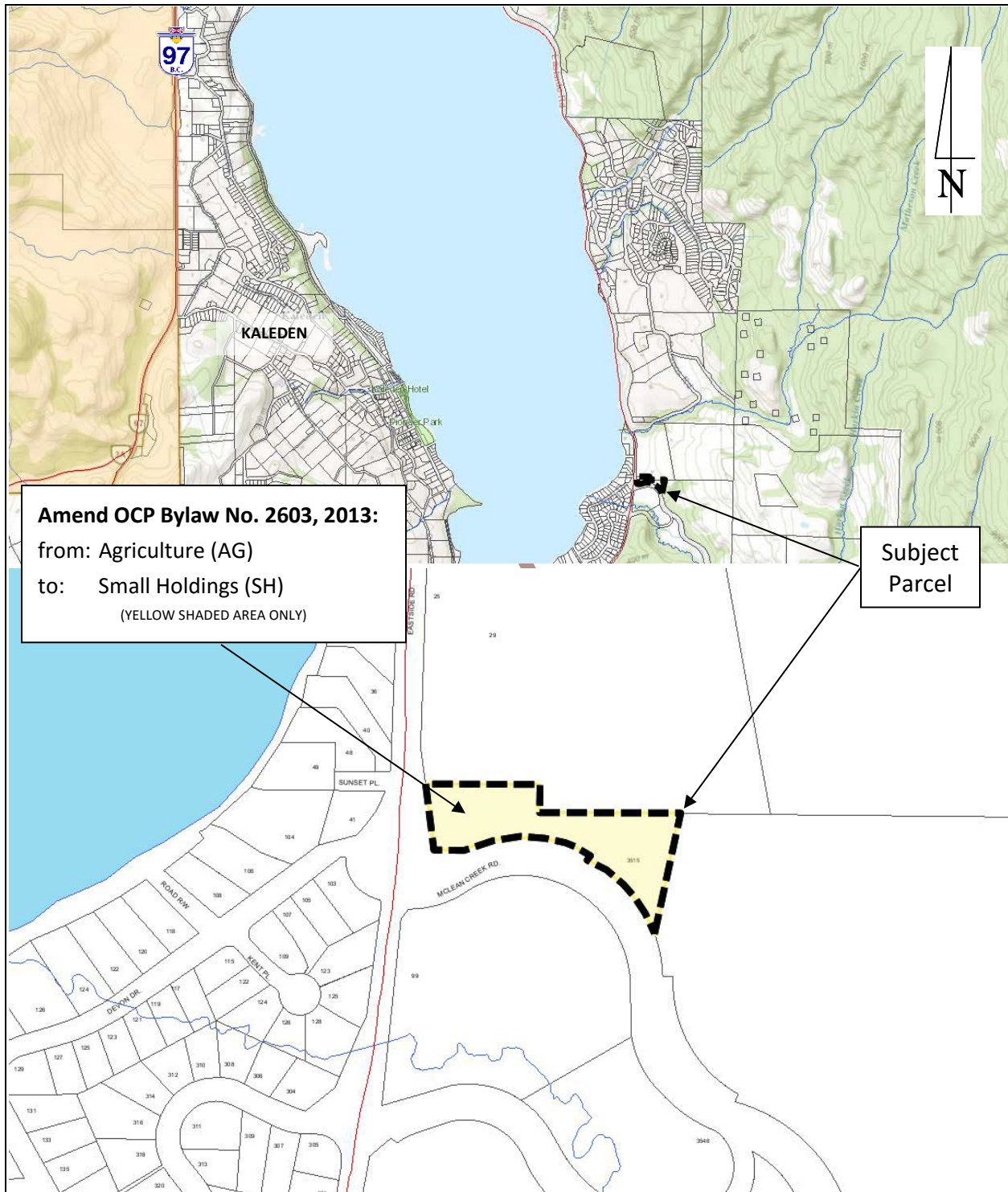
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Amendment Bylaw No. 2603.12, 2018

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Schedule 'E'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 15 of 35

Regional District of Okanagan-Similkameen

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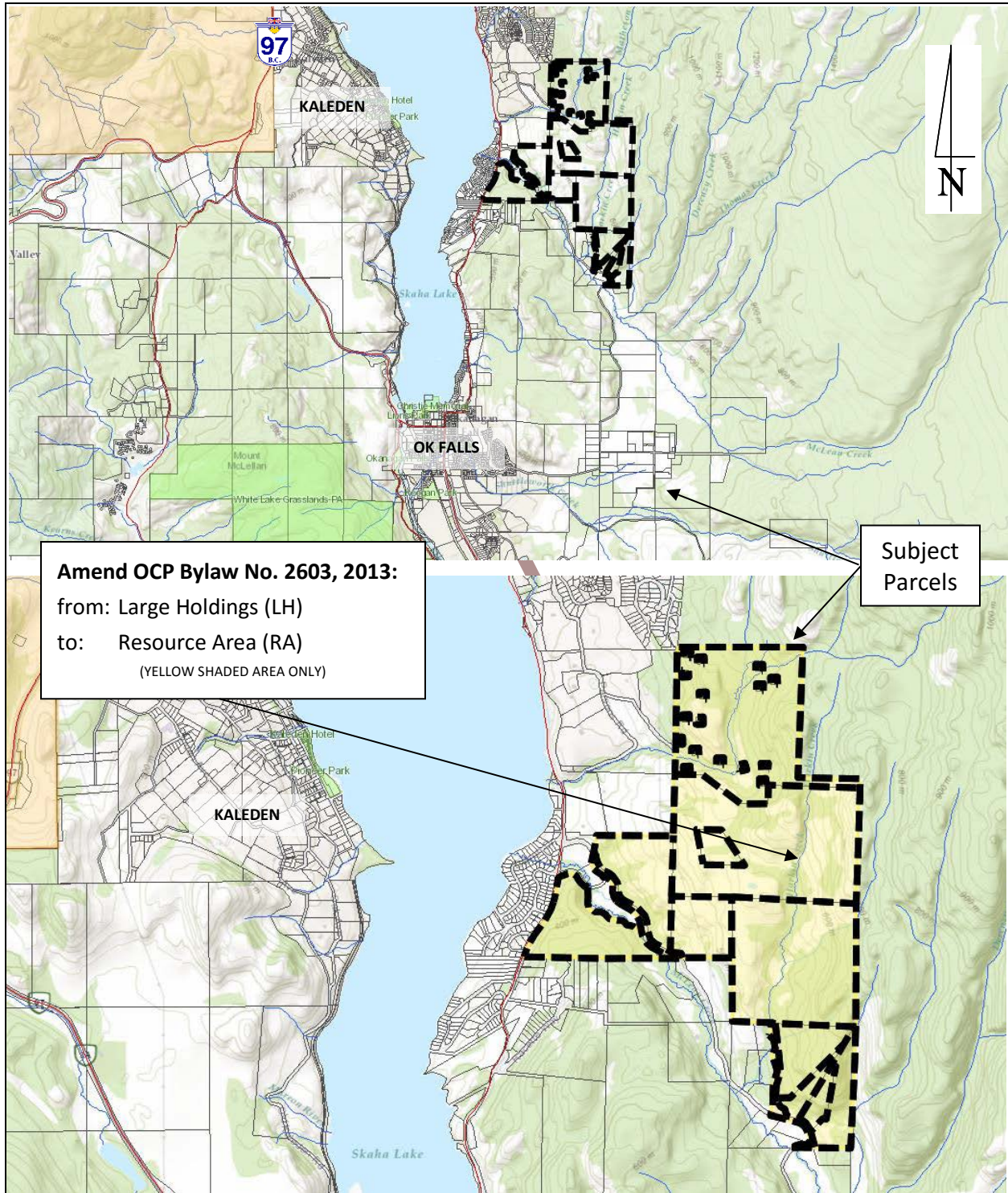
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Amendment Bylaw No. 2603.12, 2018

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Schedule 'F'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 16 of 35

Regional District of Okanagan-Similkameen

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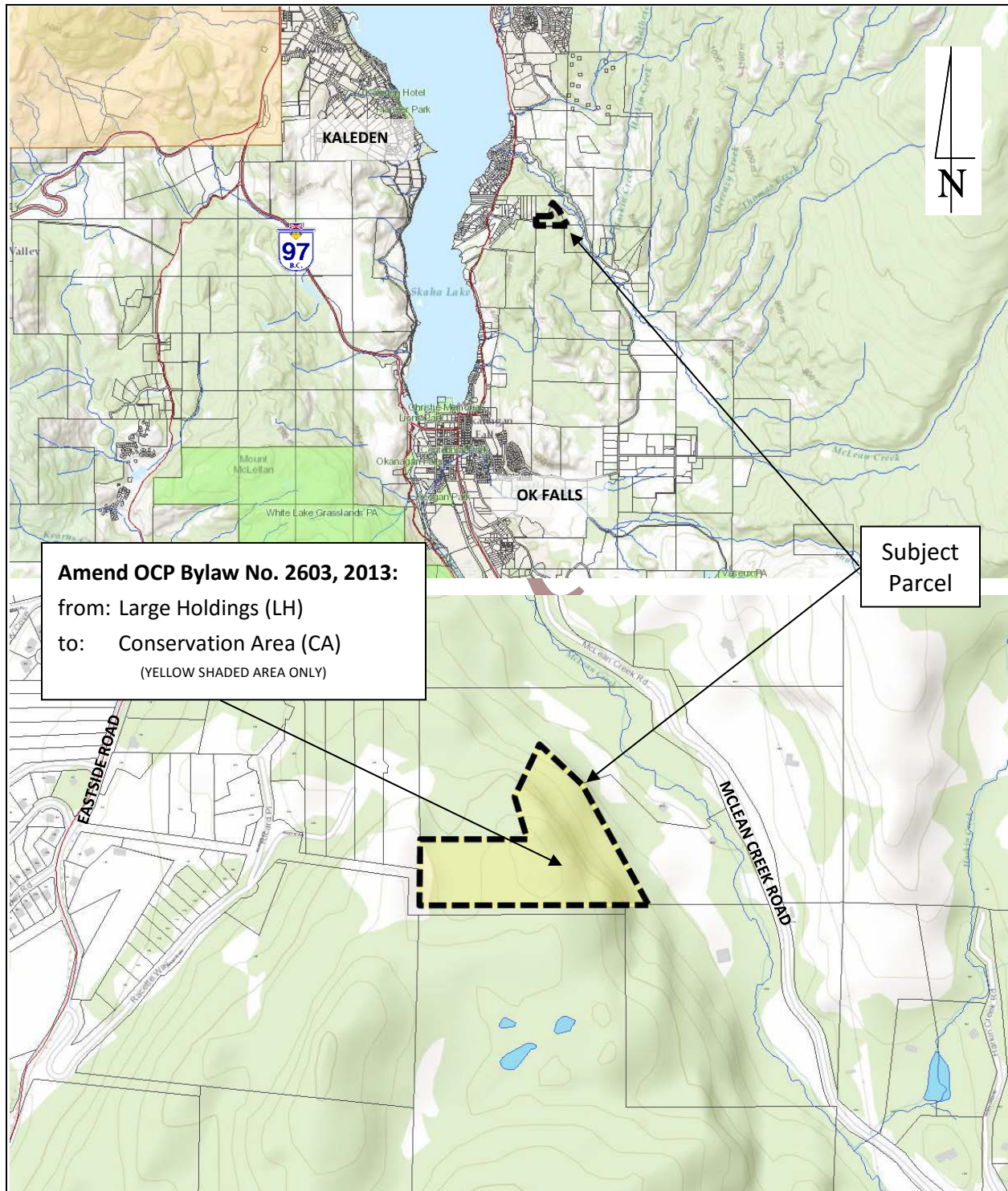
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Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'G'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 17 of 35

Regional District of Okanagan-Similkameen

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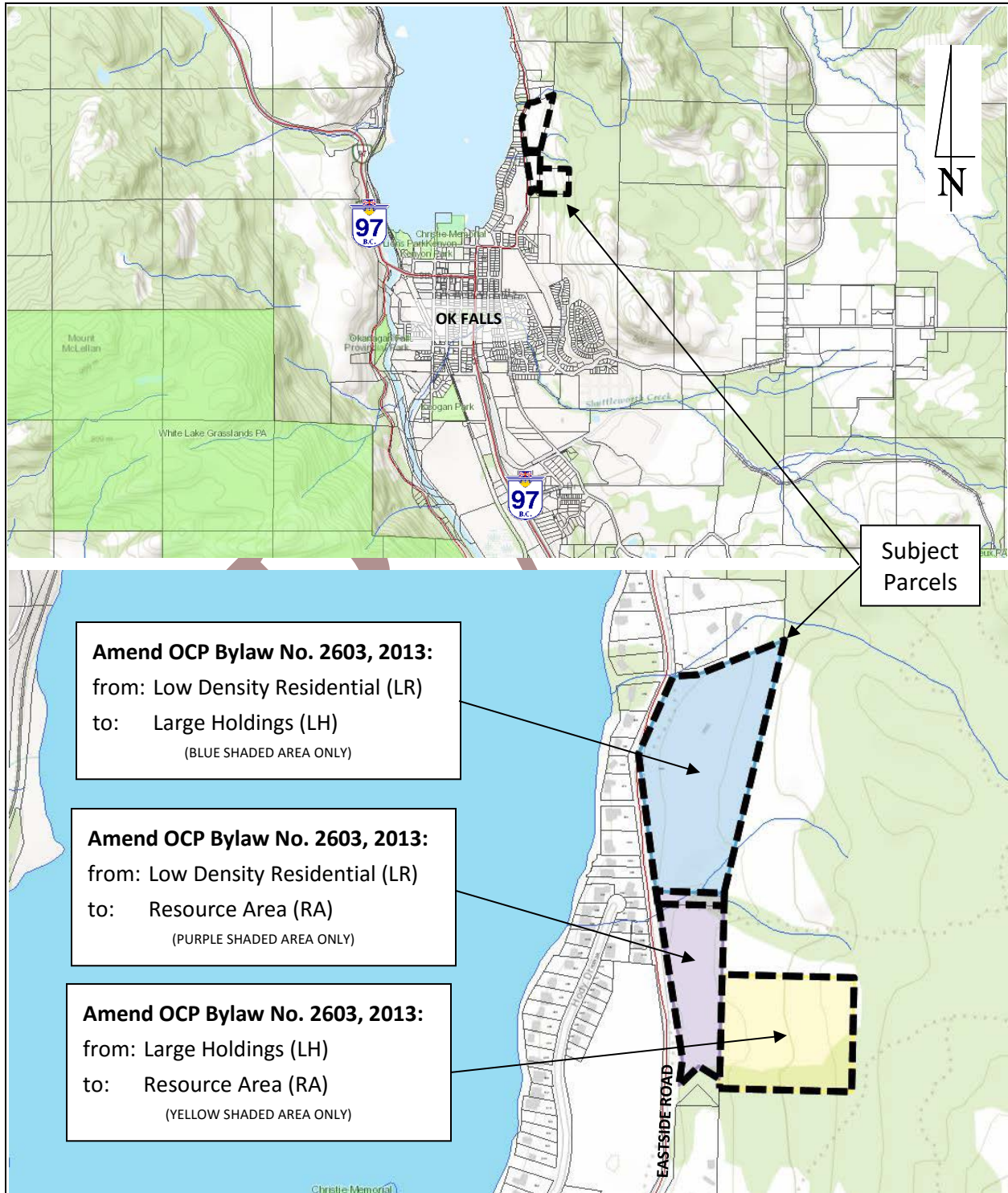
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Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'H'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

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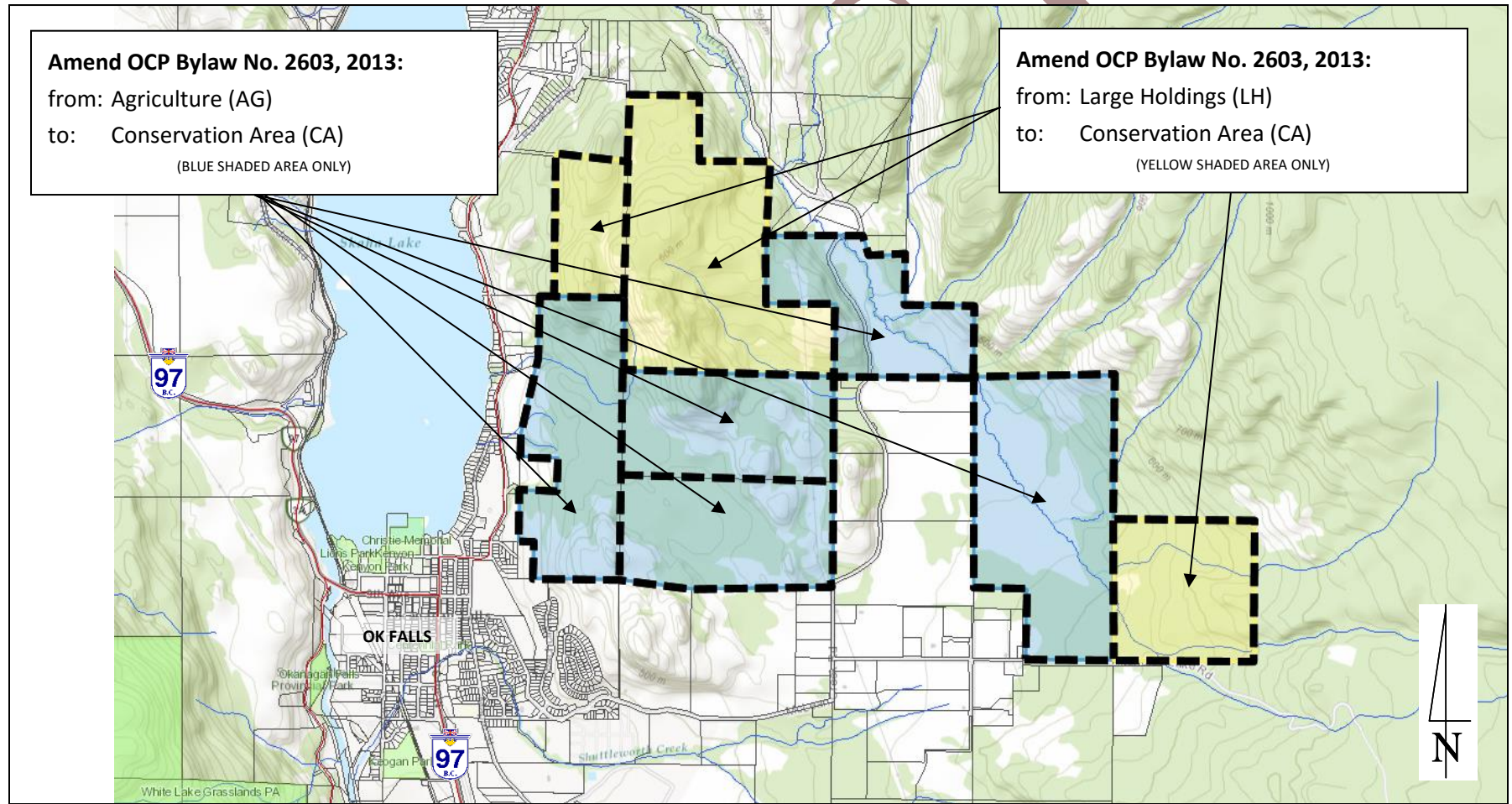
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Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'I'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 19 of 35

Regional District of Okanagan-Similkameen

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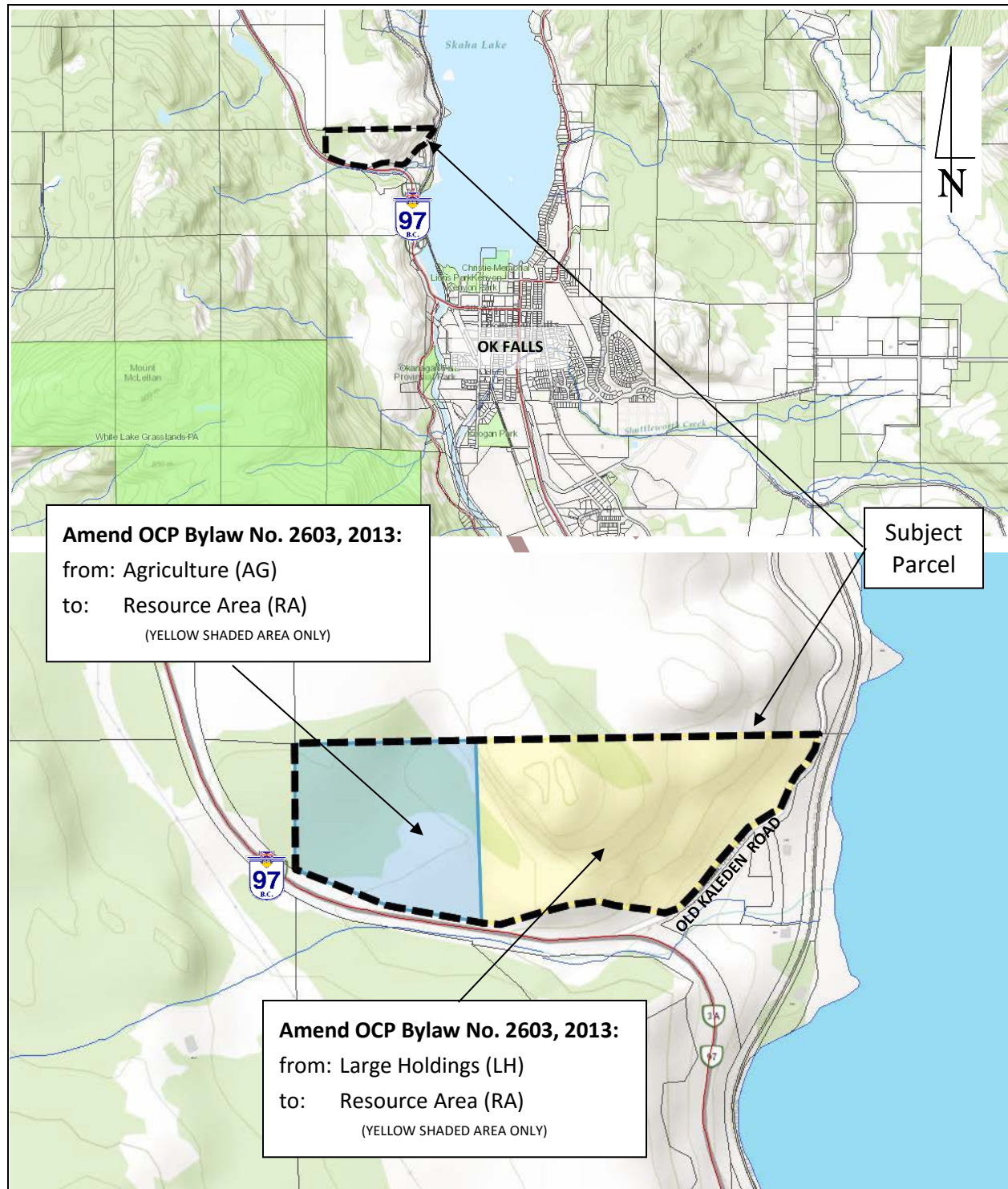
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Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'J'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 20 of 35

Regional District of Okanagan-Similkameen

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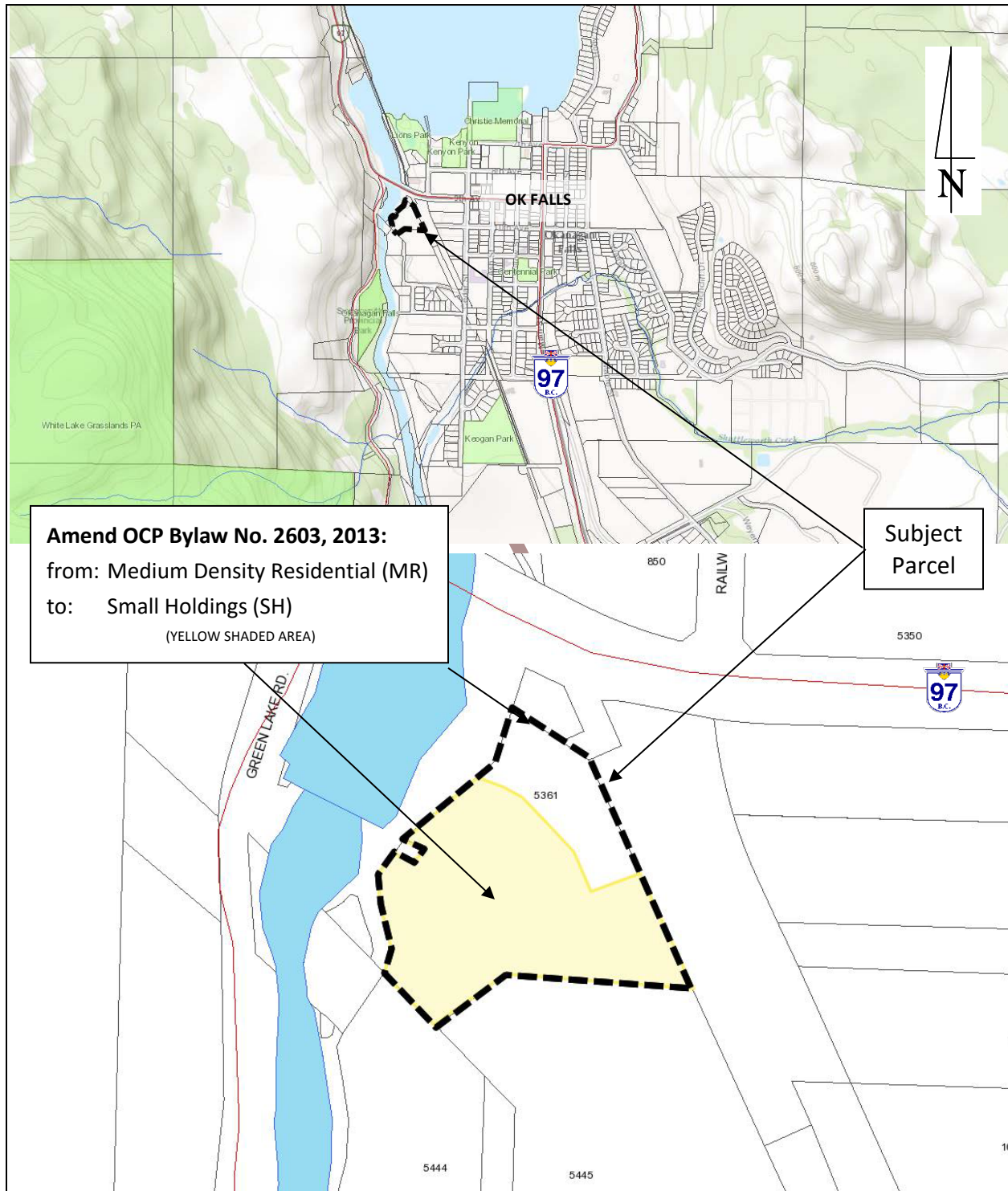
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Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'K'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 21 of 35

Regional District of Okanagan-Similkameen

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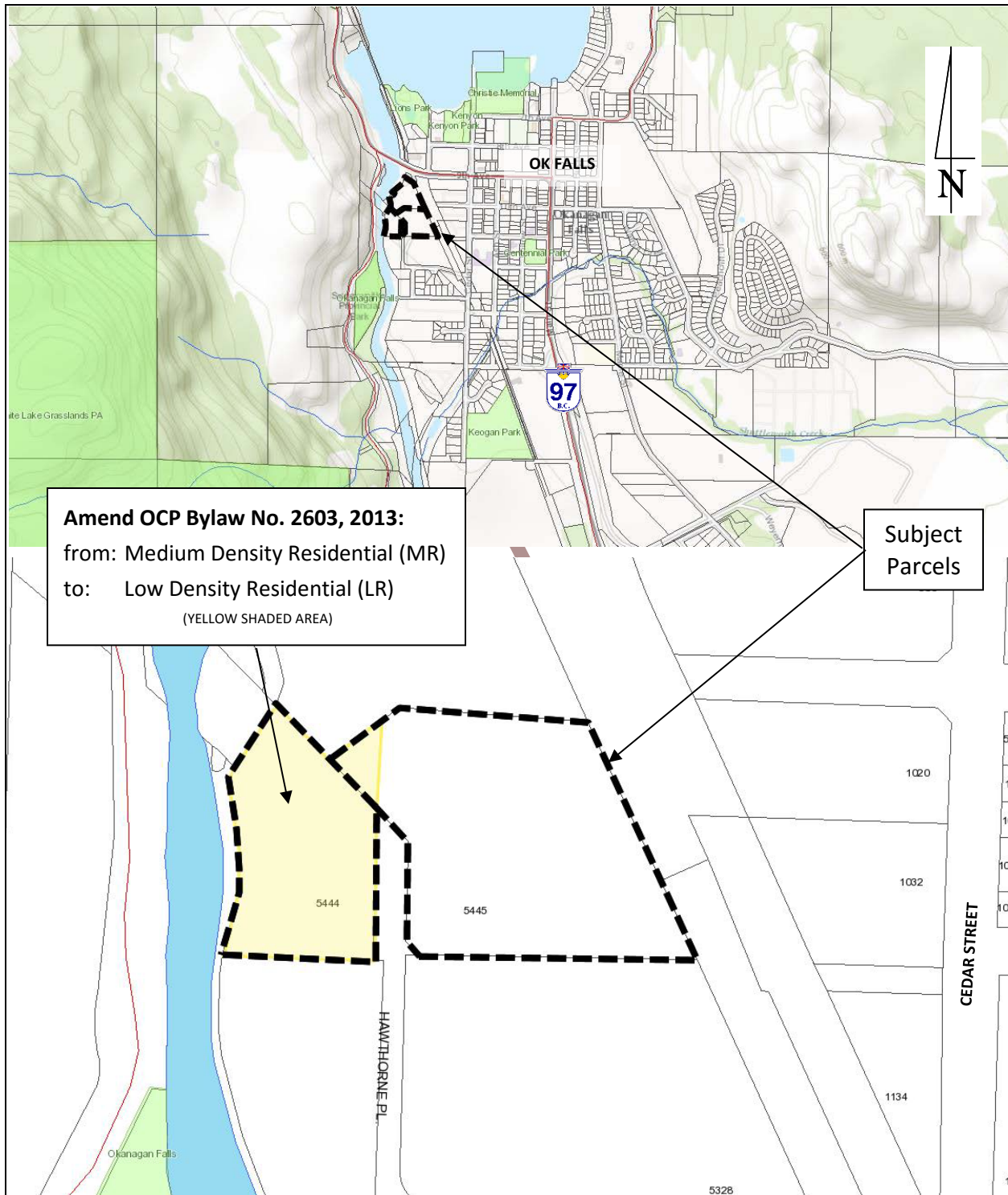
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Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'L'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 22 of 35

Regional District of Okanagan-Similkameen

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

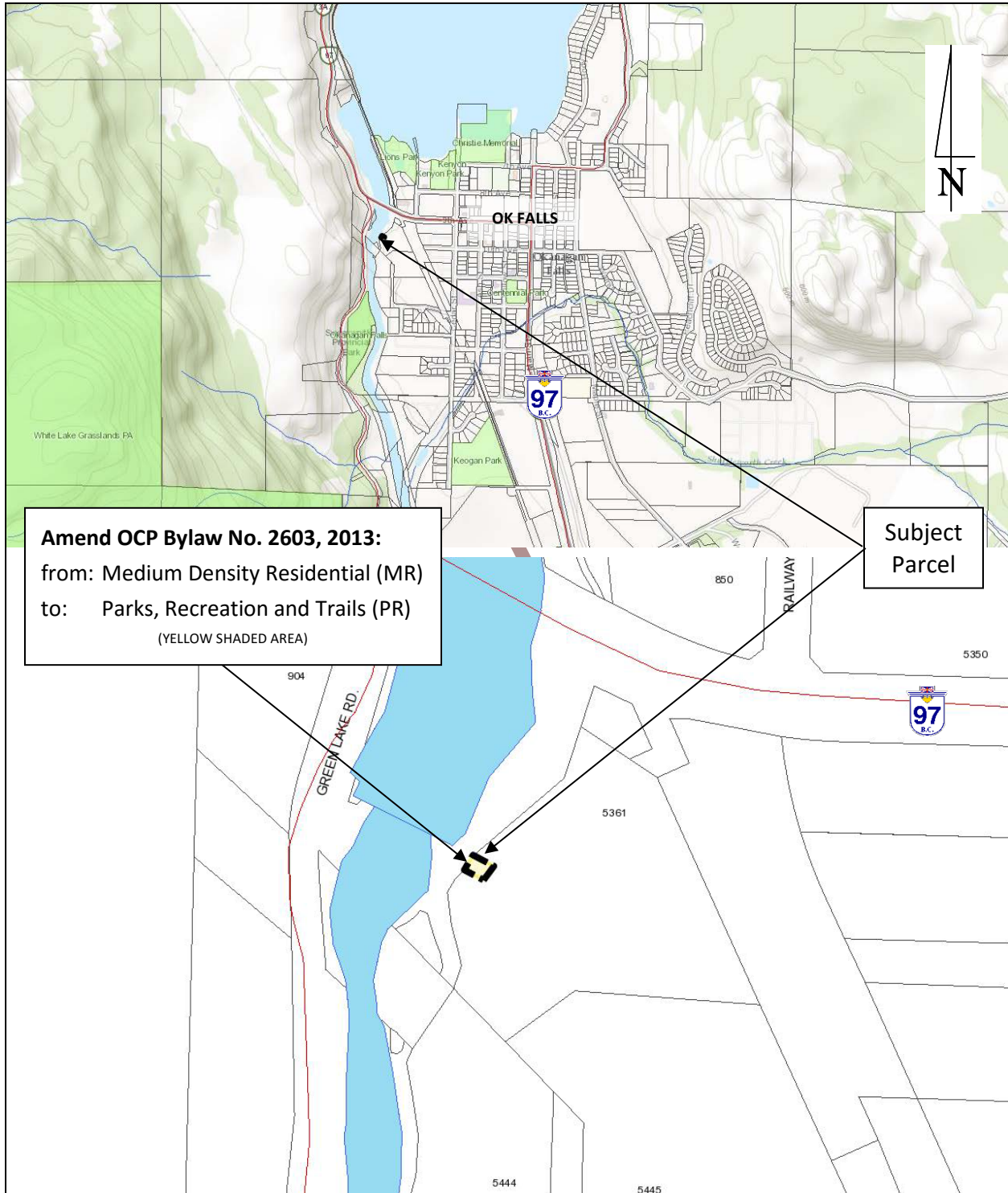
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'M'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 23 of 35

Regional District of Okanagan-Similkameen

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

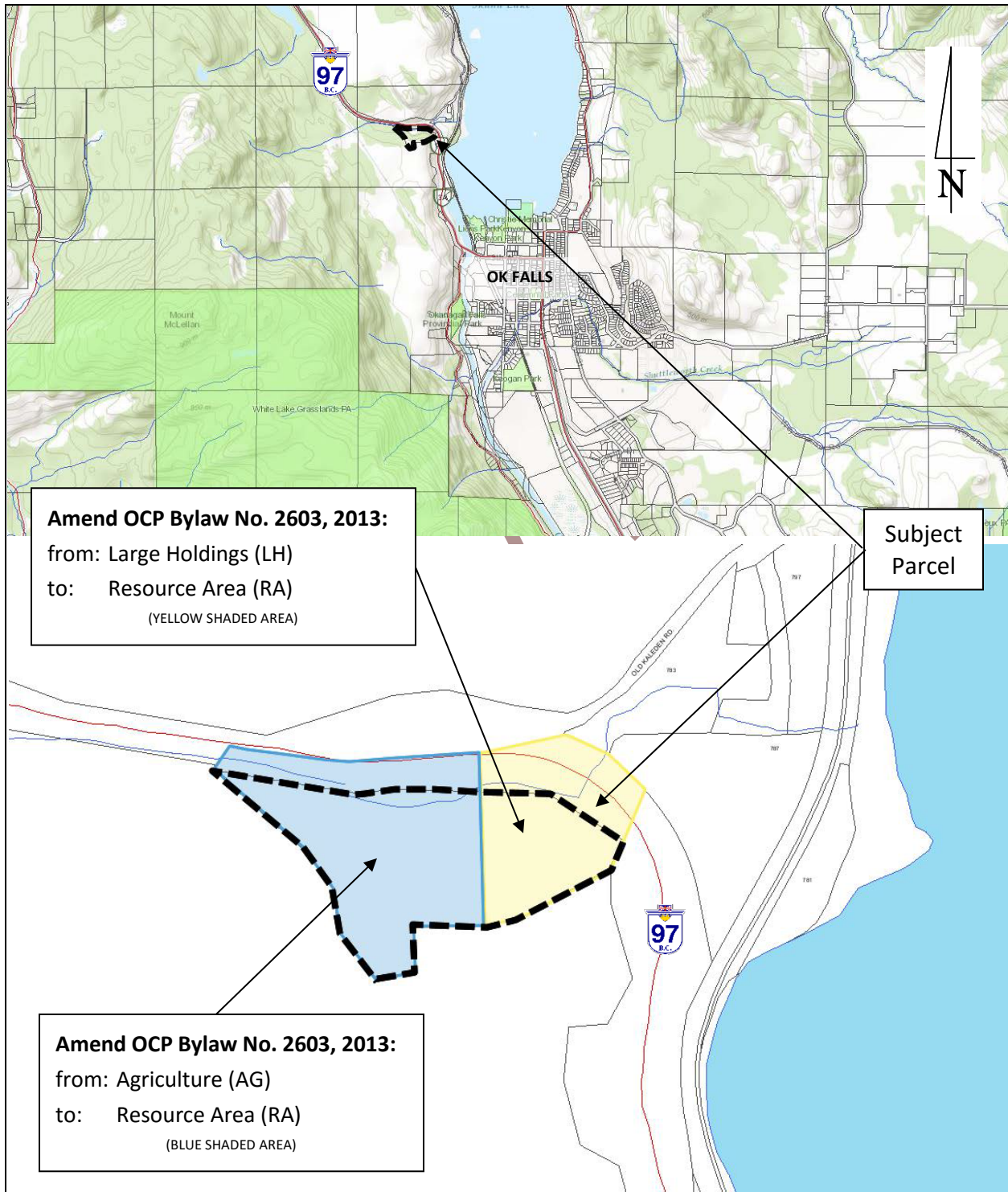
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'N'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 24 of 35

Regional District of Okanagan-Similkameen

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

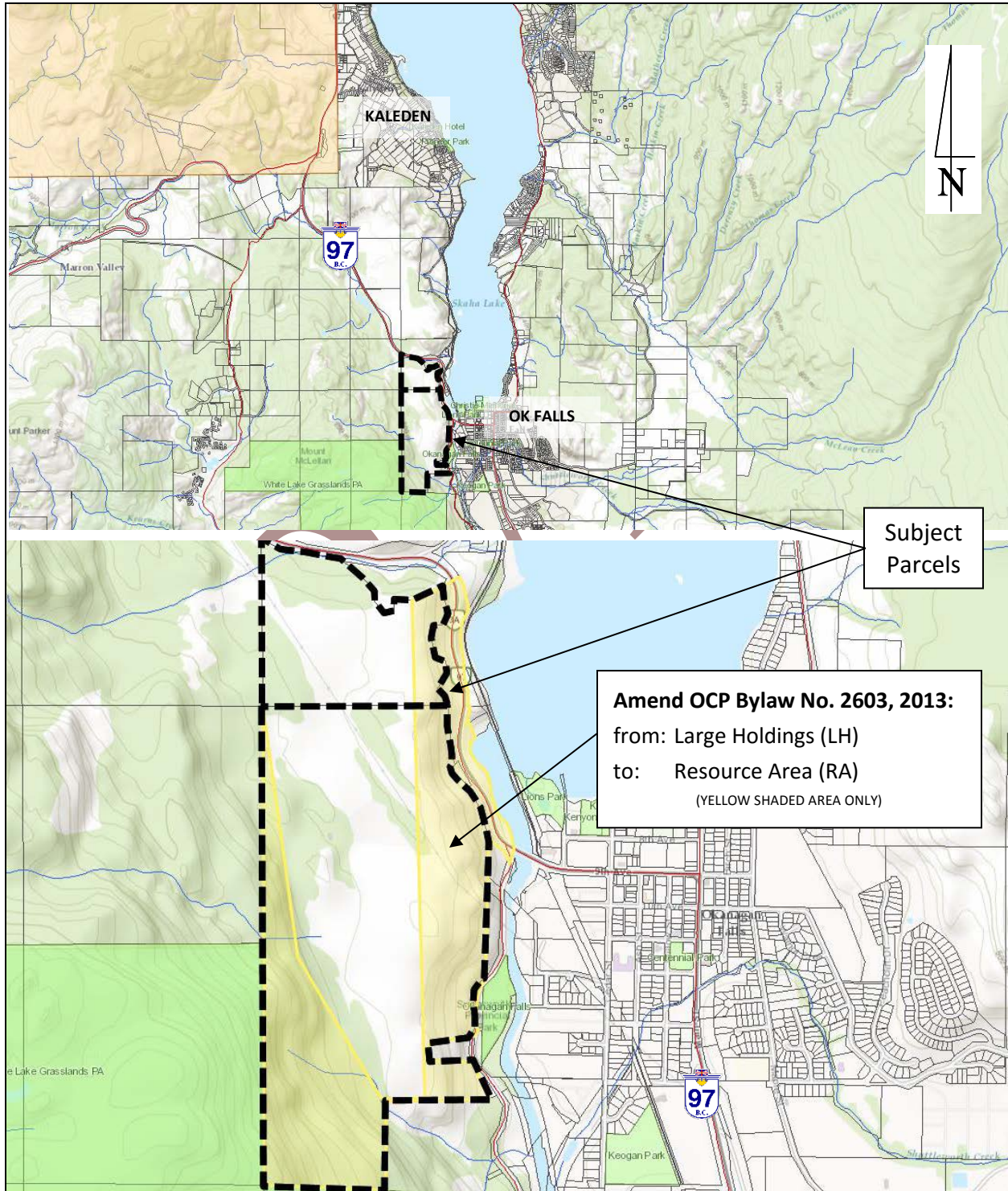
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'O'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 25 of 35

Regional District of Okanagan-Similkameen

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

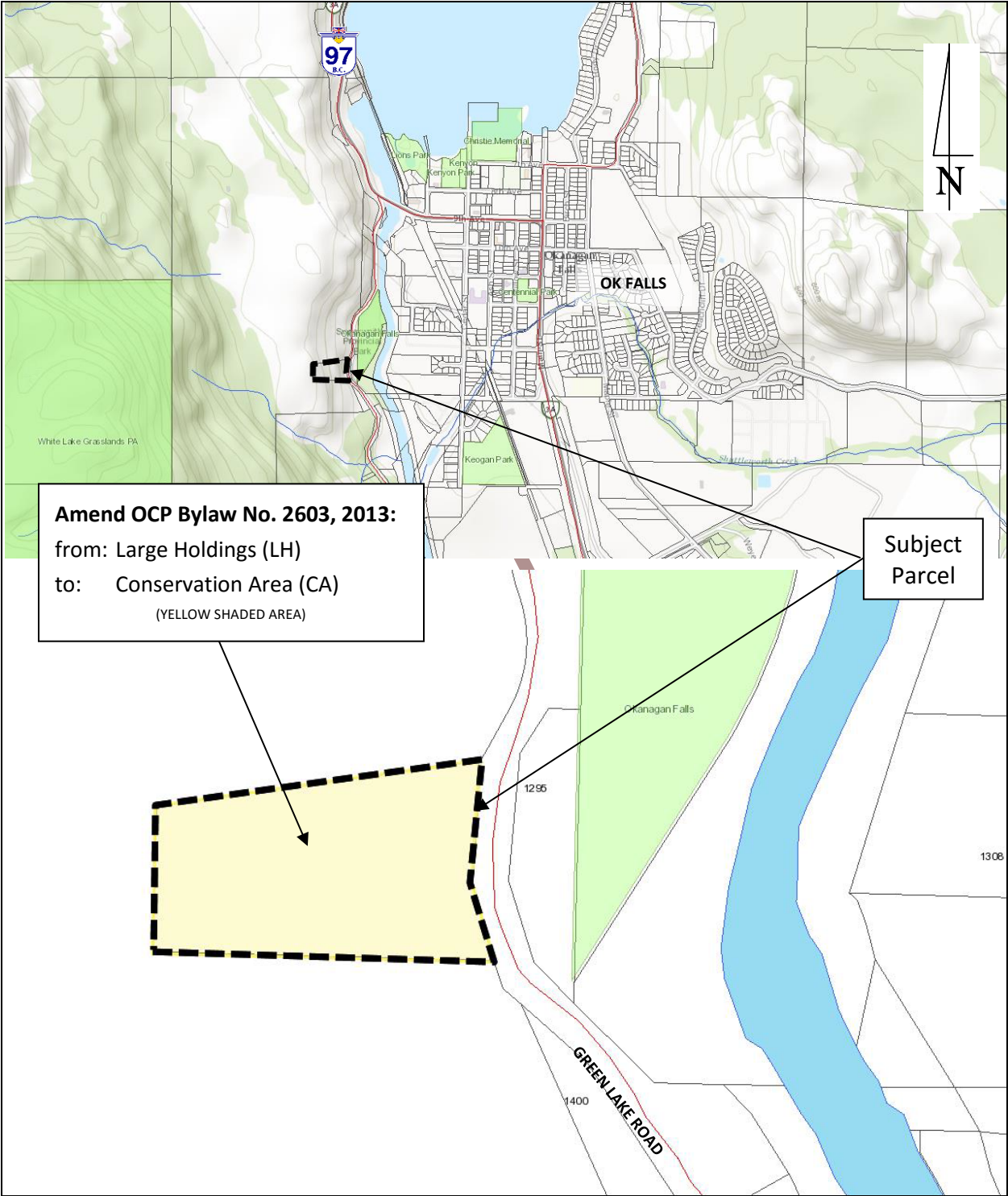
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'P'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

Regional District of Okanagan-Similkameen

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

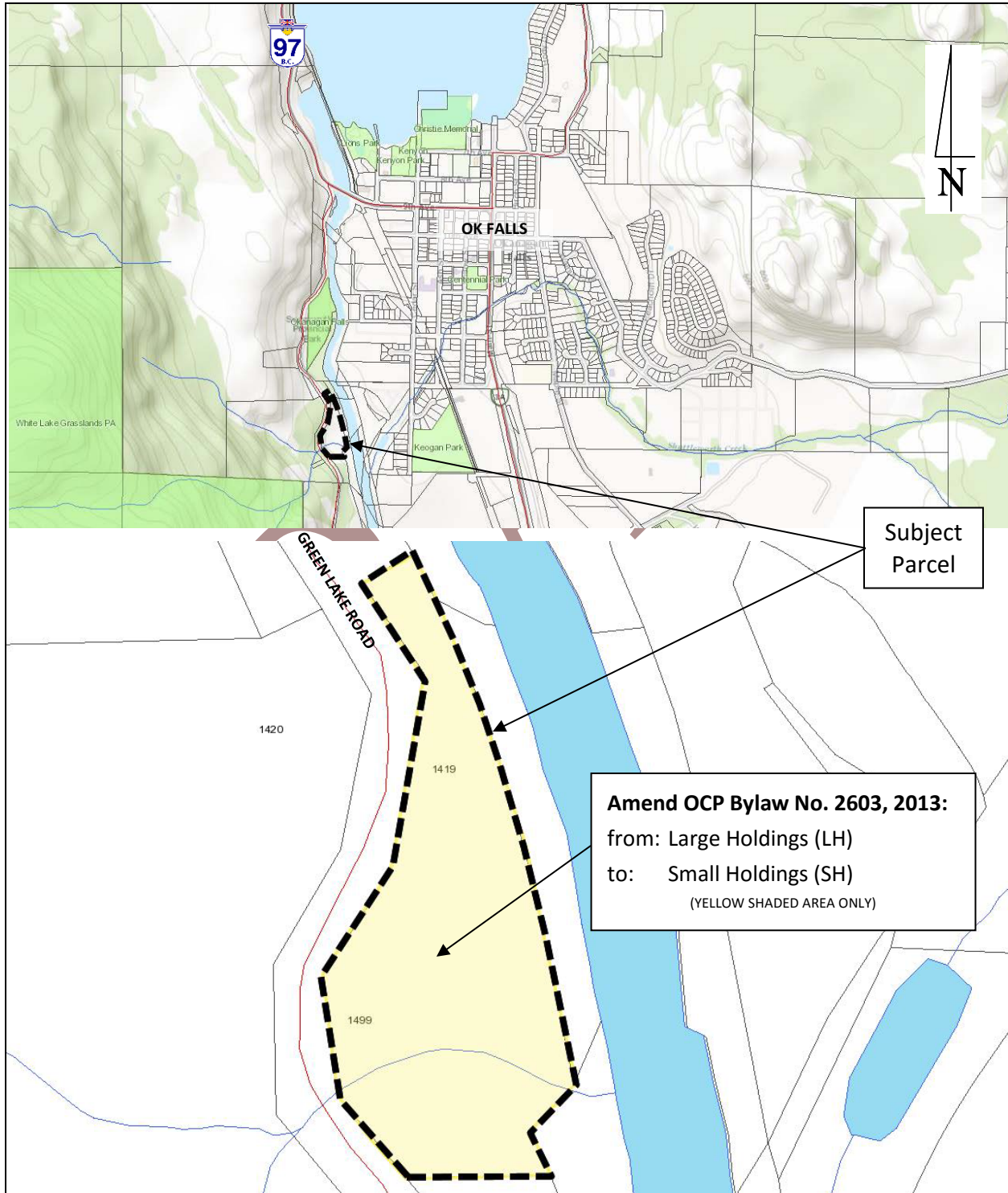
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'Q'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 27 of 35

Regional District of Okanagan-Similkameen

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

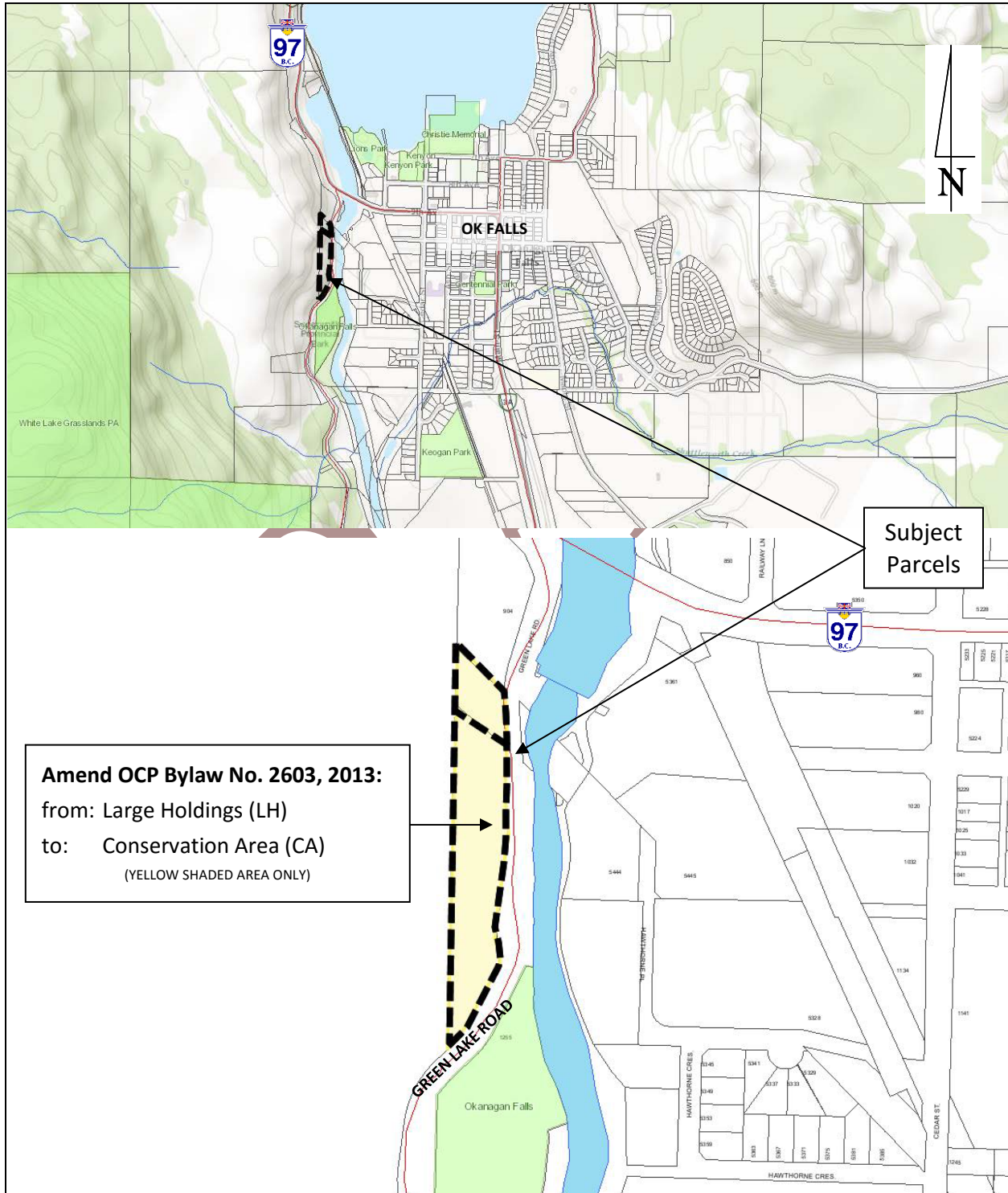
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'R'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 28 of 35

Regional District of Okanagan-Similkameen

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

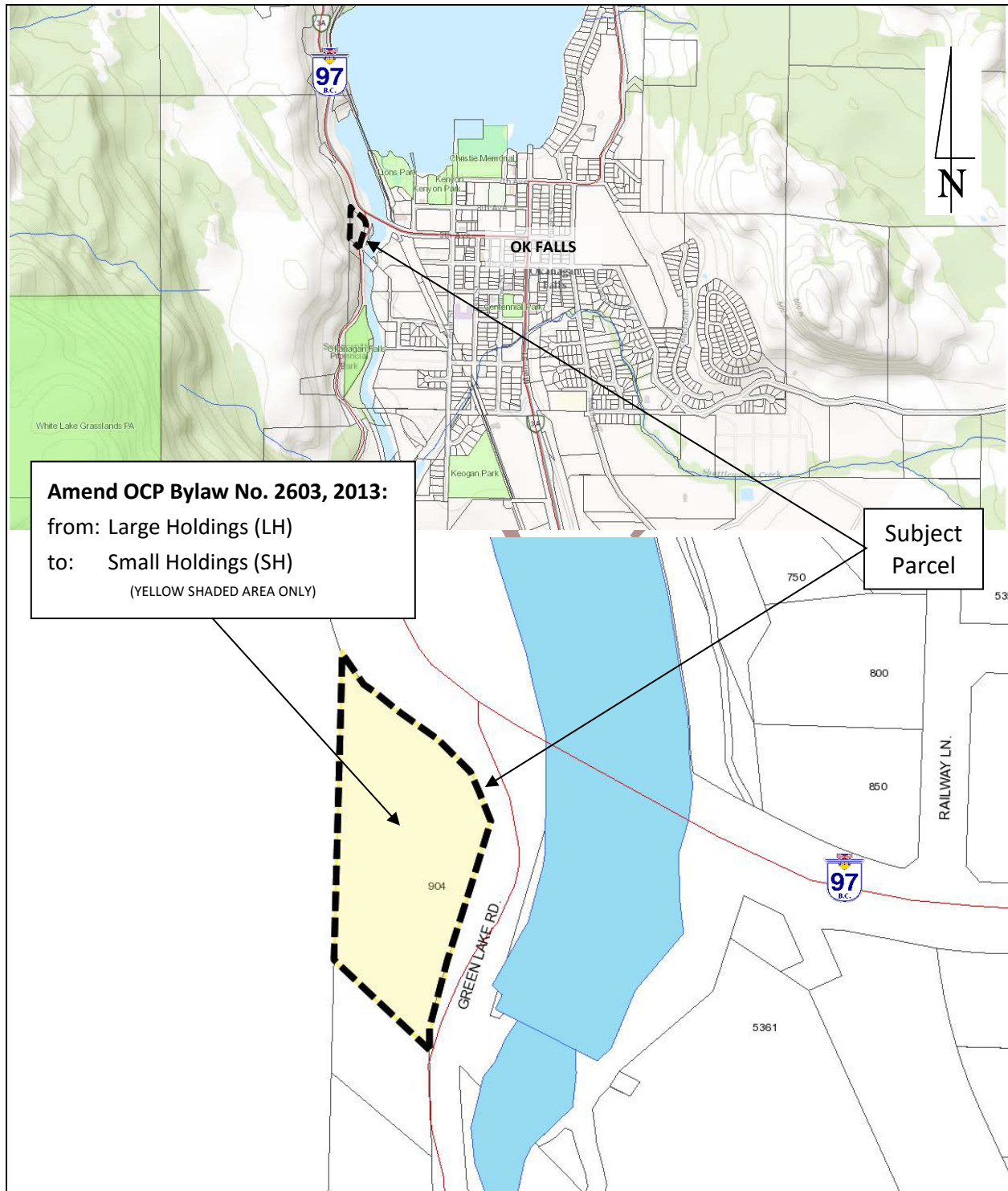
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'S'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 29 of 35

Regional District of Okanagan-Similkameen

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

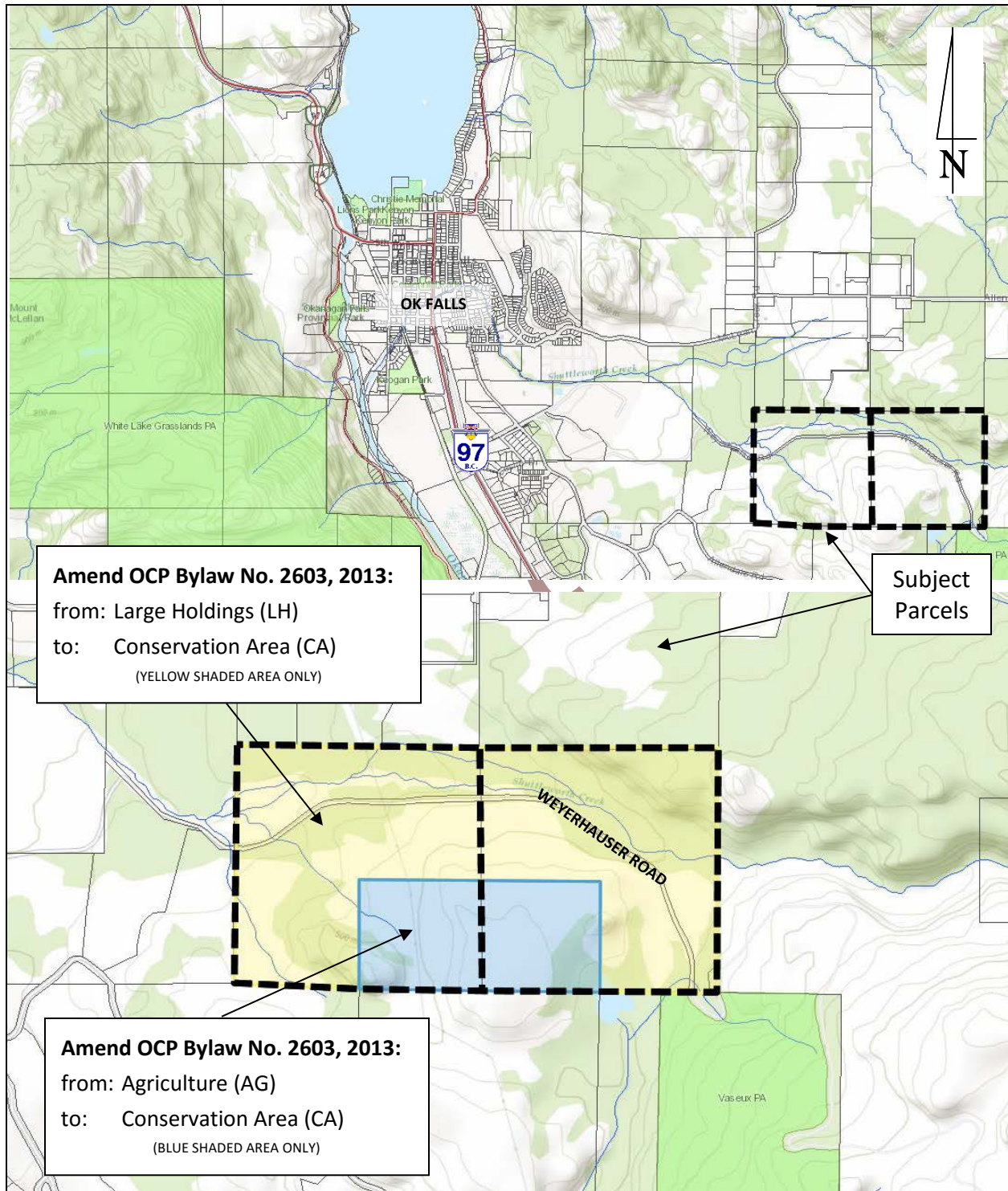
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'T'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 30 of 35

Regional District of Okanagan-Similkameen

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

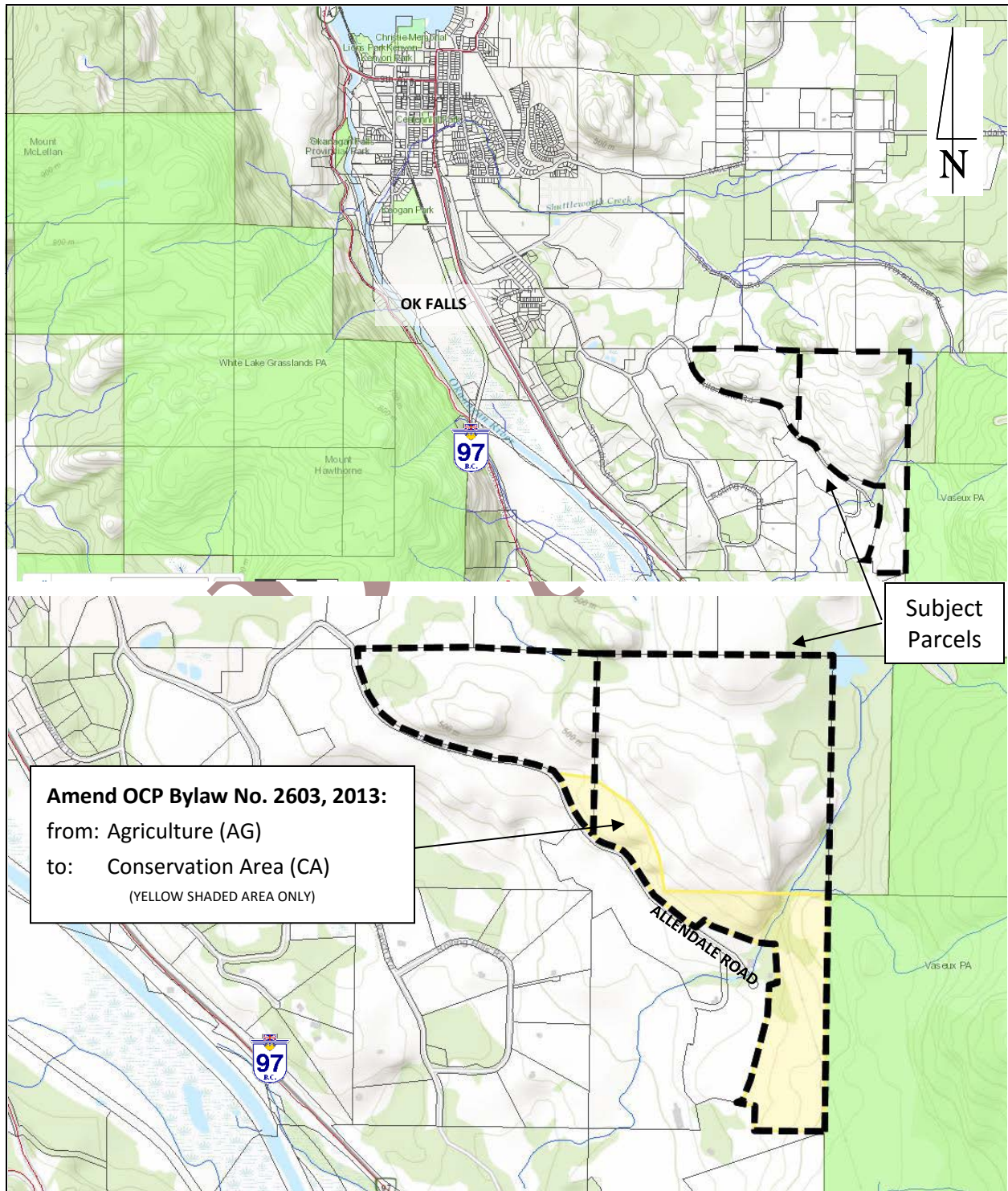
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'U'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 31 of 35

Regional District of Okanagan-Similkameen

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

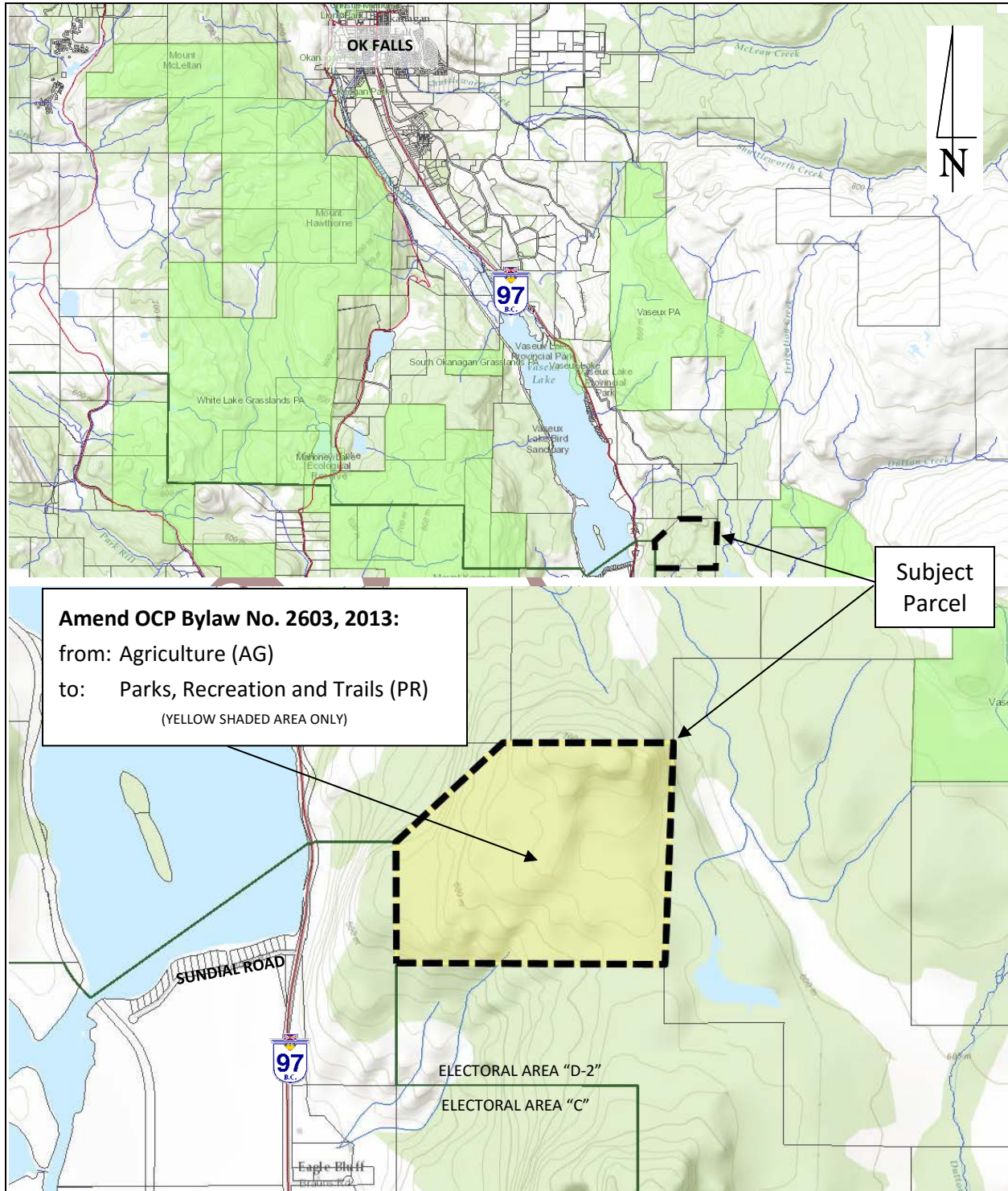
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'V'



Regional District of Okanagan-Similkameen

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

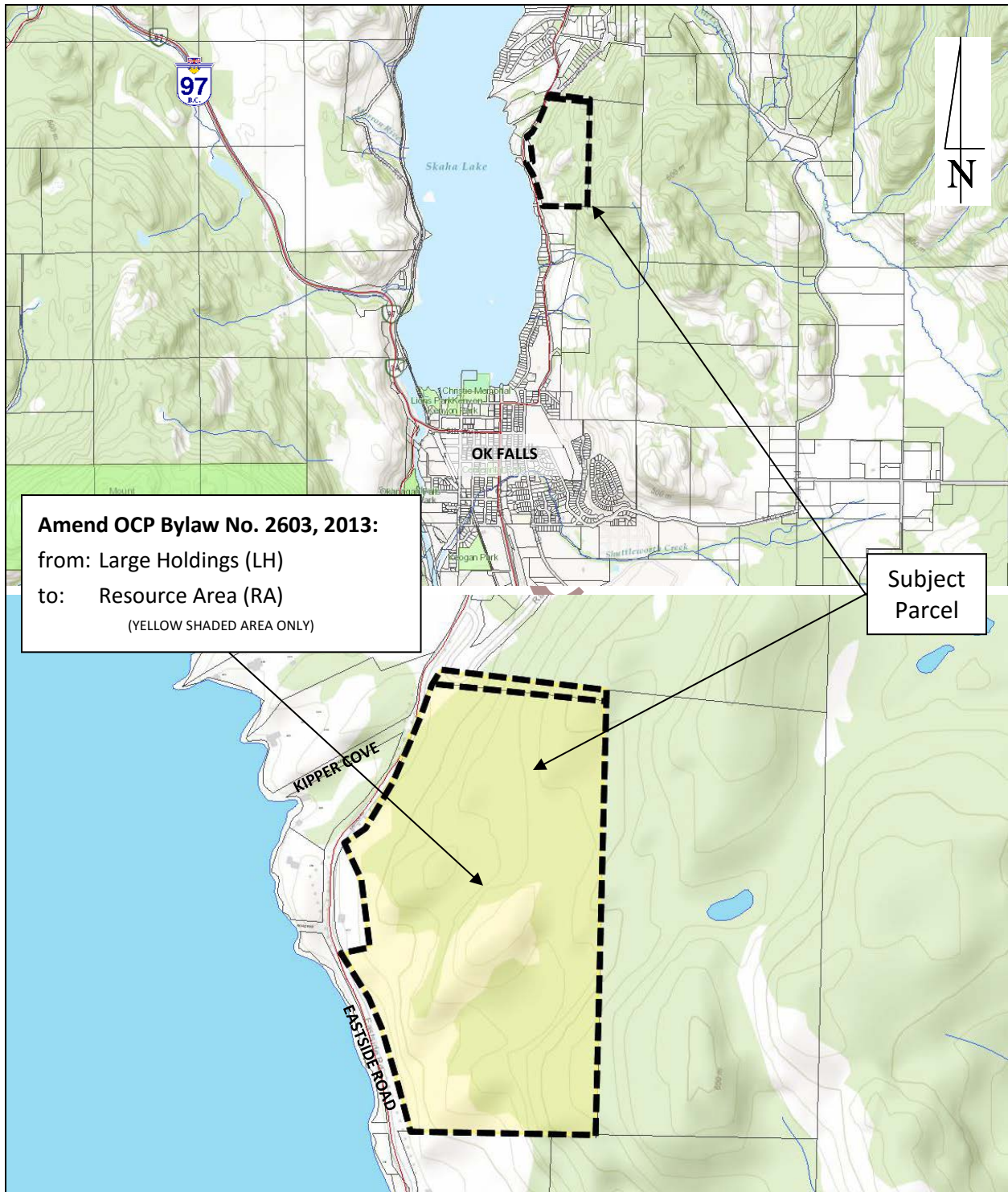
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'W'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 33 of 35

Regional District of Okanagan-Similkameen

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

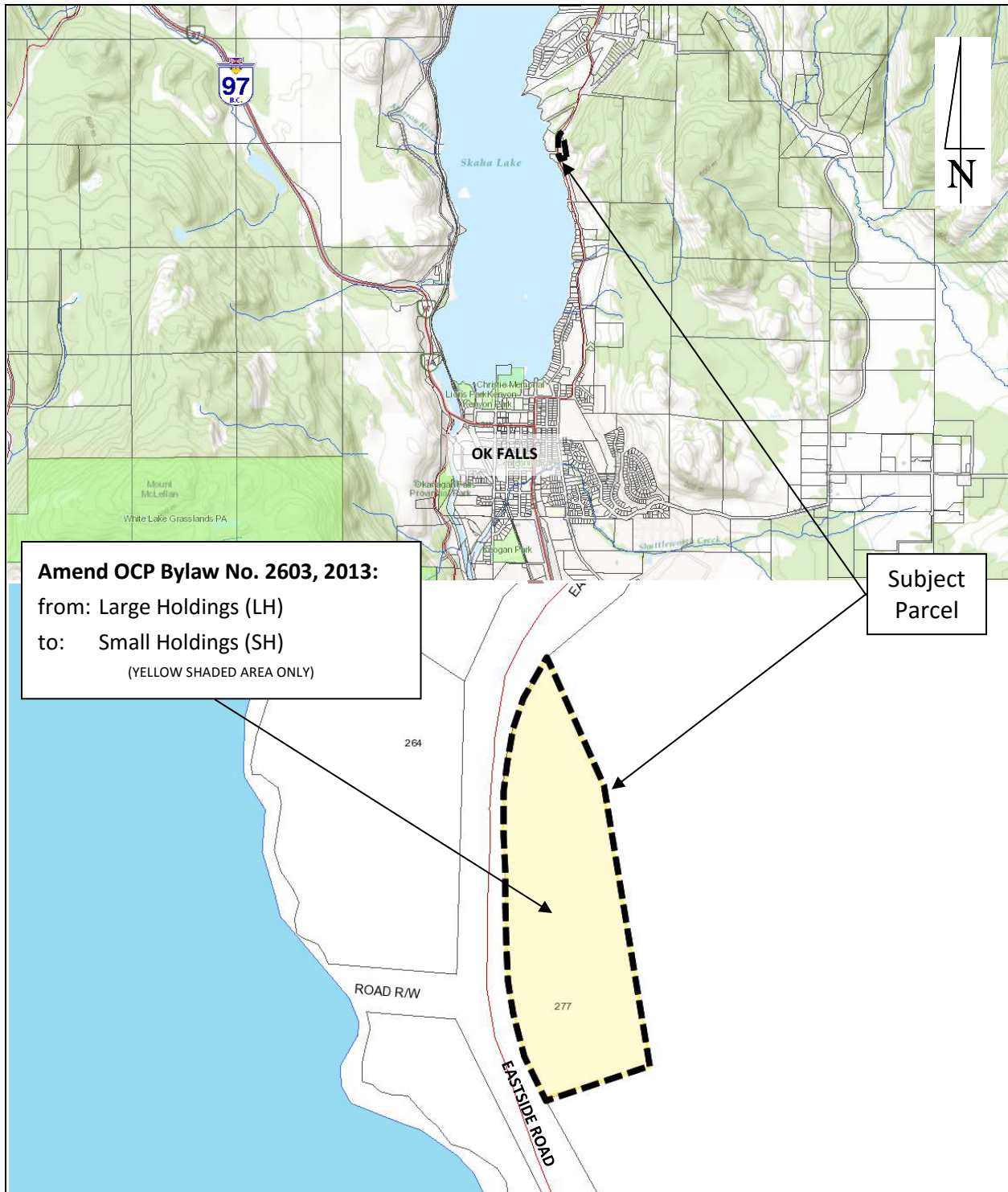
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'X'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 34 of 35

Regional District of Okanagan-Similkameen

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

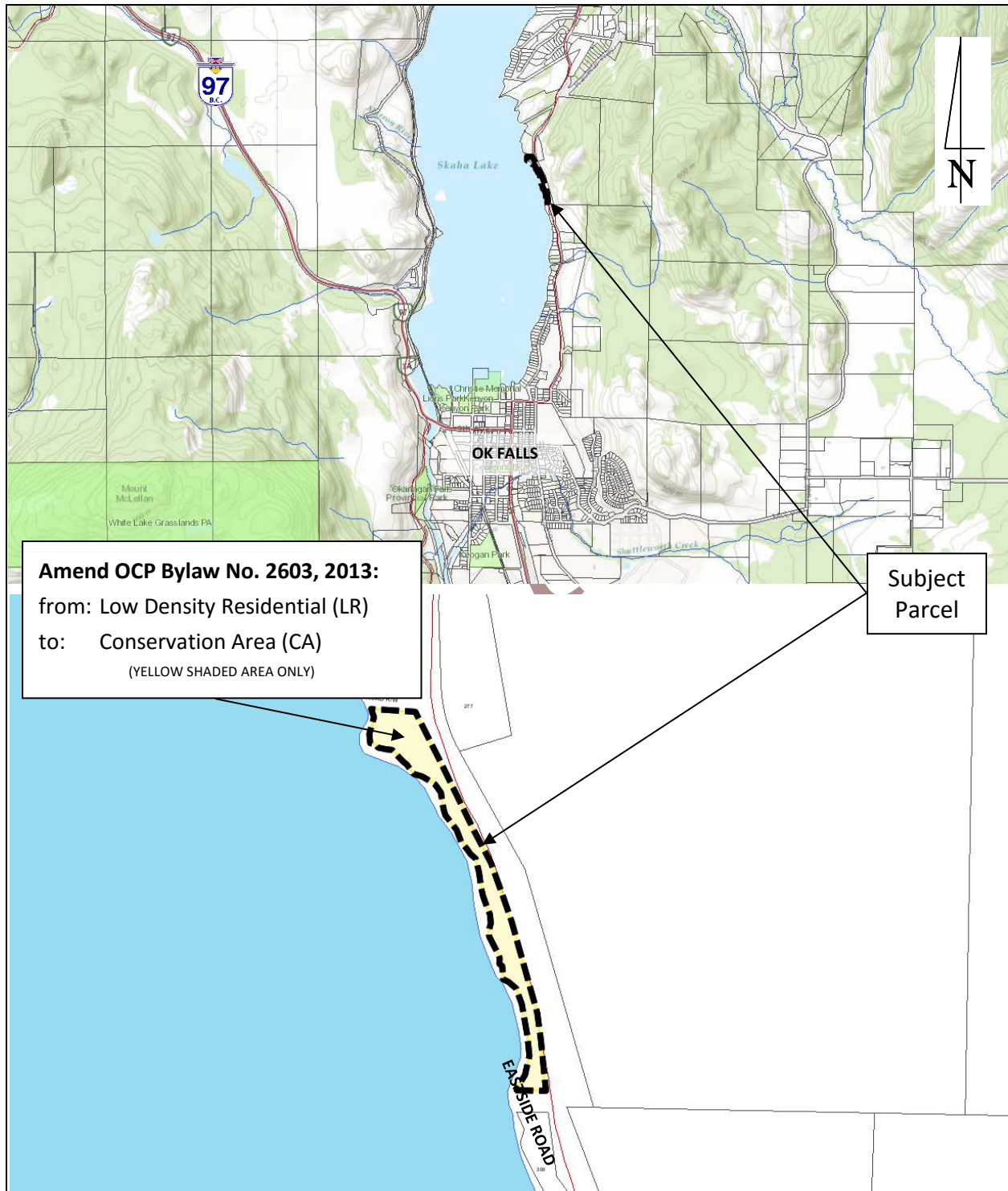
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'Y'



Amendment Bylaw No. 2603.12, 2018
(D2017.157-ZONE)

DRAFT VERSION – 2017-12-13

Page 35 of 35