

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.59, 2026

A Bylaw to amend the South Okanagan Electoral Area Zoning Bylaw

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 “Zoning Amendment Bylaw No. 2800.59, 2026.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - i) replacing the definition of “duplex dwelling” under Section 4.0 (Definitions) in its entirety with the following:

“duplex dwelling” means a *building* containing two *principal dwelling units* with each unit having an independent exterior entrance, and may contain a *secondary suite* if permitted in the applicable zone;
 - ii) replacing the definition of “secondary suite” under Section 4.0 (Definitions) in its entirety with the following:

“secondary suite” means a second *dwelling unit* that is located entirely within a *single detached dwelling* or a *duplex dwelling* and that is clearly accessory to the *principal dwelling unit*, with direct access to the open air without passage through any portion of the *principal dwelling unit*;
 - iii) replacing Section 7.10 (Secondary Suites) under Section 7.0 (Specific Use Regulations) in its entirety with the following:

7.10 Secondary Suites

The following regulations apply to *secondary suites* where permitted as a use in this Bylaw:

- .1 on *parcels* less than 1.0 ha in area, a *secondary suite* shall be connected to:

- i) the same on-site septic disposal system that serves the *principal dwelling unit*; or
 - ii) a community sewer system.
 - .2 A parking space for a *secondary suite* shall not be provided in tandem with parking spaces provided for any other use on a *parcel*.
 - .3 A *secondary suite* must share a common uninterrupted foundation and roof with the *principal dwelling unit* and for this purpose garages, *carports* and breezeways are deemed to interrupt a foundation or roof.
- iv) replacing Section 12.1.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 12.1 (Resource Area (RA) Zone) in its entirety with the following:

12.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*;
- b) one (1) *secondary suite*; and
- c) the maximum number of *accessory dwellings* permitted per *parcel* and the total *gross floor area* of all *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m ²
8.0 ha to 11.9 ha	2	250.0 m ²
12.0 ha to 15.9 ha	3	375.0 m ²
Greater than 16.0 ha	4	500.0 m ²

- d) despite Sections 12.1.4(b) & (c), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Sections 12.1.4(b) & (c) are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such *secondary suites* or *accessory dwellings*.
 - e) despite Sections 0(b), (c) & (d), for *parcels* situated within the “Radio Frequency Interference Area” as shown on Schedule ‘4’ to this bylaw, the maximum number of all *secondary suites*, *accessory dwellings* or *mobile homes* shall not exceed one (1).
- v) replacing Section 13.1.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 13.1 (Agriculture One (AG1) Zone) in its entirety with the following:

13.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*;
- b) one (1) *secondary suite*; and
- c) the maximum number of *accessory dwellings* permitted per *parcel* and the total *gross floor area* of all *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m ²
8.0 ha to 11.9 ha	2	250.0 m ²
12.0 ha to 15.9 ha	3	375.0 m ²
Greater than 16.0 ha	4	500.0 m ²

- d) despite Sections 13.1.4(b) & (c), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Sections 13.1.4(b) & (c) are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such *secondary suites* or *accessory dwellings*.
 - e) despite Sections 0(b), (c) & (d), for *parcels* situated within the “Radio Frequency Interference Area” as shown on Schedule ‘4’ to this bylaw, the maximum number of all *secondary suites*, *accessory dwellings* or *mobile homes* shall not exceed one (1).
- vi) replacing Section 13.2.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 13.2 (Agriculture Two (AG2) Zone) in its entirety with the following:

13.2.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*;
- b) one (1) *secondary suite*; and
- c) the maximum number of *accessory dwellings* permitted per *parcel* and the total *gross floor area* of all *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m ²
8.0 ha to 11.9 ha	2	250.0 m ²
12.0 ha to 15.9 ha	3	375.0 m ²
Greater than 16.0 ha	4	500.0 m ²

- d) despite Sections 13.2.4(b) & (c), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Sections 13.2.4(b) & (c) are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such *secondary suites* or *accessory dwellings*.
- e) despite Sections 0(b), (c) & (d), for *parcels* situated within the “Radio Frequency Interference Area” as shown on Schedule ‘4’ to this bylaw, the maximum number of all *secondary suites*, *accessory dwellings* or *mobile homes* shall not exceed one (1).

vii) replacing Section 13.3.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 13.3 (Agriculture Three (AG3) Zone) in its entirety with the following:

13.3.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*;
- b) one (1) *secondary suite*; and
- c) the maximum number of *accessory dwellings* permitted per *parcel* and the total *gross floor area* of all *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m ²
8.0 ha to 11.9 ha	2	250.0 m ²
12.0 ha to 15.9 ha	3	375.0 m ²
Greater than 16.0 ha	4	500.0 m ²

- d) despite Sections 13.3.4(b) & (c), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Sections 13.3.4(b) & (c) are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission

(ALC) has been granted for such *secondary suites* or *accessory dwellings*.

- e) despite Sections 0(b), (c) & (d), for *parcels* situated within the “Radio Frequency Interference Area” as shown on Schedule ‘4’ to this bylaw, the maximum number of all *secondary suites*, *accessory dwellings* or *mobile homes* shall not exceed one (1).

- viii) replacing Section 14.1.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 14.1 (Large Holdings One (LH1) Zone) in its entirety with the following:

14.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*;
- b) one (1) *secondary suite*; and
- c) the maximum number of *accessory dwellings* permitted per *parcel* and the total *gross floor area* of all *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m ²
8.0 ha to 11.9 ha	2	250.0 m ²
12.0 ha to 15.9 ha	3	375.0 m ²
Greater than 16.0 ha	4	500.0 m ²

- d) despite Sections 14.1.4(b) & (c), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Sections 14.1.4(b) & (c) are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such *secondary suites* or *accessory dwellings*.

- e) despite Sections 0(b), (c) & (d), for *parcels* situated within the “Radio Frequency Interference Area” as shown on Schedule ‘4’ to this bylaw, the maximum number of all *secondary suites*, *accessory dwellings* or *mobile homes* shall not exceed one (1).

- ix) replacing Section 14.2.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 14.2 (Large Holdings Two (LH2) Zone) in its entirety with the following:

14.2.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*;
- b) one (1) *secondary suite*; and
- c) the maximum number of *accessory dwellings* permitted per *parcel* and the total *gross floor area* of all *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m ²
8.0 ha to 11.9 ha	2	250.0 m ²
12.0 ha to 15.9 ha	3	375.0 m ²
Greater than 16.0 ha	4	500.0 m ²

- d) despite Sections 14.2.4(b) & (c), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Sections 14.2.4(b) & (c) are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such *secondary suites* or *accessory dwellings*.
 - e) despite Sections 0(b), (c) & (d), for *parcels* situated within the “Radio Frequency Interference Area” as shown on Schedule ‘4’ to this bylaw, the maximum number of all *secondary suites*, *accessory dwellings* or *mobile homes* shall not exceed one (1).
- x) replacing Section 15.3.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 15.3 (Small Holdings Three (SH3) Zone) in its entirety with the following:
- 15.3.4 Maximum Number of Dwellings Permitted Per Parcel:**
- a) one (1) *principal dwelling unit*;
 - b) one (1) *secondary suite*; and
 - c) one (1) *accessory dwelling*.
- xi) replacing Section 15.4.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 15.4 (Small Holdings Four (SH4) Zone) in its entirety with the following:

15.4.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*;
- b) one (1) *secondary suite*; and

- c) one (1) accessory dwelling.
- xii) replacing Section 16.6.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 16.6 (Low Density Residential Duplex (RD1) Zone) in its entirety with the following:

16.6.4 Maximum Number of Dwelling Units Permitted Per Parcel:

- a) the maximum number of principal dwelling units on a parcel is two (2), provided that both dwelling units are located in one (1) residential building; and
 - b) the maximum number of secondary suites on a parcel is:
 - i) one (1) per *single detached dwelling*; and
 - ii) one (1) per *duplex dwelling* unit.
- xiii) replacing Section 16.7.4 (Maximum Number of Dwellings Permitted Per Parcel) under Section 16.7 (Low Density Residential Apex Duplex (RD2) Zone) in its entirety with the following:

16.7.4 Maximum Number of Dwelling Units Permitted Per Parcel:

- a) the maximum number of principal dwelling units on a parcel is two (2), provided that both dwelling units are located in one (1) residential building; and
- b) the maximum number of secondary suites on a parcel is:
 - i) one (1) per *single detached dwelling*; and
 - ii) one (1) per *duplex dwelling* unit.

READ A FIRST AND SECOND TIME this ____ day of _____, 2026.

PUBLIC HEARING held on this ____ day of _____, 2026.

READ A THIRD TIME this ____ day of _____, 2026.

I hereby certify the foregoing to be a true and correct copy of the “Zoning Amendment Bylaw No. 2800.59, 2026”, as read a Third time by the Regional Board on this ____ day of _____, 2026.

Dated at Penticton, BC this ____ day of _____, 2026.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2026.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2026.

Board Chair

Corporate Officer

DRAFT