

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.43, 2025

A Bylaw to amend the Okanagan Valley 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. 2800.43, 2025.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - i) adding a new entry for the Small Holdings Heritage Hills & Lakeshore Highlands (SH7) Zone under the “Small Holdings Zones” section of Section 5.1 (Zoning District) at Section 5.0 (Creation of Zones) to read as follows:

Small Holdings Heritage Hills & Lakeshore Highlands	SH7
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 - ii) adding a new entry for the Low Density Residential Vintage Views (RS6) Zone under the “Low Density Residential Zones” section of Section 5.1 (Zoning District) at Section 5.0 (Creation of Zones) to read as follows:

Low Density Residential Vintage Views	RS6
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 - iii) replacing Section 15.1.9(c)(i) under Section 15.1.9(c) (Small Holdings One Site Specific (SH1s) – Electoral Area “D”) in its entirety with the following:
 - i) Not applicable
 - iv) adding a new Section 15.7 (Small Holdings Heritage Hills & Lakeshore Highlands (SH7) Zone) under Section 15.0 (Small Holdings Zones) to read as follows and renumbering all subsequent sections:

15.7 SMALL HOLDINGS HERITAGE HILLS & LAKESHORE HIGHLANDS (SH7) ZONE

15.7.1 Permitted Uses:

Principal Uses:

a) *single detached dwelling;*

Accessory Uses:

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

c) *home occupation, subject to Section 7.7.*

15.7.2 Minimum Parcel Size for Subdivision:

a) 0.25 ha, subject to Section 8.0.

15.7.3 Minimum Parcel Width for Subdivision:

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

15.7.4 Maximum Number of Dwelling Unit Permitted Per Parcel:

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

15.7.5 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* 1.5 metres

iv) *Exterior side parcel line* 4.5 metres

b) *Accessory building or structure:*

i) *Front parcel line* 7.5 metres

ii) *Rear parcel line* 1.5 metres

iii) *Interior side parcel line* 1.5 metres

iv) *Exterior side parcel line* 4.5 metres

15.7.6 Maximum Height:

a) No *building* shall exceed a *height* of 10.0 metres;

b) No *accessory building or structure* shall exceed a *height* of 4.5 metres;

15.7.7 Maximum Parcel Coverage:

- a) 35%

15.7.8 Minimum Building Width:

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

15.7.9 Small Holdings Heritage Hills & Lakeshore Highlands Site Specific (SH7s) Regulations:

- a) in the case of land shown shaded yellow on Figure 15.7.9(a):
 - i) despite Section 6.6, the keeping of *livestock, small livestock* and honeybees is prohibited.

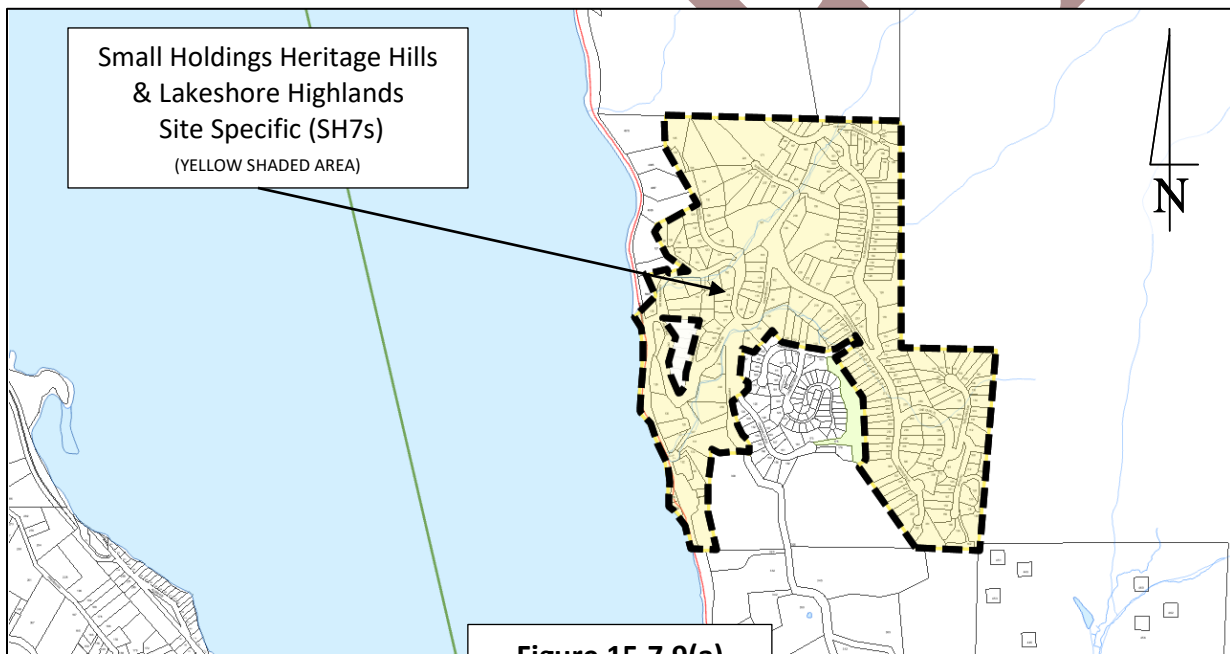


Figure 15.7.9(a)

- v) adding a new Section 16.3 (Low Density Residential Vintage Views (RS6) Zone) under Section 16.0 (Low Density Residential Zones) to read as follows and renumbering all subsequent sections:

16.6 LOW DENSITY RESIDENTIAL VINTAGE VIEWS (RS6) ZONE

16.6.1 Permitted Uses:

Principal Uses:

- a) *single detached dwelling*;

Accessory Uses:

- b) *accessory building or structure*, subject to Section 7.1; and
- c) *home occupation*, subject to Section 7.7.

16.6.2 Minimum Parcel Size for Subdivision:

- a) 500.0 m², subject to Section 8.0.

16.6.3 Minimum Parcel Width for Subdivision:

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

16.6.4 Maximum Number of Dwelling Unit Permitted Per Parcel:

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

16.6.5 Minimum Setbacks:

- a) *Buildings and structures:*
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 6.0 metres
 - iii) *Interior side parcel line* 1.2 metres
 - iv) *Exterior side parcel line* 3.0 metres
- b) *Accessory building or structure:*
 - i) *Front parcel line* 6.0 metres
 - ii) *Rear parcel line* 1.0 metres
 - iii) *Interior side parcel line* 1.2 metres
 - iv) *Exterior side parcel line* 3.0 metres

16.6.6 Maximum Height:

- a) No *building* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 4.5 metres;

16.6.7 Maximum Parcel Coverage:

- a) 40%

16.6.8 Minimum Building Width:

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

16.6.9 Conditions of Use:

- a) a *single detached dwelling* shall be connected to a *community sewer system* and *community water system*.

16.6.10 Low Density Residential Vintage Views Site Specific (RS6s) Regulations:

- a) Not applicable

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:

- i) an approximately 92.25 ha area of land as shown shaded purple on Schedule 'A', which forms part of this Bylaw, from Small Holdings One Site Specific (SH1s) to Small Holdings Heritage Hills & Lakeshore Highlands Site Specific (SH7s);
- ii) an approximately 2.78 ha area of land as shown shaded red on Schedule 'A', which forms part of this Bylaw, from Small Holdings One (SH1) to Small Holdings Heritage Hills & Lakeshore Highlands (SH7);
- iii) an approximately 7.58 ha area of land as shown shaded green on Schedule 'A', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Heritage Hills & Lakeshore Highlands (SH7); and
- iv) an approximately 12.47 ha area of land as shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Low Density Residential Vintage Views (RS6).

READ A FIRST AND SECOND TIME this ____ day of _____, 2025.

PUBLIC HEARING held on this ____ day of _____, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

I hereby certify the foregoing to be a true and correct copy of the "Zoning Amendment Bylaw No. 2800.43, 2025", as read a Third time by the Regional Board on this ____ day of _____, 2025.

Dated at Penticton, BC this ____ day of _____, 2025.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2025.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer

DRAFT

Regional District of Okanagan-Similkameen

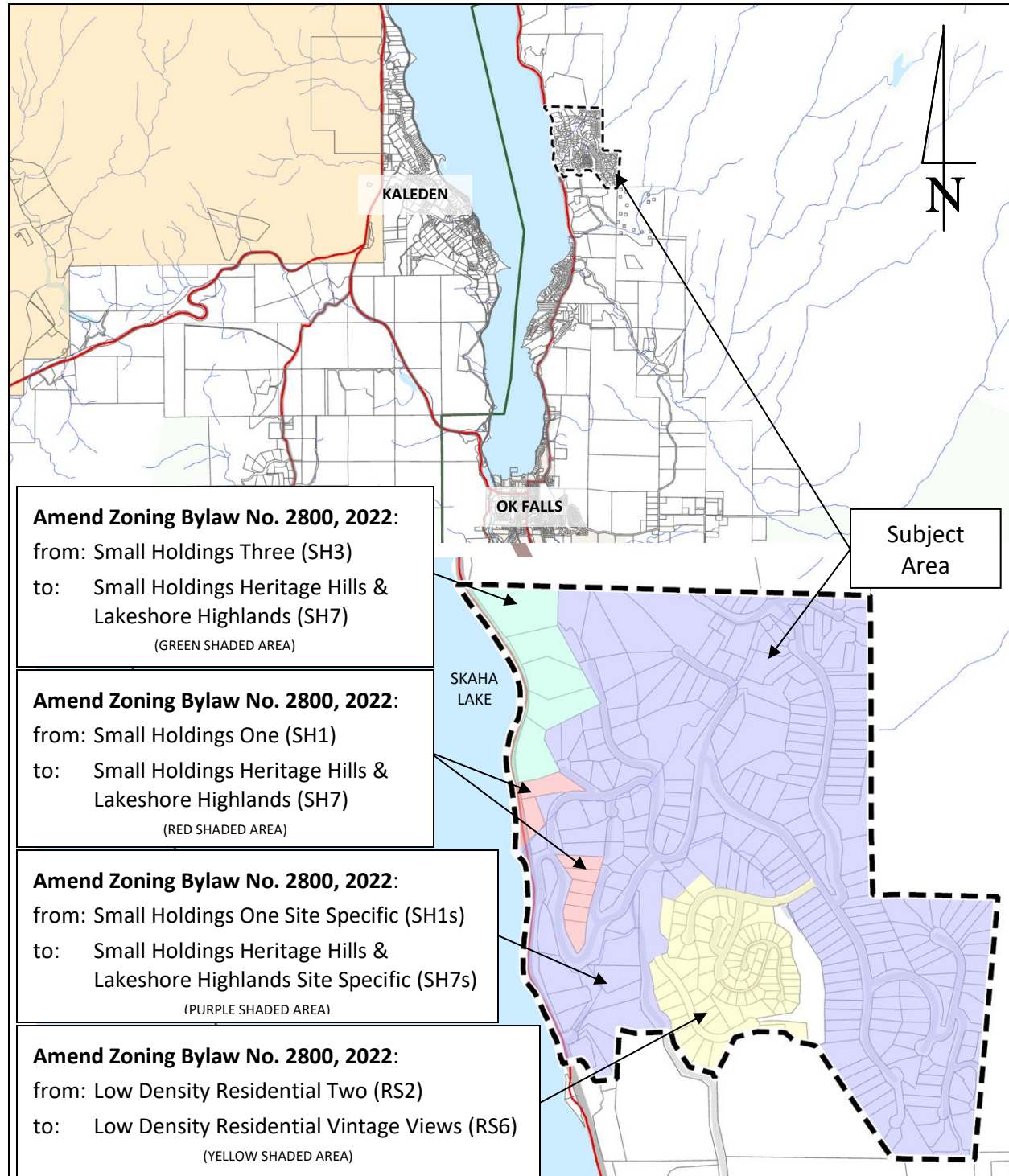
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Amendment Bylaw No. 2800.43, 2025

File No. D2024.011-ZONE

Schedule 'A'



Amendment Bylaw No. 2800.43, 2025
(D2024.011-ZONE)

DRAFT VERSION — 2025-02-05

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