

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. ~~2461-19, 2021~~2800.18, 2023

A Bylaw to amend the ~~Electoral Area “F” Okanagan Valley Zoning Bylaw No. 2461, 2008~~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.~~”~~Electoral Area “F” Zoning Amendment Bylaw No. 2461-19, 2021.~~”
2. The “~~Okanagan Valley Zoning Bylaw No. 2800, 2022~~”~~Electoral Area “F” Zoning Bylaw No. 2461, 2008~~” 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;

Commented [CG1]: Proposed addition is related to introduction of a new Watershed Resource Area (WRA) Zone.

Commented [CG2]: Proposed amendment is related to the transition from the former Electoral Area “F” Zoning Bylaw No. 2461, 2008, to the Okanagan Valley Zoning Bylaw No. 2800, 2022.

Commented [CG3]: Proposes to delete an RA site specific zoning that currently applies to the Agur Lake Camp Society parcel as this site specific is proposed to be moved to the new WRA Zone.

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"

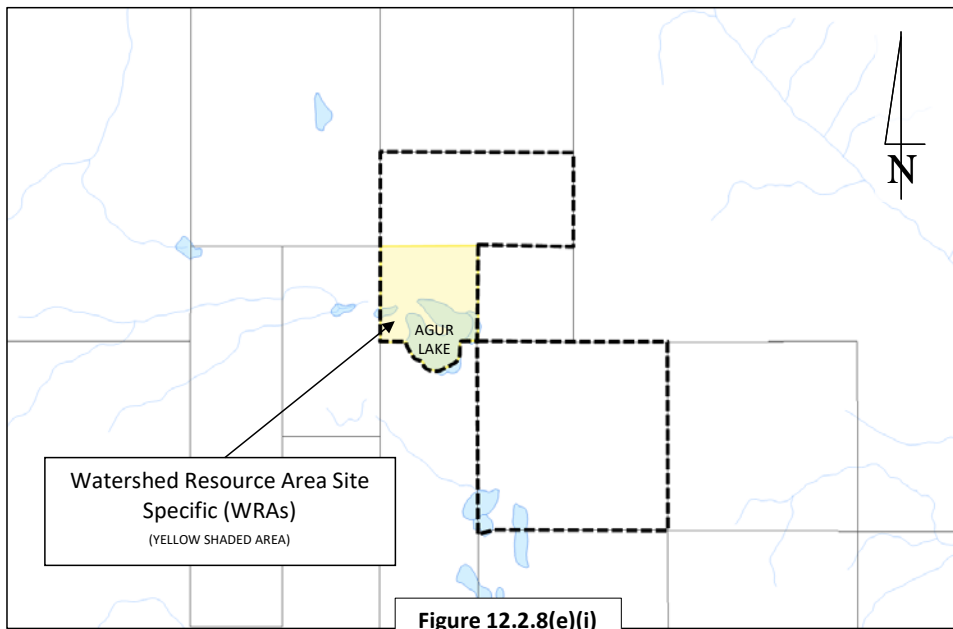
Commented [CG4]: Proposed new zone to be applied to Crown land within the Trout, Shingle, Farleigh and Peachland Community Watersheds and is consistent with currently policy direction contained in the Electoral Area "F" OCP. The template for this WRA Zone is the WRA Zone that currently exists in the Electoral Area "H" Zoning Bylaw No. 2498, 2012, and has been applied to the Trout Community Water shed in that electoral area.

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.

Commented [CG5]: Currently exists as a Resource Area Site Specific (RAS) zoning at Section 12.1.8(e)(i) of the Okanagan Valley Zoning Bylaw No. 2800, 2022.

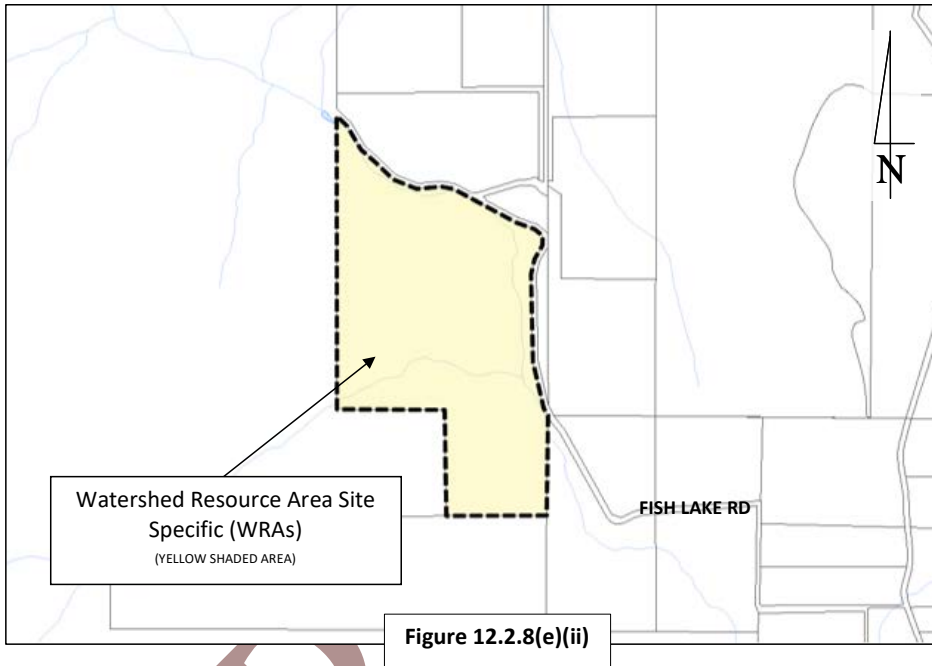


ii) in the case of the land described as District Lot 3961, ODYD, and shown shaded yellow on Figure 12.2.8(e)(ii):

.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

Commented [SD6]: Proposes a new site specific zone for the subject lands in order to recognize and formalize the long-standing use of the property as an *institutional camp* (i.e. "Camp Boyle").



f) Electoral Area "1"

i) Not applicable

ii) adding a new reference to "Faulder Small Holdings Zone SH7 under "Rural Zones" at Section 5.1 (Zoning Districts).

iii) adding a new sub-section 10.10.1.6 (Small Holdings Faulder (SH6) Zone Faulder Small Holdings (SH7) Zone) under Section 10.015.0 (Small Holdings Zones Rural) to read as follows:

Commented [CG7]: New zone title reflects transition from the former Electoral Area "F" Zoning Bylaw No. 2461, 2008, to the Okanagan Valley Zoning Bylaw No. 2800, 2022.

15.6 SMALL HOLDINGS FAULDER (SH6) ZONE

15.6.1 Permitted Uses:

10.10 FAULDER SMALL HOLDINGS ZONE (SH7)

10.10.1 Permitted Uses:

Principal Uses:

a) *single detached dwelling;*

Commented [CG8]: New zone title reflects transition from the former Electoral Area "F" Zoning Bylaw No. 2461, 2008, to the Okanagan Valley Zoning Bylaw No. 2800, 2022.

Accessory Uses:

- ~~b) accessory building and structure, subject to Section 7.1;~~
- ~~b)c) bed and breakfast operation, subject to Section 7.194; and~~
- ~~c)d) home occupation, subject to Section 7.176; and~~
- ~~d) accessory building and structure, subject to Section 7.13.~~

~~10.10.2 Site Specific Faulder Small Holdings (SH7c) Provisions:~~

- ~~a) see Section 17.25~~

~~10.10.3~~ ~~15.6.2~~ **Minimum Parcel Size for Subdivision:**

- a) 5.0 ha

~~15.6.3~~ ~~10.4~~ **Minimum Parcel Width for Subdivision:**

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

~~15.6.4~~ ~~10.5~~ **Maximum Number of Dwellings Permitted Per Parcel:**

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

~~15.6.5~~ ~~10.6~~ **Minimum Setbacks:**

- a) *Buildings and structures:*
 - i) *Front parcel line:* 7.5 metres
 - ii) *Rear parcel line:* ~~7.5~~ 4.5 metres
 - iii) *Interior side parcel line:* ~~7.5~~ 4.5 metres
 - iv) *Exterior side parcel line:* ~~7.5~~ 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

~~c) Despite Section 10.10.6(a) & (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:~~

- ~~i) Front parcel line: 15.0 metres~~

- ~~ii) Rear parcel line: 15.0 metres~~
- ~~iii) Interior side parcel line: 15.0 metres~~
- ~~iv) Exterior side parcel line: 15.0 metres~~
- ~~d) Despite Section 10.10.6(a) & (b), incinerator or compost facility:~~
 - ~~i) Front parcel line: 30.0 metres~~
 - ~~ii) Rear parcel line: 30.0 metres~~
 - ~~iii) Interior side parcel line: 30.0 metres~~
 - ~~iv) Exterior side parcel line: 30.0 metres~~

Commented [CG9]: Proposed deletion relates to removal of "agriculture" as a permitted use within the Faulder water system area.

~~15.6.610.10.7~~ Maximum Height:

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

~~15.6.710.10.8~~ Maximum Parcel Coverage:

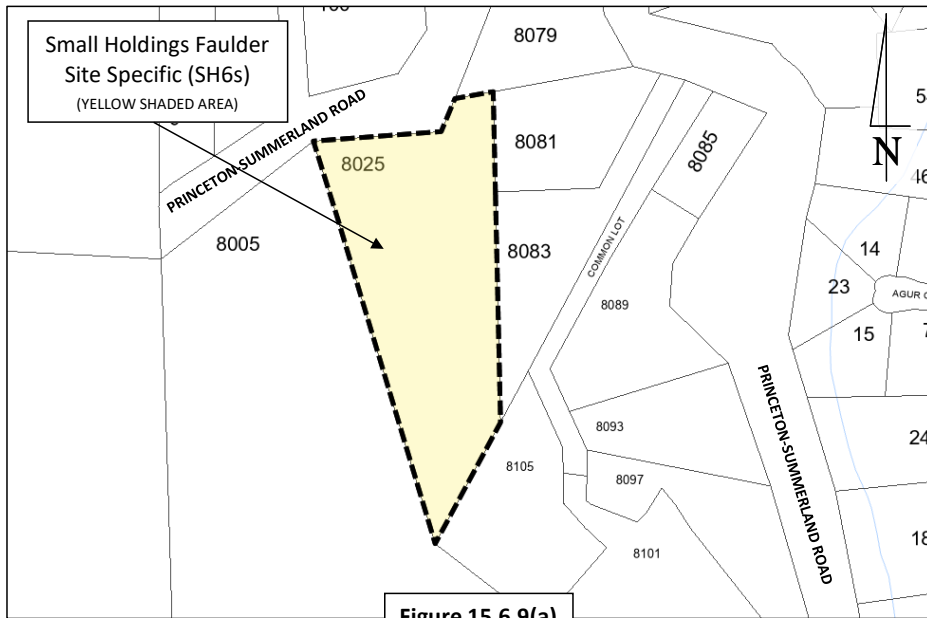
- a) 20%

~~10.10.915.6.8~~ 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:

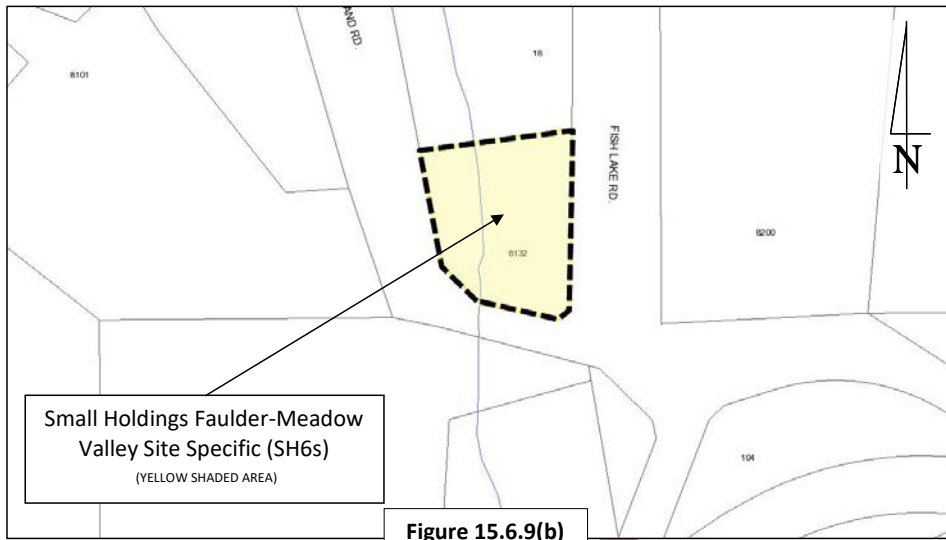
- a) in the case an approximately 3.3 ha part of the land described as Lot 10, Plan 27332, District Lot 2893, ODYD, Except Plan KAP51912 (8025 Princeton-Summerland Road), and shown shaded yellow on Figure 15.6.9(a):
 - i) despite Section 7.5.2, the maximum floor area utilized for a home industry, including 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.



iii) ~~replacing Section 17.5.2 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:~~

~~2 deleted.~~

iv) ~~replacing Section 17.7.1 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:~~

~~1 deleted.~~

Commented [CG10]: It is proposed that these site specific zonings be moved to the new Section 15.6.9, which is included above under the proposed new SH6 zone.

3. The Official Zoning Map, being Schedule '2' of the ~~Okanagan Valley Zoning Bylaw No. 2800, 2022~~ Electoral Area "F" Zoning Bylaw No. 2461, 2008, 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 ~~Faulder Small Holdings (SH7);~~ Small Holdings Faulder (SH6);
- ii) shaded ~~blue~~ orange on Schedule 'A', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to ~~Faulder Small Holdings Site Specific (SH7s);~~ Small Holdings Faulder (SH6s);
- iii) shaded ~~orange~~ blue on Schedule 'A', which forms part of this Bylaw, from Small Holdings Four Site Specific (SH4s) to ~~Faulder Small Holdings Site Specific (SH7s);~~ and Small Holdings Faulder (SH6s);

iv) shaded purple on Schedule 'A', which forms part of this Bylaw, from Small Holdings Four Two (SH2SH4) to Small Holdings Faulder (SH6) ~~Faulder Small Holdings (SH7)~~.

Commented [CG11]: Proposed changes relate to the transition from the former Electoral Area "F" Zoning Bylaw No. 2461, 2008, to the Okanagan Valley Zoning Bylaw No. 2800, 2022, and the use of new zone titles.

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).

Commented [CG12]: Proposed new zonings related to introduction of the WRA Zone (see above).

READ A FIRST AND SECOND TIME this ____ day of _____, ~~2021~~2023.

PUBLIC HEARING held on this ____ day of _____, ~~2021~~2023.

READ A THIRD TIME this ____ day of _____, ~~2021~~2023.

ADOPTED this ____ day of _____, ~~2021~~2023.

Board Chair

Corporate Officer

DRAFT

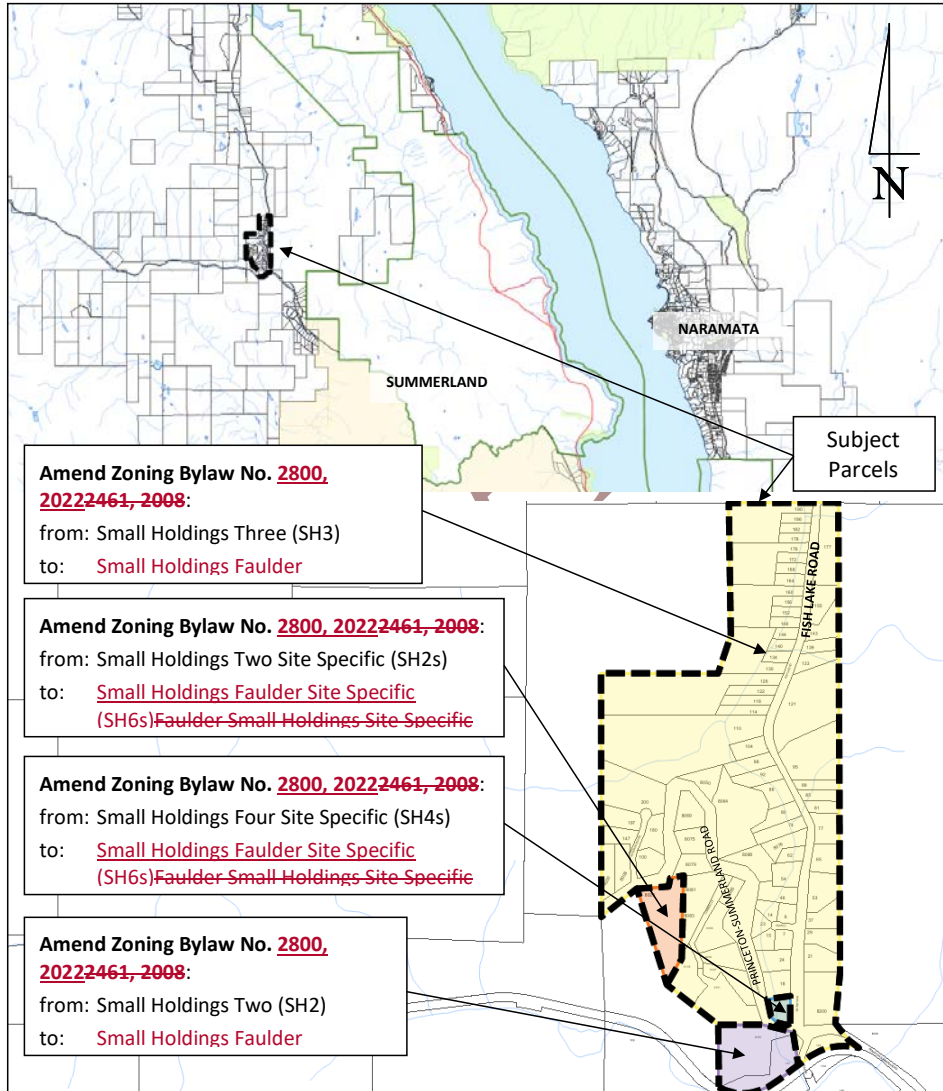
Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. ~~2461.19, 2021~~2800.18, 2023
Schedule 'A'

File No. F2021.011-ZONE



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

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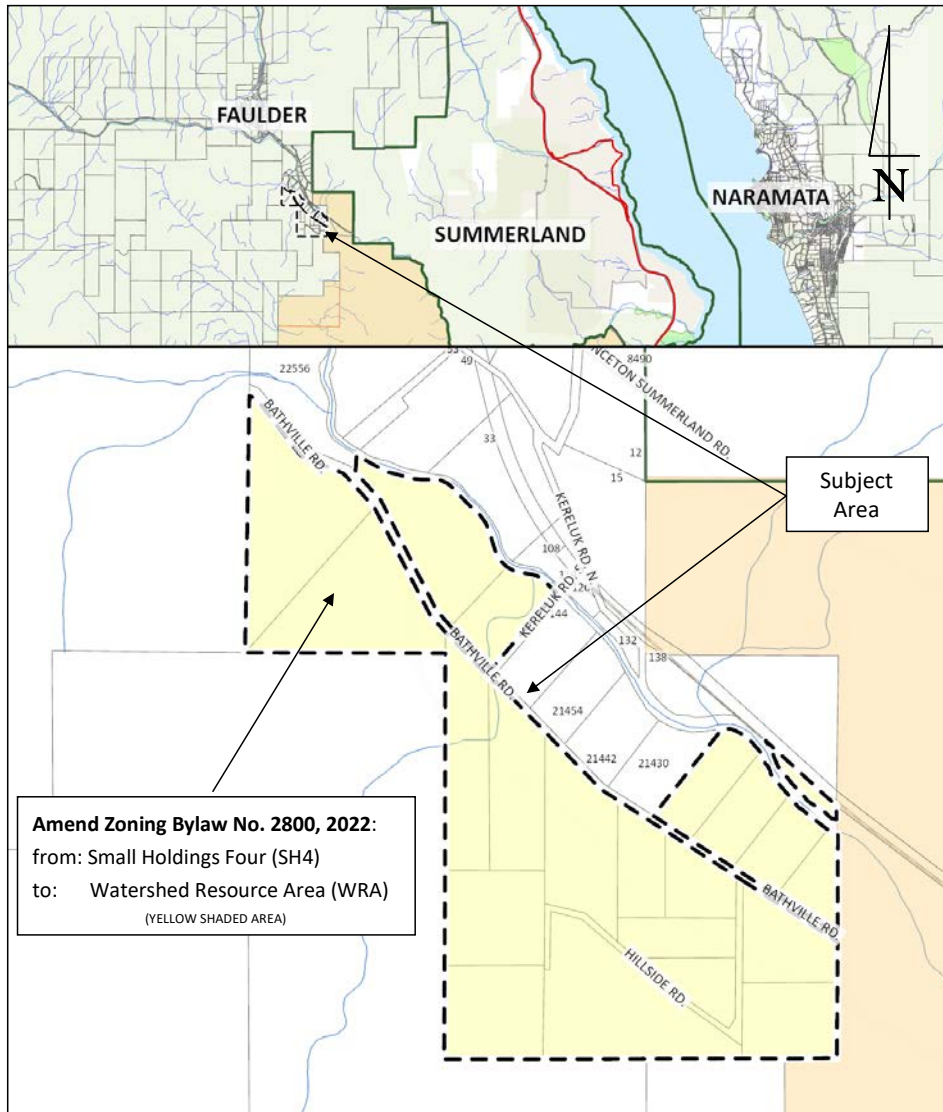


Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

Schedule 'B'

Commented [CG13]: Parcels are all Crown land.



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

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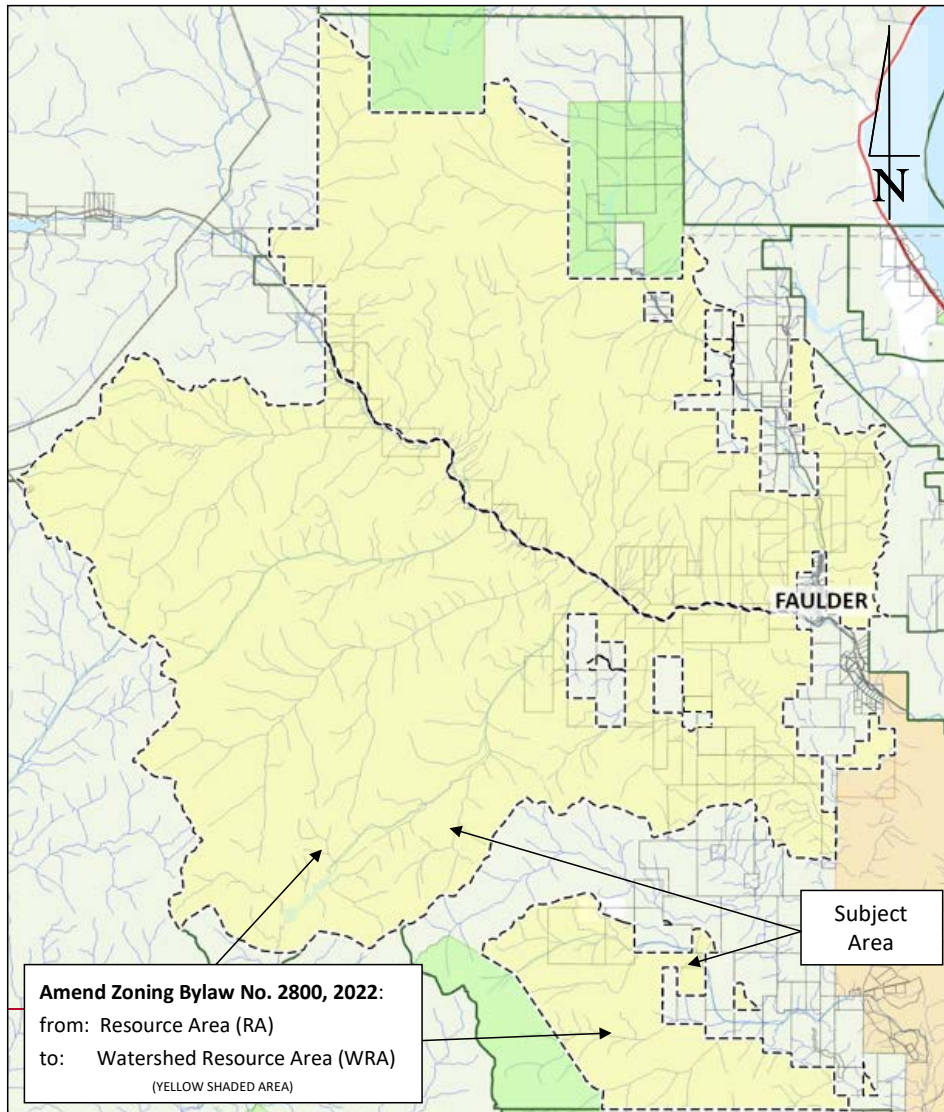


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File No. F2021.011-ZONE

Schedule 'C'

Commented [CG14]: To be applied to Crown land.



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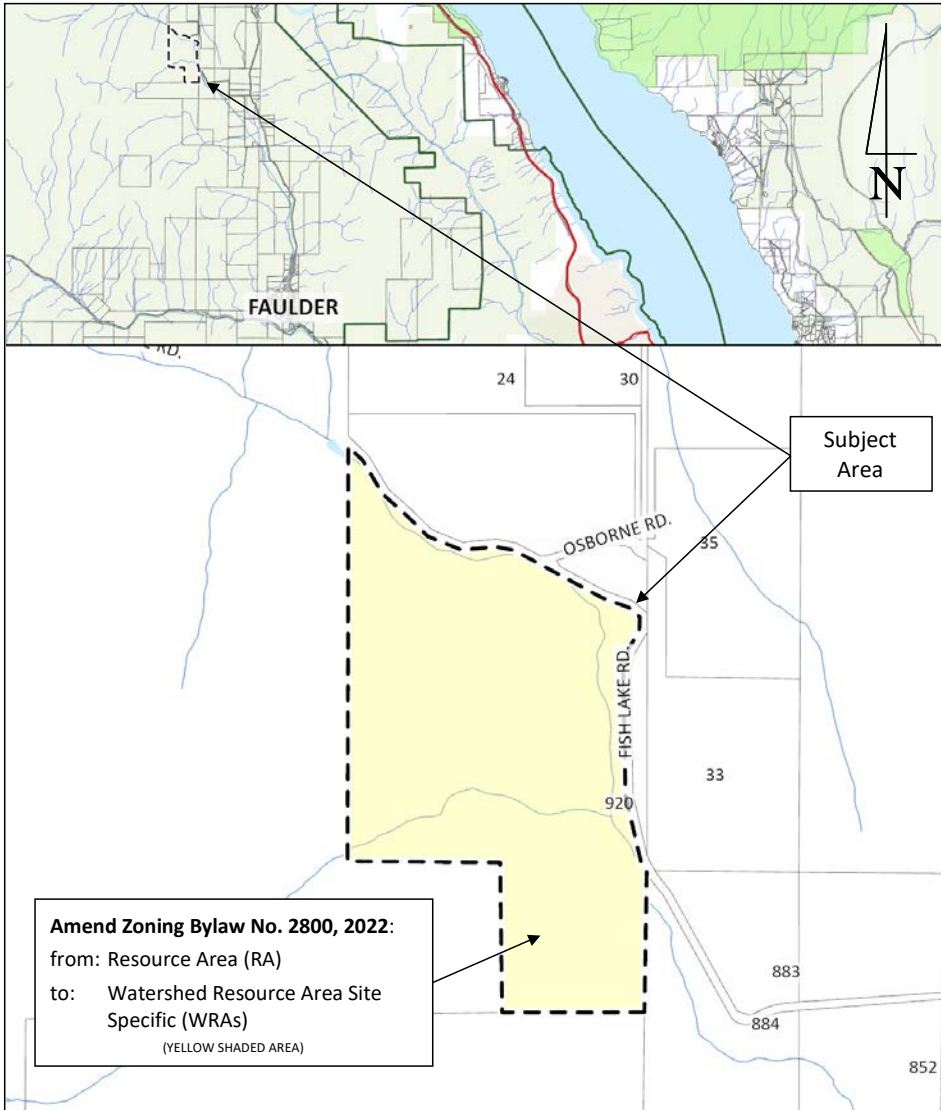


Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

Schedule 'D'

Commented [CG15]: To be applied to Crown land.



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

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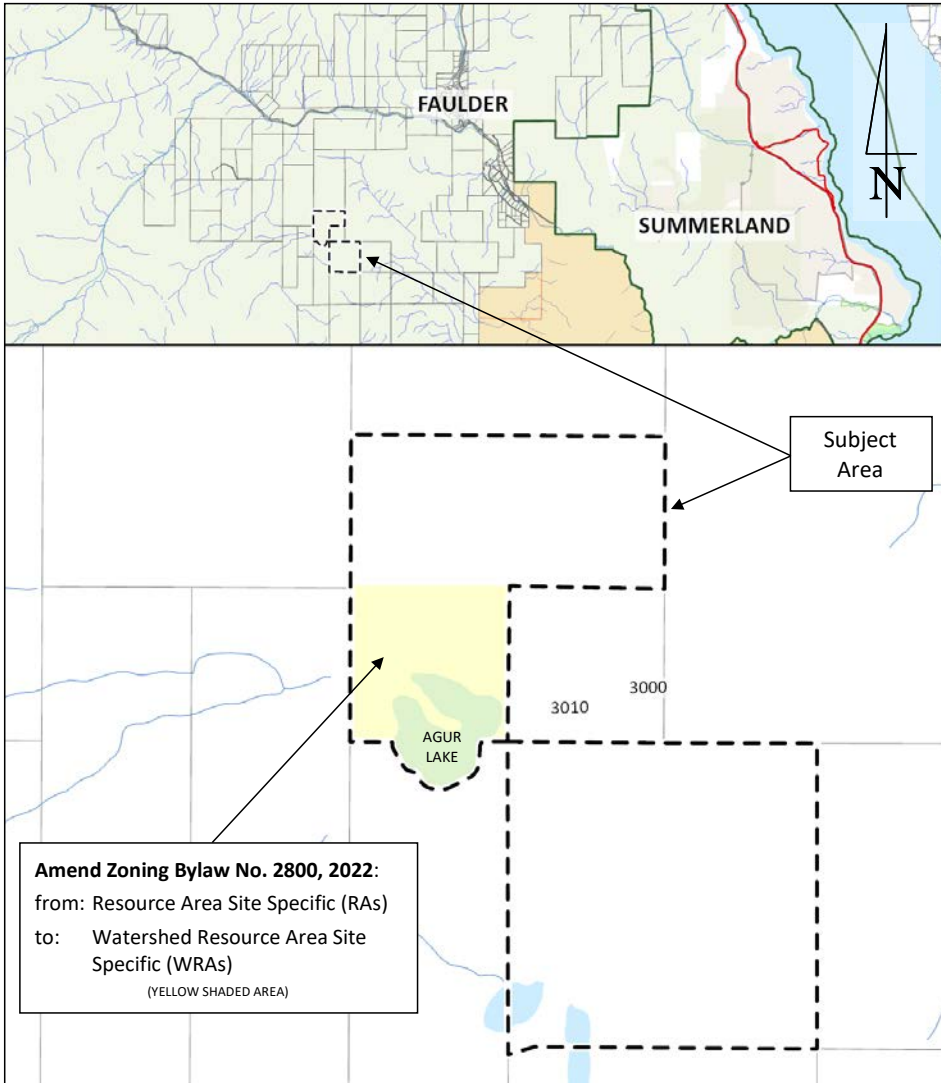


Amendment Bylaw No. 2800.18, 2023

File No. F2021.011-ZONE

Schedule 'E'

Commented [CG16]: To be applied to Crown land.



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

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