

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3046, 2025

A Bylaw to amend the electoral area zoning bylaws

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 “Regional District of Okanagan-Similkameen Private Utilities Regulation Zoning Amendment Bylaw No. 3046, 2025.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - i) adding a new definition of “community sewer system” under Section 4.0 (Definitions) to read as follows:

“community sewer system” means a system of works owned operated and maintained by the *Regional District*, a municipality, an Indigenous governing body or an improvement district and which is established and operated for the collection, treatment and disposal of sanitary sewage and which serves more than one *parcel*, and for certainty excludes such system of works owned and operated by a strata corporation, private sewer utility or business corporation.
 - ii) adding a new definition of “community water system” under Section 4.0 (Definitions) to read as follows:

“community water system” means a water supply system owned, operated and maintained by the *Regional District*, a municipality, an Indigenous governing body or an improvement district, and for certainty excludes a water supply system owned and operated by a strata corporation, private water utility or business corporation.
 - iii) replacing Section 8.1.4 (Minimum Parcel Size Exceptions for Subdivision) under Section 8.0 (Subdivision Regulations) in its entirety with the following:
 - .4 If a provision in this Bylaw establishes a minimum parcel size of less than 1.0 ha for a new parcel to be created by subdivision:

- a) that minimum parcel size only applies to a new parcel that will be connected to both community water and community sewer systems; and
- b) in all other circumstances the minimum parcel size for a new parcel to be created by subdivision is the 1.0 ha or greater minimum parcel size established by this Bylaw for the zone in which the parcel would be located;
- c) despite sub-section 8.1.4(a) and Section 4.0 (Definitions),), in Electoral Areas "C" and "E" a community water system or community sewer system does not exclude a system owned and operated by a strata corporation, private water utility or business corporation.

READ A FIRST AND SECOND TIME this 6th day of March, 2025.

PUBLIC HEARING held on this 20th day of March, 2025.

READ A THIRD TIME, AS AMENDED, this 3rd day of July, 2025.

Approved pursuant to Section 52(3) of the *Transportation Act* this 15th day of July, 2025.

ADOPTED this ____ day of _____, 2025.

Board Chair

Corporate Officer