

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2461.19, 2021**

**A Bylaw to amend the Electoral Area “F” Zoning Bylaw No. 2461, 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 “F” Zoning Amendment Bylaw No. 2461.19, 2021.”
2. The “Electoral Area “F” Zoning Bylaw No. 2461, 2008” is amended by:
  - i) adding a new reference to “Faulder Small Holdings Zone SH7 under “Rural Zones” at Section 5.1 (Zoning Districts).
  - ii) adding a new sub-section 10.10 (Faulder Small Holdings (SH7) Zone) under Section 10.0 (Rural) to read as follows:

**10.10 FAULDER SMALL HOLDINGS ZONE (SH7)**

**10.10.1 Permitted Uses:**

Principal Uses:

- a) single detached dwelling;

Accessory Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17; and
- d) accessory building and structure, subject to Section 7.13.

**10.10.2 Site Specific Faulder Small Holdings (SH7s) Provisions:**

- a) see Section 17.25

**Commented [CG1]:** Proposed to delete allowance for agriculture and accessory dwellings as permitted uses. Secondary Suites are not currently permitted.

**10.10.3 Minimum Parcel Size for Subdivision:**

- a) 5.0 ha

**Commented [CG2]:** Proposed minimum parcel size of 5.0 ha for subdivision would preclude subdivision within the Faulder Water Service Area.

**10.10.4 Minimum Parcel Width:**

- a) Not less than 25% of the parcel depth.

**10.10.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) principal dwelling unit.

**Commented [CG3]:** Proposed to delete allowance for agriculture and accessory dwellings as permitted uses.

**10.10.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 7.5 metres
  - iii) Interior side parcel line: 7.5 metres
  - iv) Exterior side parcel line: 7.5 metres
- b) Accessory buildings and 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

**10.10.7 Maximum Height:**

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

**10.10.8 Maximum Parcel Coverage:**

- a) 20%

**10.10.9 Minimum Building Width:**

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

- 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.*

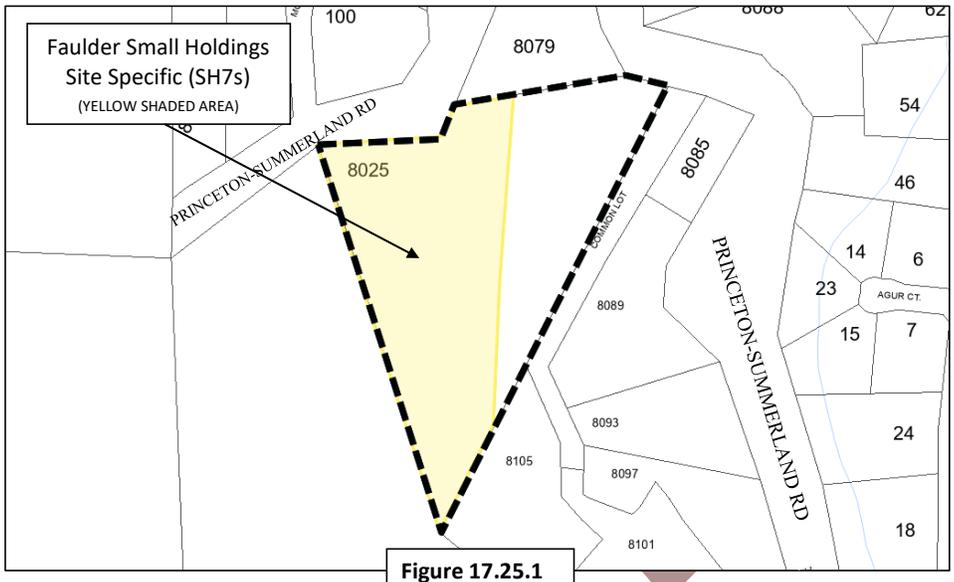
- iv) replacing Section 17.7.1 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

.1 *deleted.*

- v) adding a new Section 17.25 (Site Specific Faulder Small Holdings (SH7s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows:

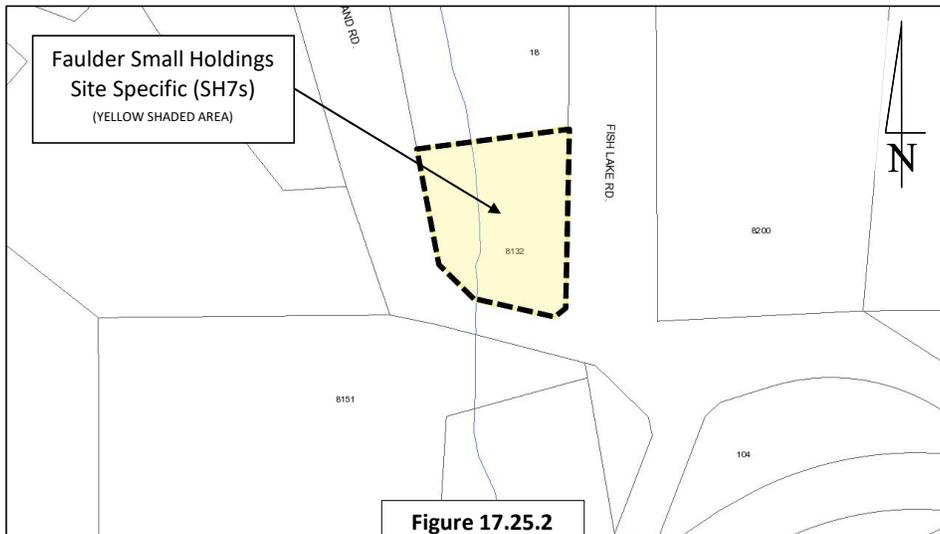
**17.25 Site Specific Faulder Small Holdings (SH7s) Provisions:**

- .1 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 17.25.1:
- i) despite Section 7.18.2, 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 m<sup>2</sup>.



.2 in the case of land described as Lot 3, Plan KAP51211, District Lot 2893, ODYD (8132 Princeton-Summerland Road), and shown hatched on Figure 17.25.2:

- i) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 10.10.1:
  - a) eating and drinking establishment; and
  - b) retail store, convenience.



**Figure 17.25.2**

3. The Official Zoning Map, being Schedule '2' of the 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);
  - ii) shaded orange on Schedule 'A', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Faulder Small Holdings Site Specific (SH7s);
  - iii) shaded 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
  - iv) shaded purple on Schedule 'A', which forms part of this Bylaw, from Small Holdings Two (SH2) to Faulder Small Holdings (SH7).

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2021.

PUBLIC HEARING held on this \_\_\_\_ day of \_\_\_\_\_, 2021.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2021.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Corporate Officer

DRAFT

# Regional District of Okanagan-Similkameen

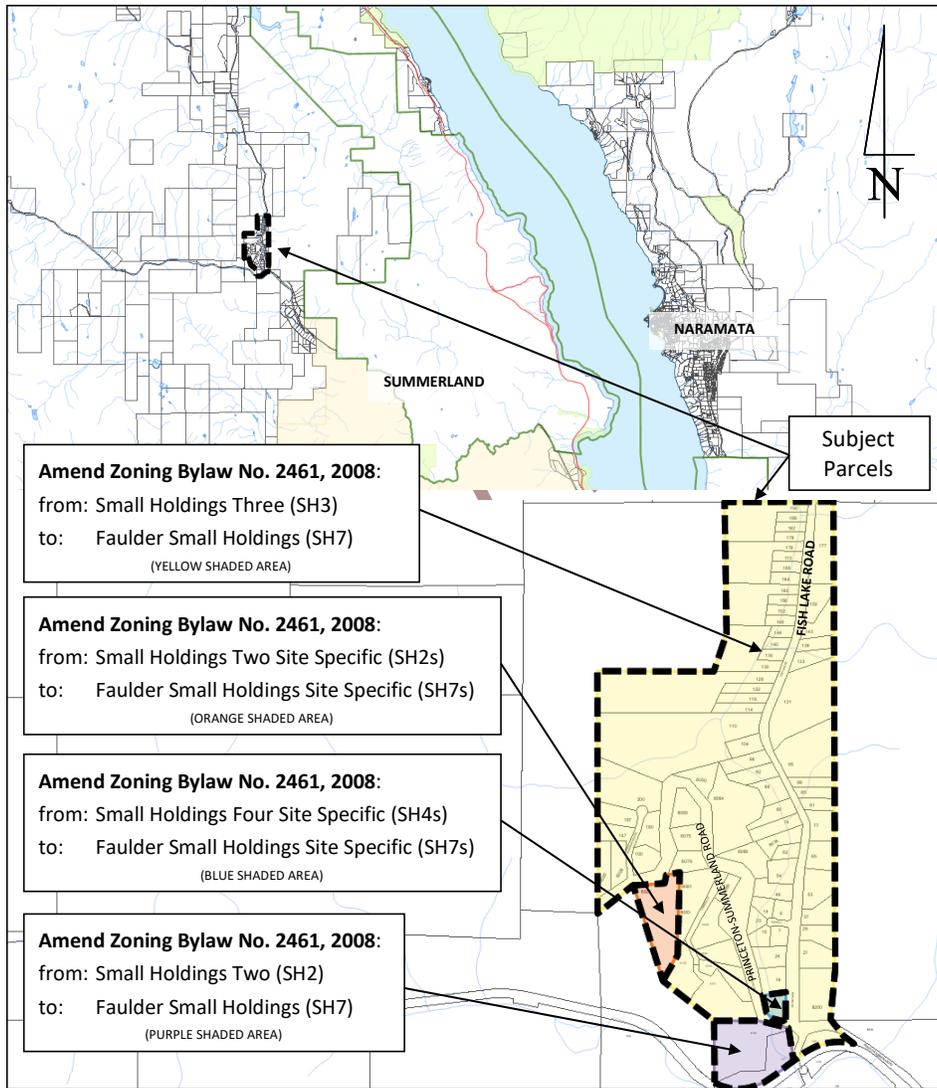
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Amendment Bylaw No. 2461.19, 2021

File No. F2021.011-ZONE

## Schedule 'A'



Amendment Bylaw No. 2461.19, 2021  
(F2021.011-ZONE)

DRAFT VERSION — 2021-08-19

Page 7 of 7