

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2781.03, 2026

A Bylaw to amend the Electoral Area "G" Zoning Bylaw No. 2781, 2017

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 "G" Parks & Environment Zoning Amendment Bylaw No. 2781.03, 2026."
2. The "Electoral Area "G" Zoning Bylaw No. 2781, 2017" is amended by:

- i) adding the following zoning titles and abbreviations at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones):

Parks and Recreation	PR
Conservation Area	CA

- ii) adding a new Section 10.3 (Parks and Recreation (PR) Zone) under Section 10.0 (Zones) to read as follows:

10.3 PARKS AND RECREATION (PR) ZONE

10.3.1 Permitted Uses:

Principal Uses:

- a) park;
- b) outdoor recreation;
- c) cemetery;

Accessory Uses:

- d) *accessory building or structure*, subject to Section 6.7;
- e) *accessory dwelling*, subject to Section 6.8;

- f) carnivals, circuses and fairs;
- g) community facilities;
- h) interpretation centre;
- i) public moorage; and
- j) indoor recreation.

10.3.2 Minimum Parcel Size:

- a) Not applicable

10.3.3 Minimum Parcel Width:

- a) Not applicable

10.3.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *accessory dwelling*.

10.3.5 Minimum Setbacks:

a) *Buildings and structures:*

i) <i>Front parcel line</i>	7.5 metres
ii) <i>Rear parcel line</i>	7.5 metres
iii) <i>Interior side parcel line</i>	4.5 metres
iv) <i>Exterior side parcel line</i>	4.5 metres

b) *Accessory building or structure:*

i) <i>Front parcel line</i>	7.5 metres
ii) <i>Rear parcel line</i>	7.5 metres
iii) <i>Interior side parcel line</i>	4.5 metres
iv) <i>Exterior side parcel line</i>	4.5 metres

10.3.6 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 15.0 metres.

10.3.7 Maximum Parcel Coverage:

- a) 25%

10.3.8 Parks and Recreation Site Specific (PRs) Regulations:

- a) Not applicable

iii) adding a new Section 10.4 (Conservation Area (CA) Zone) under Section 10.0 (Zones) to read as follows:

10.4 CONSERVATION AREA (CA) ZONE

10.4.1 Permitted Uses:

Principal Uses:

- a) conservation area;

Accessory Uses:

- b) *accessory building or structure*, subject to Section 6.7;
- c) *accessory dwelling*, subject to Section 6.8; and
- d) interpretation centre.

10.4.2 Minimum Parcel Size for Subdivision:

- a) Not applicable

10.4.3 Minimum Parcel Width for Subdivision:

- a) Not applicable

10.4.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *accessory dwelling*.

10.4.5 Minimum Setbacks:

a) *Buildings and structures:*

i) <i>Front parcel line</i>	7.5 metres
ii) <i>Rear parcel line</i>	7.5 metres
iii) <i>Interior side parcel line</i>	4.5 metres
iv) <i>Exterior side parcel line</i>	4.5 metres

b) *Accessory building or structure:*

i) <i>Front parcel line</i>	7.5 metres
ii) <i>Rear parcel line</i>	7.5 metres
iii) <i>Interior side parcel line</i>	4.5 metres
iv) <i>Exterior side parcel line</i>	4.5 metres

10.4.6 Maximum Height:

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

10.4.7 Maximum Parcel Coverage:

- a) 5%

10.4.8 Conservation Area Site Specific (CAs) Regulations:

- a) Not applicable

3. The Official Zoning Map, being Schedule '2' of the "Electoral Area "G" Zoning Bylaw No. 2781, 2017", is replaced in its entirety with the Schedule '2' (Official Zoning Map) contained at Schedule 'A' to this bylaw.

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 "Electoral Area "G" Parks & Environment Zoning Amendment Bylaw No. 2781.03, 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 & Transit

ADOPTED this _____ day of _____, 2026.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

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Amendment Bylaw No. 2781.03, 2026

File No. G2025.013-ZONE

Schedule 'A'

[Schedule '2' (Zoning Map)]

DRAFT

Amendment Bylaw No. 2781.03, 2026
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DRAFT VERSION — 2026-02-06

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