

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2800.43, 2025**

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**A Bylaw to amend the Okanagan Valley Electoral Area Zoning Bylaw**

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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. Subject to Section 3, this bylaw comes into force on the date of adoption.
3. This bylaw does not apply in respect of any parcel that is the subject of a complete building permit application made prior to the date of adoption of the bylaw, to the extent that the bylaw would prevent the issuance of a building permit authorizing the development described in the application, provided that the application fully complies with the Okanagan Valley Zoning Bylaw No. 2800, 2022 at of the date of adoption of this bylaw and any relevant variance and the building permit is issued within 12 months of the date of adoption of this bylaw. For these purposes, a building permit application is complete only if it includes all of the information that the Regional District requires to determine whether the development described in the application complies with the B.C. Building Code, Building Bylaw No. 2805, 2018, Okanagan Valley Zoning Bylaw No. 2800, 2022, and all other applicable enactments, and the permit application fee has been paid.
4. 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

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) *deleted.*

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;

c) *bed and breakfast operation*, subject to Section 7.4; and,

d) *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) <i>Front parcel line</i>           | 7.5 metres |
| ii) <i>Rear parcel line</i>           | 1.5 metres |
| iii) <i>Interior side parcel line</i> | 1.5 metres |
| iv) <i>Exterior side parcel line</i>  | 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:**

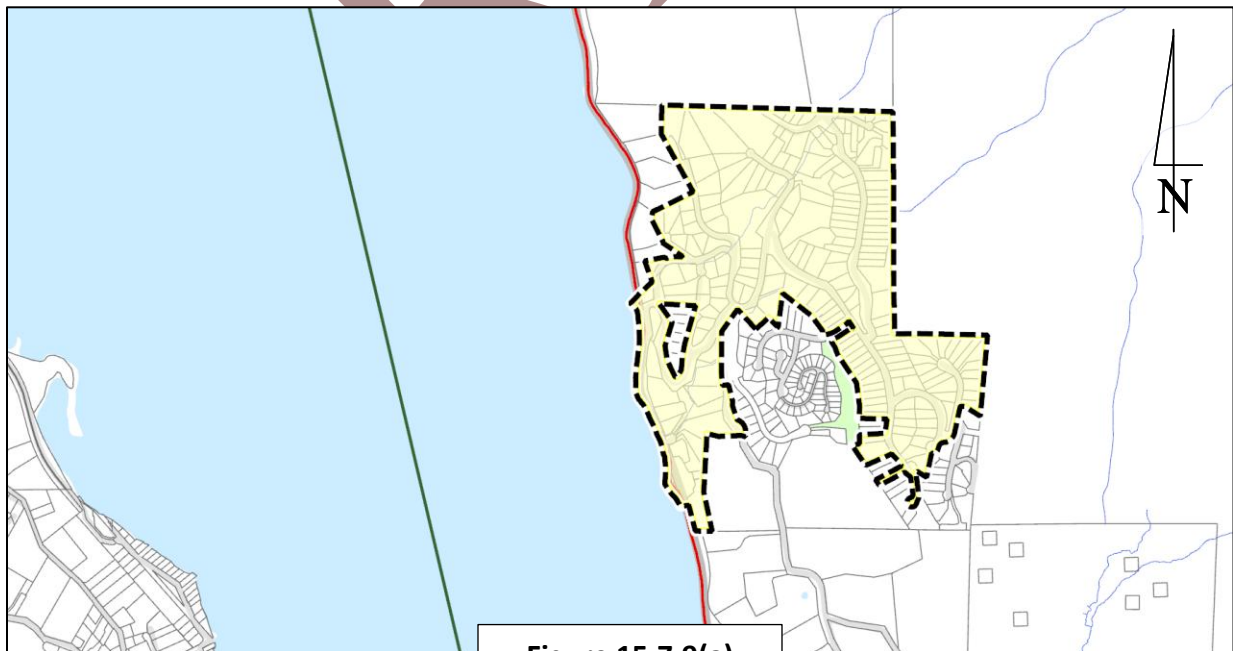
- a) 35%

**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):**

- 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)**

- b) in the case of land shown shaded yellow on Figure 15.7.9(b):
- i) despite Section 6.6, the keeping of *livestock, small livestock* and honeybees is prohibited.
  - ii) a *single detached dwelling* shall be connected to a *community sewer system* and *community water system*.

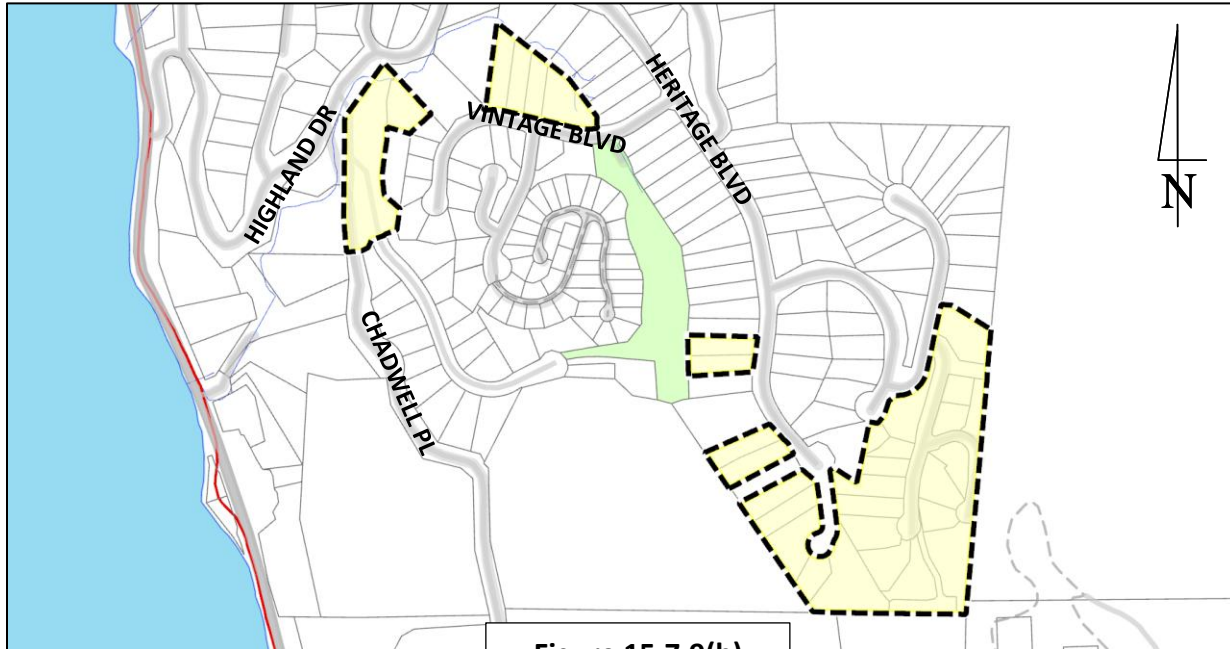


Figure 15.7.9(b)

- 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;
- c) *bed and breakfast operation*, subject to Section 7.4; and
- d) *home occupation*, subject to Section 7.7.

### **16.6.2 Minimum Parcel Size for Subdivision:**

- a) 500.0 m<sup>2</sup>, 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) <i>Front parcel line</i>           | 7.5 metres |
| ii) <i>Rear parcel line</i>           | 7.5 metres |
| iii) <i>Interior side parcel line</i> | 1.5 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>           | 1.0 metres |
| iii) <i>Interior side parcel line</i> | 1.0 metres |
| iv) <i>Exterior side parcel line</i>  | 4.5 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*.

5. 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 94.36 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 12.45 ha area of land as shown shaded yellow on Schedule 'B', 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 & Transit

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2025.

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Board Chair

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Corporate Officer

DRAFT



# Regional District of Okanagan-Similkameen

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

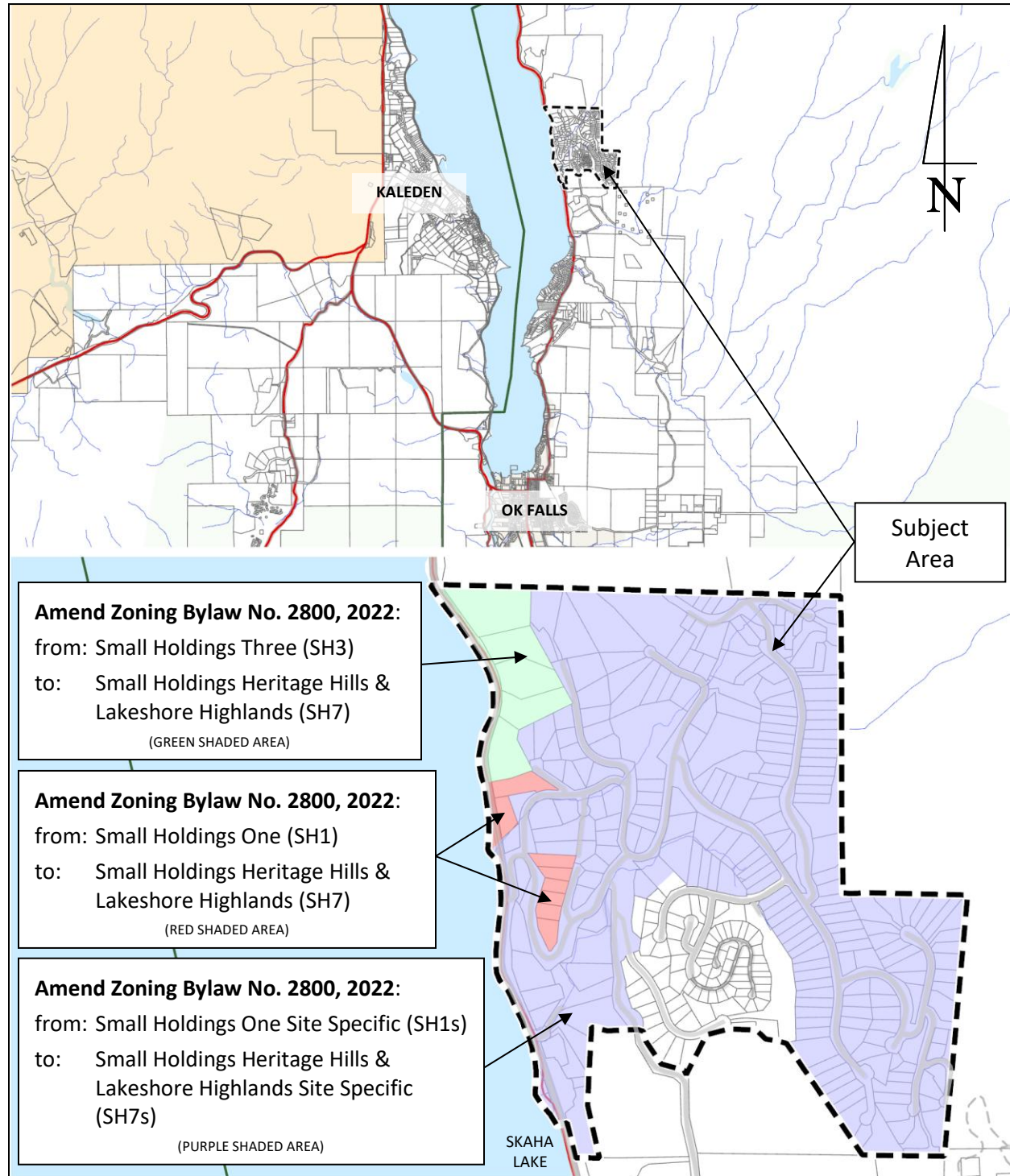
Tel: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2800.43, 2025

File No. D2024.011-ZONE

## Schedule 'A'



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

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# Regional District of Okanagan-Similkameen

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

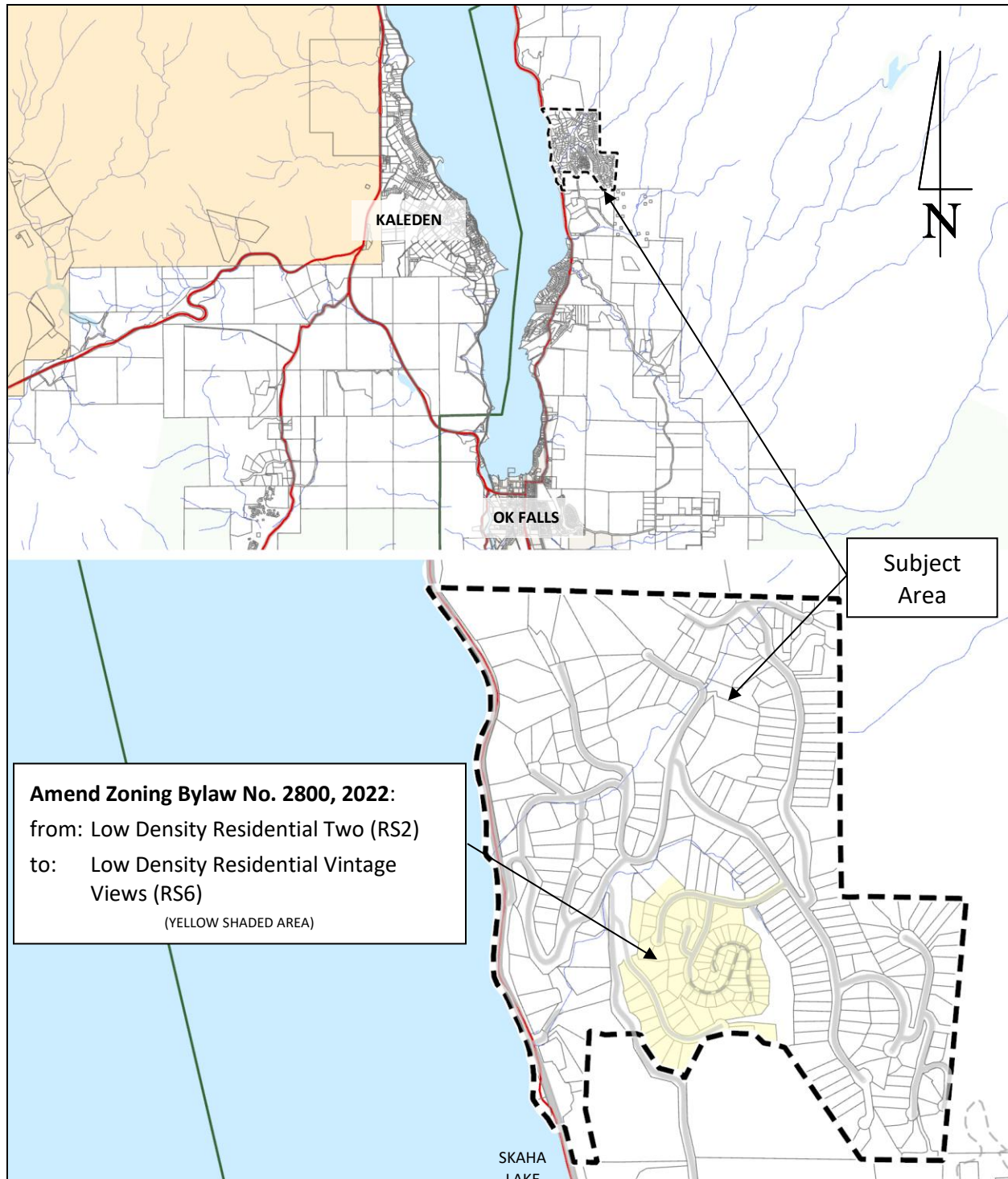
Tel: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2800.43, 2025

File No. D2024.011-ZONE

## Schedule 'B'



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

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