

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2781.04, 2025

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” Resource Area Zoning Amendment Bylaw No. 2781.04, 2025.”
2. The “Electoral Area “G” Zoning Bylaw No. 2781, 2017” is amended by:
 - i) adding a definition of “agri-tourism” under Section 4.0 (Definitions) to read as follows:

“agri-tourism” means a tourist activity, service or facility carried out as an *accessory use* on land that is classified as a farm under the *Assessment Act*;
 - ii) adding a definition of “agri-tourism accommodation” under Section 4.0 (Definitions) to read as follows:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm or ranch, which is carried out as an accessory to the principal *farm use* of the *parcel*;
 - iii) adding a definition of “airstrip” under Section 4.0 (Definitions) to read as follows:

“airstrip” means an unpaved runway for the landing and takeoff of aircraft, but excludes facilities associated with an airport such as aircraft maintenance and repair, fuel sales, and storage hangers;
 - iv) adding a definition of “educational facility” under Section 4.0 (Definitions) to read as follows:

“educational facility” means the use of land, *buildings or structures* for education, instruction and training and may include administration *offices* and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;

- v) adding a definition of “forestry” under Section 4.0 (Definitions) to read as follows:

“forestry” means the management of forests, including harvesting, silviculture, log storage and logging camps but excludes the processing of trees and wood products;

- vi) adding a definition of “natural resource extraction” under Section 4.0 (Definitions) to read as follows:

“natural resource extraction” means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits, *gravel processing* and stripping of topsoil but excludes subsequent *manufacturing* operations such as concrete and *asphalt plants*;

- vii) adding a definition of “scientific research facilities” under Section 4.0 (Definitions) to read as follows:

“scientific research facilities” means *buildings and structures* used for scientific research, investigation, testing or experimentation;

- viii) replacing the definition of “retail sales of farm and/or off-farm products” under Section 4.0 (Definitions) in its entirety with the following:

“retail sales of farm products” means retail activity which is accessory to a *farm use* and which may include the sale of goods produced on that farm as permitted in a given zone and which includes *buildings and structures* necessary for the sale and storage;

- ix) replacing the definition of “principal dwelling” under Section 4.0 (Definitions) in its entirety with the following:

“principal dwelling unit” means a principal *residential dwelling unit* that is not a *secondary suite or accessory dwelling*.

- x) replacing section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) in its entirety with the following:

For the purposes of this Bylaw, the area of the Regional District subject to this Bylaw is hereby divided into zoning districts with the following zone designations

and their abbreviations. The headings below create categories of zones and represent all the zones under that heading:

Resource Area Zones

Resource Area RA

Large Holdings Zones

Large Holdings One LH1

Small Holdings Zones

Small Holdings Three SH3

Parks and Natural Environment Zones

Parks and Recreation PR

Conservation Area CA

- xi) adding a new sub-section 7.3 (Agri-Tourism Accommodation) under Section 7.0 (Specific Use Regulations) to read as follows and renumbering all subsequent sections:

7.3 Agri-Tourism Accommodation

The following regulations apply to *agri-tourism accommodation* where permitted as a use in this Bylaw:

- .1 *Agri-tourism accommodation* is permitted only on a *parcel* if all or part of the *parcel* is classified as a “farm” under the *Assessment Act*.
- .2 *Agri-tourism accommodation* shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
- .3 The number of *agri-tourism accommodation sleeping units* permitted *parcel* shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

- .4 All *agri-tourism accommodation sleeping units* on a *parcel* shall be contained within a single *building*.
- .5 No *agri-tourism accommodation sleeping unit* shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the *agri-tourism accommodation sleeping unit*.

- .6 An *agri-tourism accommodation* use must not include *cooking facilities*, meeting rooms, conference facilities, event space or space for food and alcohol service.
- .7 One (1) parking space per *agri-tourism accommodation sleeping unit* is required in addition to parking required for the principal *single detached dwelling*.

xii) adding a new sub-section 7.7 to read as follows and renumbering all subsequent sections:

7.7 Retail Sales of Farm Products

- .1 Where *retail sales of farm products* is permitted in a zone, the *retail sales area for farm products* shall not exceed 300.0 m².
- .2 For the purpose of calculating the area used for *retail sales in a building or structure*, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment;
 - d) any area used for the service and consumption of hot and cold food items; and

Any *office area*, wholesale storage area, processing facility or parking area or driveway, whether used for *retail sale* or not, shall be excluded.

xiii) adding a new Section 10.0 (Resource Area Zones) to read as follows and renumbering all subsequent sections:

10.0 RESOURCE AREA ZONES

10.1 RESOURCE AREA (RA) ZONE

10.1.1 Permitted Uses:

Principal Uses:

- a) *airstrip*;
- b) *agriculture*;
- c) *cemetery*;
- d) *educational facility*;
- e) *equestrian centre*;

- f) *forestry*;
- g) *natural resource extraction*;
- h) *outdoor recreation*;
- i) *scientific research facilities*;
- j) *single detached dwelling or mobile home or recreation vehicle*;
- k) *veterinary establishment*;

Accessory Uses:

- l) *accessory building or structure*, subject to Section 7.1;
- m) *accessory dwelling*, subject to Section 7.2;
- n) *agri-tourism*;
- o) *agri-tourism accommodation*, subject to Section **Error! Reference source not found.**;
- p) *bed and breakfast operation*, subject to Section 6.13;
- q) *home industry*, subject to Section 6.12;
- r) *home occupation*, subject to Section 6.11;
- s) *kennel*, subject to Section 6.15;
- t) *packing, processing and storage of farm products*;
- u) *retail sales of farm products*, subject to Section **Error! Reference source not found.**; and
- v) *secondary suite*, subject to Section 6.9.

10.1.2 Minimum Parcel Size for Subdivision:

- a) 60.0 ha, subject to Section 8.0.

10.1.3 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the *parcel depth*, subject to Section **Error! Reference source not found.**.

10.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*;
- b) one (1) *secondary suite*; and
- c) the maximum number of *accessory dwellings* permitted per *parcel* and the total *gross floor area* of all *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m ²
8.0 ha to 11.9 ha	2	250.0 m ²
12.0 ha to 15.9 ha	3	375.0 m ²
Greater than 16.0 ha	4	500.0 m ²

- d) despite Sections 10.1.4(b) & (c), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Sections 10.1.4(b) & (c) are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such *secondary suites* or *accessory dwellings*.

10.1.5 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) Despite Section 10.1.5(a), *livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production, indoor:*
- 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
- c) Despite Section 10.1.5(a), *incinerators or composting operation:*
- 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
- d) Despite Section 10.1.5(a), *gravel processing:*
- i) *Front parcel line* 50.0 metres

- ii) *Rear parcel line* 50.0 metres
- iii) *Interior side parcel line* 50.0 metres
- iv) *Exterior side parcel line* 50.0 metres

10.1.6 Maximum Height:

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

10.1.7 Maximum Parcel Coverage:

- a) 35% for *parcels* less than 2,500 m² in area;
- b) 20% for *parcels* greater than 2,500 m² and less than 2.0 ha in area; and
- c) for *parcels* greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for a *greenhouse*.

10.1.8 Resource Area Site Specific (RAs) 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 _____, 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 “Electoral Area “G” Resource Area Zoning Amendment Bylaw No. 2781.04, 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.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2781.04, 2025

File No. G2025.014-ZONE

Schedule 'A'

[Schedule '2' (Zoning Map)]

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