

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 3089, 2025**

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**A Bylaw to amend the Electoral Area “A”, “D” & “F” Official Community Plan Bylaws**

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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 “Electoral Area Official Community Plan Amendment Bylaw No. 3089, 2025.”
2. The Electoral Area “A” Official Community Plan (OCP) Bylaw No. 2905, 2021, is amended by:
  - i) replacing Section 12.3.4(g) under Section 12.3 (Policies – General Commercial) in its entirety with the following:
    - g) meets any Watercourse Development Permit Area or Environmentally Sensitive Development Permit Area requirements; and
  - ii) replacing Section 12.4.4(g) under Section 12.4 (Policies – Tourist Commercial) in its entirety with the following:
    - g) meets any Watercourse Development Permit Area or Environmentally Sensitive Development Permit Area requirements; and
  - iii) deleting the second and third sentences under the sixth paragraph of Section 17.1 under Section 17.0 (Background – Hazard Lands) in its entirety.
3. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, is amended by changing the land use designation of the land described as:
  - i) Lot A, Plan EPP23874, District Lot 2709, SDYD (105 Sasquatch Trail), and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).

4. Map Schedules 'B' through 'I', inclusive, of the Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021, are amended by adjusting the boundary for the Town of Osoyoos to include the following parcels:
- i) Lot 1, Plan KAP3027, District Lot 43, SDYD, Except Plan 26614 34660 H95, Manufactured Home Reg.# 12810 (4295 Highway 3);
  - ii) Lot A, Plan KAP34660, District Lot 43, SDYD (4303 Highway 3); and
  - iii) Lot 1, Plan EPP128166, District Lot 2450s, SDYD (9425 87<sup>th</sup> Street);
  - iv) Lot A, Plan KAP22765, District Lot 2450s, SDYD, Portion L 509 (9211 87<sup>th</sup> Street);
  - v) Lot B, Plan KAP29887, District Lot 2450s, SDYD (9215 87<sup>th</sup> Street);
  - vi) Lot A, Plan Kap29887, District Lot 2450s, SDYD (9223 87<sup>th</sup> Street);
  - vii) Lot 1, Plan KAP4838, District Lot 2450s, SDYD, Portion L 509 (9227 87<sup>th</sup> Street)
  - viii) Lot 10a, Plan KAP1958, District Lot 43 100, SDYD, Except Plan H95 (4311 Highway 3);
  - ix) Lot 1, Plan KAP36420, District Lot 43 100, SDYD, Manufactured Home Reg.# B01093 (5037 45<sup>th</sup> Street);
  - x) Lot 2, Plan Kap36420, District Lot 100, SDYD (5017 45<sup>th</sup> Street).
5. The Environmentally Sensitive Development Permit Area Map, being Schedule 'H' of the Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021, is amended by removing the land described as Lot A, Plan EPP23874, District Lot 2709, SDYD (105 Sasquatch Trail) from the Environmentally Sensitive Development Permit Area designation.
6. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, is amended by changing the land use designation of the land described as:
- i) Parcel B, Plan KAP1385A, District Lot 10, SDYD, and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Low Density Residential (LR) to Parks, Recreation and Trails (PR);
  - ii) an approximately 433 m<sup>2</sup> of the land described as Lot 2, Block 1, Plan KAP1280, District Lot 374, SDYD, and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Low Density Residential (LR) to Parks, Recreation and Trails (PR);
  - iii) Lots 6 & 7, Block 6, Plan KAP1280, District Lot 374, SDYD, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Low Density Residential (LR) to Parks, Recreation and Trails (PR); and
  - iv) an approximately 200 m<sup>2</sup> of the land described as Parcel A, Block 1, Plan KAP6596B, District Lot 374, SDYD, Portion Lots 3-4, Plan KAP1280, (DD140727F), and shown

shaded yellow on Schedule 'E', which forms part of this Bylaw, from Parks, Recreation and Trails (PR) to Low Density Residential (LR).

7. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "F" Official Community Plan Bylaw No. 2790, 2018, is amended by changing the land use designation of the land described as:
  - i) an approximately 6.87 ha part of the land shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Commercial Tourist (CT) to Parks, Recreation and Trails (PR); and
  - ii) an approximately 4.9 ha part of the land shown shaded purple on Schedule 'F', which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).
8. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "F" Official Community Plan Bylaw No. 2790, 2018, is amended by changing the land use designation of the land described as:
  - i) District Lot 5127, ODYD, Except Plan 36630 KAP75352, and shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Commercial Tourist (CT) to Low Density Residential (LR).

READ A FIRST AND SECOND TIME this 20<sup>th</sup> day of February, 2025.

PUBLIC HEARING held on this 6<sup>th</sup> day of March, 2025.

READ A THIRD TIME this 6<sup>th</sup> day of March, 2025.

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

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

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

# Regional District of Okanagan-Similkameen

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

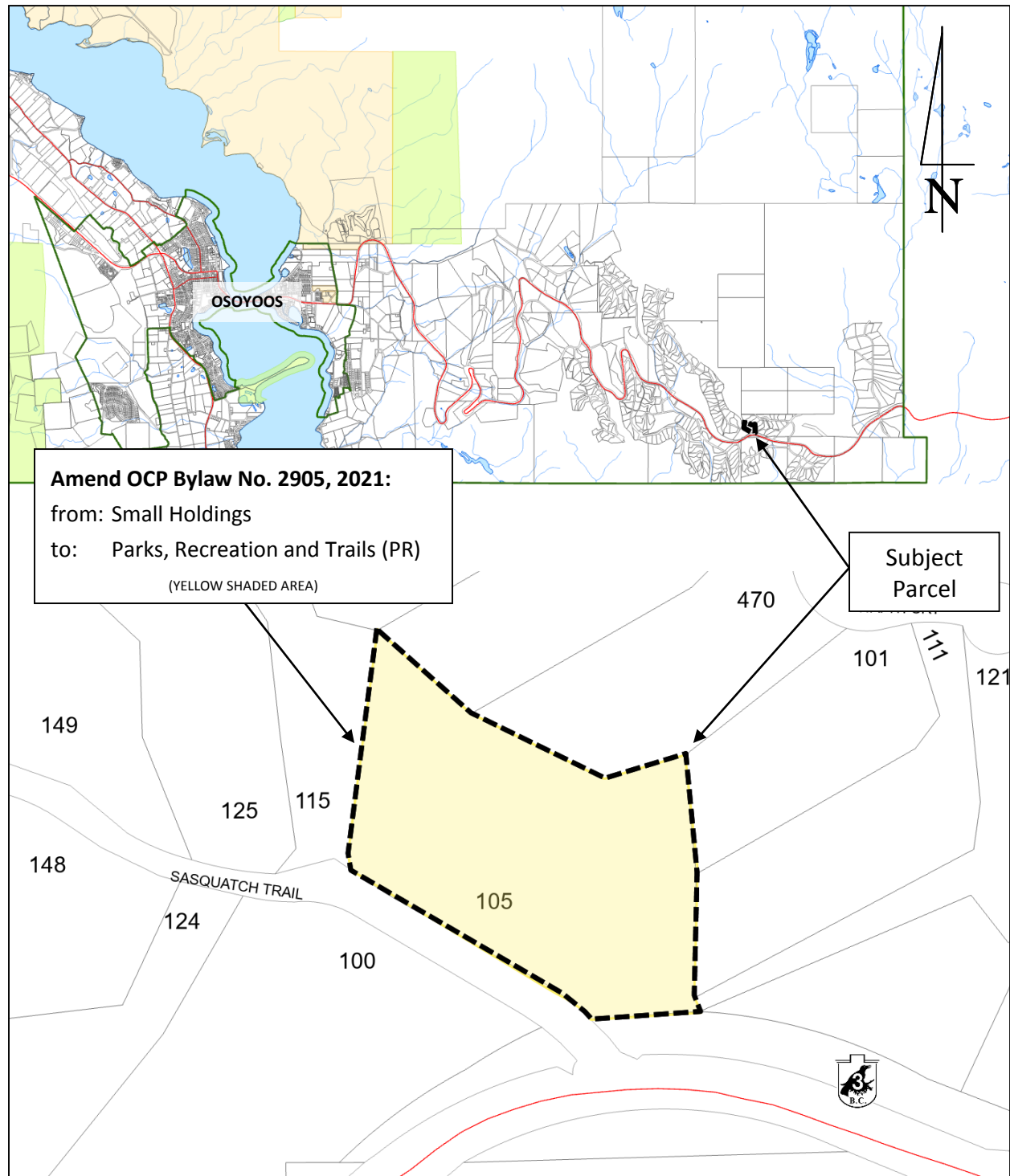
Tel: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 3089, 2025

File No. X2024.013-ZONE

## Schedule 'A'



Amendment Bylaw No. 3089, 2025  
(X2024.013-ZONE)

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# Regional District of Okanagan-Similkameen

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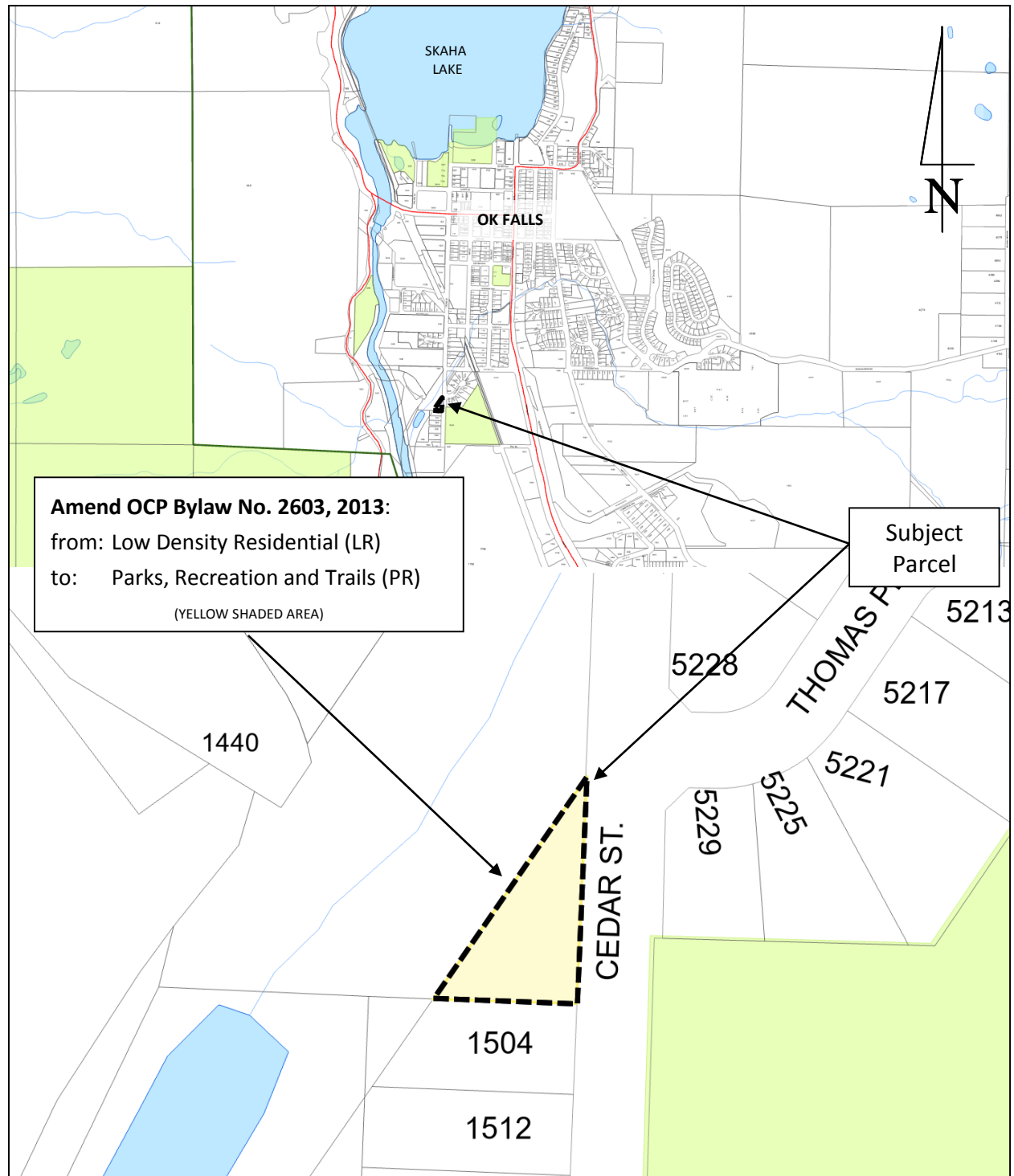
Tel: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 3089, 2025

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## Schedule 'B'



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The map displays a street grid with Cedar Street running vertically and Thirteenth Avenue running horizontally. The subject parcel is located at the intersection of Cedar Street and Thirteenth Avenue, bounded by a dashed black line. The area to be amended is a yellow-shaded triangular portion of this subject parcel. Surrounding parcels are labeled with their addresses, including 1302, 1252, 1253, 1256, 1260, 1257, 1305, 1311, 1317, 1321, 1325, 1333, 1306, 1316, 1320, 1340, 5151, 5326, 5322, 5325, and 5321. A callout box on the left states: "Amend OCP Bylaw No. 2603, 2013: from: Low Density Residential (LR) to: Parks, Recreation and Trails (PR) (YELLOW SHADED AREA)". A north arrow is located in the top right corner.

# Regional District of Okanagan-Similkameen

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

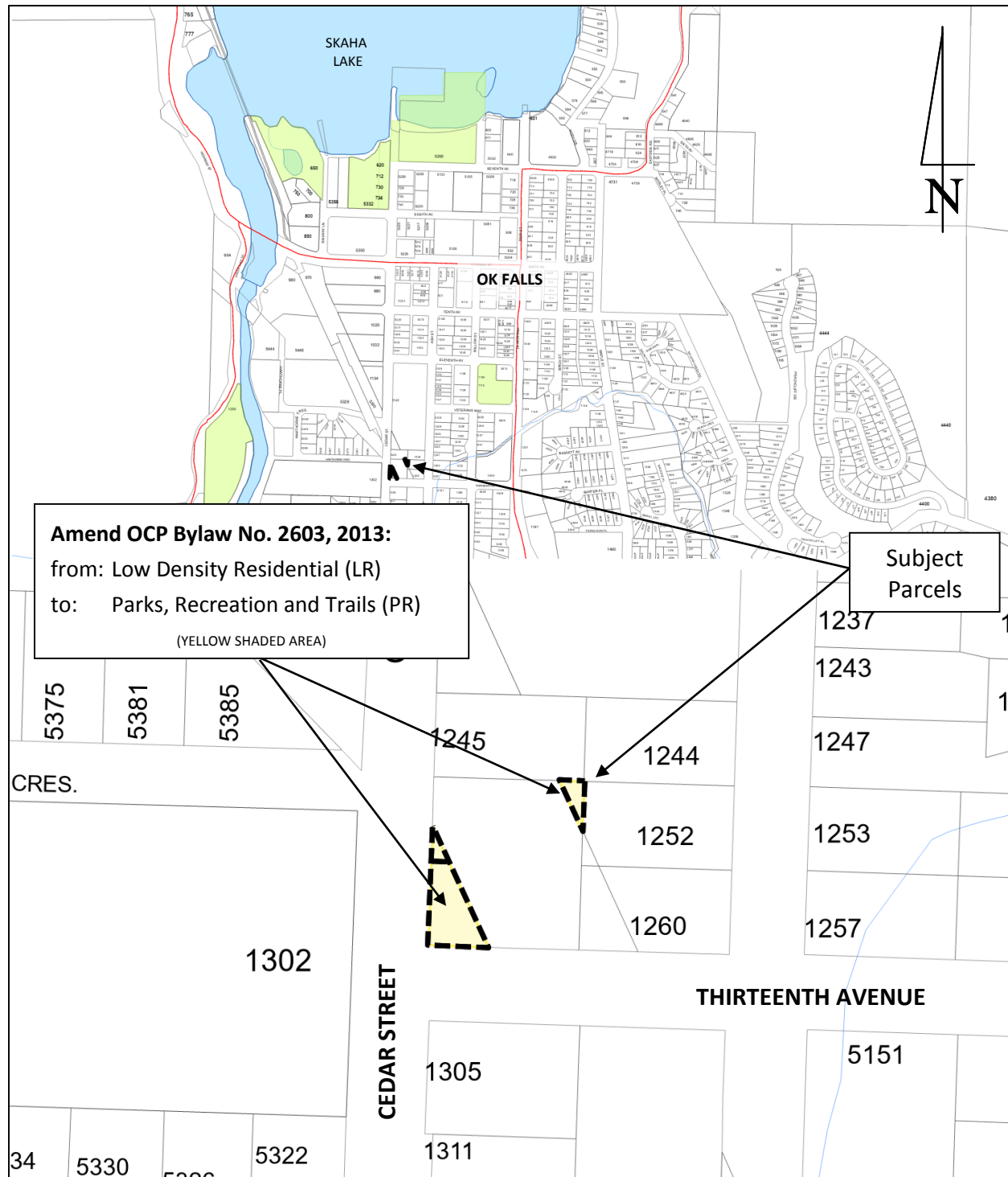
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File No. X2024.013-ZONE

## Schedule 'D'



# Regional District of Okanagan-Similkameen

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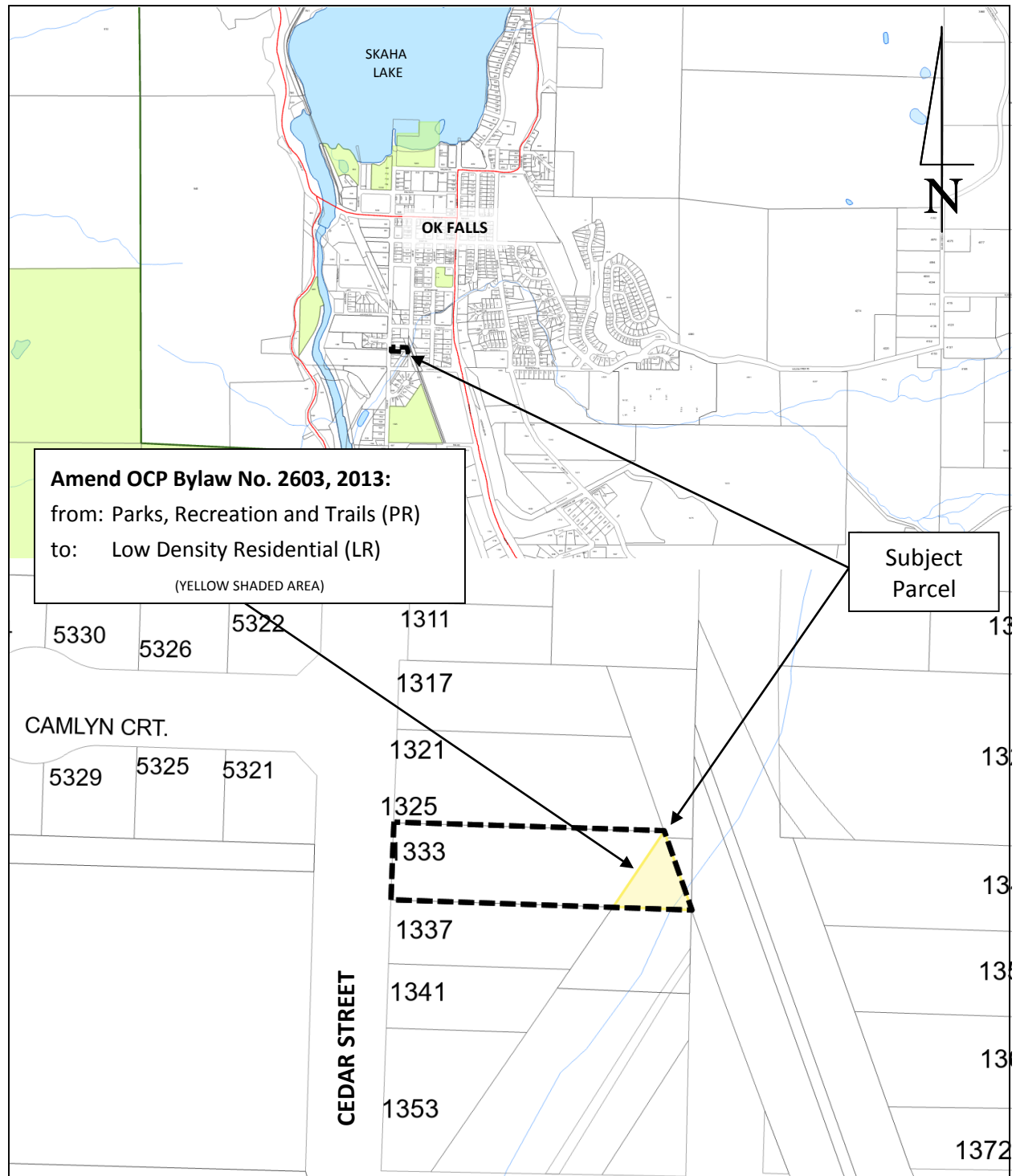
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File No. X2024.013-ZONE

## Schedule 'E'



Amendment Bylaw No. 3089, 2025

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# Regional District of Okanagan-Similkameen

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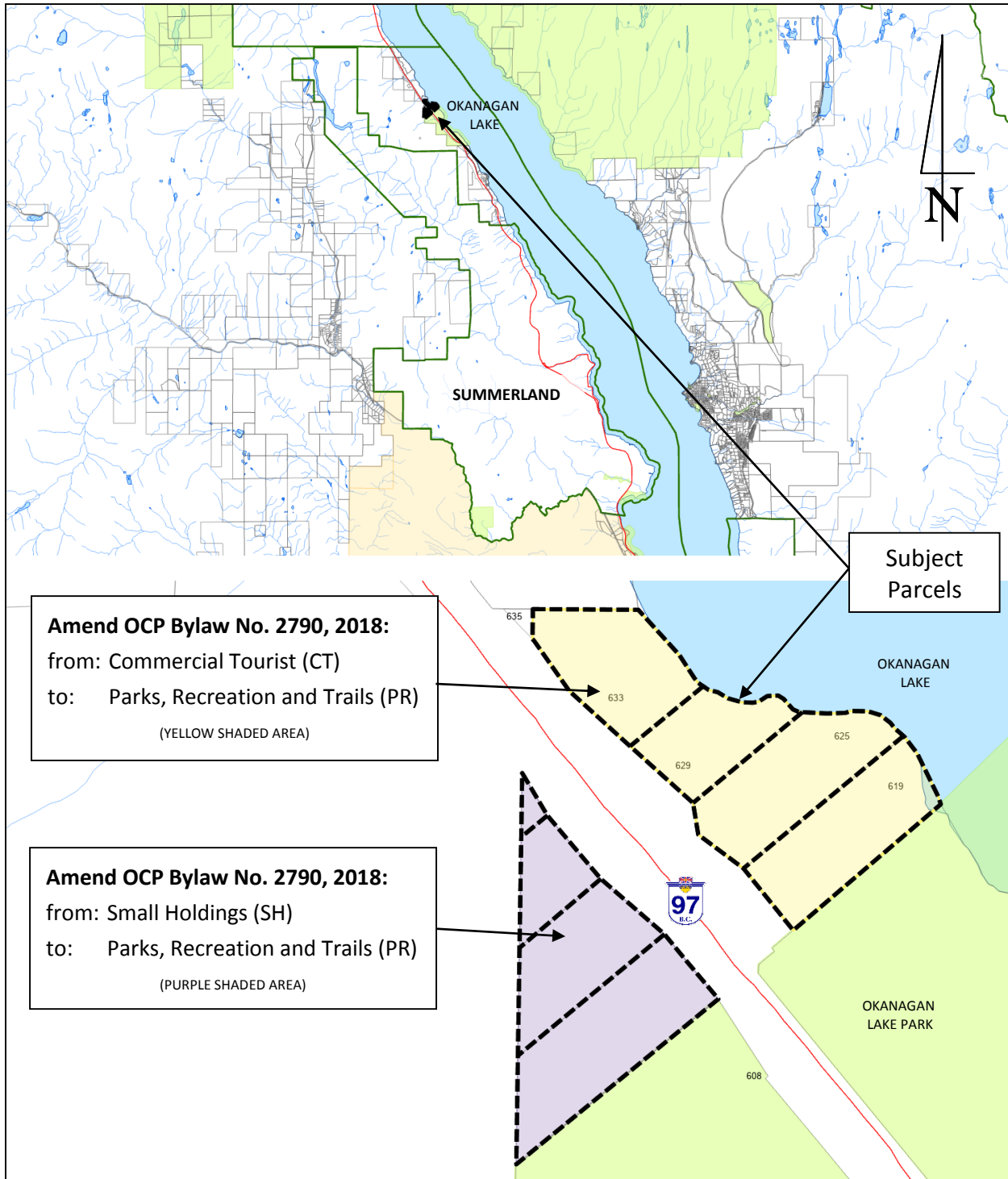
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## Schedule 'F'



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## Schedule 'G'

