

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2800.45, 2025

A Bylaw to amend the Okanagan Valley Zoning Bylaw No. 2800, 2022

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 “Okanagan Valley Zoning Bylaw Amendment Bylaw No. 2800.45, 2025.”
2. The “Okanagan Valley Zoning Bylaw No. 2800, 2022,” is amended by:
 - i) adding a new sub-section 8.2.2 under Section 8.2 (Minimum Parcel Size Requirements for Bare Land Strata Subdivisions) at Section 8.0 (Subdivision Regulations) to read as follows:
 - .2 The parcel size and dimension rules in this bylaw do not apply to designated access routes in a bare land strata plan.
 - ii) replacing Section 20.2.9(e)(i) (Campground Commercial Site Specific (CT2s) Regulations) under Section 20.2 (Campground Commercial CT2) Zone) in its entirety with the following:
 - i) *deleted*.
3. 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 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 Three (SH3) to Parks and Recreation (PR);
 - ii) an approximately 1.09 ha part of the land described as Parcel 2, Plan EPP74562, District Lot 2711, SDYD, and shown shaded yellow on Schedule ‘B’, which forms part of this Bylaw, from Small Holdings Three (SH3) to Parks and Recreation (PR);

- iii) land described as Parcel 1, Plan EPP71300, District Lot 2711, SDYD, and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Small Holdings Three (SH3) to Parks and Recreation (PR);
- iv) land described as Parcel B, Plan KAP1385A, District Lot 10, SDYD, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Parks and Recreation (PR);
- v) an approximately 433 m² of the land described as Lot 2, Block 1, Plan KAP1280, District Lot 374, SDYD, and shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Parks and Recreation (PR);
- vi) land described as Lots 6 & 7, Block 6, Plan KAP1280, District Lot 374, SDYD, and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Parks and Recreation (PR);
- vii) an approximately 200 m² 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 'G', which forms part of this Bylaw, from Parks and Recreation (PR) to Low Density Residential One (RS1);
- viii) an approximately 6.87 ha part of the land shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Campground Commercial Site Specific (CT2s) to Parks and Recreation (PR);
- ix) Land described as District Lot 5127, ODYD, Except Plan 36630 KAP75352, and shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Campground Commercial Site Specific (CT2s) to Low Density Residential Two (RS2);
- x) an approximately 4.9 ha part of the land shown shaded purple on Schedule 'H', which forms part of this Bylaw, from Small Holdings Four (SH4) to Parks and Recreation (PR);
- xi) by adjusting the boundary for the Town of Osoyoos to include the following parcels:
 - a) Lot 1, Plan KAP3027, District Lot 43, SDYD, Except Plan 26614 34660 H95, Manufactured Home Reg.# 12810 (4295 Highway 3);
 - b) Lot A, Plan KAP34660, District Lot 43, SDYD (4303 Highway 3); and
 - c) Lot 1, Plan EPP128166, District Lot 2450s, SDYD (9425 87th Street);
 - d) Lot A, Plan KAP22765, District Lot 2450s, SDYD, Portion L 509 (9211 87th Street);
 - e) Lot B, Plan KAP29887, District Lot 2450s, SDYD (9215 87th Street);
 - f) Lot A, Plan Kap29887, District Lot 2450s, SDYD (9223 87th Street);

- g) Lot 1, Plan KAP4838, District Lot 2450s, SDYD, Portion L 509 (9227 87th Street);
- h) Lot 10a, Plan KAP1958, District Lot 43 100, SDYD, Except Plan H95 (4311 Highway 3);
- i) Lot 1, Plan KAP36420, District Lot 43 100, SDYD, Manufactured Home Reg.# B01093 (5037 45th Street); and
- j) Lot 2, Plan Kap36420, District Lot 100, SDYD (5017 45th Street).

READ A FIRST AND SECOND TIME this 20th day of February, 2025.

PUBLIC HEARING held on this 6th day of March, 2025.

READ A THIRD TIME this 6th day of March, 2025.

Approved pursuant to Section 52(3) of the *Transportation Act* this XX day of March, 2025.

ADOPTED this _____ day of _____, 2025.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

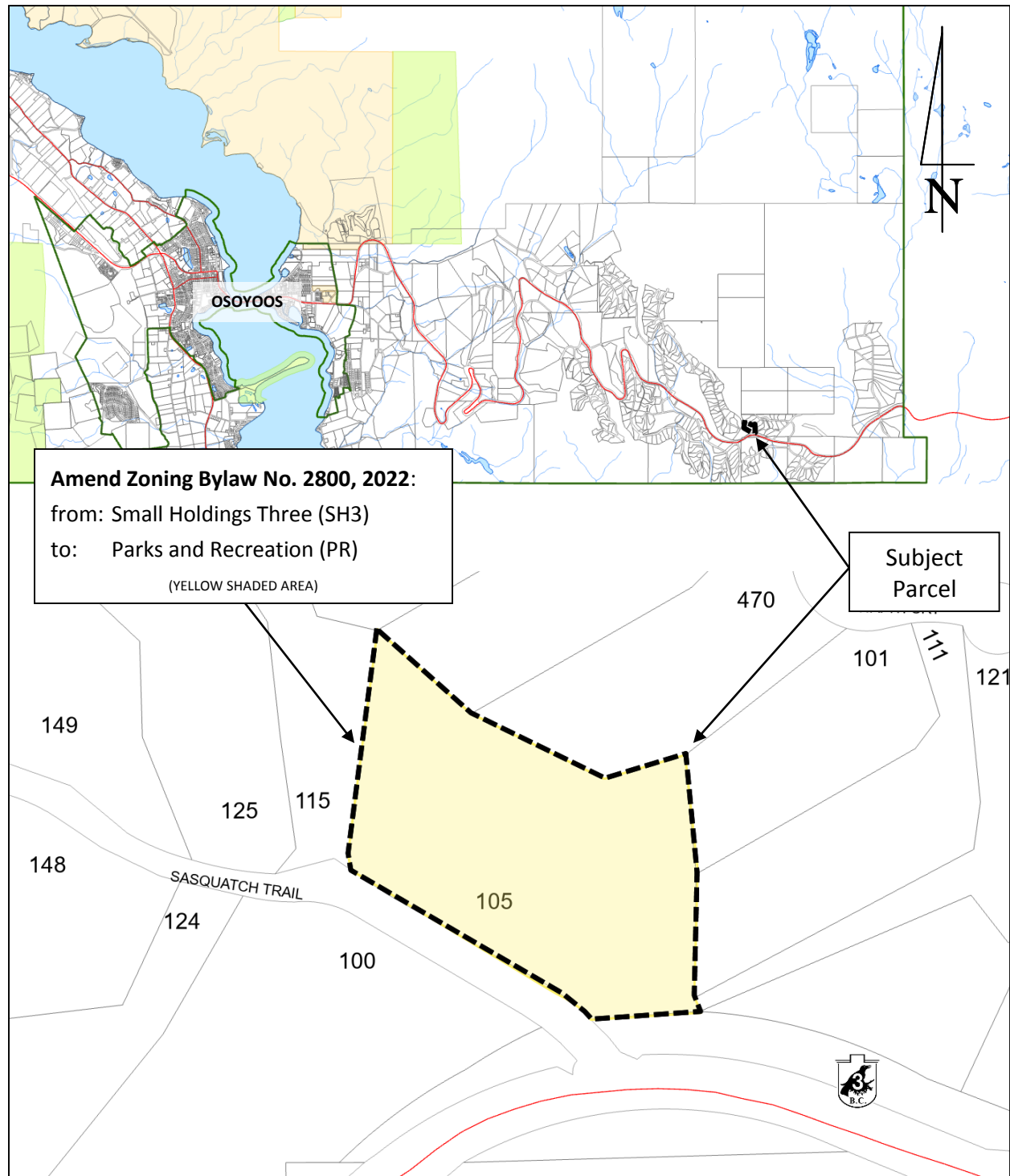
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Amendment Bylaw No. 2800.45, 2025

File No. X2024.013-ZONE

Schedule 'A'



Amendment Bylaw No. 2800.45, 2025
(X2024.013-ZONE)

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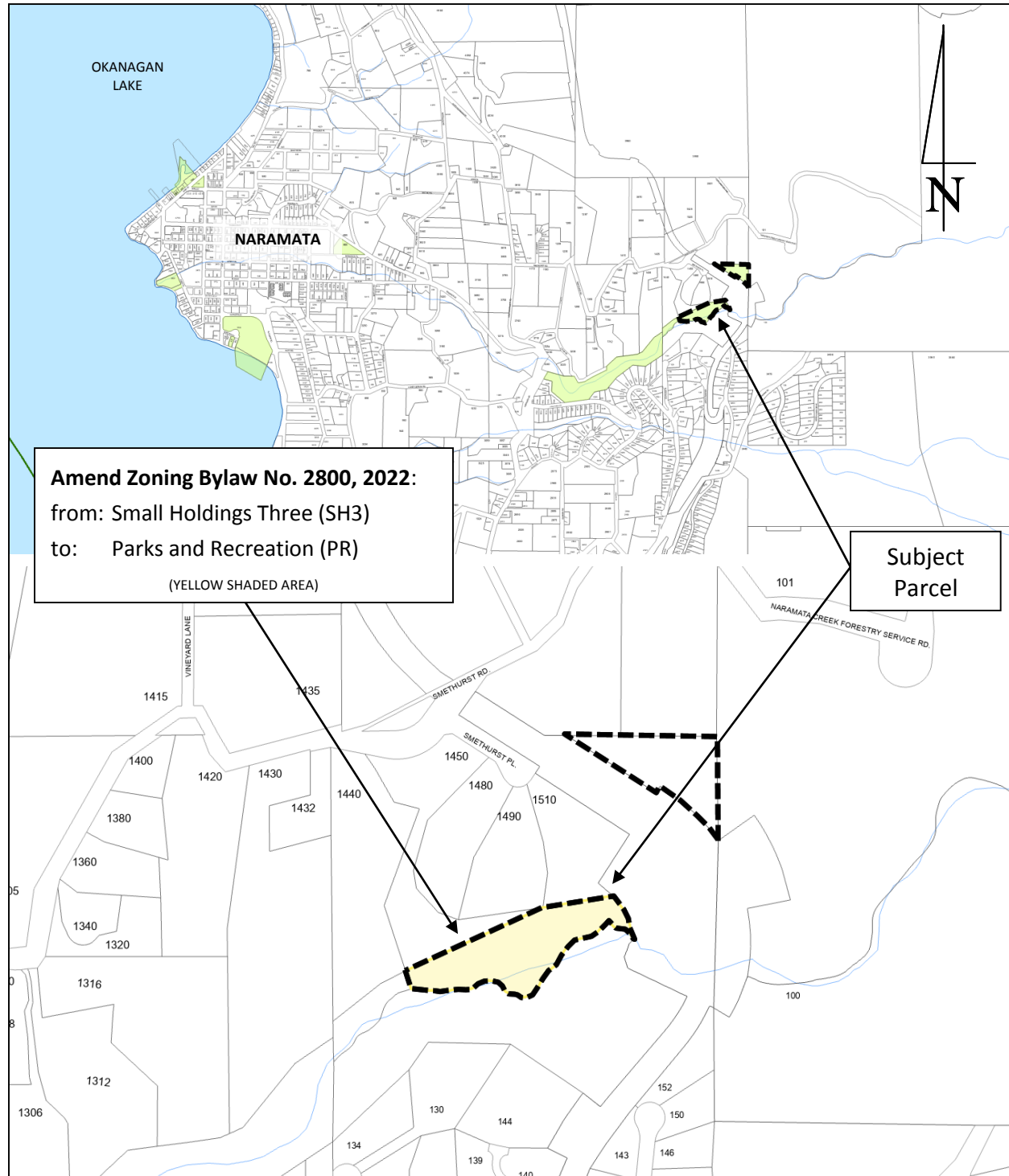
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File No. X2024.013-ZONE

Schedule 'B'



Amendment Bylaw No. 2800.45, 2025
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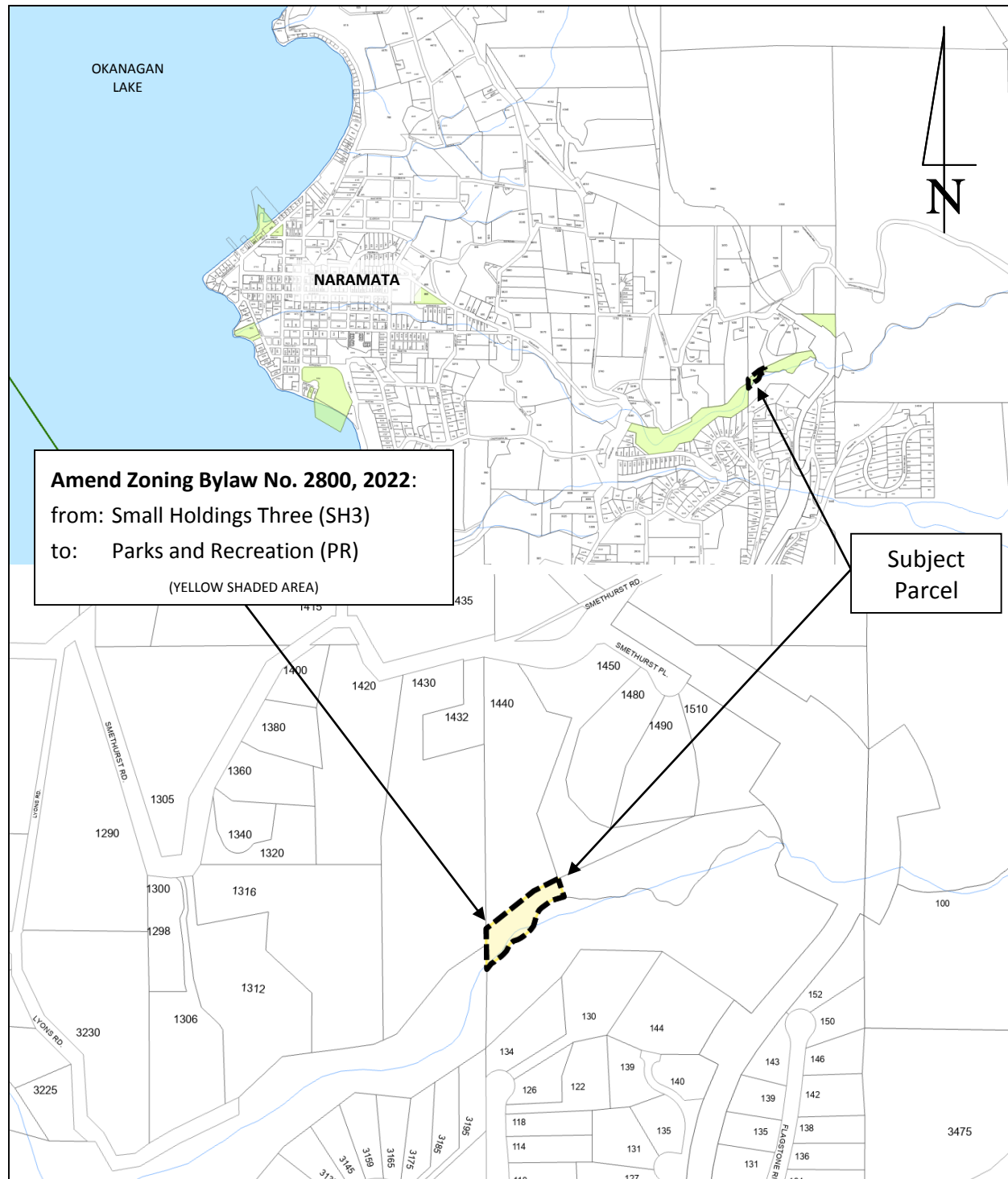
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Amendment Bylaw No. 2800.45, 2025

File No. X2024.013-ZONE

Schedule 'C'



Amendment Bylaw No. 2800.45, 2025
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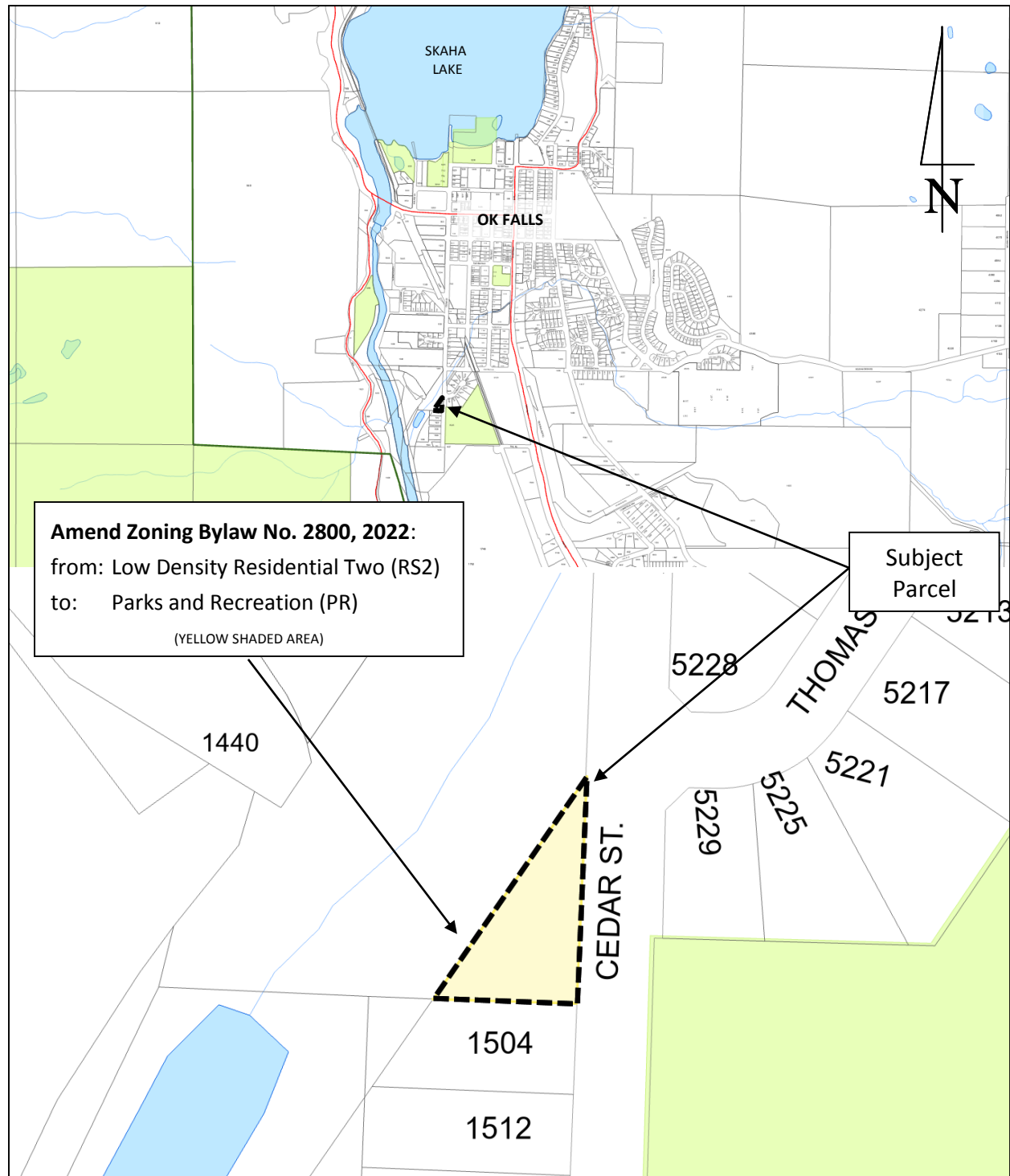
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File No. X2024.013-ZONE

Schedule 'D'



Amendment Bylaw No. 2800.45, 2025

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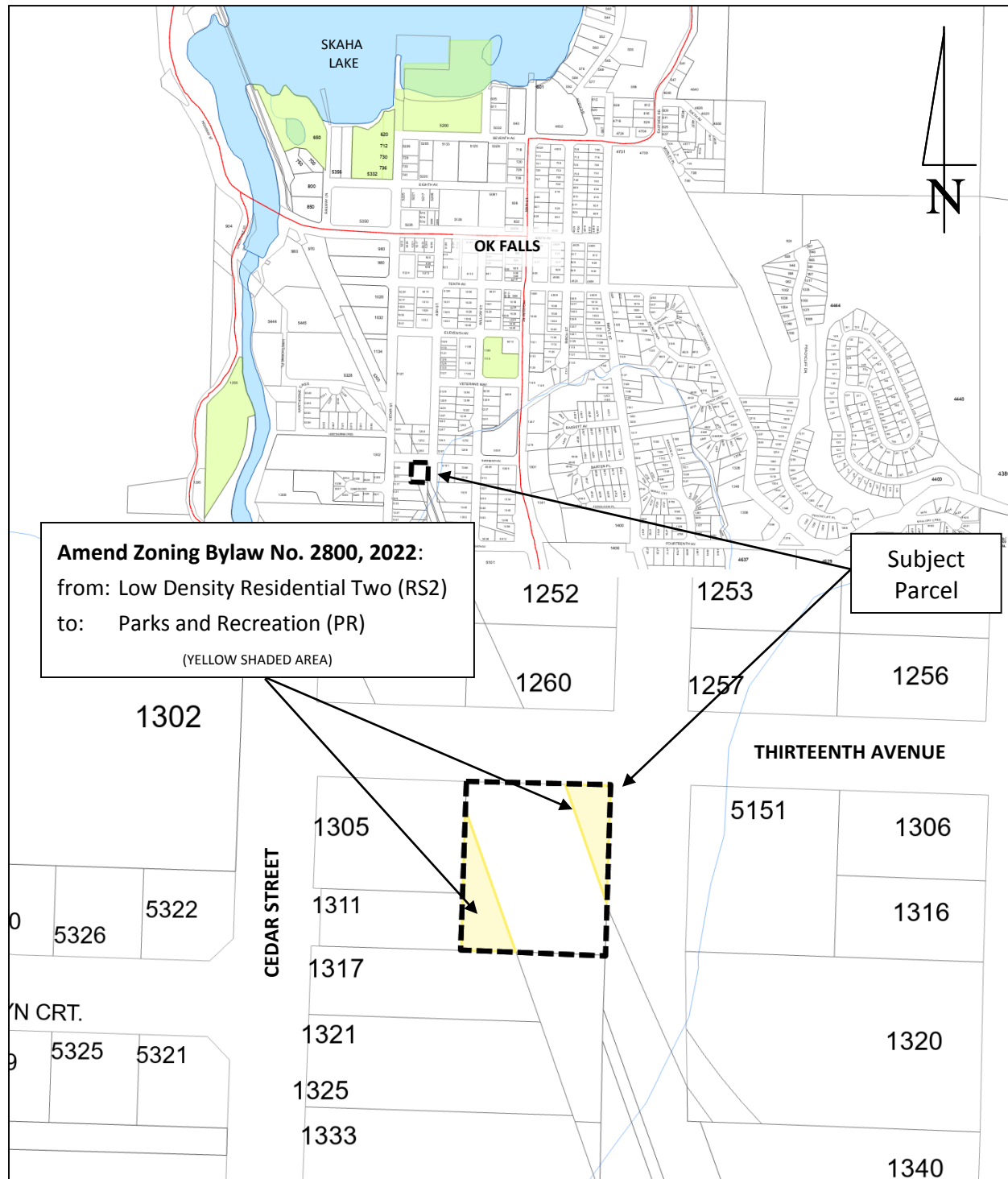
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Schedule 'E'



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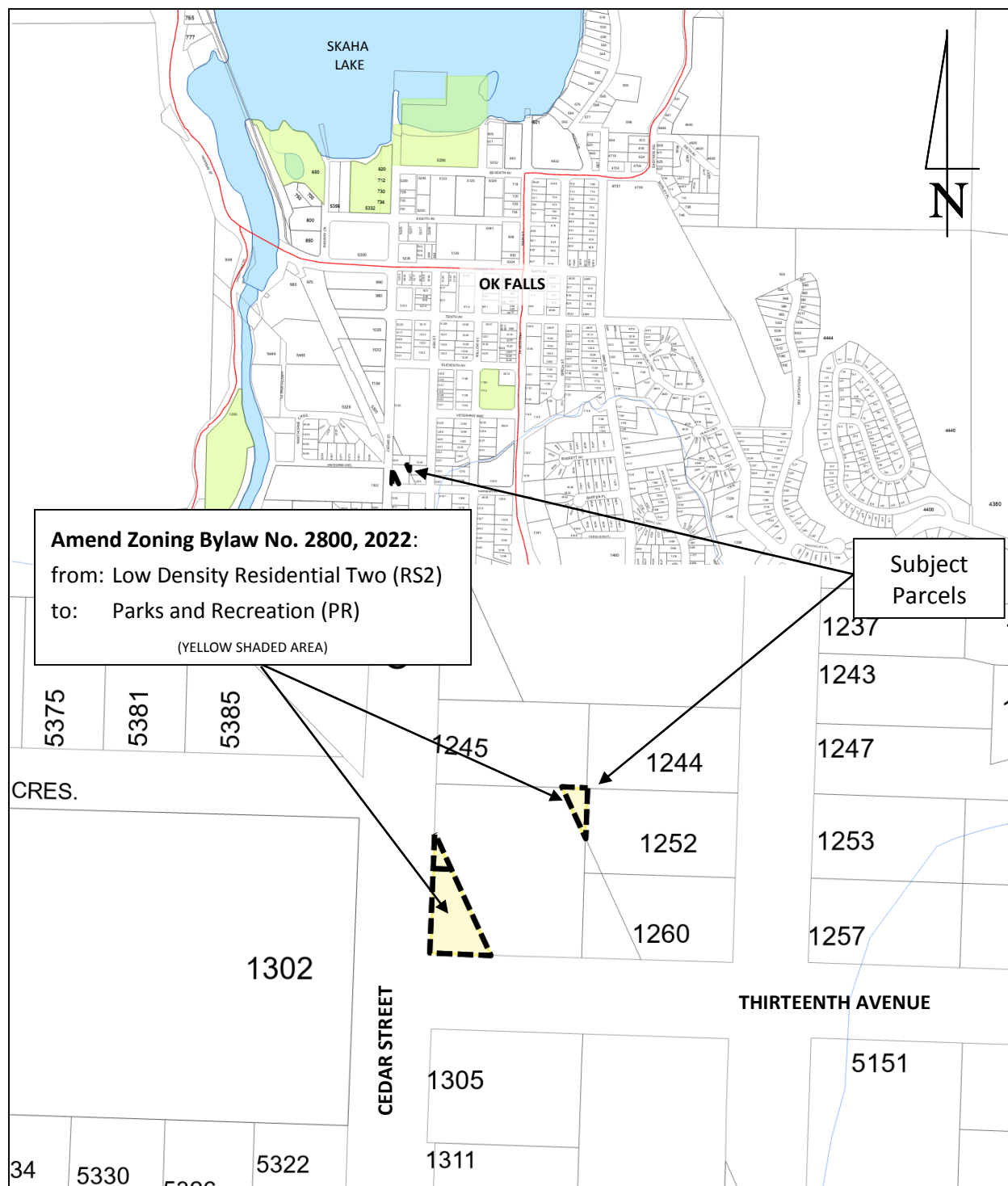
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File No. X2024.013-ZONE

Schedule 'F'



Regional District of Okanagan-Similkameen

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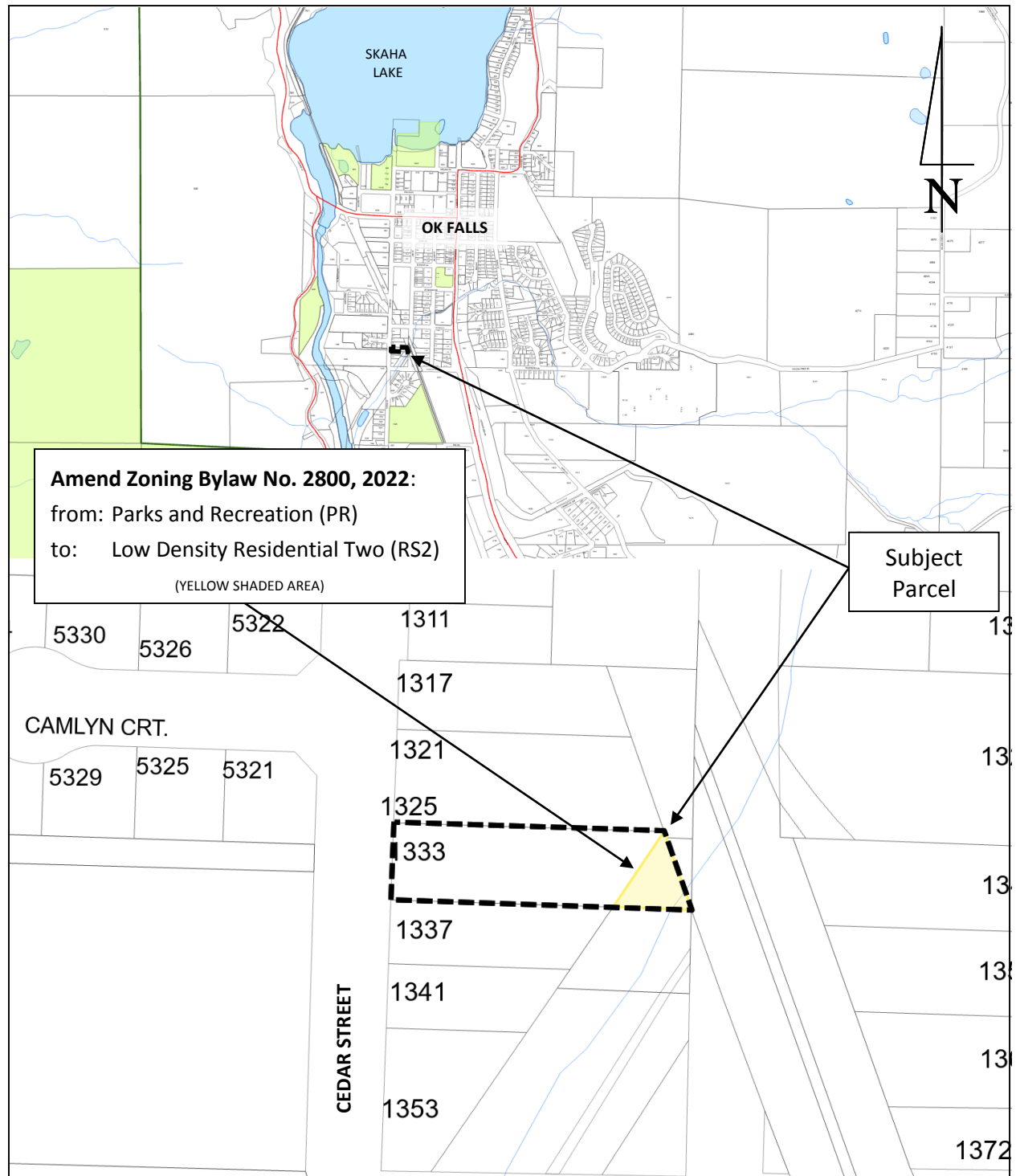
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File No. X2024.013-ZONE

Schedule 'G'



Amendment Bylaw No. 2800.45, 2025

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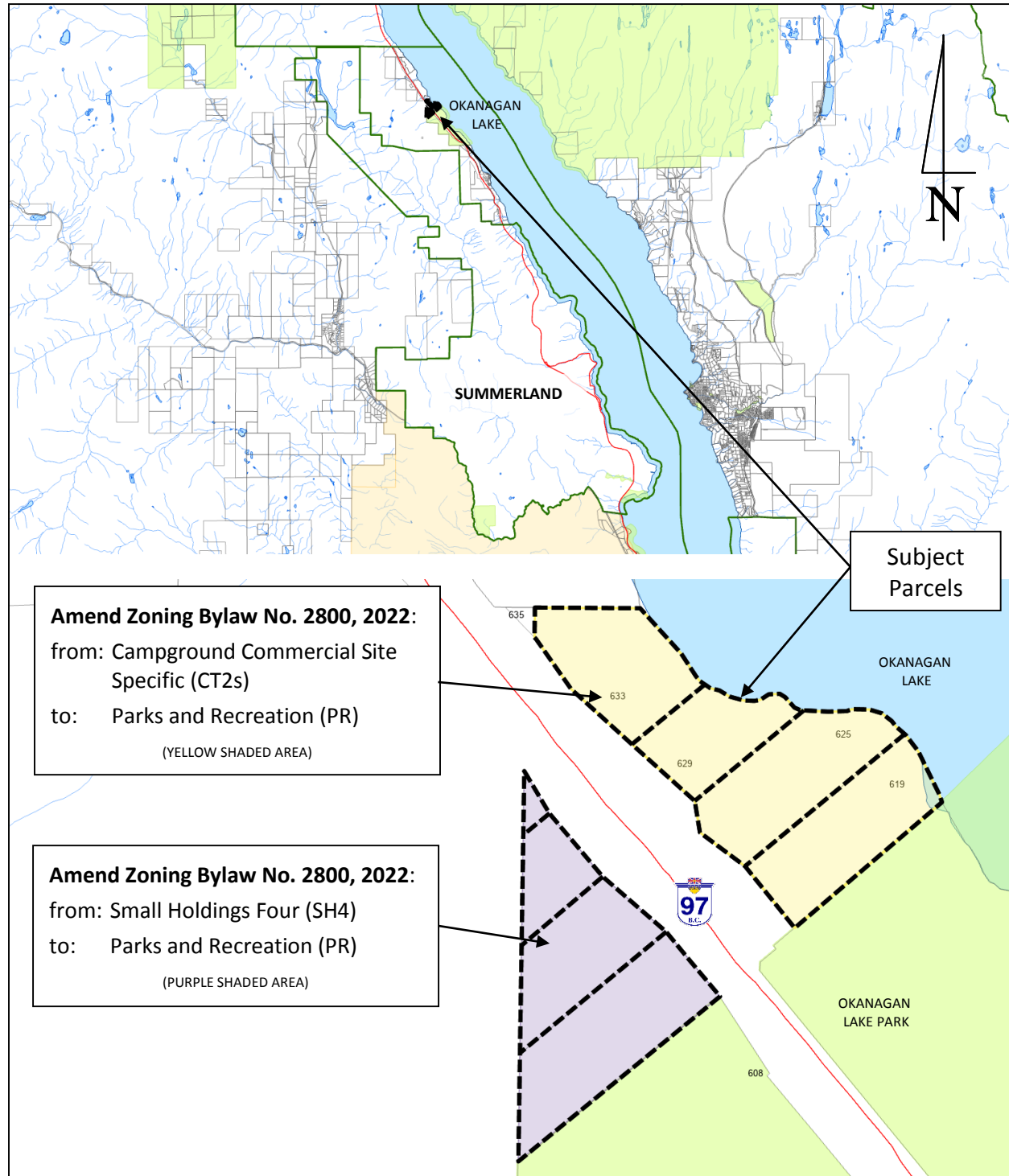
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Amendment Bylaw No. 2800.45, 2025

File No. X2024.013-ZONE

Schedule 'H'



Amend Zoning Bylaw No. 2800, 2022:

from: Campground Commercial Site Specific (CT2s)

to: Parks and Recreation (PR)

(YELLOW SHADED AREA)

Amend Zoning Bylaw No. 2800, 2022:

from: Small Holdings Four (SH4)

to: Parks and Recreation (PR)

(PURPLE SHADED AREA)

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Schedule 'I'

