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**REGIONAL DISTRICT OF CENTRAL OKANAGAN**

**BYLAW NO. 871-232**

**A Bylaw to Amend Regional District of Central Okanagan Zoning Bylaw 871, 2000**

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WHEREAS the Regional Board of the Regional District of Central Okanagan is desirous of amending Zoning Bylaw No. 871 under the provisions of the Local Government Act.

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan, in an open meeting enacts as follows:

1. **This bylaw shall be cited as “Regional District of Central Okanagan Zoning Amendment Bylaw No. 871-232”.**
2. **That the Regional District of Central Okanagan Zoning Bylaw No. 871, 2000 is hereby AMENDED by the following and forms a part of this bylaw:**

Amending **TABLE OF CONTENTS**

- 2.1. **DELETE** the words “Medical Marihuana Production Facilities” and **REPLACE** with “Cannabis Production Facilities”

- 2.2. **REMOVE**

7.2	R1M	Manufactured home Subdivision
10.1	R3A	Multiple Housing (Low Density)
10.3	R3C	Town Centre Multiple Housing
10.4	R3D	Congregate Housing
11.1	C1	Town Centre Commercial
11.4	C4	Service Commercial
12.2	I2	Heavy Industrial
12.5	I4A	Gravel Extraction with Asphalt Plant
12.6	I5	Rural Industrial
13.3	P3	Community Recreation

and **AMEND** page references as necessary

Amending **PART 1 – Administration**

- 2.3. **DELETE** Section “1.6 – Applications in Process” in its entirety

Amending **PART 3 – General Requirements**

**SECTION 3.3 Minimum Parcel Area Requirements**

- 2.4. **DELETE** Section 3.3 in its entirety and **REPLACE** with

**3.3 Minimum Parcel Area Requirements**

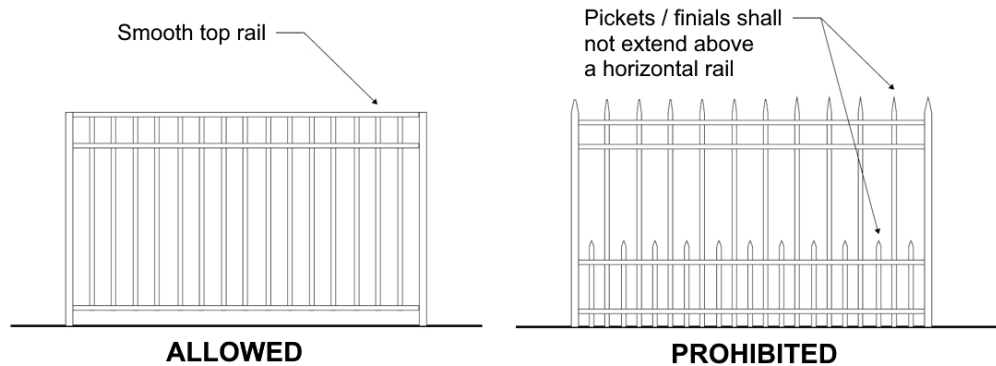
- “1. Minimum *parcel area* requirements apply upon creation of the *parcel* at subdivision.

2. The minimum *parcel area* of a lot created for the purpose of providing a residence for a relative under the Local Government Act shall equal the minimum *parcel area* defined by the property's *zone*."

#### SECTION 3.10 Fencing and Retaining Walls

- 2.5. Subsection 3.10.3 – **REMOVE** "the *RU*, *C4*, *I* and *A1 zones*," and **REPLACE** with "an *A1*, *RU1*, *RU2*, *RU3*, *RU6*, *C4* or *I zone*,"
- 2.6. Subsection 3.10.4 – **REMOVE** "and the *C4 zone*"
- 2.7. Subsection 3.10.9 – **REMOVE** "*C1*,"
- 2.8. **DELETE** Subsections 3.10.11 and 3.10.12 in their entirety and **REPLACE** with
  - "11. Fences shall be built in accordance with the following regulations:
    - a) No fence in an *R zone*, *R3 zone*, or *C zone* shall contain barbed wire, razor wire, electrified wire, corrugated metal or sheet metal.
    - b) No fence in an *RU* or *A1 zone* shall contain tarps, razor wire, corrugated metal or sheet metal.
    - c) No metal fence shall be constructed or erected which has the ends of fence pickets or finials extending above a horizontal rail (see Figure 3.10.11)"
- 2.9. **ADD** Figure 3.10.11

Figure 3.10.11  
Fence Construction



#### SECTION 3.12 Uses Permitted in All Zones

- 2.10. **REMOVE** Explanatory note [Note: Lands within the ALR (Agricultural Land Reserve) or FLR (Forest Land Reserve) may have further restrictions on land use.]"
- 2.11. **ADD** Explanatory note [Note: Lands within the ALR (Agricultural Land Reserve) may have further restrictions on land use and some of the uses listed above require further authorizations or an application from the ALC (Agricultural Land Commission) prior to proceeding.]"

#### SECTION 3.13 Prohibited Uses

- 2.12. Subsection 3.13.1 – **REMOVE** “*R or R3 zones*” and **REPLACE** with “R1, RMP, R2, RC1, R3B, CD-1(A), CD1-(B), CD-1(C), RU1, RU2, RU3, RU4, RU5, RU6, and RU7 *zones*”
- 2.13. Subsection 3.13.2 – **REMOVE** “*R zone*” and **REPLACE** with “R1, RMP, R2, RC1, or CD-1(A) *zone*”
- 2.14. Subsection 3.13.3 – **REMOVE** “an *RU zone*” and **REPLACE** with “A1 *zone*”.

#### SECTION 3.14 Prohibited Vehicles and Equipment

- 2.15. Subsection 3.14.2 – **REMOVE** “*R or R3 zone*” and **REPLACE** with “R1, RMP, R2, RC1, R3B, CD-1(A), CD1-(B), CD-1(C) *zone*”
- 2.16. Subsection 3.14.6 – **REMOVE** “*R or an R3 zone*” and **REPLACE** with “R1, RMP, R2, RC1, R3B, CD-1(A), CD1-(B), CD-1(C) *zone*”
- 2.17. Subsection 3.14.7 – **REMOVE** “*R or an R3 zone*” and **REPLACE** with “R1, RMP, R2, RC1, R3B, CD-1(A), CD1-(B), CD-1(C) *zone*”

#### SECTION 3.15 Lighting

- 2.18. Subsection 3.15.1 – **REMOVE** “Outdoor lighting for any development” and **REPLACE** with “Outdoor lighting and lighting used during construction on any *parcel*”
- 2.19. Subsection 3.15.2 – **REMOVE** “Outdoor lighting for any development on a *parcel*” and **REPLACE** with “Outdoor lighting and lighting used during construction on any *parcel*”

#### SECTION 3.17 Accessory, Buildings and Structures

- 2.20. Subsection 3.17.6 – **REMOVE** “An *accessory building or structure* may be located within a required rear *setback* or side *setback*, but if it exceeds 2.0 m (6.6 ft.) in *height* it shall have a minimum of 1.0 m (3.3 ft.) *setback* from a side or rear *parcel line*.” and **REPLACE** with “An *accessory building or structure* may be located within a required rear *setback* or side *setback*, but if it exceeds 2.0 m (6.6 ft.) in *height* it shall have a minimum of 1.0 m (3.3 ft.) *setback* from a side or rear *parcel line*. *Accessory buildings or structures* within the rear *setback* or side *setback* shall not benefit from the additional *setback* exceptions described in section 3.5.”
- 2.21. **DELETE** Subsection 3.17.7 in its entirety
- 2.22. Subsection 3.17.8 – **REMOVE** “No *accessory building or structure* shall be used for residential purposes.” And **REPLACE** with “No *accessory building or structure* shall be used for residential purposes, except those designated as an *accessory home*.”

#### SECTION 3.19 Home Based Business, Standard

- 2.23. Subsection 3.19.6 – **REMOVE** “A standard *home based business*” and **REPLACE** with “A property operating a standard *home based business*”
- 2.24. **ADD** Subsection 3.19.11 “Multiple *home based businesses* may be operated from a property, however, the combined floor area, client visits, employee numbers, *signs* and other operational characteristics must not exceed the regulations described in this section or elsewhere in this Bylaw.”

#### SECTION 3.20 Home Based Business, Minor

- 2.25. **ADD** Subsection 3.20.12 “Multiple *home based businesses* may be operated from a property, however, their combined floor area, client visits, and other operational characteristics must not exceed the regulations described in this section or elsewhere in this Bylaw.”

#### SECTION 3.21 Home Based Business, Major

- 2.26. Subsection 3.21.9 – **REMOVE** “A major *home based business*” and **REPLACE** with “A property operating a major *home based business*”
- 2.27. **ADD** Subsection 3.21.12 “Multiple *home based businesses* may be operated from a property, however, their combined floor area, client visits, and other operational characteristics must not exceed the regulations described in this section or elsewhere in this Bylaw.”

#### SECTION 3.22 Home Based Business In An Agricultural Zone

- 2.28. Subsection 3.22.5 – **REMOVE** “No exterior storage of materials associated with” and **REPLACE** with “No exterior storage of materials, *vehicles* or equipment associated with”
- 2.29. Subsection 3.22.7 – **REMOVE** “The *home based business* in a *Agricultural zone*” and **REPLACE** with “A property operating a *home based business* in an *Agricultural zone*”
- 2.30. **ADD** Subsection 3.22.8 “Multiple *home based businesses* in an *Agricultural zone* may be operated from a property, however, their combined floor area, client visits, and other operational characteristics must not exceed the regulations described in this section or elsewhere in this Bylaw.”

#### SECTION 3.23 Bed and Breakfast Accommodation

- 2.31. **REMOVE** Explanatory note “[Note: To determine if *Bed and breakfast accommodation* is permitted in a particular zone, please check the list of permitted uses in each zone category.”
- 2.32. **ADD** Explanatory note “[Note: The operator of the *Bed and breakfast accommodation* shall be required to hold a valid business license with the Regional District]”

### Amending **PART 4 – Establishment of Zones**

#### SECTION 4.1 Establishment of Zones

- 2.33. **REMOVE** rows from TABLE 4.1 – ZONES

R1M	Manufactured home Subdivision
R3A	Multiple Housing (Low Density)
R3C	Town Centre Multiple Housing
R3D	Congregate Housing
C1	Town Centre Commercial
C4	Service Commercial
I2	Heavy Industrial
I4A	Gravel Extraction with Asphalt Plant
I5	Rural Industrial
P3	Community Recreation

### Amending **PART 5 – Resource Land Uses**

## SECTION 5.1 - Agricultural (A1)

- 2.34. Subsection 5.1.1.4 – **REMOVE** “*Winery and cidery*” and **REPLACE** with “*Brewery, cidery, distillery, meadery, or winery*”
- 2.35. Subsection 5.1.1.10 – **REMOVE** “(Section 3.14)” and **REPLACE** with “(Section 3.16)”
- 2.36. Subsection 5.1.1.13 – **REMOVE** “(may include a recreational vehicle only to accommodate the household of an agricultural worker or caretaker)”
- 2.37. **ADD** Subsection 5.1.1.20 “On Parcel B (Plan B6935) of Lot 34, District Lot 1, ODYD, Plan 1760 the following additional use is permitted: *Duplex Housing*.”

## SECTION 5.2 – Forest Resource (F1)

- 2.38. Purpose - **REMOVE** “that are within the Forest Land Reserve”

## SECTION 5.3 – Conservation Lands (CL8)

- 2.39. Subsection 5.3.7.1 – **REMOVE** “*Principle buildings*” and **REPLACE** with “*Principal buildings*”

## Amending **PART 6 – Rural Land Uses**

### SECTION 6.1 Rural 1 (RU1)

- 2.40. Subsection 6.1.1.15 - **REMOVE** “may include a recreational vehicle only to accommodate the household of an agricultural worker or caretaker.”

### SECTION 6.2 Rural 2 (RU2)

- 2.41. Subsection 6.2.1.15 - **REMOVE** “may include a recreational vehicle only to accommodate the household of an agricultural working or caretaker.”
- 2.42. Subsection 6.2.1.19 – **REMOVE** “Plan 22569: a maximum of 8 dwelling units” and **REPLACE** with “Plan 22569, the following additional use is permitted: a maximum of 8 *dwelling units*”
- 2.43. Subsection 6.2.8.2 – **REMOVE** “30.0 m (98.4 ft.)” and **REPLACE** with “15.0 m (49.2 ft.)”

### SECTION 6.7 – Cottage Lot (RU7)

- 2.44. Subsection 6.7.10 – **REMOVE** “*single detached houses*” and **REPLACE** with “*Tourist cabins*”
- 2.45. Subsection 6.7.11 - **REMOVE** “*principle*” and **REPLACE** with “*principal*”

## Amending **PART 7 – Single Detached Housing**

- 2.46. **DELETE** SECTION 7.2 “Manufactured Home Subdivision (R1M)” zone in its entirety

## Amending **PART 8 – Manufactured Home Park**

- 2.47. SECTION 8.1.4 – **REMOVE** “80 *dwelling units*” and **REPLACE** with “81 *dwelling units*”

## Amending **PART 10 – Multiple House**

- 2.48. **DELETE** SECTION 10.1 “Multiple Housing (Low Density) (R3A)” zone in its entirety

2.49. **DELETE** SECTION 10.3 “Town Centre Multiple Housing (R3C)” zone in its entirety

2.50. **DELETE** SECTION 10.4 “Congregate Housing (R3D)” zone in its entirety

Amending **PART 11 – Commercial Land Uses**

2.51. **DELETE** SECTION 11.1 “Town Centre Commercial (C1) zone in its entirety

2.52. **DELETE** SECTION 11.4 “Service Commercial (C4)” zone in its entirety

Amending **PART 12 – Industrial Land Uses**

2.53. **DELETE** SECTION 12.2 “Heavy Industrial (I2)” zone in its entirety

2.54. **DELETE** SECTION 12.5 “Gravel Extraction with Asphalt Plant (I4A)” zone in its entirety

2.55. **DELETE** SECTION 12.6 “Rural Industrial (I5)” zone in its entirety

Amending **PART 13 – Public Park and Institutional Land Uses**

2.56. **DELETE** SECTION 13.3 “Community Recreation (P3)” zone in its entirety

Amending **PART 14 - Off-Street Parking and Loading**

SECTION 14.1 Location of Parking Spaces

2.57. Subsection 14.2.1 – **REMOVE** “Except for uses in the C1 zone, *off-street parking spaces*” and **REPLACE** with “*Off-street parking spaces*”

2.58. **DELETE** Subsection 14.2.2 in its entirety

Amending **PART 15 – Definitions**

2.59. **DELETE** the definition of “AGRICULTURAL MARKETS” in its entirety

2.60. **DELETE** the definition of AGRI TOURISM in its entirety and **REPLACE** with “AGRI TOURISM means the use of land for any agri-tourism activity defined under the Agricultural Land Commission Act and related regulation or policy. *Agri tourism* must not occupy a combined *gross floor area* of more than 200 square metres nor provide gathering or seating areas for more than 100 people.”

2.61. **REMOVE** “BREEZWAY” and **REPLACE** with “BREEZEWAY”

2.62. **ADD** the following as a definition: “BREWERY means an operation that is licensed under the Liquor Control and Licensing Act to produce beer.”

2.63. **DELETE** the definition of “CABARETS, BARS AND LOUNGES” in its entirety

2.64. **ADD** the following as a definition: “DISTILLERY means an operation that is licensed under the Liquor Control and Licensing Act to produce spirits.”

2.65. **ADD** the following as a definition: “FARM UNIT means one or more contiguous or non-contiguous *parcels* that may be owned, rented or leased, within Zoning Bylaw No. 871 limits, which forms and is managed as a single farm.”

- 2.66. **DELETE** the definition of “FUNERAL ESTABLISHMENTS” in its entirety
- 2.67. **DELETE** the definition of “HIGH TECHNOLOGY” in its entirety
- 2.68. **DELETE** the definition of “HIGH TECHNOLOGY BUSINESS” in its entirety
- 2.69. **DELETE** the definition of “HIGH TECHNOLOGY INDUSTRY” in its entirety
- 2.70. **DELETE** the definition of “KENNEL, HOBBY” and **REPLACE** with “KENNEL, HOBBY means premises on which 4 to 20 dogs are kept or are intended to be kept [Note: see Regional District of Central Okanagan Responsible Dog Ownership Bylaw]”
- 2.71. **DELETE** the definition of “LICENSED” and **REPLACE** with “LICENSED in relation to *vehicles, recreational vehicles, park model trailers, or commercial vehicles* means insurance required for operation on a *highway* except where the operation of such is not required under the Motor Vehicle Act for operation on a *highway*.”
- 2.72. **DELETE** the definition of “MARIHUANA” in its entirety
- 2.73. **ADD** the following as a definition: “MEADERY means an operation that is licensed under the Liquor Control and Licensing Act to produce mead.”
- 2.74. **DELETE** the definition of “NEIGHBOURHOOD PUB” in its entirety
- 2.75. **DELETE** the definition of “RECYCLING DEPOTS” in its entirety
- 2.76. **ADD** the following as a definition: “RETAINING WALL means a structure that holds or retains soil or other material behind it.”
- 2.77. **DELETE** the definition of “SECOND-HAND STORES” in its entirety
- 2.78. **DELETE** the definition of “SMALL RELIGIOUS ASSEMBLY FACILITY” in its entirety
- 2.79. **DELETE** the definition of “SPECTATOR ENTERTAINMENT ESTABLISHMENTS” in its entirety
- 2.80. **DELETE** the definition of “STORAGE OF BULK FUEL, CHEMICALS AND OTHER PETROLEUM PRODUCTS” in its entirety
- 2.81. **DELETE** the definition of “TOURIST CABINS” and **REPLACE** with “TOURIST CABINS means a *building* with a maximum size of 100 m2 *gross floor area* (unless otherwise specified in the *zone* regulations) designed and built as an independent and separate housekeeping establishment that is not used for residential purposes, but may include separate *kitchen* and sanitary facilities, provided as short term occupancy for owners or occupiers for periods of less than one month”
- 2.82. **DELETE** the definition of “TRANSPORTATION STATIONS” in its entirety
- 2.83. **DELETE** the definition of “VEHICULAR PARKING AREAS AND STRUCTURES” in its entirety
- 2.84. **ADD** the following as a definition: “VEHICLE means a device in, on, or by which a person or thing is or may be transported or drawn on a *highway*, except bicycles or devices used exclusively on stationary rails or tracks.”
- 2.85. **DELETE** the definition of “WRECKING YARD” in its entirety

- 2.86. **DELETE** the definition of “ZONE, R” and **REPLACE** with “ZONE, R means a *zone* located in the R1, RMP, R2, RC1, or CD-1(A) *zone*.”
- 2.87. **DELETE** the definition of “ZONE, R3” and **REPLACE** with “ZONE, R3 means a *zone* located in the R3B *zone* or other *zone* with a prefix R3 and CD-1(B) or CD-1(C).”
- 2.88. **DELETE** the definition of “ZONE, C” and **REPLACE** with “ZONE, C means a *zone* located in the C2, C3, C5, C6, C7, or C8 *zone* or other *zone* with a prefix of C.”
- 2.89. **DELETE** the definition of “ZONE, I” and **REPLACE** with “ZONE, I means a *zone* located in the “I1, I3, I4 *zone* or other *zone* with a prefix of I.”
- 2.90. **DELETE** the definition of “ZONE, P” and **REPLACE** with “ZONE, P means a *zone* located in the P1, or P2 *zone* or other *zone* with a prefix of P, and CD-1(D) or CD-1(E).”

Amending **Part 16 Appendix A CD-1 (E)**

- 2.91. **ADD** the following to Subsection 2 “f) Special events under 500 people”

Amending the following throughout Zoning Bylaw No. 871, 2000:

- 2.92. **REMOVE** “Community Care Facilities Act” and **REPLACE** with “Community Care and Assisted Living Act”
- 2.93. **REMOVE** “Okanagan Similkameen Health Region” and **REPLACE** with “regional Health Authority”
- 2.94. **REMOVE** “Public Utilities Act” and **REPLACE** with “Utilities Commission Act”
- 2.95. **REMOVE** “Health Act” and **REPLACE** with “Public Health Act”
- 2.96. **REMOVE** “Water Act” and **REPLACE** with “Water Users' Community Act”
- 2.97. **REMOVE** “Regional District of Central Okanagan Dog Control Bylaw” and **REPLACE** with “Regional District of Central Okanagan Responsible Dog Ownership Bylaw”

**3. That the Regional District of Central Okanagan Zoning Bylaw map being Schedule ‘B’ of the bylaw be AMENDED to depict the following changes:**

- 3.1. **AMEND** the zoning on Park, Sub Lot 13, District Lot 2711, SDYD, Plan 1190 as shown on Schedule ‘A’ attached to and forming a part of this bylaw from RU1 Rural 1 to P1 Park and Open Space.
- 3.2. **AMEND** the zoning on Park, the West ½ of Section 10, Township 28, SDYD, as shown on Schedule ‘B’ attached to and forming a part of this bylaw from RU1 Rural 1 to P1 Park and Open Space.
- 3.3. **AMEND** the zoning on Park, the Southeast ¼ of Section 10, Township 28, SDYD, as shown on Schedule ‘C’ attached to and forming a part of this bylaw from RU1 Rural 1 to P1 Park and Open Space.
- 3.4. **AMEND** the zoning on that part of Lot A, District Lots 3791 & 5356, ODYD, Plan EPP17004, Except Plan EPP27105, as shown on Schedule ‘D’ attached to and forming a part of this bylaw from RU1 Rural 1 and RU4 Country Residential to RU4 Country Residential.



- 3.5. **AMEND** the zoning on Park, Plan KAP72369, Sec. 7, Tp. 24, ODYD, as shown on Schedule 'E' attached to and forming a part of this bylaw from CD1 Comprehensive Development Zone (Sunset Ranch) to P1 Park and Open Space.

READ A FIRST TIME this 07 day of SEPTEMBER, 2023

PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this 19  
day of OCTOBER, 2023

READ A SECOND TIME this 19 day of OCTOBER, 2023

READ A THIRD TIME this 19 day of OCTOBER, 2023

Approved under the Transportation Act this 1 day of NOVEMBER, 2023



For Minister of Transportation & Infrastructure

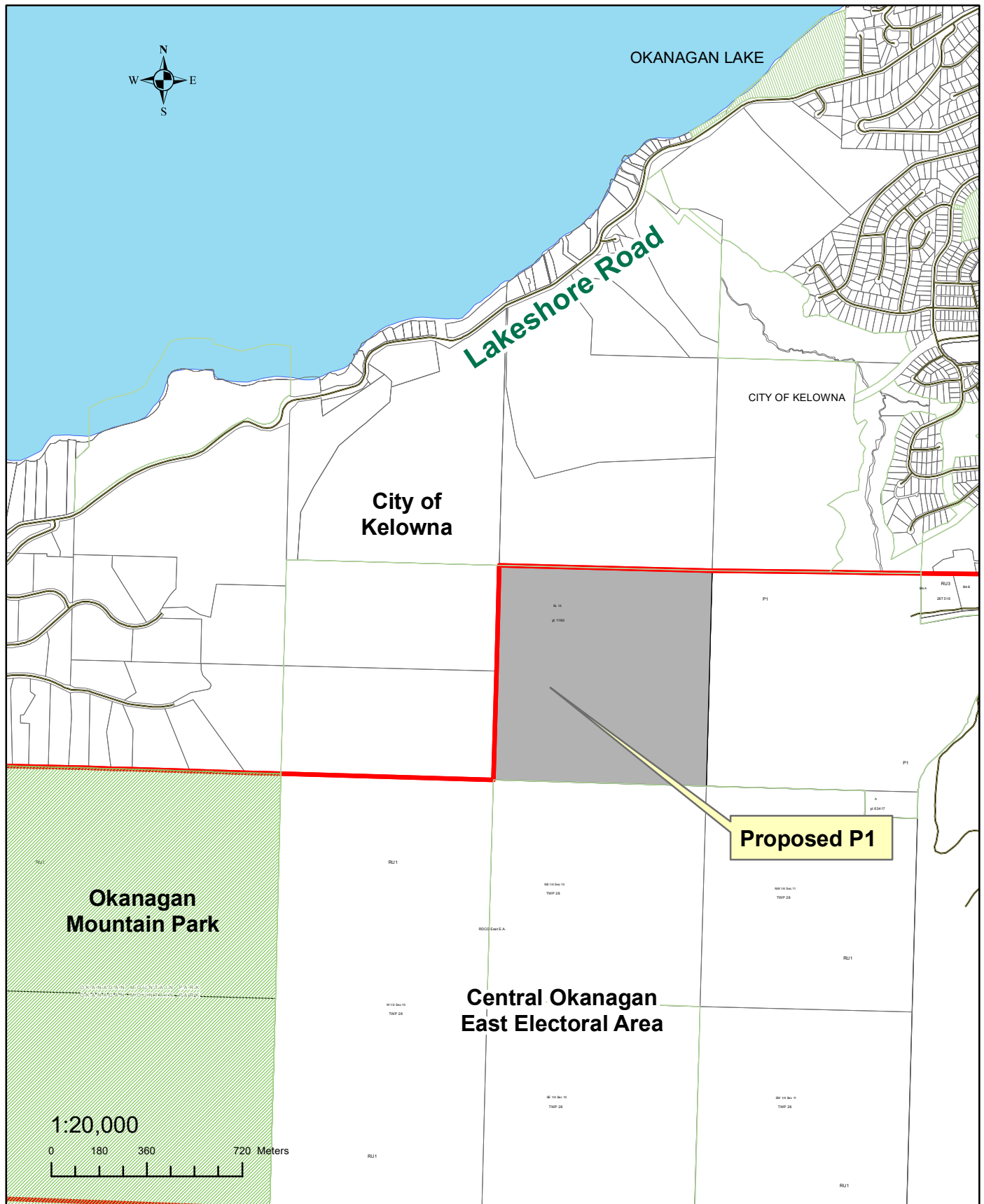
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Chairperson

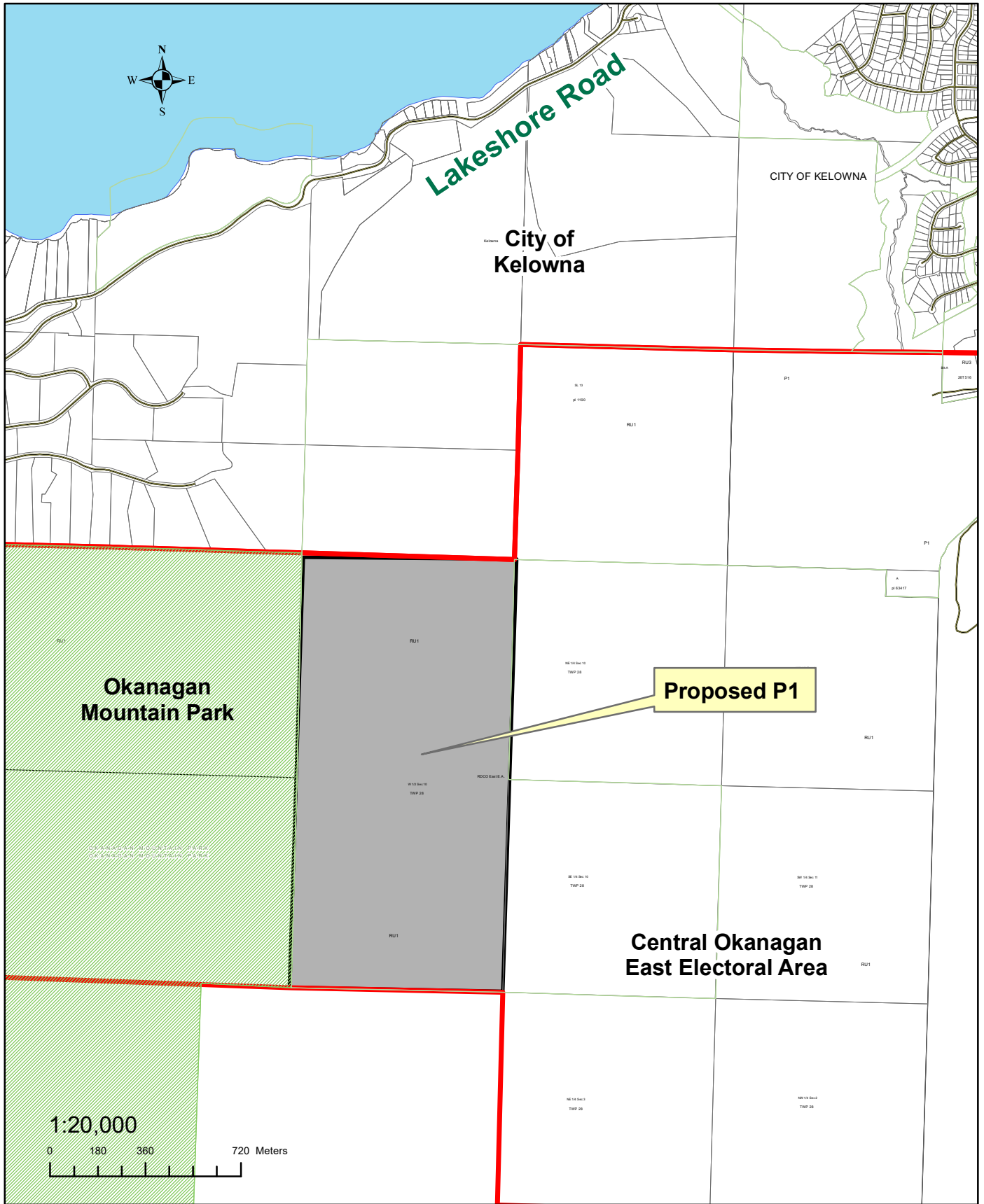
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Corporate Officer

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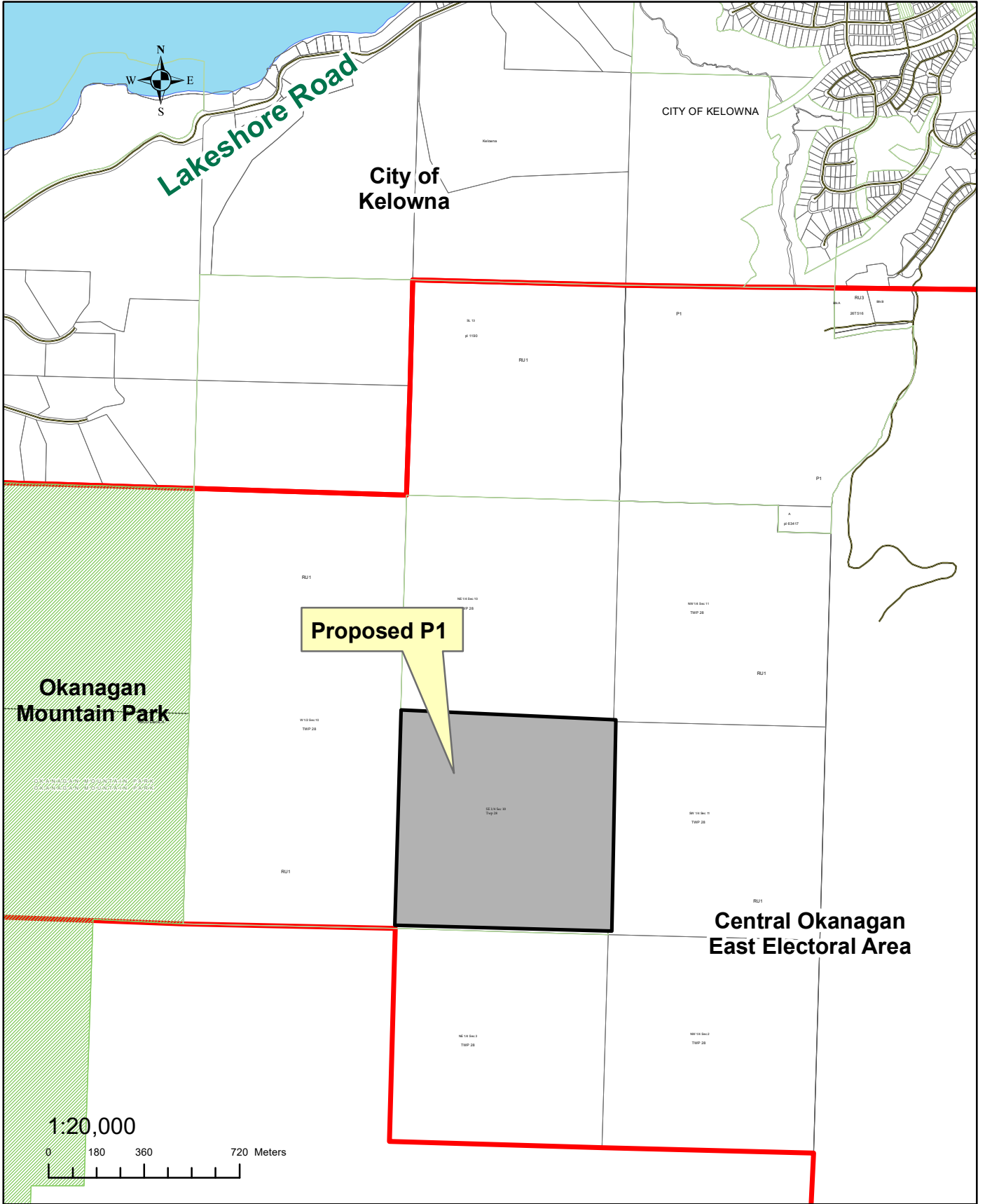
# SCHEDULE 'A'



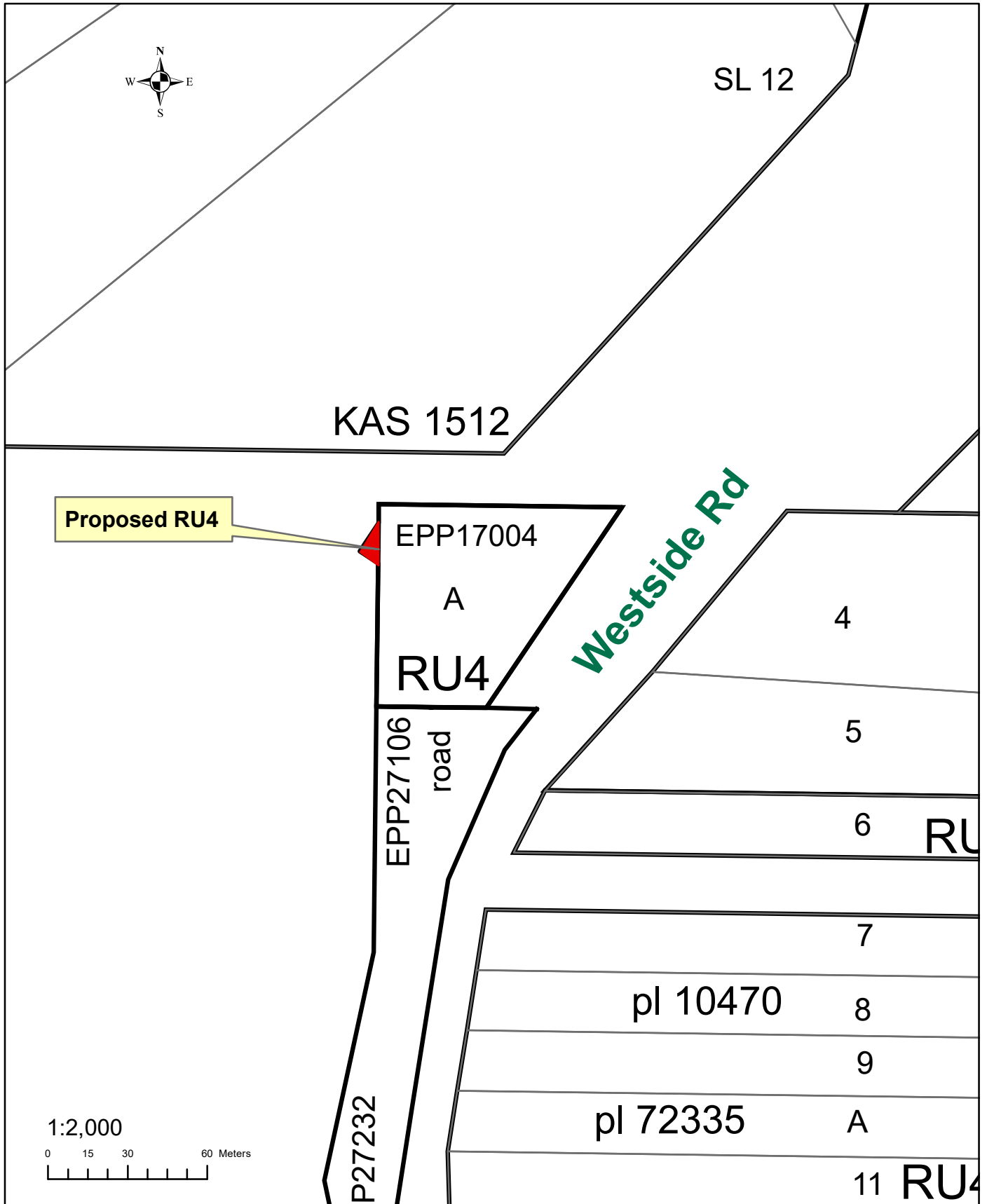
# SCHEDULE 'B'



## SCHEDULE 'C'



# SCHEDULE 'D'



# SCHEDULE 'E'

