

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.20, 2020

A Bylaw to amend the Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013

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 “D” Official Community Plan Amendment Bylaw No. 2603.20, 2020.”
2. The Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, is amended by:
 - i) adding a new Section 10.4.3 (Policies – Large Holdings) under Section 10.0 (Rural Holdings) to read as follows and re-numbering all subsequent sections:
 - .3 Supports a maximum density of one (1) principal residential dwelling unit per parcel and one (1) secondary suite or one (1) accessory dwelling in the Upper Carmi area.
 - ii) adding a new Section 10.4.4 (Policies – Large Holdings) under Section 10.0 (Rural Holdings) to read as follows and re-numbering all subsequent sections:
 - .4 Does not support the subdivision of lots in the Upper Carmi area until such time that detailed plans and studies conclude that lots smaller than 4.0 ha can be satisfactorily accommodated given the servicing constraints in the area and the high ecosystem values, and until the Regional Growth Strategy is amended to reflect future growth in this area.
 - iii) adding a new Section 10.5.4 (Policies – Small Holdings) under Section 10.0 (Rural Holdings) to read as follows:
 - .4 Supports secondary suites and accessory dwellings, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.

- iv) adding a new Section 11.3.8 (Policies – Low Density Residential) under Section 11.0 (Residential) to read as follows:
 - .8 Supports the use of a comprehensive development zone to allow a range of Medium Density Residential (MR) and Low Density Residential (LR) densities and dwelling types on the land described as Parcel A, Plan KAP1434, Sublot 14, District Lot 2710, SDYD; Lot 11, Plan KAP1434, District Lot 2710, SDYD; and Lot 1, Plan KAP19321, District Lot 2710, SDYD (187 & 195 Eastside Road). As this land is developed, the comprehensive development zone should be replaced with existing zones found in the applicable zoning bylaw.

 - v) adding a new Section 11.3.9 (Policies – Low Density Residential) under Section 11.0 (Residential) to read as follows:
 - .9 Supports the use of a comprehensive development zone to allow a maximum of 6 principal dwellings in a variety of dwelling types on the land described as Lot 14, Plan KAP82660, District Lot 2710, SDYD (187 Racette Way). As this land is developed, the comprehensive development zone should be replaced with existing zones found in the applicable zoning bylaw.

 - vi) adding a new Section 11.3.10 (Policies – Low Density Residential) under Section 11.0 (Residential) to read as follows:
 - .10 Supports the use of a comprehensive development zone to allow a range of Medium Density Residential (MR) and Low Density Residential (LR) densities and dwelling types on the land described as Plan KAP90314, District Lot 2710, SDYD (175 Eastside Road). As this land is developed, the comprehensive development zone should be replaced with existing zones found in the applicable zoning bylaw.
3. The Official Community Plan 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:
- i) the land shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) an approximately 8,000 m² area part of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

ADOPTED this this ____ day of _____, 2020.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

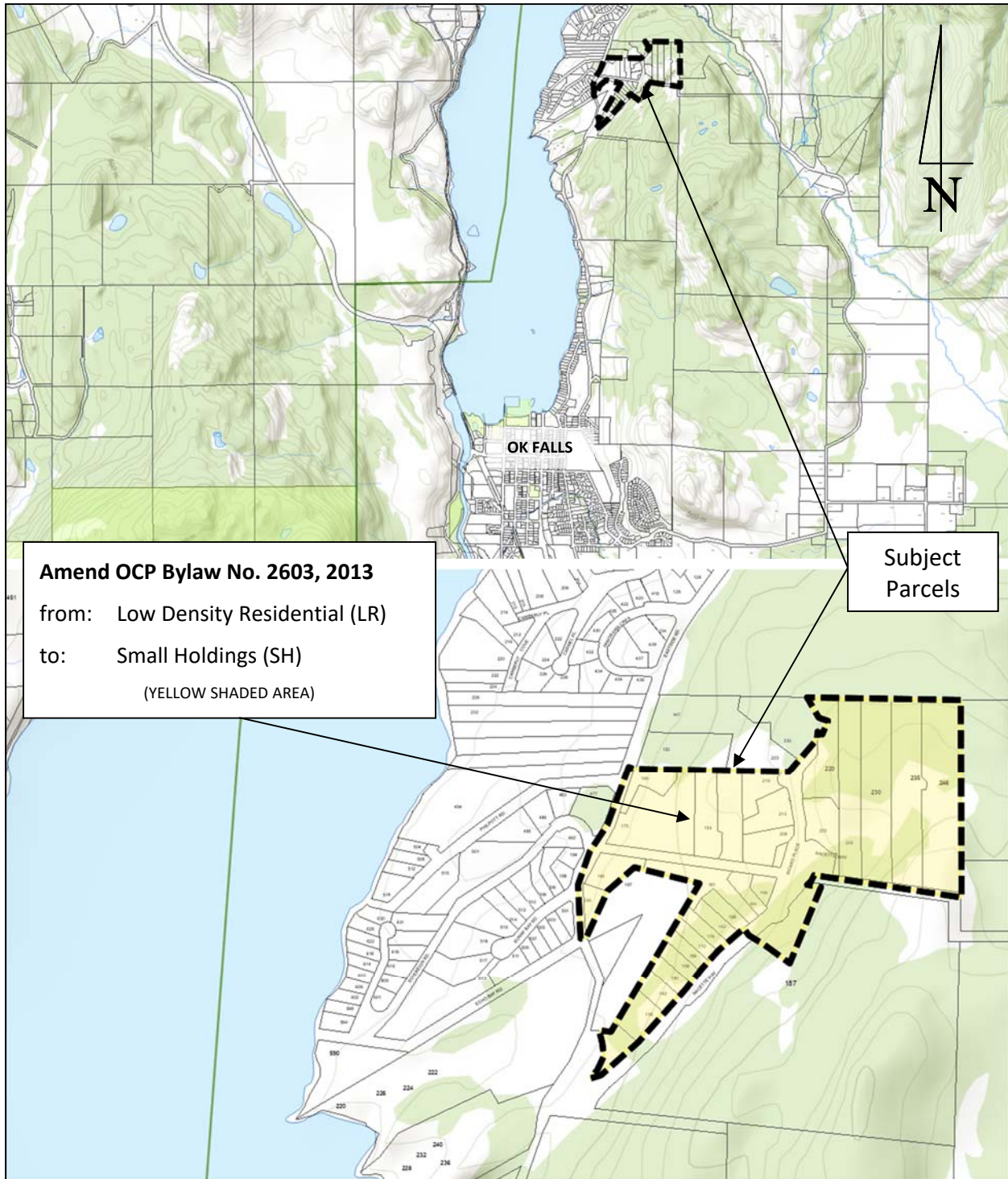
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Amendment Bylaw No. 2603.20, 2020

File No. D2020.004-ZONE

Schedule 'A'



Regional District of Okanagan-Similkameen

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Schedule 'B'

