

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.43, 2020

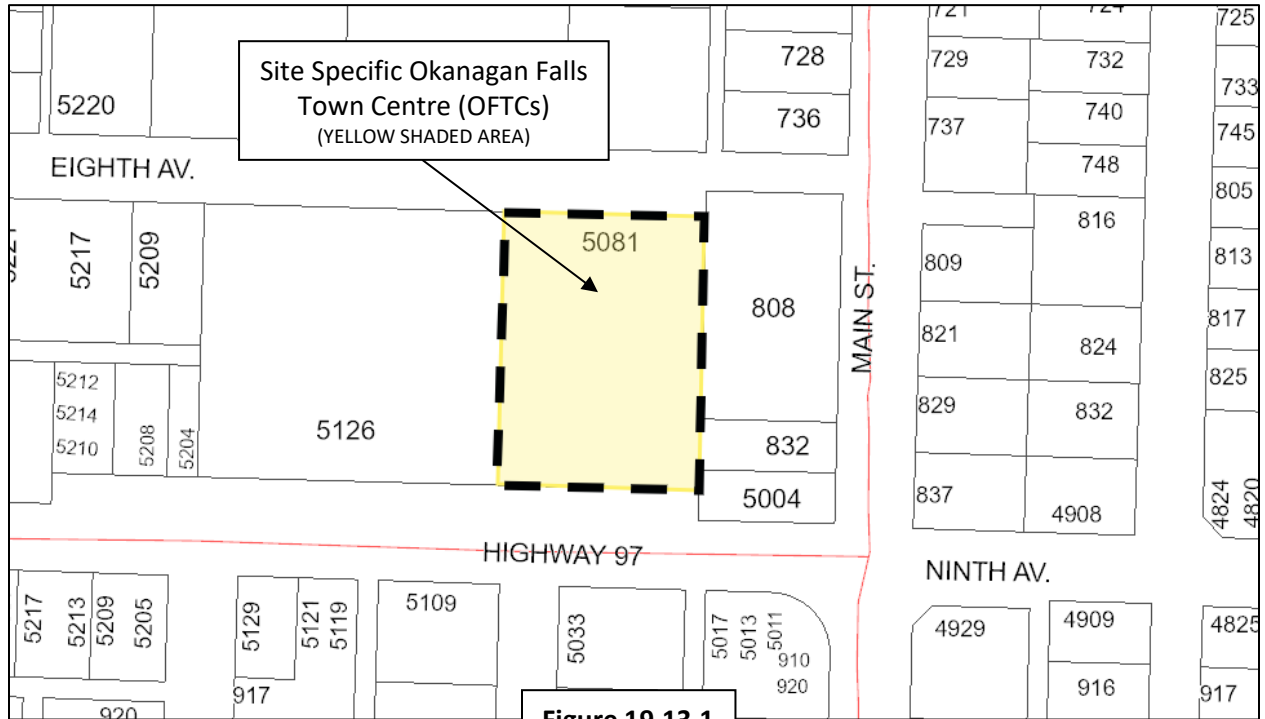
A Bylaw to amend the Electoral Area “D” Zoning Bylaw No. 2455, 2008

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” Zoning Amendment Bylaw No. 2455.43, 2020.”
2. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:
 - i) replacing Section 19.13 under Section 19.0 Site Specific Designations in its entirety with the following:

19.13 Site Specific Okanagan Falls Town Centre (OFTC) Provisions:

- .1 in the case of land described as Lot 1, Plan 12558, District Lot 374, SDYD, and shown shaded yellow on Figure 19.13.1:
 - i) despite Section 13.1.5, the maximum density shall be 112 dwelling units per hectare.
 - ii) despite Section 13.1.7(a)(v), the minimum setback for a parcel line adjacent to Highway 97 shall be 0.0 metres.
 - iii) despite Section 9.6 (Table 9.2), the required number of parking spaces for Residential (apartment building, townhouse) use shall be 1.0 space per dwelling unit.



3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:
 - i) changing the land use designation on the land described Lot 1, Plan 12558, District Lot 374, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Okanagan Falls Town Centre Zone (OFTC) to Site Specific Okanagan Falls Town Centre Zone (OFTCs).

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

PUBLIC HEARING held on this ____ day of _____, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "X" Zoning Amendment Bylaw No. 2455.43, 2020" as read a Third time by the Regional Board on this ____ day of _____, 2021.

Dated at Penticton, BC this ____ day of _____, 2021.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2021.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

DRAFT

Regional District of Okanagan-Similkameen

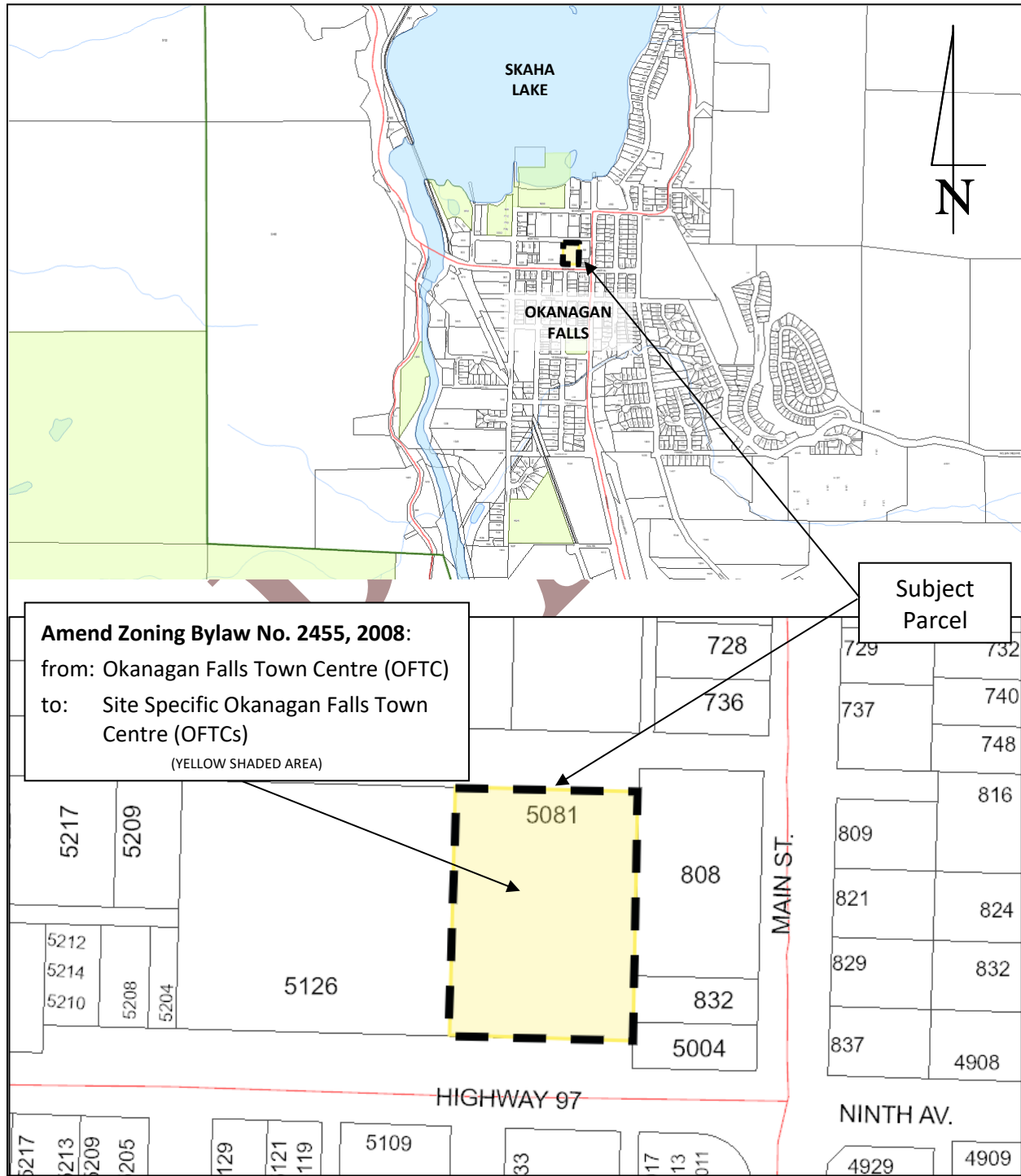
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Amendment Bylaw No. 2455.43, 2020

File No. D2020.-014-ZONE

Schedule 'A'



Amendment Bylaw No. 2455.43, 2020
(D2020.014-ZONE)

DRAFT VERSION — 2020-10-23