

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.15, 2021

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” Okanagan Falls Town Centre Update Official Community Plan Amendment Bylaw No. 2603.15, 2021.”
2. 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) Plan KAP3787, District Lot 374, SDYD, Parcel A, Portion KV78711 (1045 Highway 97) and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
 - ii) Lots 8-12, Block 9, Plan KAP4, District Lot 374, SDYD (923 Ash Street) and Lots 13-17, Block 9, Plan KAP4, District Lot 374, SDYD (5110 10th Avenue), and shown shaded yellow on Schedule ‘B’, which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - iii) Plan KAP5823, District Lot 374, SDYD, Parcel A, Portion (KD776), Okanagan Falls Townsite (917 Highway 97), and shown shaded yellow on Schedule ‘C’, which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - iv) Lot 20, Block 10, Plan KAP1280, District Lot 374, SDYD (1008 10th Avenue), and shown shaded yellow on Schedule ‘D’, which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - v) Lot A, Plan KAP52004, District Lot 374, SDYD (917 Ash Street) and shown shaded yellow on Schedule ‘E’, which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - vi) Parcel A, Block 10, Plan KAP1280, District Lot 374, SDYD, Portion KD20684, (1016 Highway 97) and shown shaded yellow on Schedule ‘F’, which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).

- vii) Plan KAS1099, District Lot 374, SDYD, (1133 & 1135 Main Street) and shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - viii) Lot 1, Plan KAP23248, District Lot 374, SDYD, Okanagan Falls Townsite (5099 Veterans Way) and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Commercial (C) to Administrative, Cultural and Institutional (AI).
 - ix) Lot 9, Plan KAP34520, District Lot 374, SDYD (1145 Highway 97) and shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Commercial (C) to Administrative, Cultural and Institutional (AI).
3. The Official Community Plan Bylaw Form and Character Development Permit Areas Map, being Schedule 'E' of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, is amended by:
- i) deleting the Okanagan Falls Multiple Family Development Permit Area from the property described as Lot 1, Plan KAP23248, District Lot 374, SDYD, Okanagan Falls Townsite (5099 Veterans Way) and shown shaded yellow on Schedule 'J', which forms part of this Bylaw.
 - ii) by deleting the Okanagan Falls Commercial Development Permit Area from the property described as Lot 9, Plan KAP34520, District Lot 374, SDYD (1145 Highway 97) and shown shaded yellow on Schedule 'K', which forms part of this Bylaw.
 - iii) replacing the Okanagan Falls Commercial Development Permit Area with the Okanagan Falls Multiple Family Development Permit Area on the property described as Plan KAP5823, District Lot 374, SDYD, Parcel A, Portion (KD776), Okanagan Falls Townsite (917 Highway 97), and shown shaded yellow on Schedule 'L', which forms part of this Bylaw.
 - iv) replacing the Okanagan Falls Commercial Development Permit Area with the Okanagan Falls Multiple Family Development Permit Area on the property described as Parcel A, Block 10, Plan KAP1280, District Lot 374, SDYD, Portion KD20684, (1016 Highway 97) and shown shaded yellow on Schedule 'M', which forms part of this Bylaw.
 - v) replacing the Okanagan Falls Commercial Development Permit Area with the Okanagan Falls Multiple Family Development Permit Area on the property described as Lots 8-12, Block 9, Plan KAP4, District Lot 374, SDYD (923 Ash Street) and Lots 13-17, Block 9, Plan KAP4, District Lot 374, SDYD (5110 10th Avenue), and shown shaded yellow on Schedule 'N', which forms part of this Bylaw.
 - vi) replacing the Okanagan Falls Commercial Development Permit Area with the Okanagan Falls Multiple Family Development Permit Area on the property described as Lot 20, Block 10, Plan KAP1280, District Lot 374, SDYD (1008 10th Avenue), and shown shaded yellow on Schedule 'O', which forms part of this Bylaw.
 - vii) replacing the Okanagan Falls Commercial Development Permit Area to Okanagan Falls Multiple Family Development Permit Area on the property described as Plan

KAS1099, District Lot 374, SDYD, (1133 & 1135 Main Street) and shown shaded yellow on Schedule 'P', which forms part of this Bylaw.

- viii) replacing the Okanagan Falls Commercial Development Permit Area to Okanagan Falls Multiple Family Development Permit Area on the property described as Lot A, Plan KAP52004, District Lot 374, SDYD (917 Ash Street) and shown shaded yellow on Schedule 'Q', which forms part of this Bylaw.

READ A FIRST AND SECOND TIME this 3rd day of June, 2021.

PUBLIC HEARING HELD this 8th day of July, 2021.

READ A THIRD TIME this 8th day of July, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

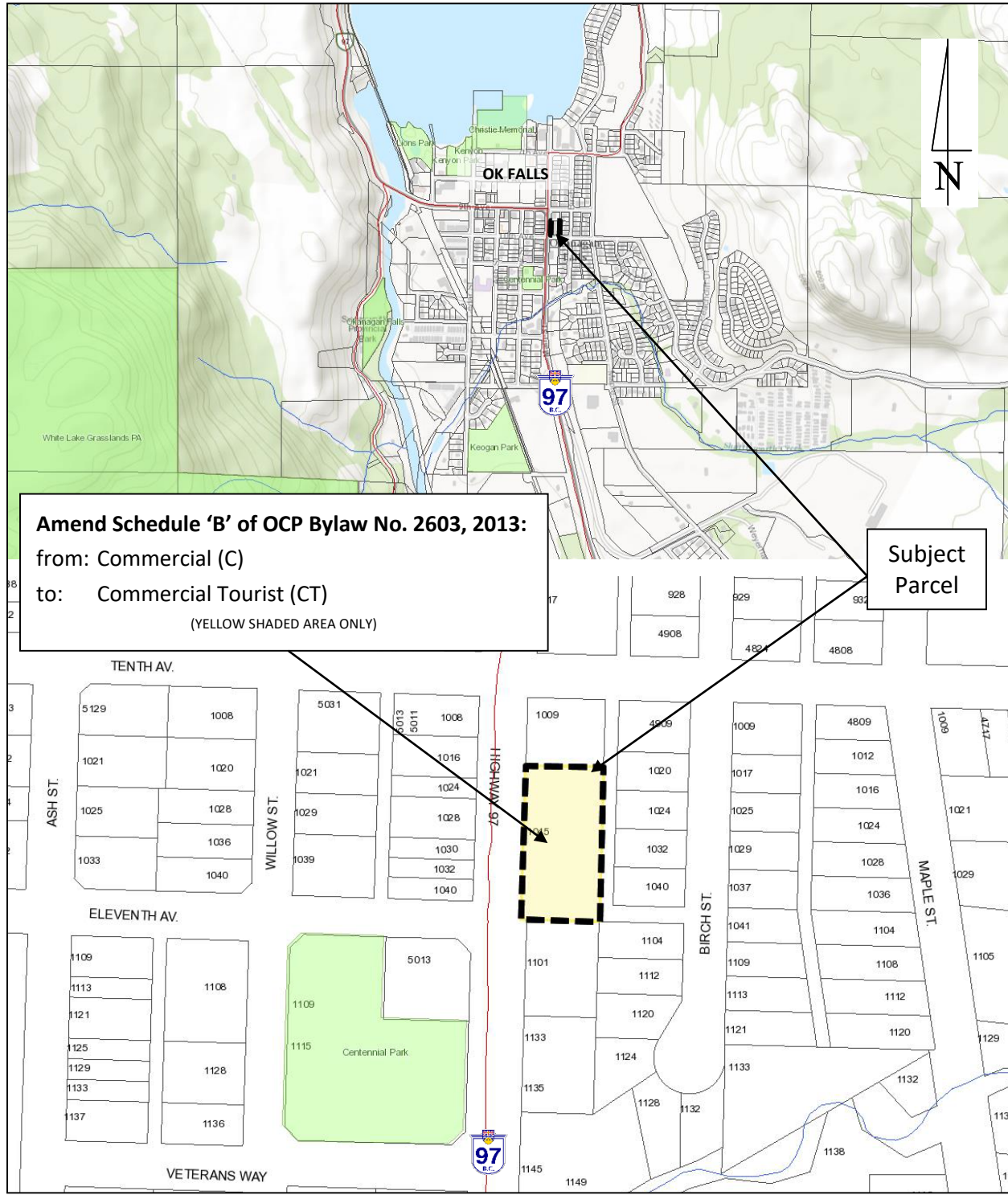
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'A'



Amend Schedule 'B' of OCP Bylaw No. 2603, 2013:
from: Commercial (C)
to: Commercial Tourist (CT)
(YELLOW SHADED AREA ONLY)

Subject Parcel

Regional District of Okanagan-Similkameen

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

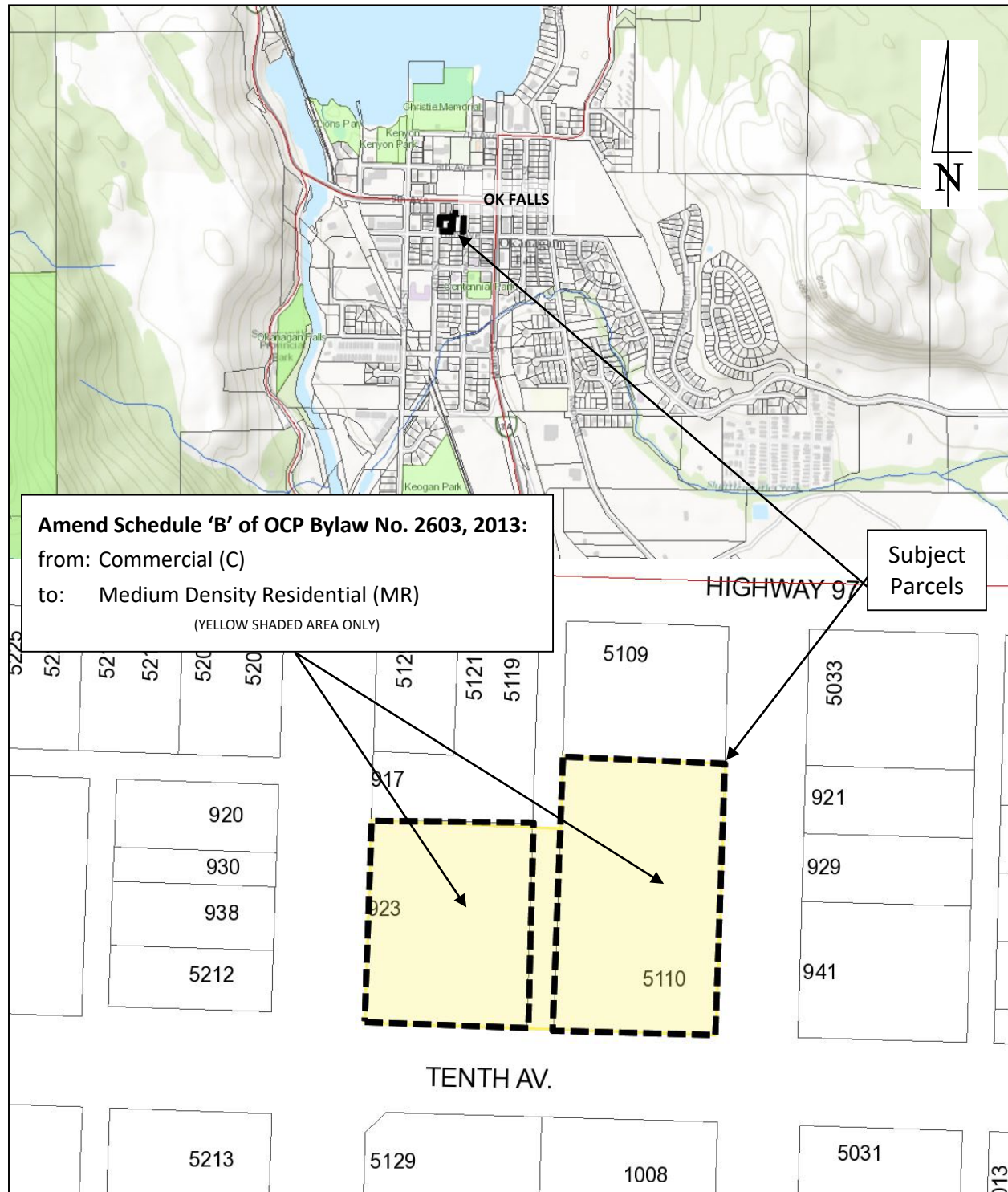
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'B'



Regional District of Okanagan-Similkameen

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

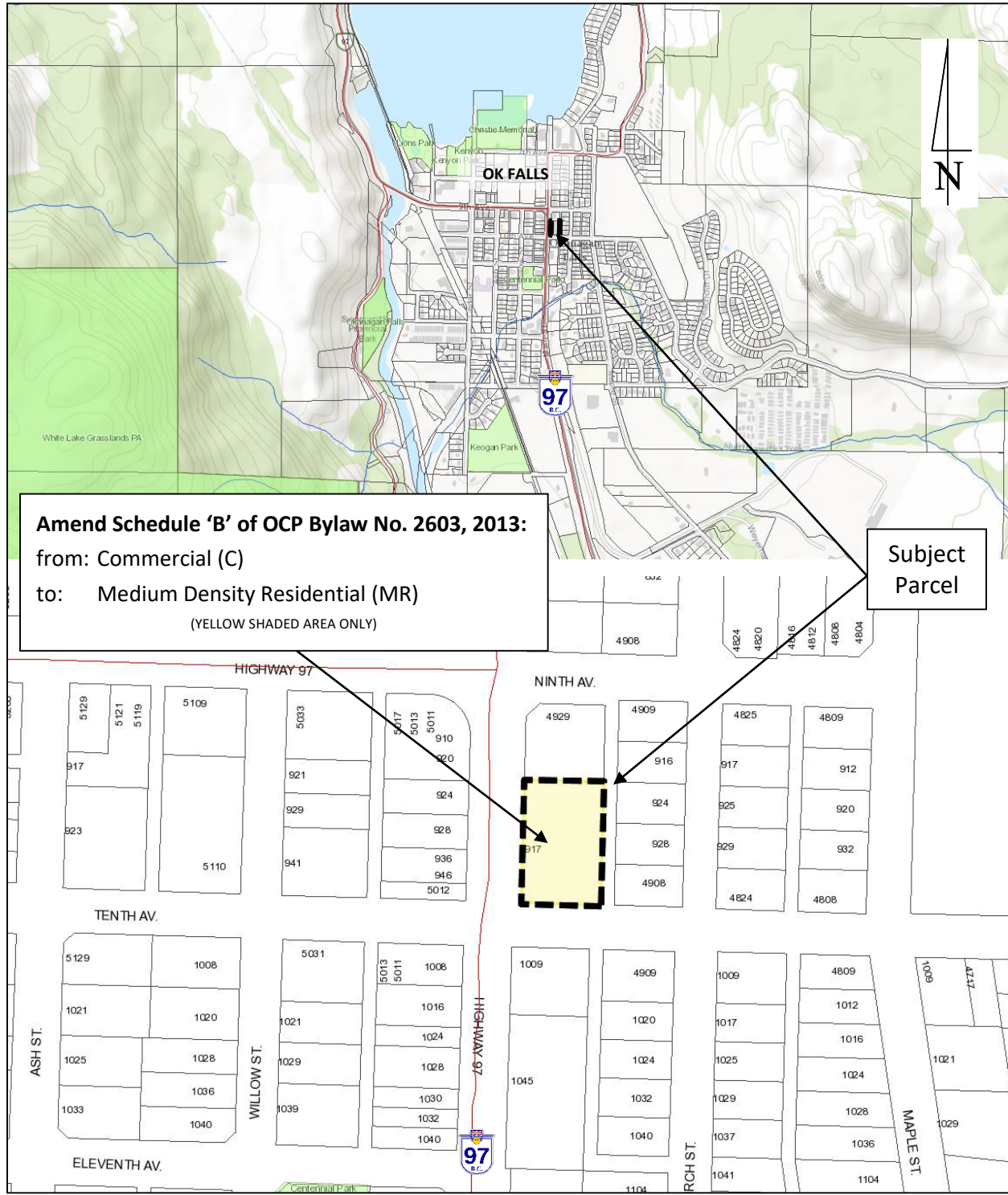
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Project No: D2018.089-ZONE

Schedule 'C'



Regional District of Okanagan-Similkameen

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

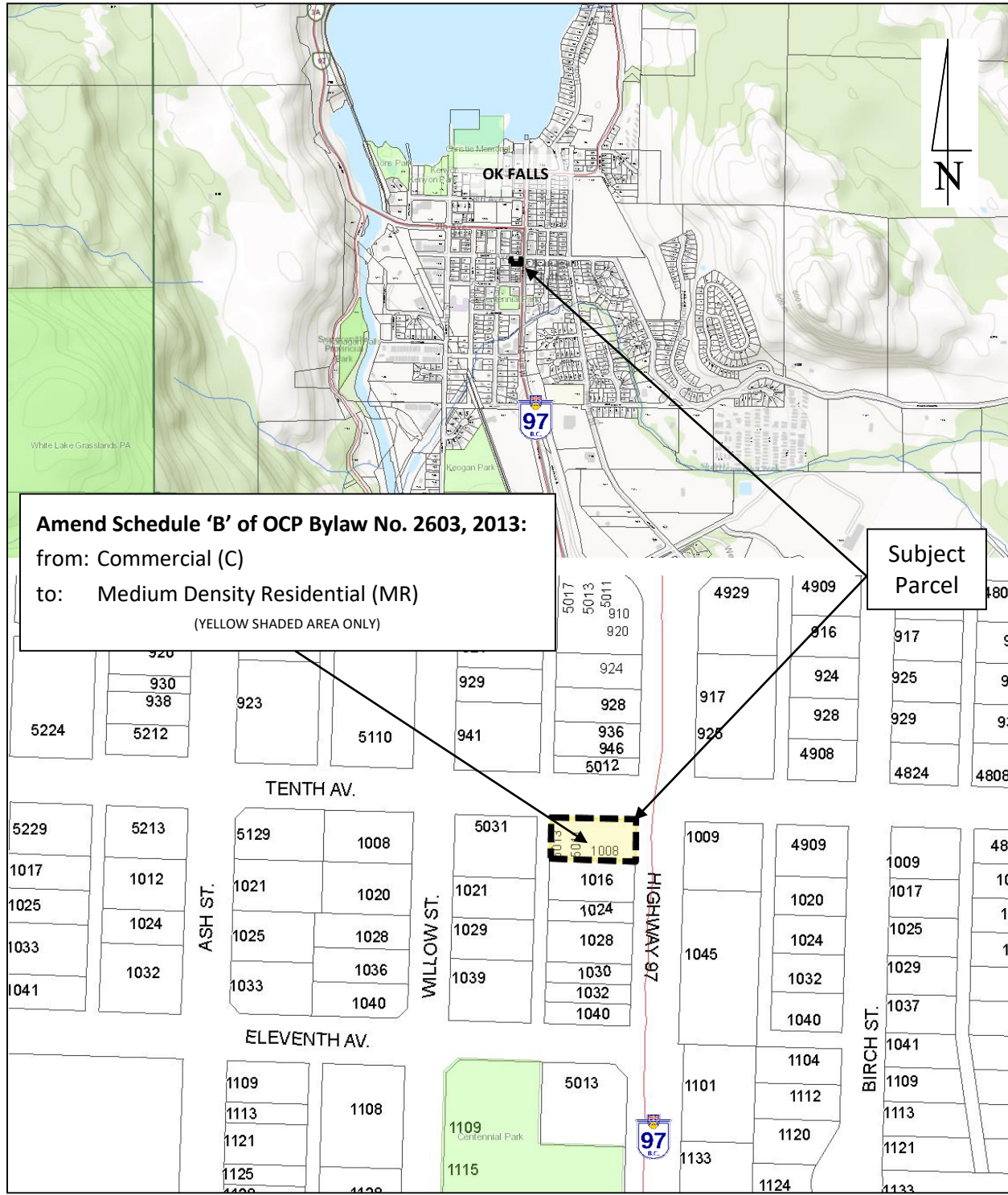
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'D'



Regional District of Okanagan-Similkameen

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

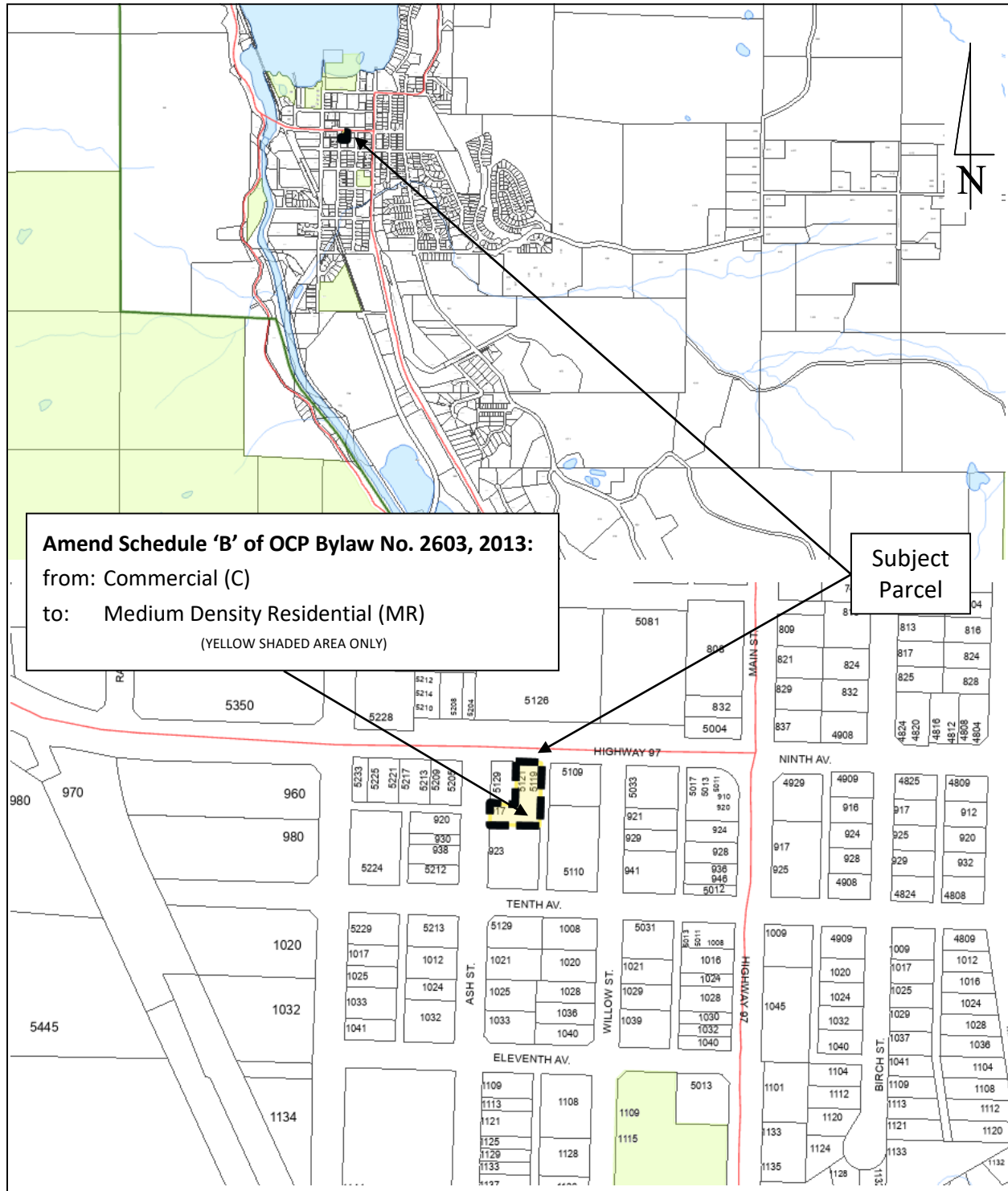
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Amendment Bylaw No. 2603.15, 2021

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Schedule 'E'



Amendment Bylaw No. 2603.15, 2021

(D2018.089-ZONE)

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

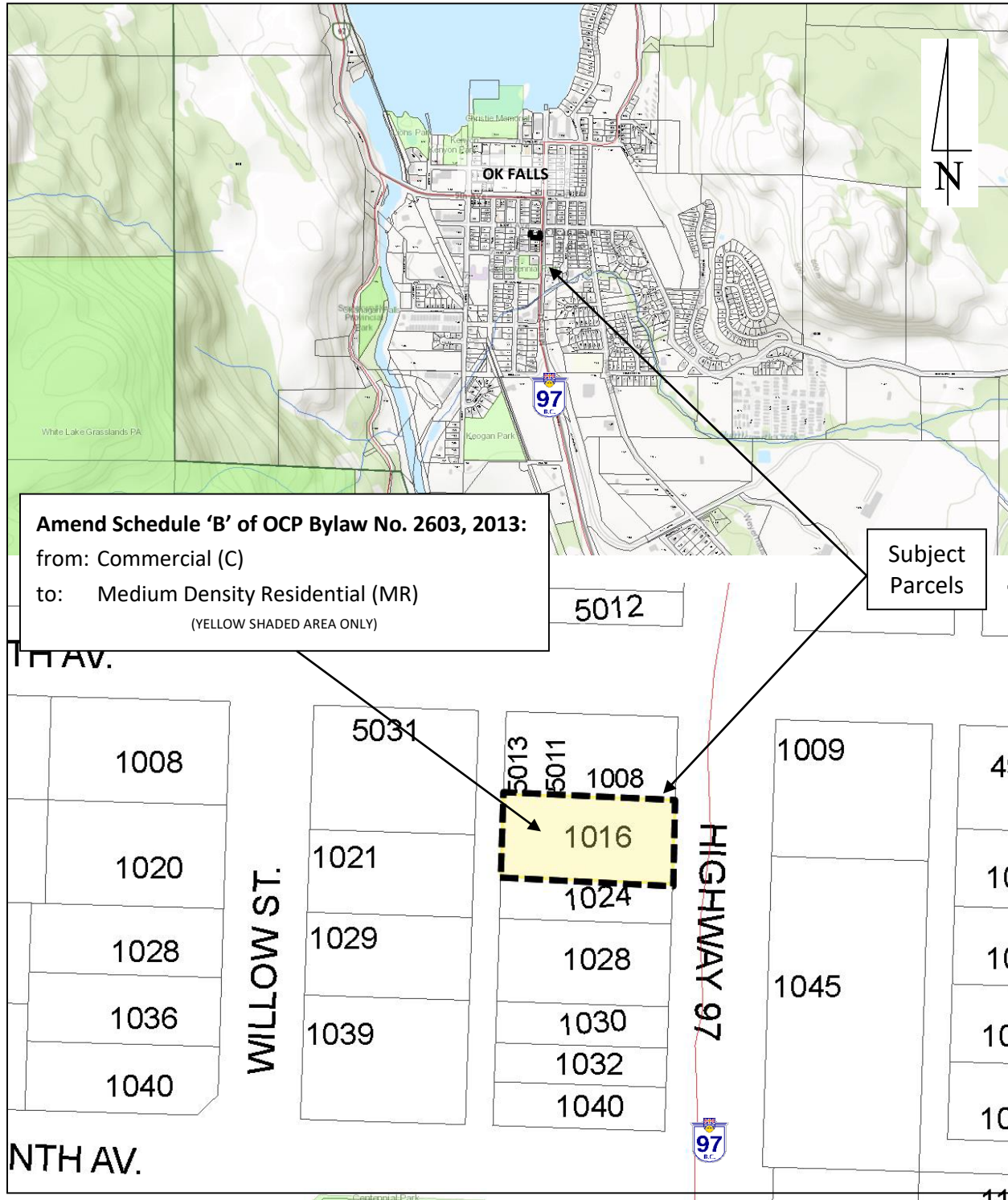
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'F'



Regional District of Okanagan-Similkameen

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

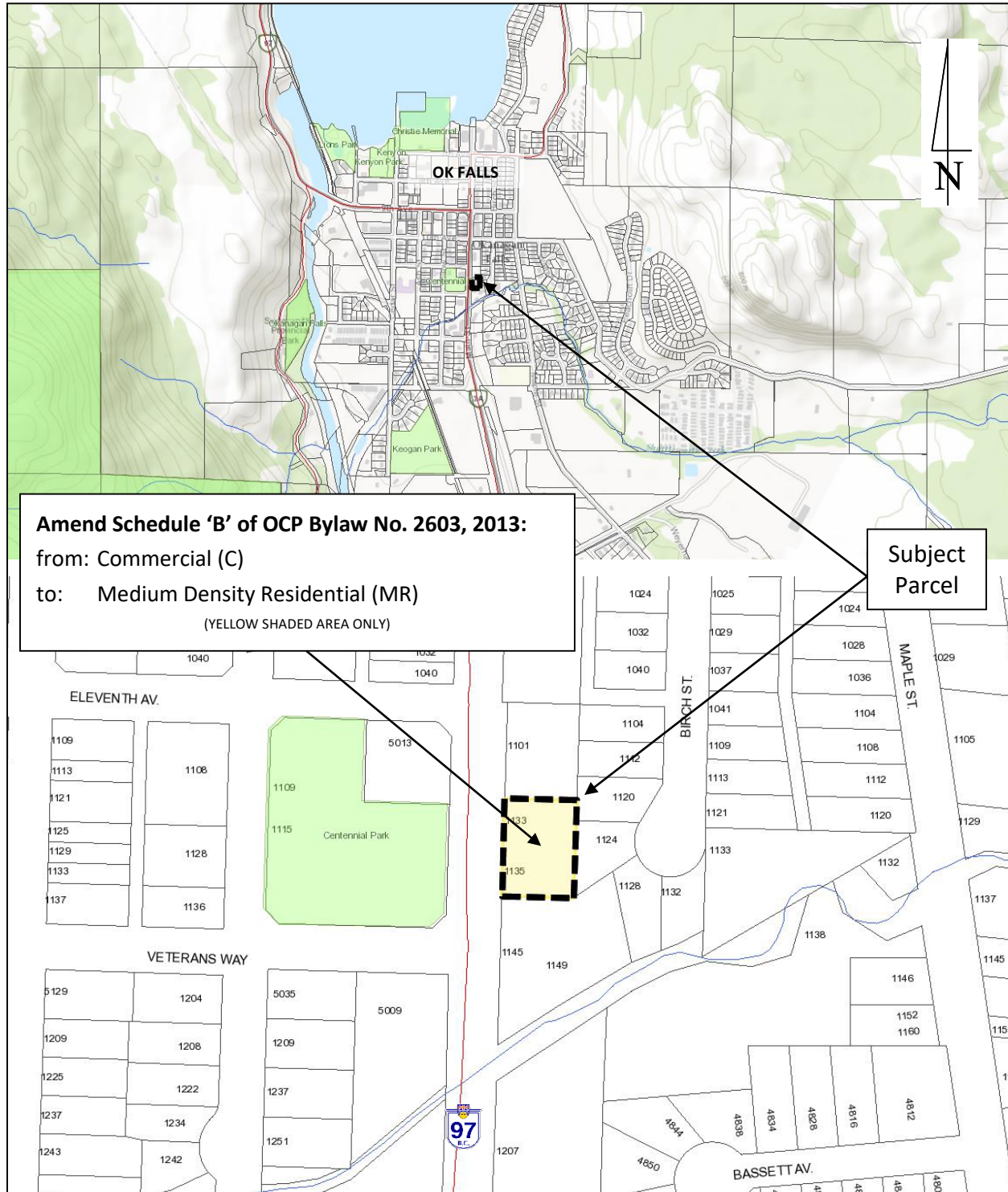
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Project No: D2018.089-ZONE

Schedule 'G'



Regional District of Okanagan-Similkameen

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

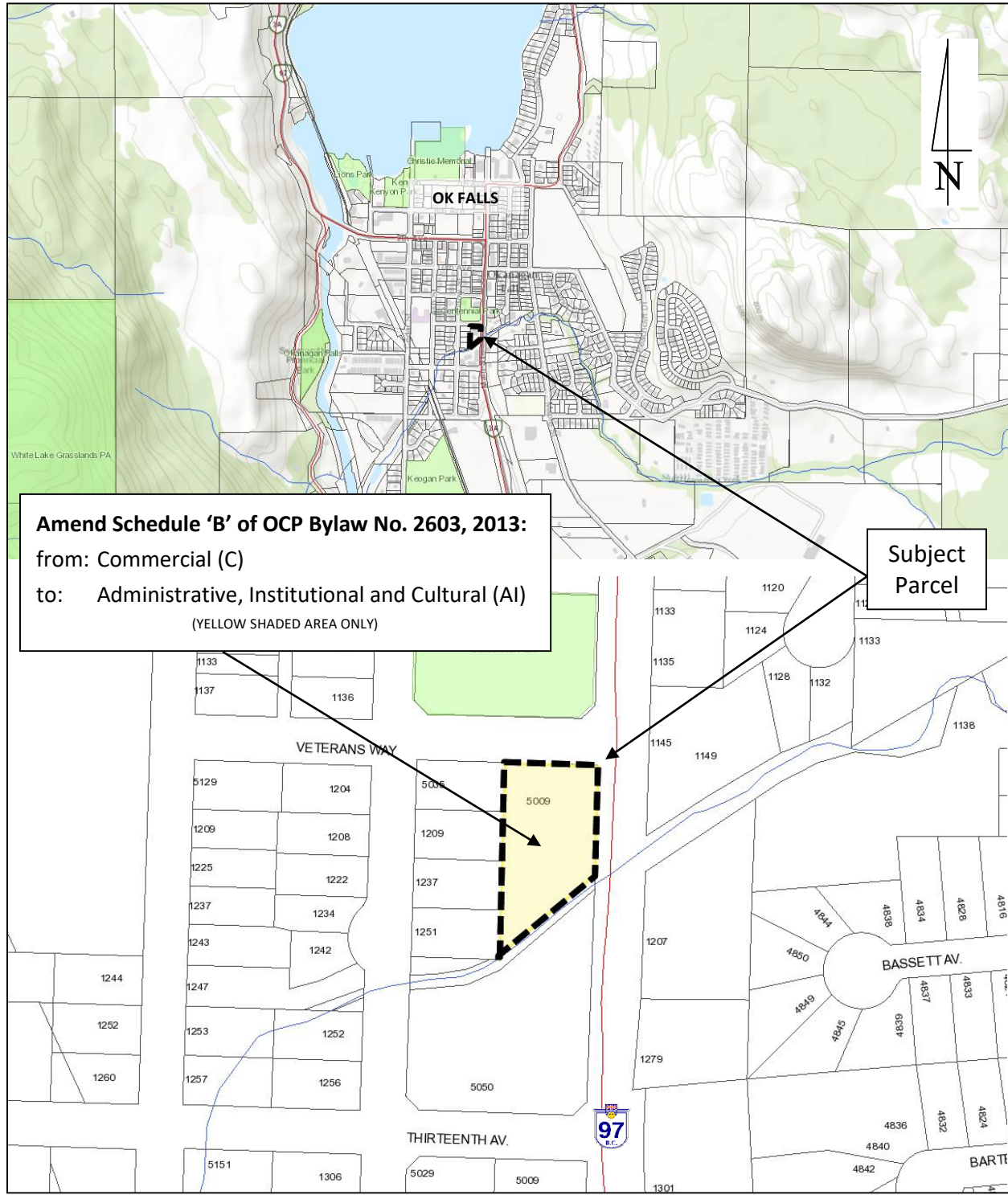
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'H'



Regional District of Okanagan-Similkameen

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

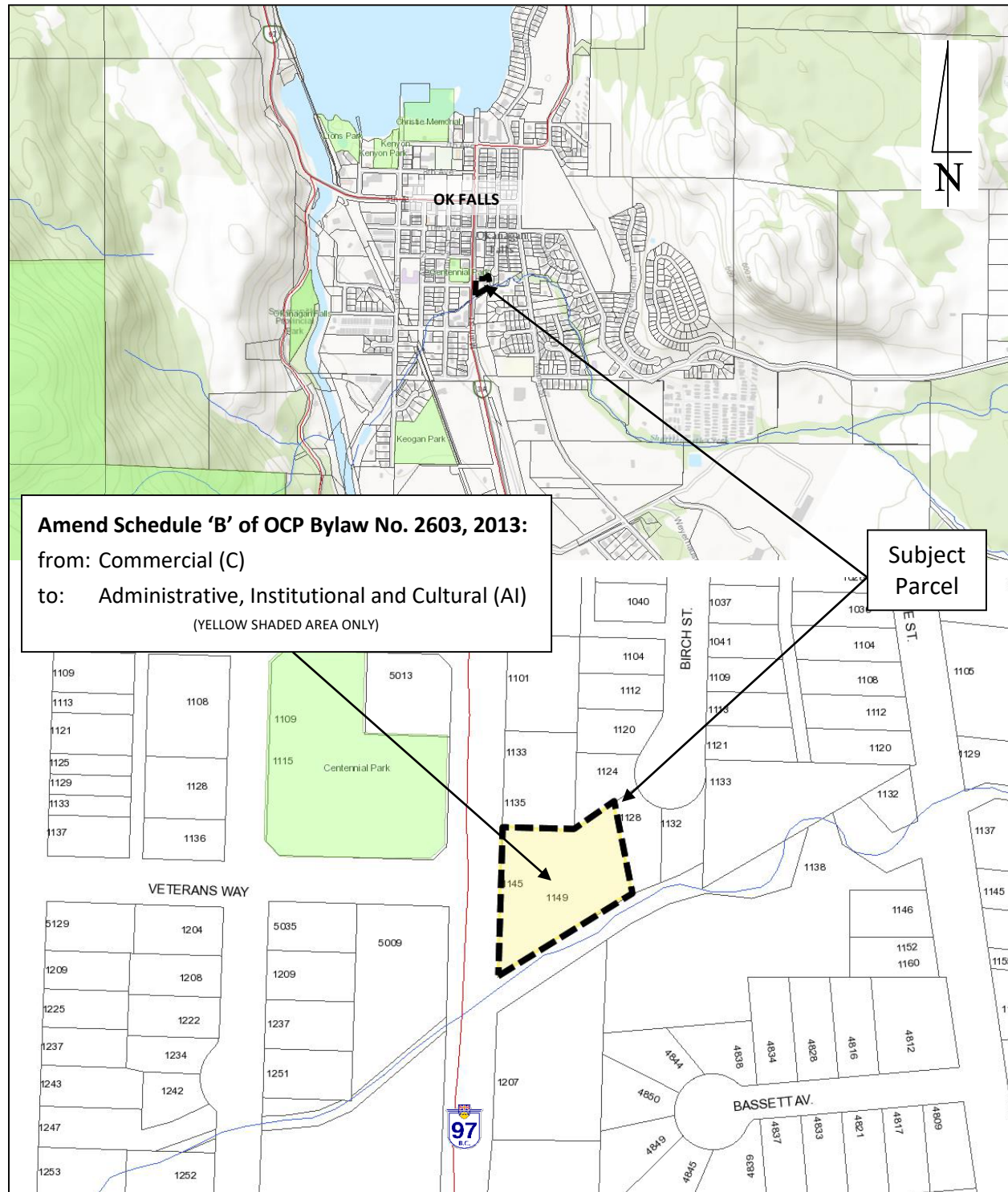
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Schedule 'I'



Regional District of Okanagan-Similkameen

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

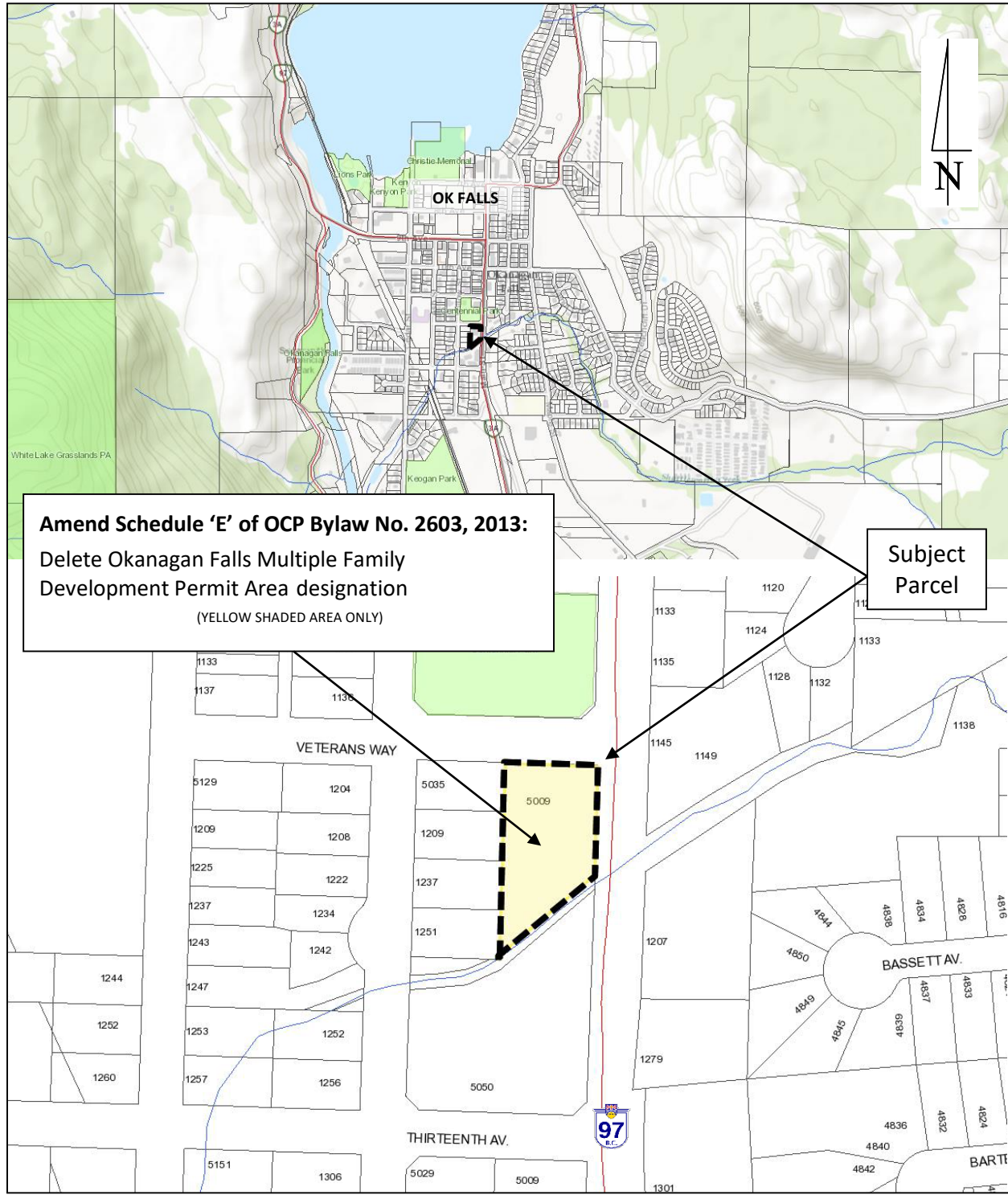
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Schedule 'J'



Regional District of Okanagan-Similkameen

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

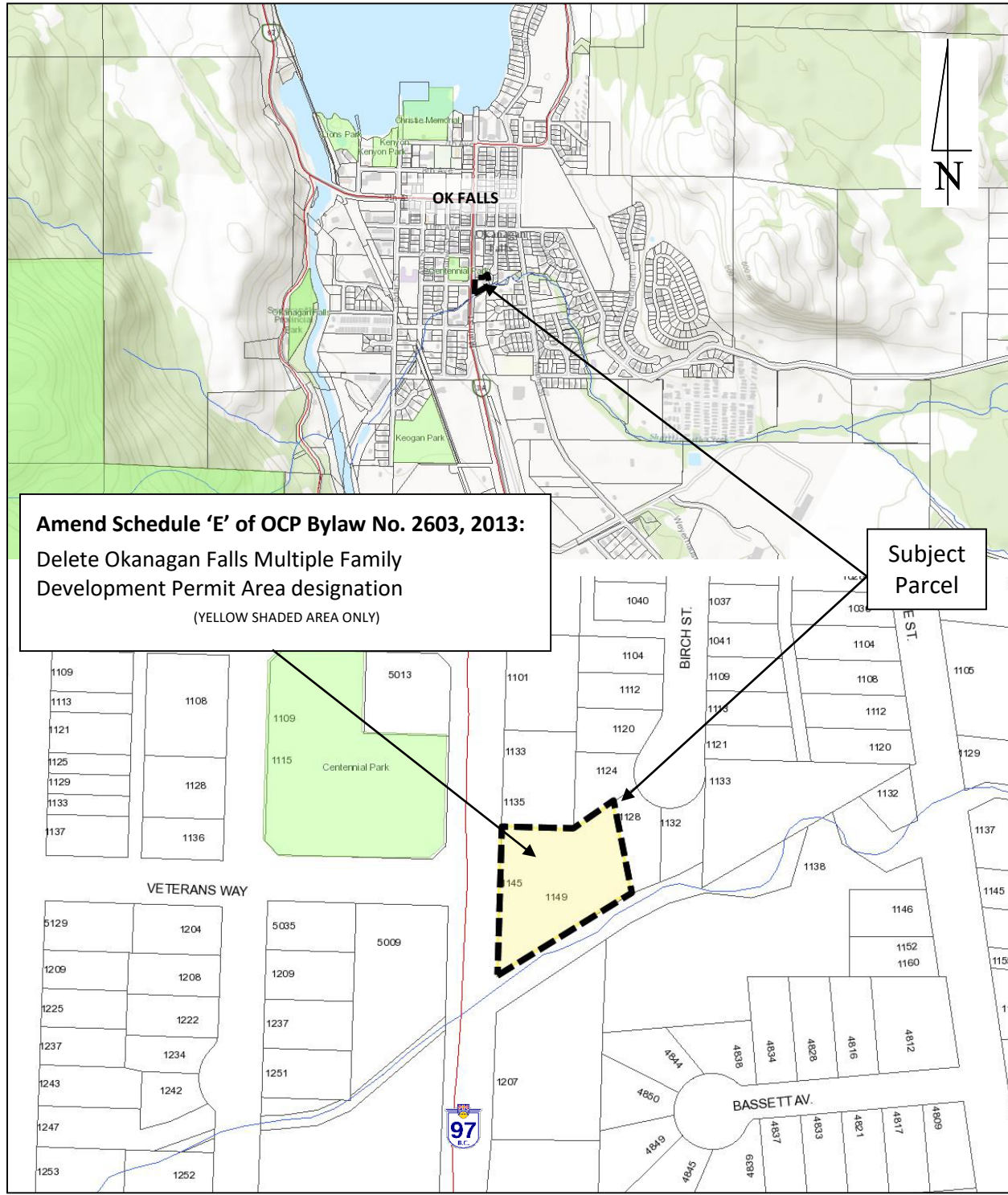
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'K'



Amendment Bylaw No. 2603.15, 2021

(D2018.089-ZONE)

Regional District of Okanagan-Similkameen

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

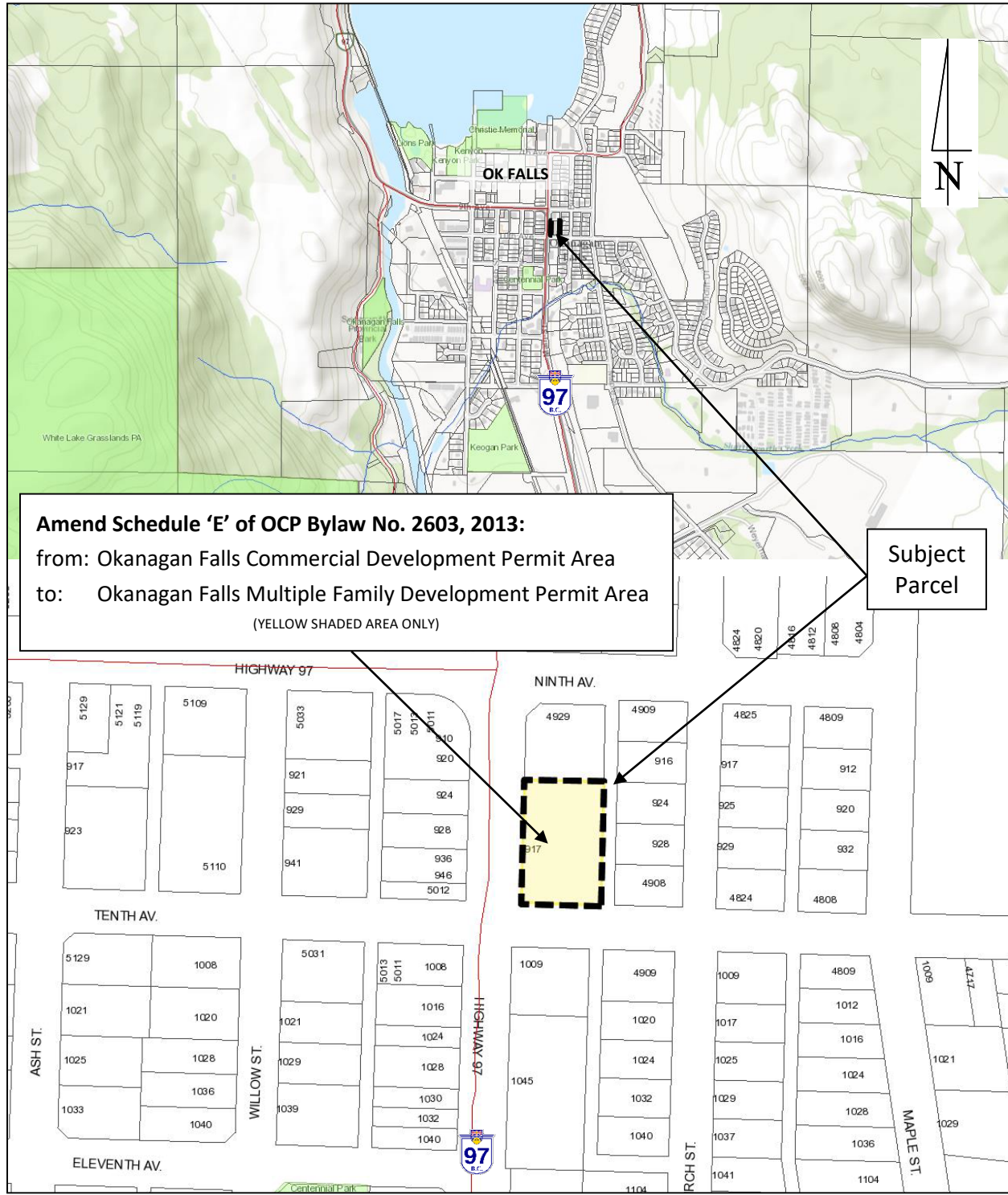
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'L'



Regional District of Okanagan-Similkameen

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

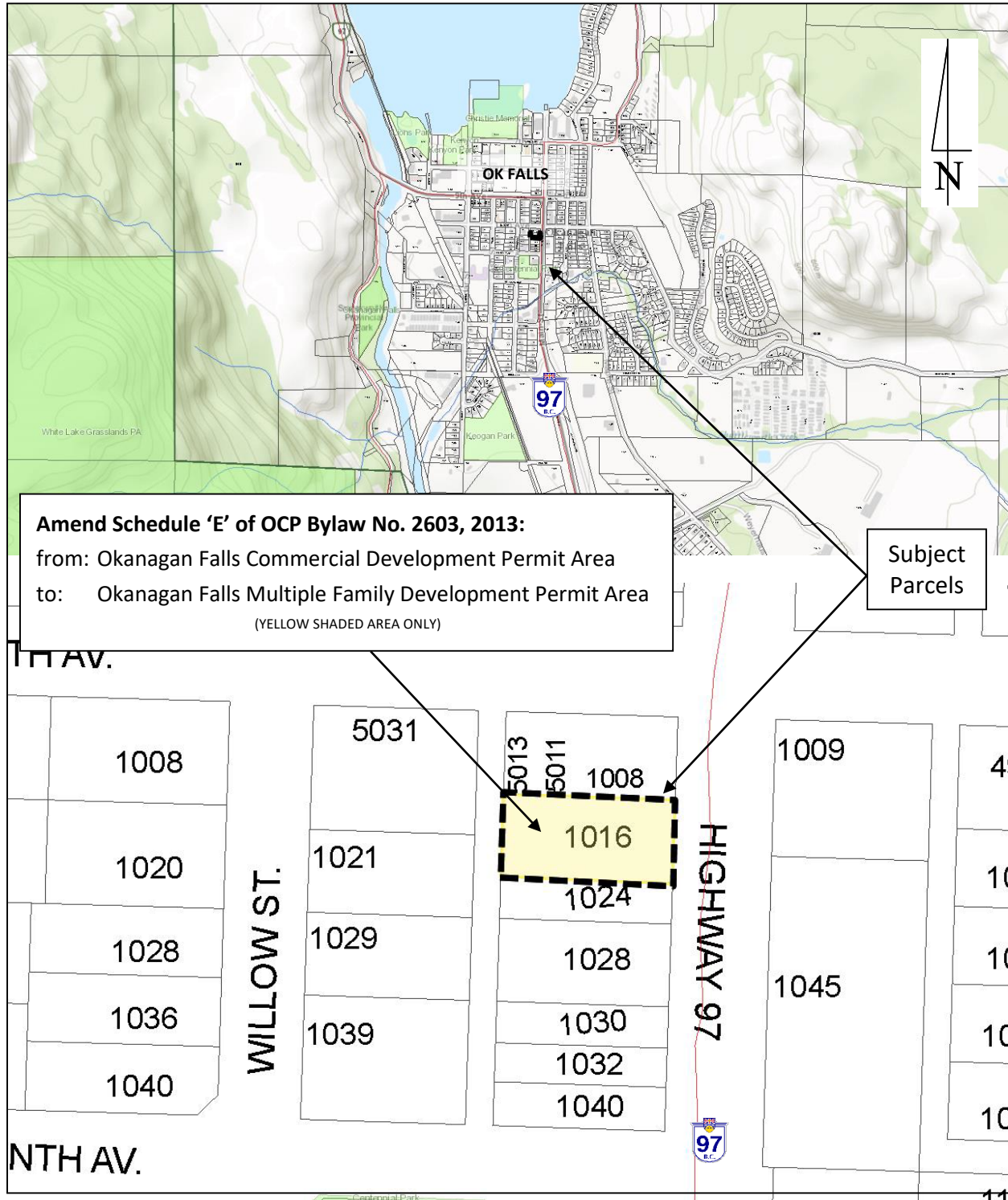
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'M'



Regional District of Okanagan-Similkameen

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

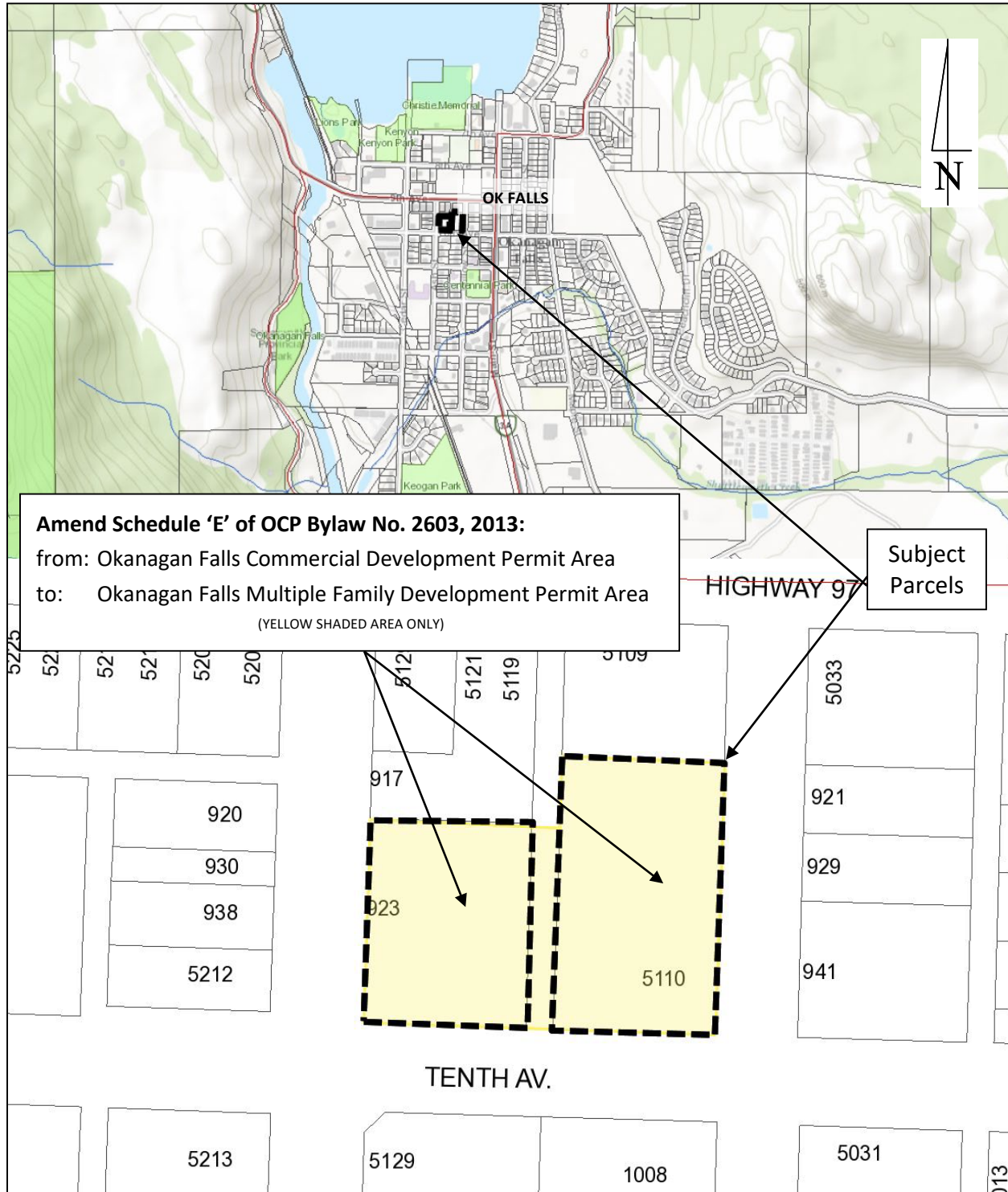
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Amendment Bylaw No. 2603.15, 2021

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Schedule 'N'



Regional District of Okanagan-Similkameen

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

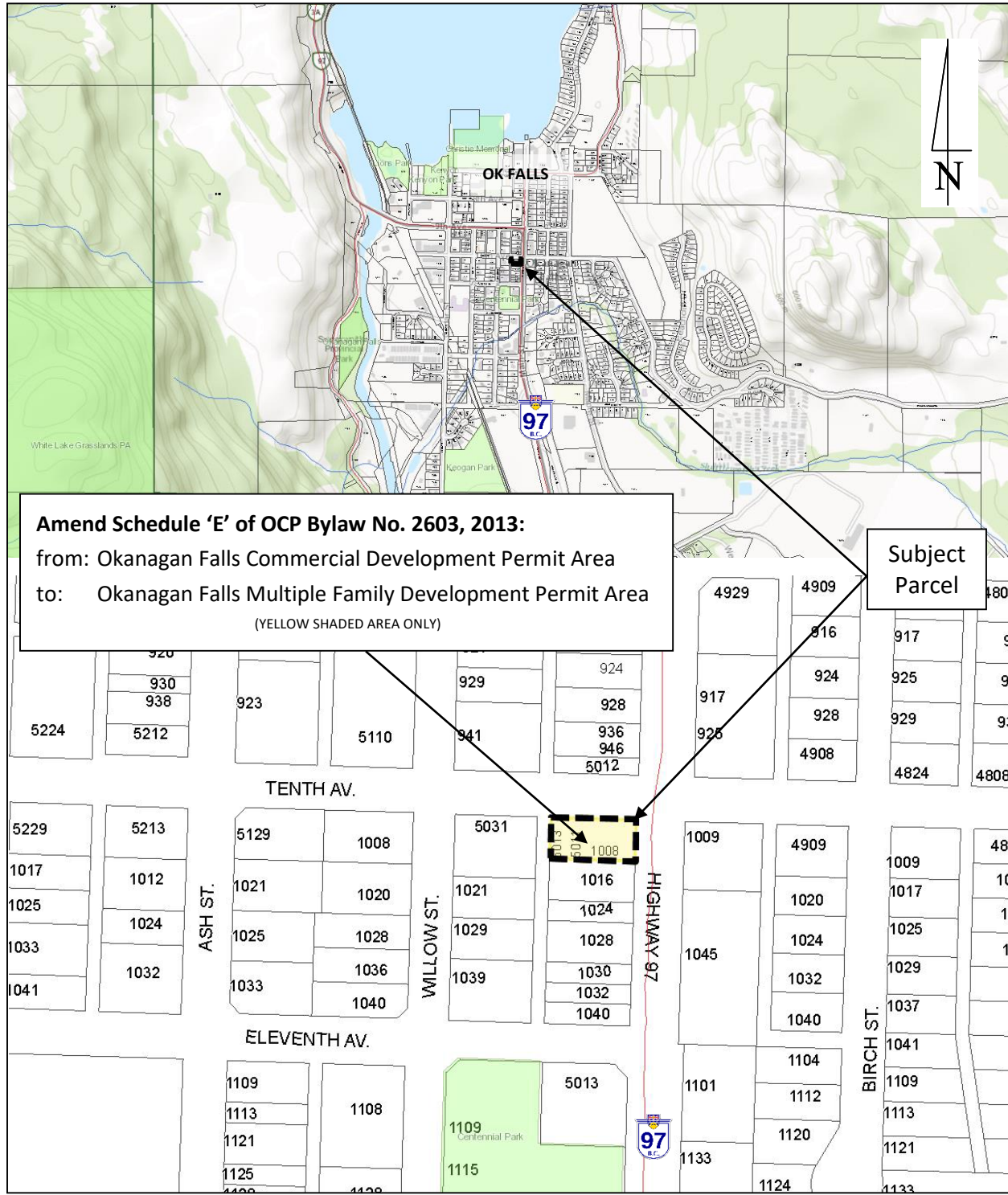
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Project No: D2018.089-ZONE

Schedule 'O'



Regional District of Okanagan-Similkameen

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

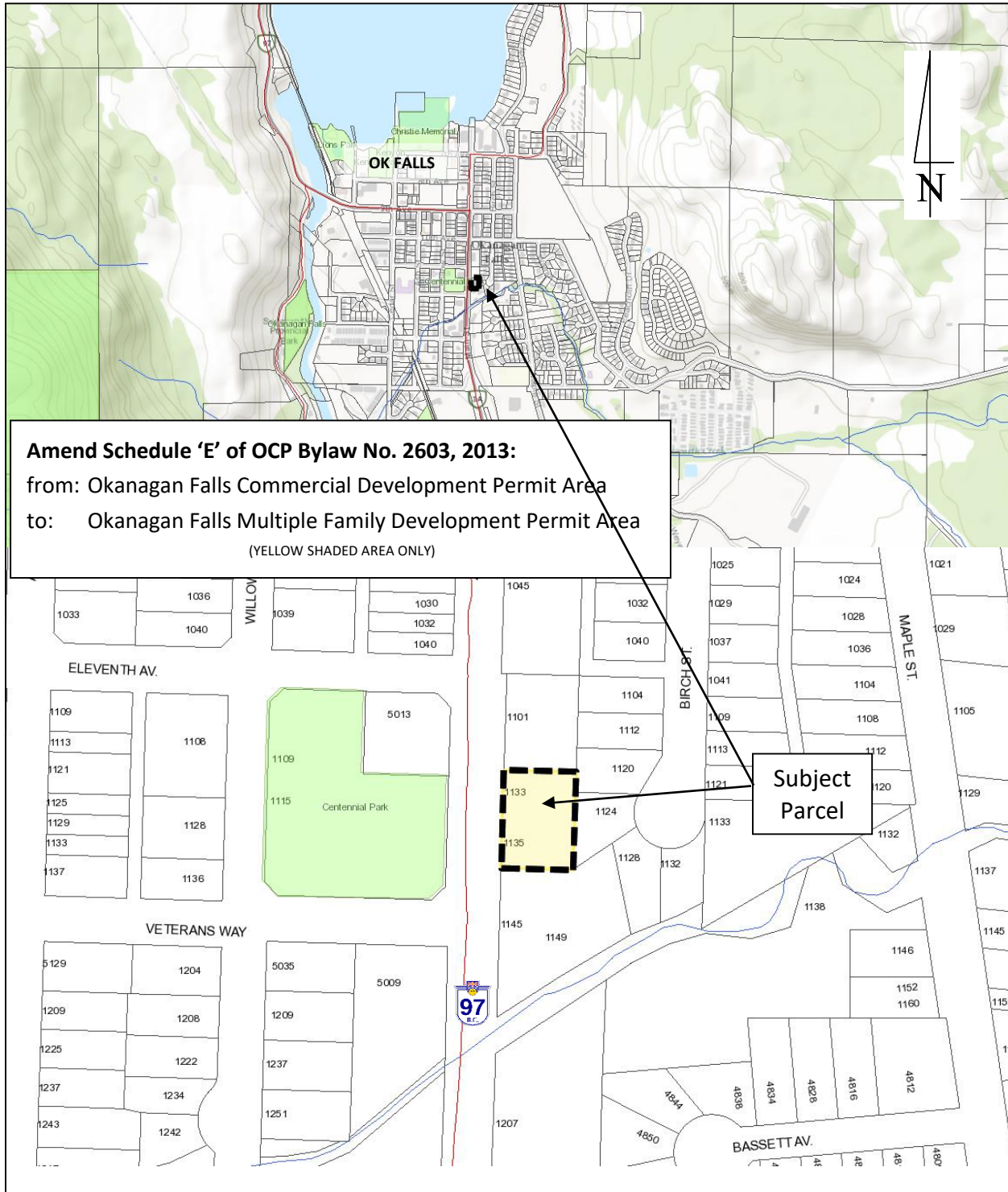
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Schedule 'P'



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Schedule 'Q'

