

RESPONSE SUMMARY


AMENDMENT BYLAW NOS. 2455.39

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: October 2, 2018

From: Clifford, Robyn M TRAN:EX
To: [Christopher Garrish](#)
Cc: [Mitch Benke](#); [Rob Bitte](#)
Subject: Bylaw 2455.39 - OFTC zone
Date: September 25, 2018 3:12:11 PM

Our file: 2018-05022

Your file: D2018.100- Zone

Good afternoon Chris,

As per our earlier discussions, we have the following concerns relating to the proposed OFTC zone:

- Page 1, Sec. 2.iii – reference to new “Sec. 9.5 Off-Street Vehicle Parking Exemption”, specifically regarding the 50% reduction in on-site parking for commercial uses. As discussed, this reduction in parking is not supported by the Ministry. All public roads in the Okanagan Falls area are provincial highways under Ministry jurisdiction therefore ministry parking standards apply as a minimum.
- Page 2, Sec. 13.1.2.a) - reference to Sec. 15.18: where is this located in the bylaw?
- Page 3, Sec. 13.1.7.b) Accessory building setback: please add an additional item v) to reflect a 4.5 metre minimum setback adjacent any public road (as per the preceding paragraph).
- Page 4, reference to deletion of Sec. 17.20.1 and Sec. 17.20.2 however there doesn't appear to be any schedule for rezoning the affected properties once these sections are deleted.

Please call if you have any questions in this regard.

Yours truly,

Robyn M. Clifford
Sr. District Development Technician
Ministry of Transportation & Infrastructure, Okanagan Shuswap District
tel 250.712-3665 cell 250.878-4518 email robyn.clifford@gov.bc.ca





Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: D2018.100-ZONE

FROM: Name:

Philip Rathjen

(please print)

Street Address:

* *also*

RE: Electoral Area "D" Zoning Amendment Bylaw No. 2455.39

OK Falls Town Centre Plan Implementation – Phase 2 (Zoning Amendments)

My comments / concerns are:

I do support the proposed amendments to the Electoral Area "D" Zoning Bylaw.

I do support the proposed amendments to the Electoral Area "D" Zoning Bylaw, subject to the comments listed below.

I do not support the proposed amendments to the Electoral Area "D" Zoning Bylaw.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.39.

- 1) The flexibility of the OFTC zone to allow Residential use along with commercial uses on the ground floor of mixed complexes will be a welcomed improvement provided the RDOS respects the rights of those residents to enjoy the use of their property by exercising guidelines to restrict the location of commercial use that is a 'poor' fit with residential complexes or public facilities.*
- 2) As per the Sept 25th discussion at OFTC update meeting the 15 metre (5 floor) building height may continue to discourage development due to costs and parking space needed.*

Feedback Forms must be completed and returned to the Regional District no later than Friday **October 5, 2018**