



NOTICE OF PUBLIC HEARING

Electoral Area “D” Zoning Bylaw Amendment 5081 8th Avenue, Okanagan Falls

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the **Electoral Area “D” Zoning Amendment Bylaw 2455.43, 2020**, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a public hearing to be held by electronic means on:

Date: Thursday, January 7, 2021

Time: 9:00 a.m.

Location: <https://rdos.webex.com> **Event number:** 146 887 7472 **Password:** RD@S

INSTRUCTIONS ON HOW TO PARTICIPATE

To participate in the electronic public hearing, please enter the text provided under “Location” (above) into the address bar of an internet browser (e.g. Chrome, Firefox, Safari, Edge). The Regional District is utilizing Cisco’s Webex videoconferencing services and individuals interested in participating in the public hearing are encouraged to test this service on their computer or mobile device prior to the date of the hearing.

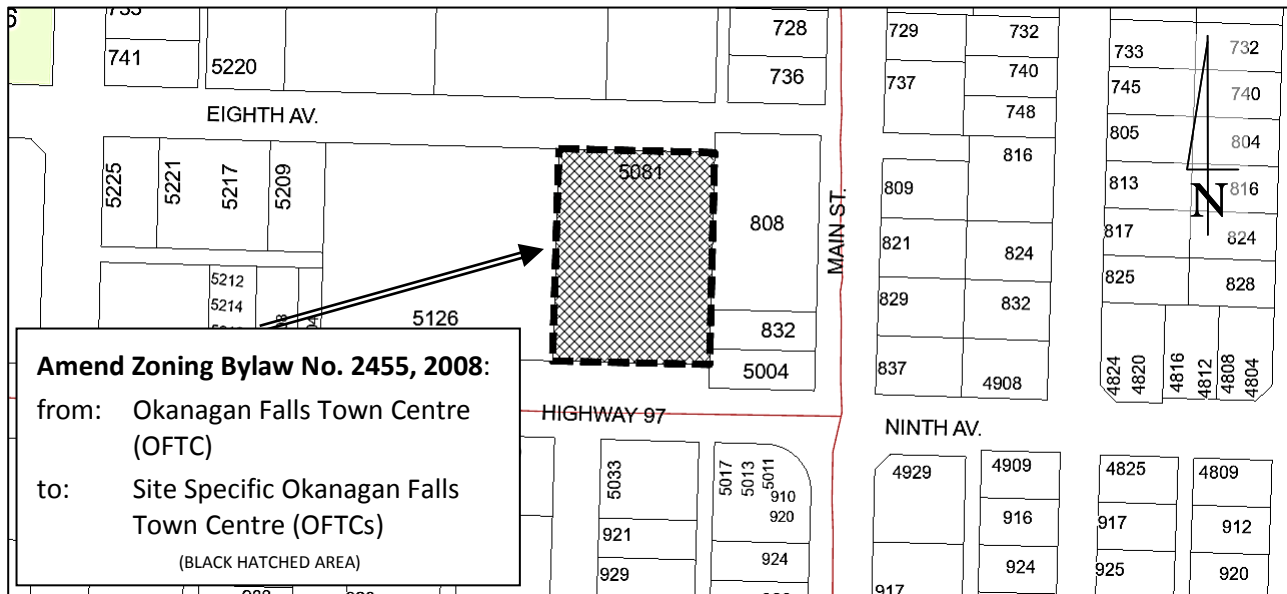
Interested individuals may also participate in the public hearing by calling **1-833-311-4101**. Additional instructions on how to participate in an electronic public hearing are available on the Regional District’s website: www.rdos.bc.ca.

Anyone who considers themselves affected by the amendment bylaws can present written information to the Regional District prior to or during the public hearing and may also speak at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing.

PURPOSE OF THE BYLAW:

The purpose of the proposed amendment is to allow for the development of an additional 30 multi-dwelling units in the form of an apartment building. More specifically **Amendment Bylaw No. 2455.43, 2020**, proposes to:

- amend Schedule ‘1’ (Zoning Text) by introducing a new Okanagan Falls Town Centre Site Specific regulation at the subject property in order to increase the maximum density from 110 to 112 dwelling units per hectare, reduce the minimum setback for a parcel line adjacent to Highway 97 from 4.5 metres to 0.0 metres, and reduce the required number of parking spaces for Residential (apartment building, townhouse) uses from 1.75 to 1.0 space per dwelling unit.
- amend Schedule ‘2’ (Official Zoning Map) of the Electoral Area “D” Zoning Bylaw No. 2455, 2008, by changing the zoning of 5081 8th Avenue, Okanagan Falls (which is legally described as Lot 1, Plan 12558, District Lot 374, SDYD), from Okanagan Falls Town Centre (OFTC) to Site Specific Okanagan Falls Town Centre (OFTCs).



FURTHER INFORMATION

For further information about the content of **Amendment Bylaw No. 2455.43, 2020**, and the land affected by it, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding holiday office closure from Friday, December 25, 2020 through Sunday, January 3, 2021) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area “D” → D2020.015-ZONE).

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) (“FIPPA”). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA.

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