

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.39, 2018

A Bylaw to amend the Electoral Area “D-2” 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-2” Okanagan Falls Town Centre Update Zoning Amendment Bylaw No. 2455.39, 2018.”

2. The Electoral Area “D” Zoning Bylaw No. 2455, 2008, is amended by:

i) adding a reference to “Town Centre Zones” at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Town Centre Zones

Okanagan Falls Town Centre Zone OFTC

ii) by replacing the reference to “Okanagan Falls Town Centre Zone C4” under Section 5.1 (Zoning Districts) with the following:

Okanagan Falls Town Centre Transition Zone C4

iii) adding a new Section 13.0 (Commercial Zones) to read as follows and renumbering all subsequent sections:

13.1 OKANAGAN FALLS TOWN CENTRE ZONE (OFTC)

13.1.1 Permitted Uses:

Principal Uses:

- a) art gallery, library, museum;
- b) brewery, cidery, distillery or winery;
- c) church;
- d) community hall;

- e) eating and drinking establishment;
- f) educational facility;
- g) indoor recreational facilities;
- h) multi-dwelling units, Subject to Section 13.1.8;
- i) offices;
- j) outdoor market;
- k) personal service establishment;
- l) retail stores, general;
- m) tourist accommodation;

Secondary Uses:

- n) bed and breakfast operation, subject to Section 7.19;
- o) home occupations, subject to Section 7.17; and
- p) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific Okanagan Falls Town Centre (OFTCs) Provisions:

- a) see Section 15.18.

13.1.3 Minimum Parcel Size for Subdivision:

- a) 1,000 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of parcel depth.

13.1.5 Maximum Density:

- a) 100 dwelling units per hectare

13.1.6 Minimum Density:

- a) 50 dwelling units per hectare

13.1.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 0.0 metres
 - ii) Rear parcel line: 0.0 metres
 - iii) Interior side parcel line: 0.0 metres
 - iv) Exterior side parcel line: 0.0 metres

- v) for a parcel line adjacent Highway 97 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 6.0 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 3.0 metres
 - v) for a parcel line adjacent Highway 97 4.5 metres

NOTE: the Ministry of Transportation and Infrastructure (MoTI) requires that any building or structure be a minimum of 4.5 metres from a parcel line to a provincial road right-of-way. Obtaining approval from MoTI to place a building or structure within 4.5 metres of a provincial road right-of-way is the responsibility of a property owner.

13.1.8 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.1.9 Maximum Parcel Coverage:

- a) 80%

13.1.10 Other Regulations:

- a) a minimum area of 10.0 m² of amenity space shall be provided per dwelling unit.
- b) where commercial and residential uses occur in the same building or structure, residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.

- iv) renaming Section 13.2 (Okanagan Falls Centre Zone (C4)) as follows:

13.2 Okanagan Falls Town Centre Transition Zone (C4)

- v) replacing Section 13.2.2 (Site Specific Okanagan Falls Centre Zone (C4s) Provisions) under Section 13.2 (Okanagan Falls Centre Zone) in its entirety with the following:

13.2.2 Site Specific Okanagan Falls Town Centre Transition Zone (C4s)

- a) see Section 17.15

- vi) replacing Section 17.15 (Site Specific Highway Commercial Zone (C4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.15 Site Specific Okanagan Falls Town Centre Transition (C4s) Provisions:

- .1 In the case of land described as Lot 1, Plan KAP3828, District Lot 374, SDYD (5129 9th Avenue), and shown shaded yellow on Figure 17.15.1:
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 14.2.1:
 - a) vehicle sales and rentals;
 - b) service industry establishment.

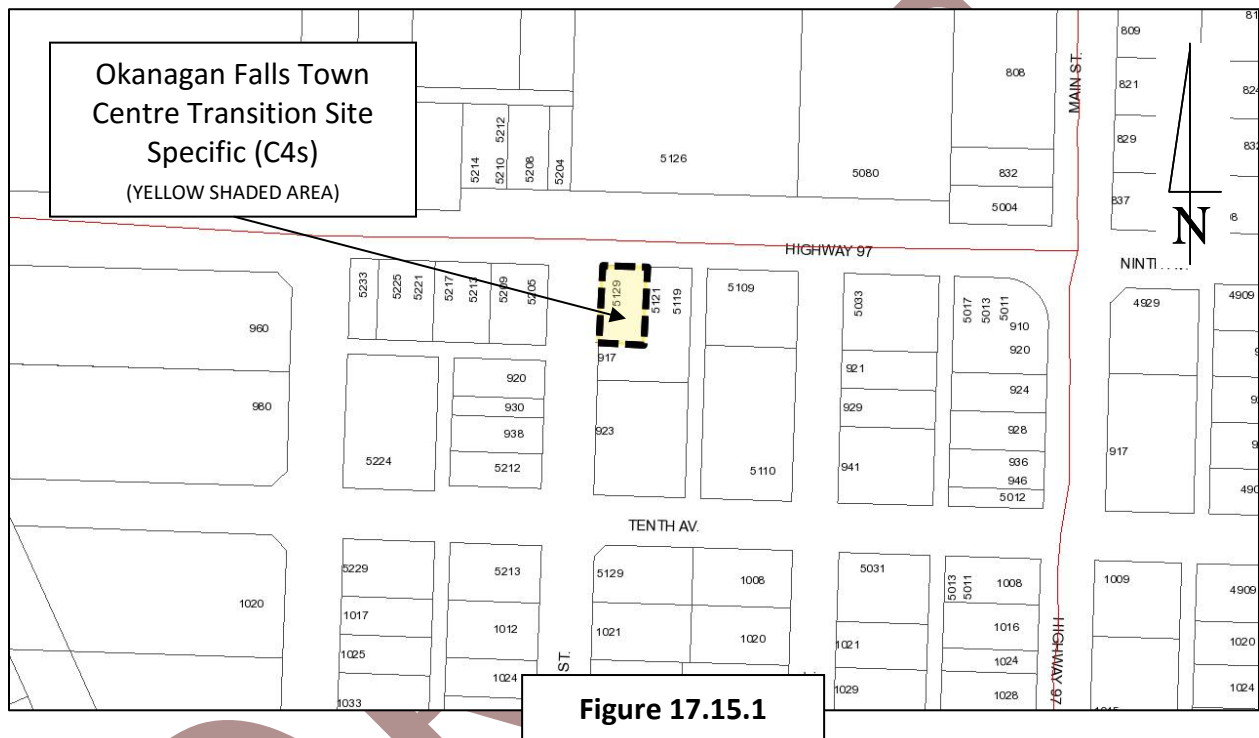


Figure 17.15.1

- vii) replacing Section 17.20.1 (Site Specific Tourist Commercial One Zone (CT1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:
 - .1 *deleted.*
 - viii) replacing Section 17.20.2 (Site Specific Tourist Commercial One Zone (CT1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:
 - .2 *deleted.*
3. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:

- i) changing the land use designation of the area shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Okanagan Falls Town Centre (C4) to Okanagan Falls Town Centre (OFTC).
- ii) changing the land use designation of the area shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Residential Multiple Family (RM1) to Okanagan Falls Town Centre (OFTC).
- iii) changing the land use designation of the area shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Okanagan Falls Town Centre (OFTC).
- iv) changing the land use designation of the area shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Residential Single Family One (RS1) to Okanagan Falls Town Centre (OFTC).
- v) changing the land use designation of the area shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Okanagan Falls Town Centre (OFTC).
- vi) changing the land use designation of the area shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Tourist Commercial One Site Specific (CT1s) to Okanagan Falls Town Centre (OFTC).
- vii) changing the land use designation of the area shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Parks and Recreation (PR).
- viii) changing the land use designation of the area shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Okanagan Falls Town Centre (C4) to General Commercial (C1).
- ix) changing the land use designation of all parcels zoned Okanagan Falls Town Centre (C4) to Okanagan Falls Town Centre Transition (C4).
- x) changing the land use designation of all parcels zoned Okanagan Falls Town Centre Site Specific (C4s) to Okanagan Falls Town Centre Transition Site Specific (C4s).

READ A FIRST AND SECOND TIME this ____ day of _____, 2018.

PUBLIC HEARING HELD this ____ day of _____, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

I hereby certify the foregoing to be a true and correct copy of the “Electoral Area “D-2” Okanagan Falls Town Centre Update Zoning Amendment Bylaw No. 2455.39, 2018” as read a Third time by the Regional Board on this ____ day of ____, 2018.

Dated at Penticton, BC this __ day of ____, 2018.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2018.

ADOPTED this ____ day of _____, 2018.

Board Chair

Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

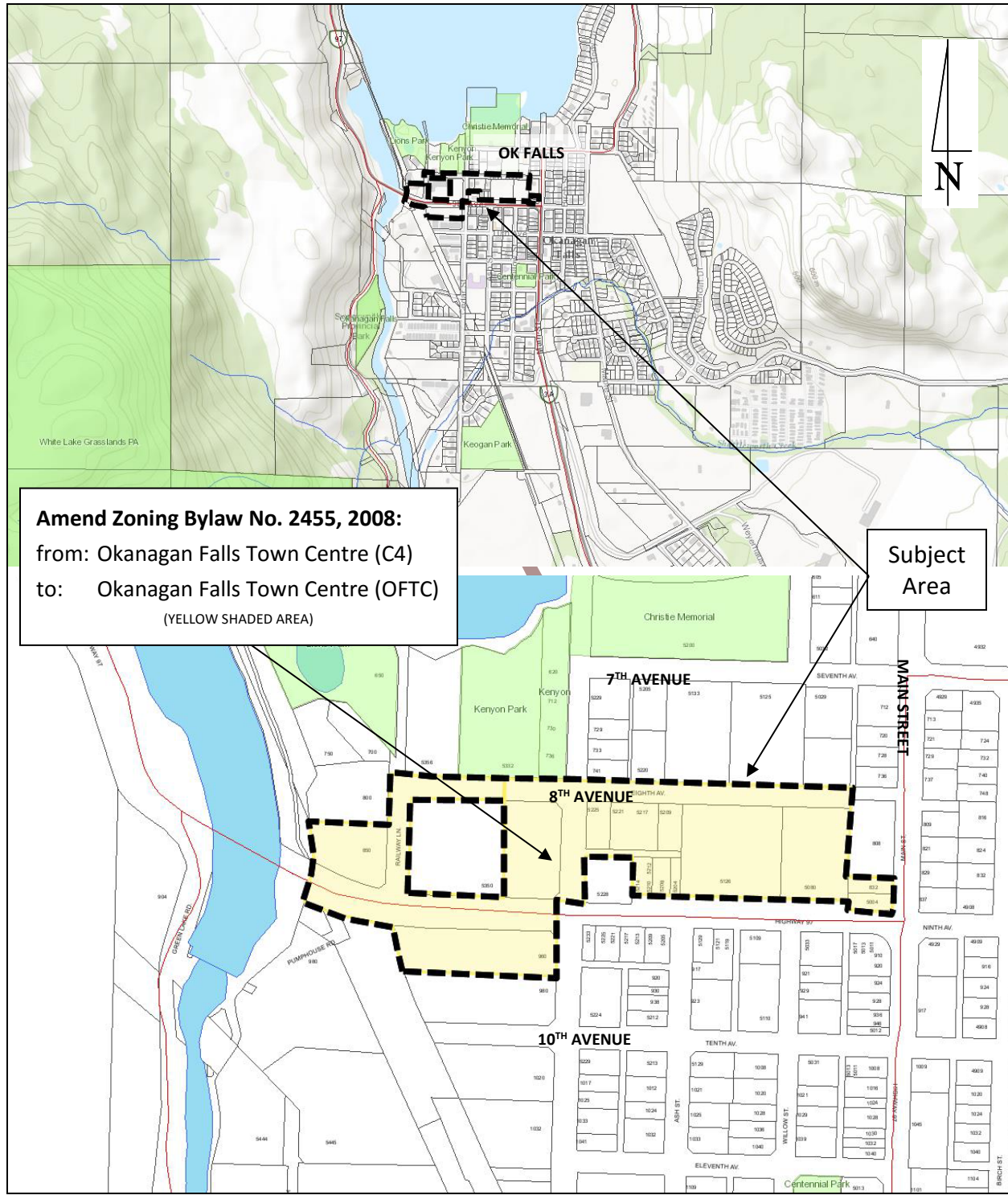
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.39, 2018

Project No: D2018.100-ZONE

Schedule 'A'



Amendment Bylaw No. 2455.39, 2018
(D2018.100-ZONE)

DRAFT VERSION – 2018-10-09

Page 7 of 14

Regional District of Okanagan-Similkameen

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

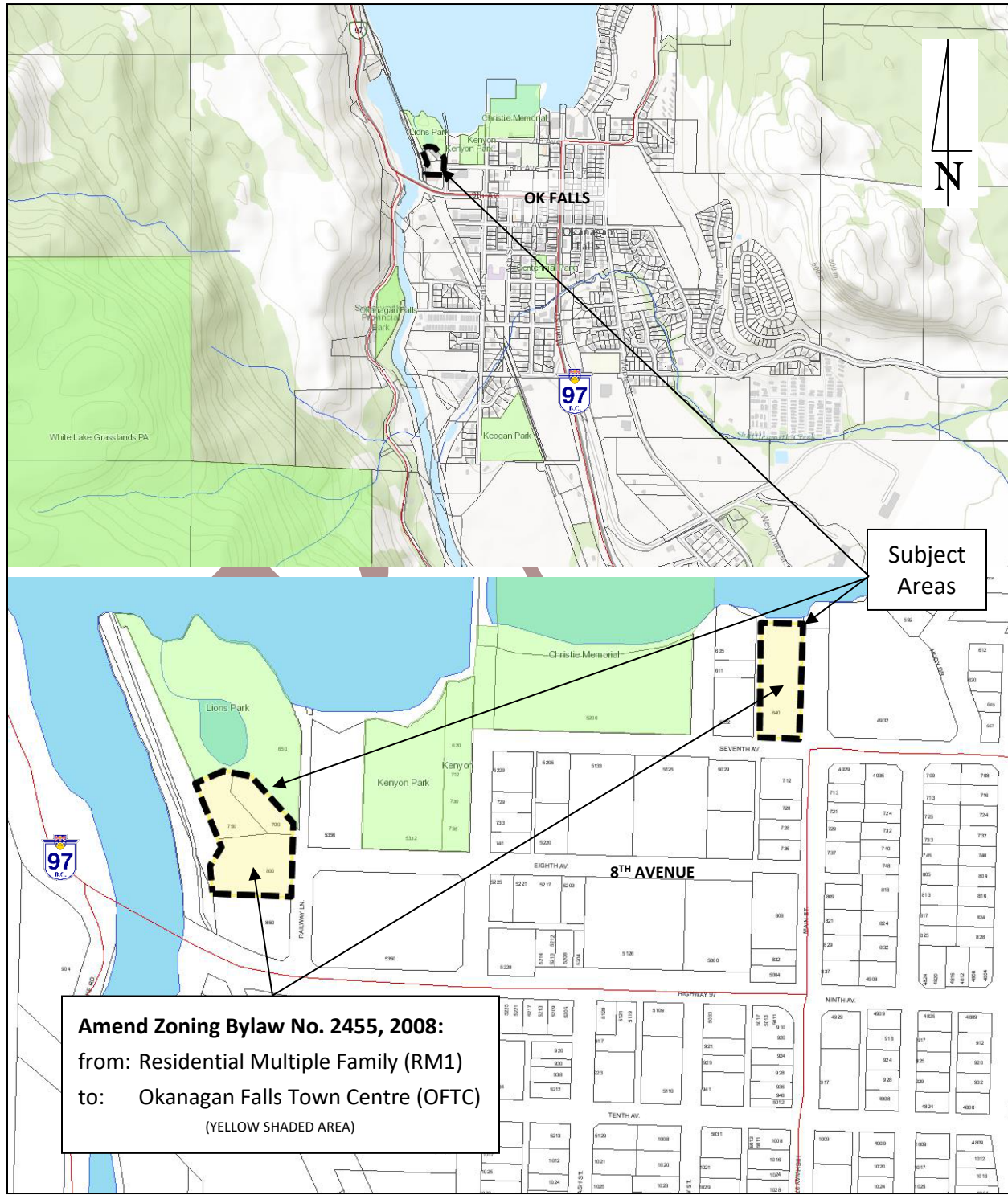
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.39, 2018

Project No: D2018.100-ZONE

Schedule 'B'



Amendment Bylaw No. 2455.39, 2018

(D2018.100-ZONE)

DRAFT VERSION – 2018-10-09

Page 8 of 14

Regional District of Okanagan-Similkameen

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

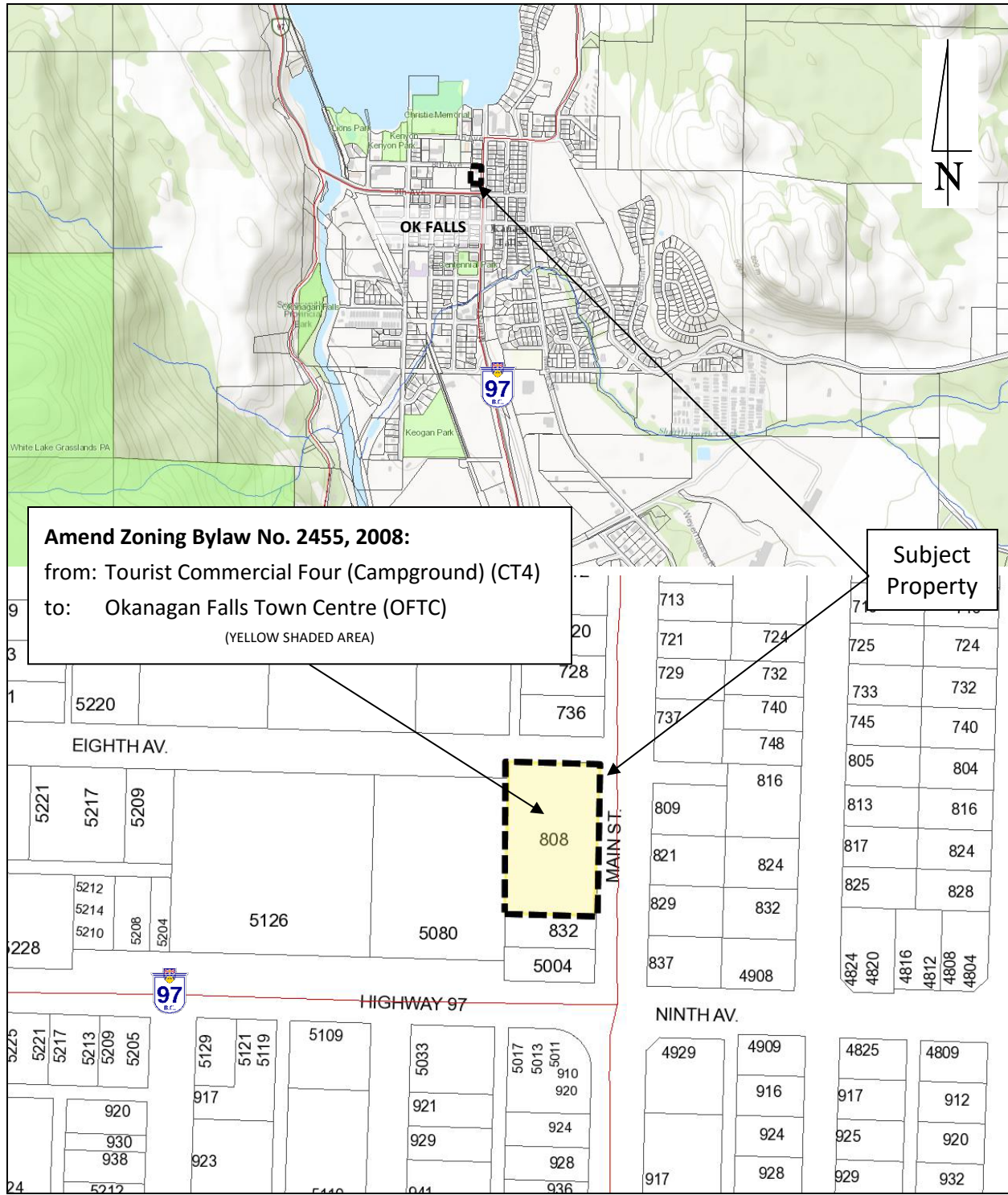
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.39, 2018

Project No: D2018.100-ZONE

Schedule 'C'



Amendment Bylaw No. 2455.39, 2018
(D2018.100-ZONE)

DRAFT VERSION – 2018-10-09

Page 9 of 14

Regional District of Okanagan-Similkameen

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

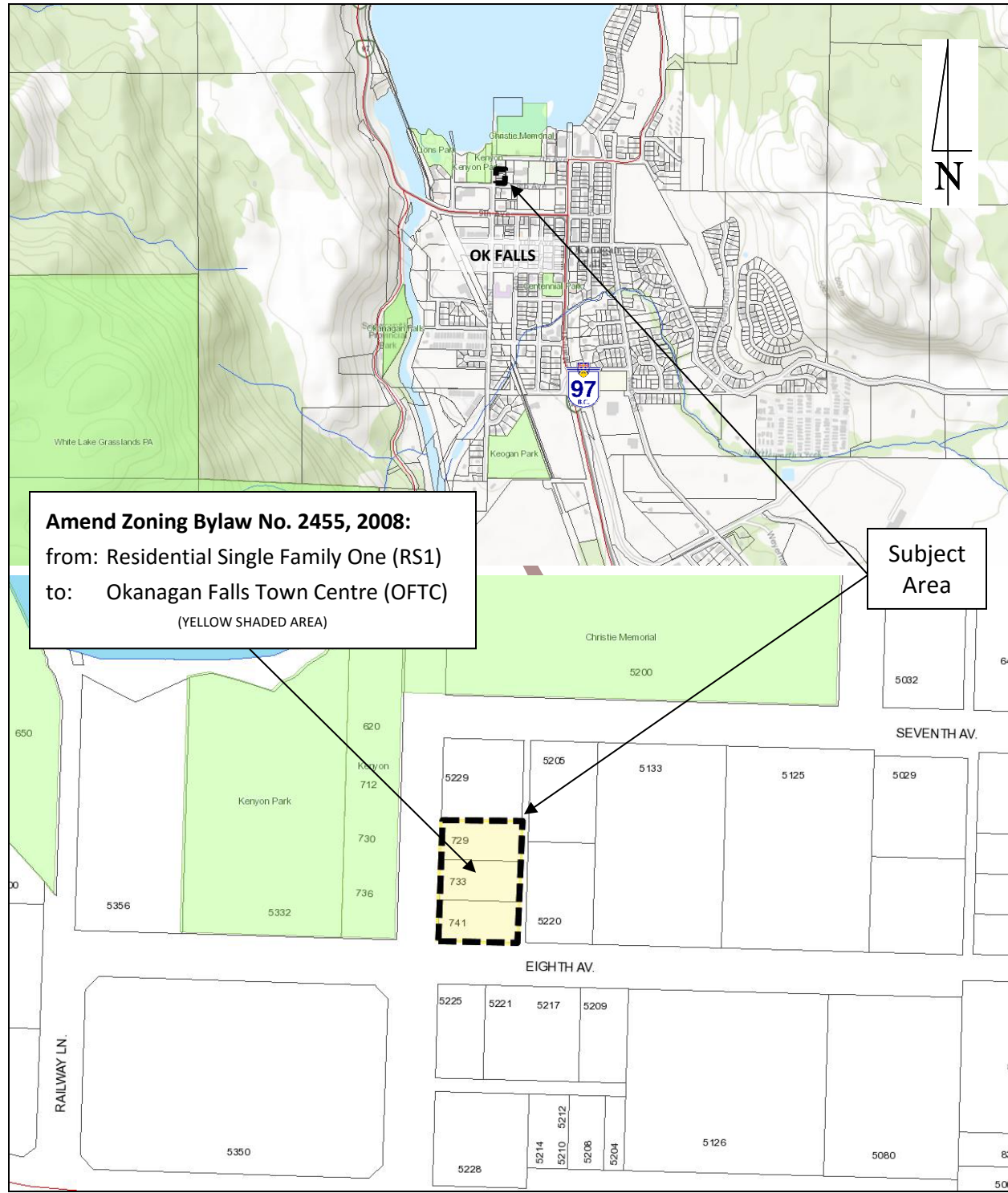
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.39, 2018

Project No: D2018.100-ZONE

Schedule 'D'



Amendment Bylaw No. 2455.39, 2018
(D2018.100-ZONE)

DRAFT VERSION – 2018-10-09

Page 10 of 14

Regional District of Okanagan-Similkameen

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

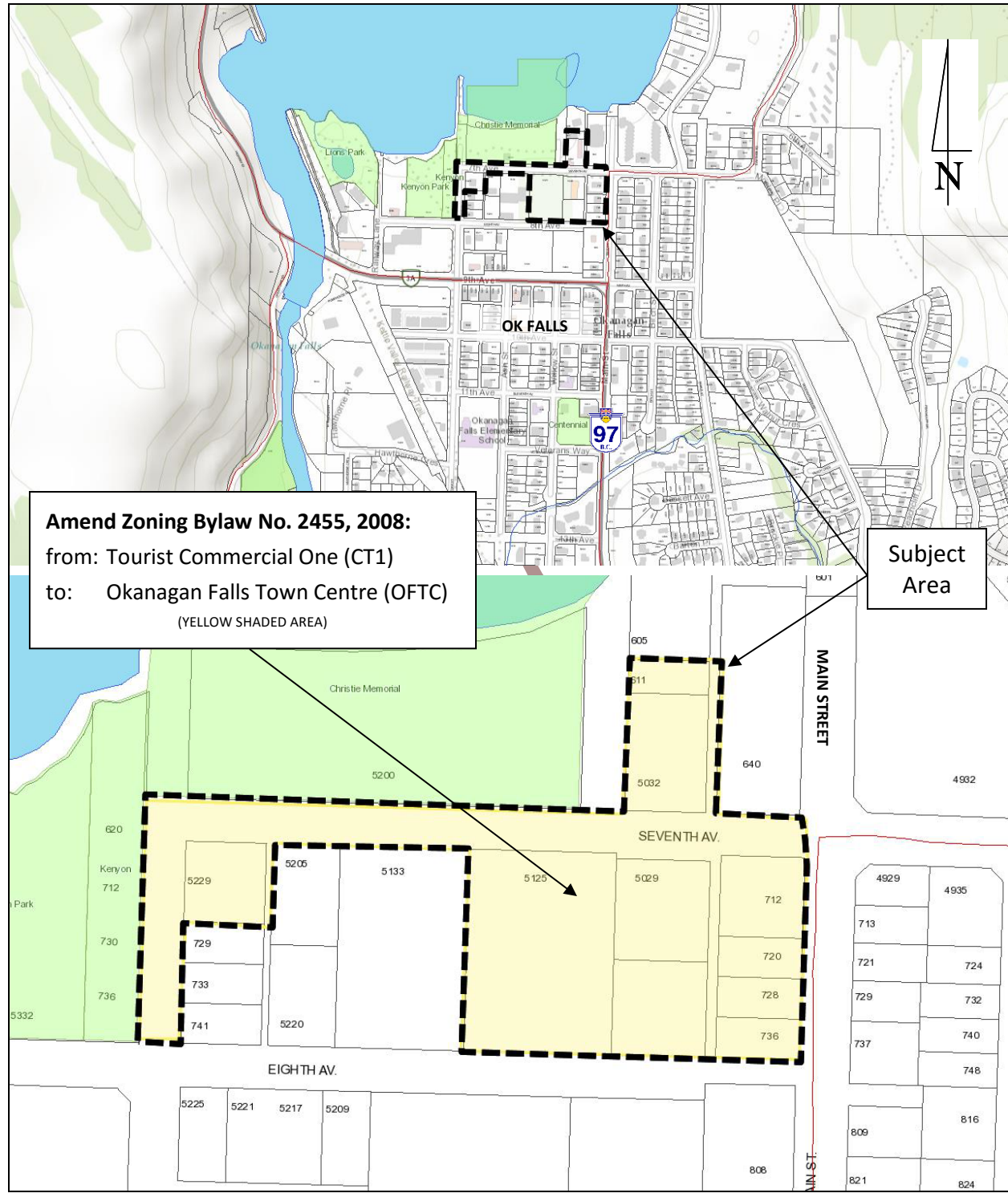
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.39, 2018

Project No: D2018.100-ZONE

Schedule 'E'



Amendment Bylaw No. 2455.39, 2018
(D2018.100-ZONE)

DRAFT VERSION – 2018-10-09

Page 11 of 14

Regional District of Okanagan-Similkameen

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

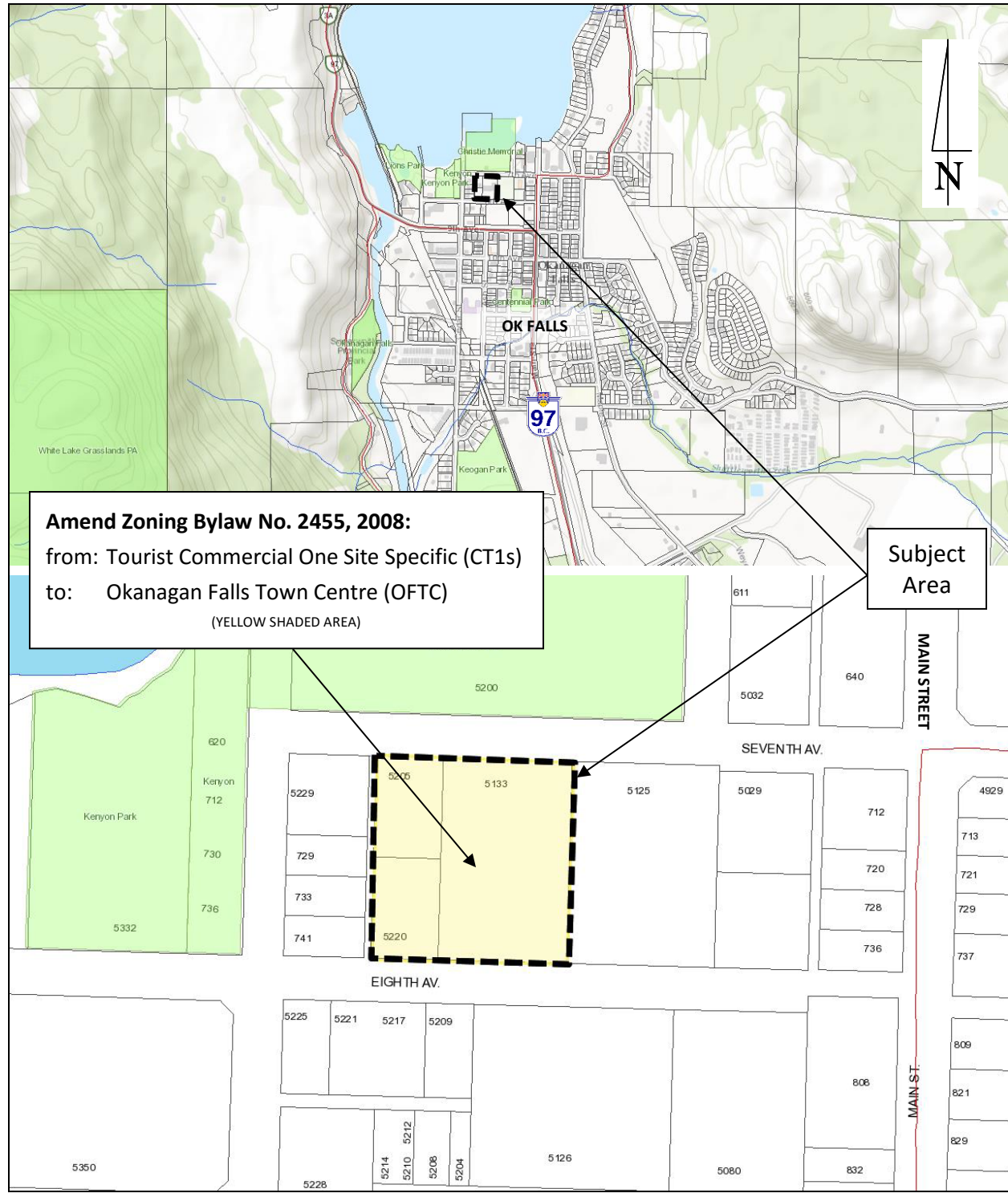
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.39, 2018

Project No: D2018.100-ZONE

Schedule 'F'



Amendment Bylaw No. 2455.39, 2018
(D2018.100-ZONE)

DRAFT VERSION – 2018-10-09

Page 12 of 14

Regional District of Okanagan-Similkameen

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

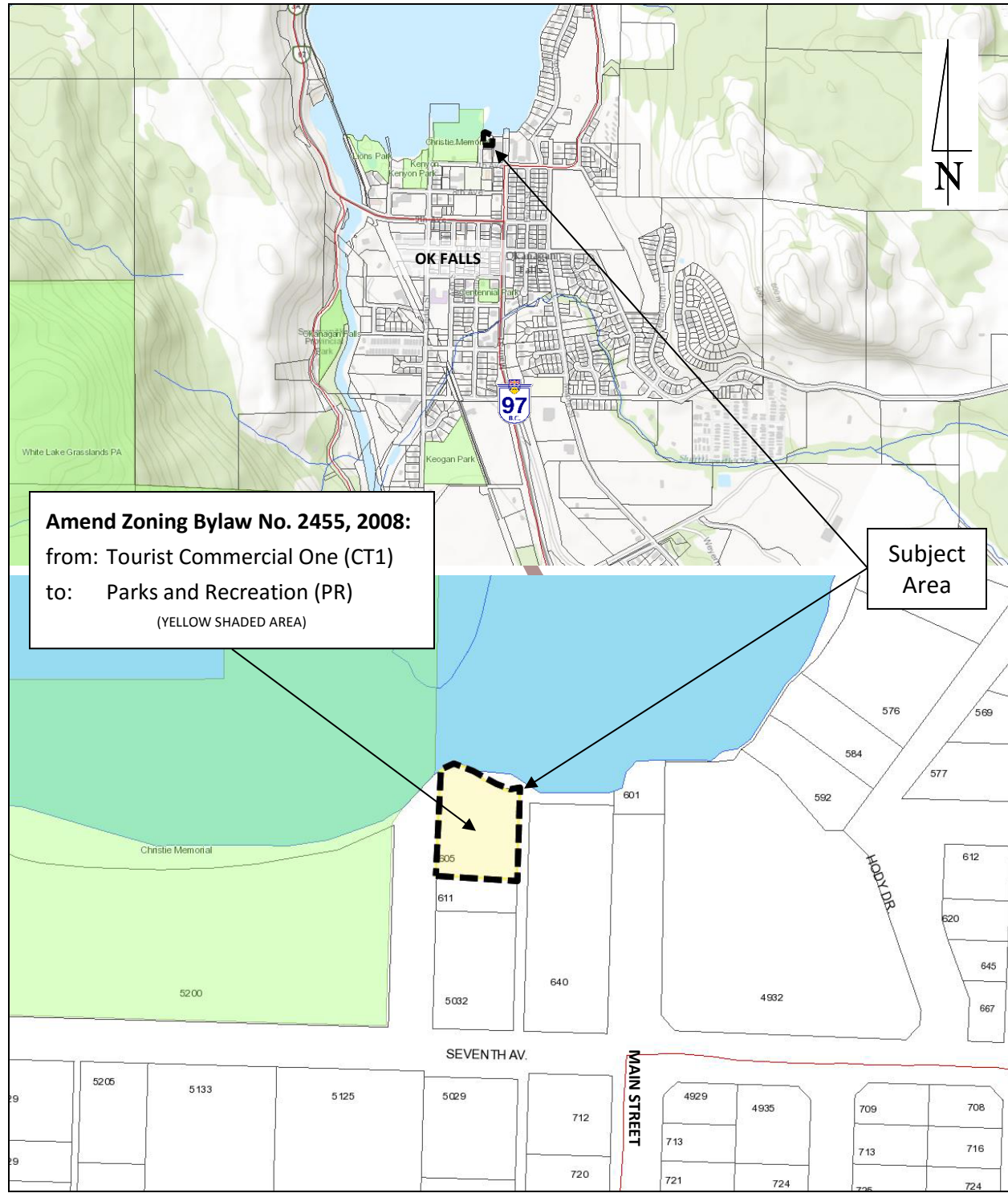
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.39, 2018

Project No: D2018.100-ZONE

Schedule 'G'



Amendment Bylaw No. 2455.39, 2018
(D2018.100-ZONE)

DRAFT VERSION – 2018-10-09

Page 13 of 14

Regional District of Okanagan-Similkameen

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

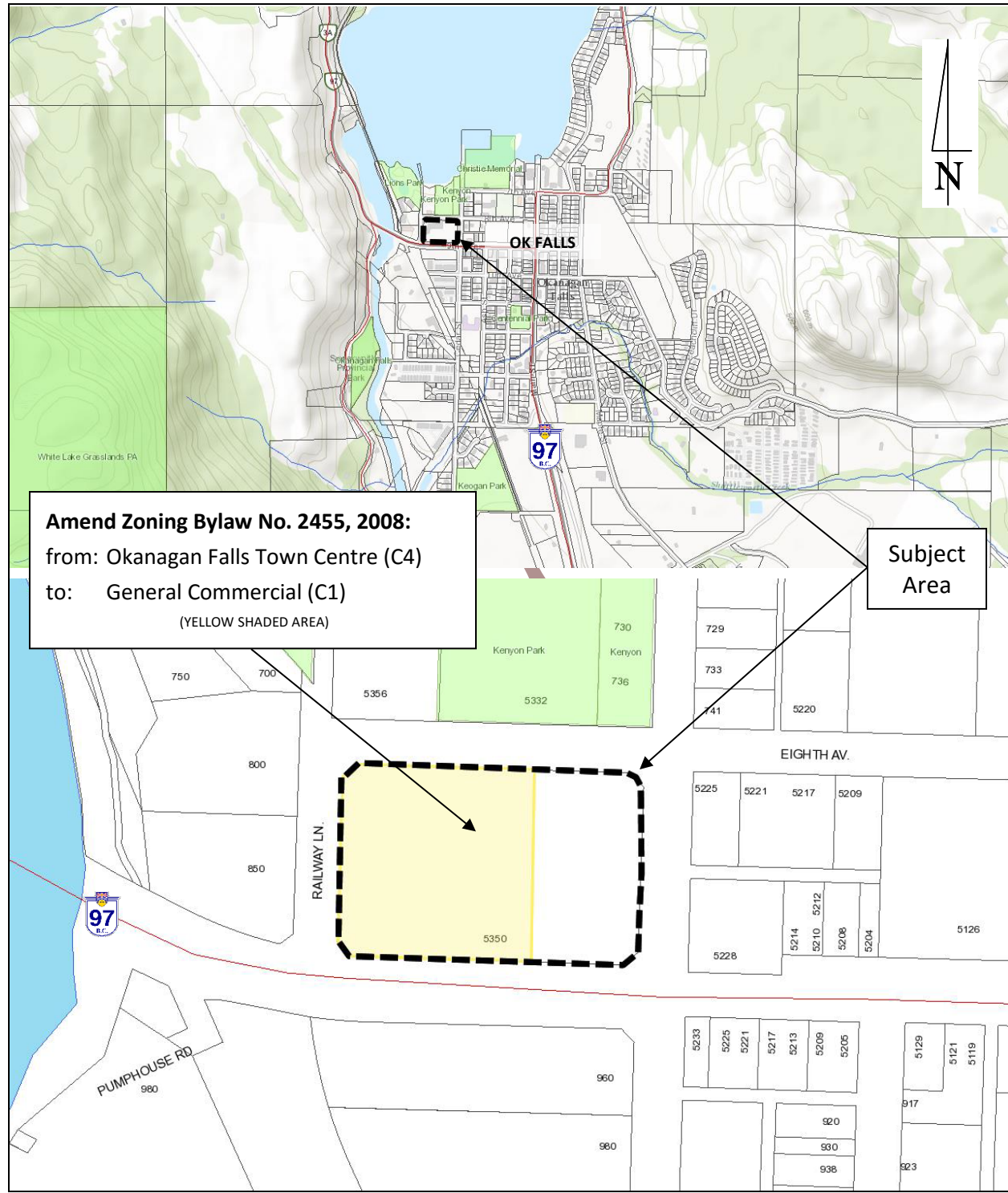
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.39, 2018

Project No: D2018.100-ZONE

Schedule 'H'



Amendment Bylaw No. 2455.39, 2018

(D2018.100-ZONE)

DRAFT VERSION – 2018-10-09

Page 14 of 14