

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2455.43, 2020**

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

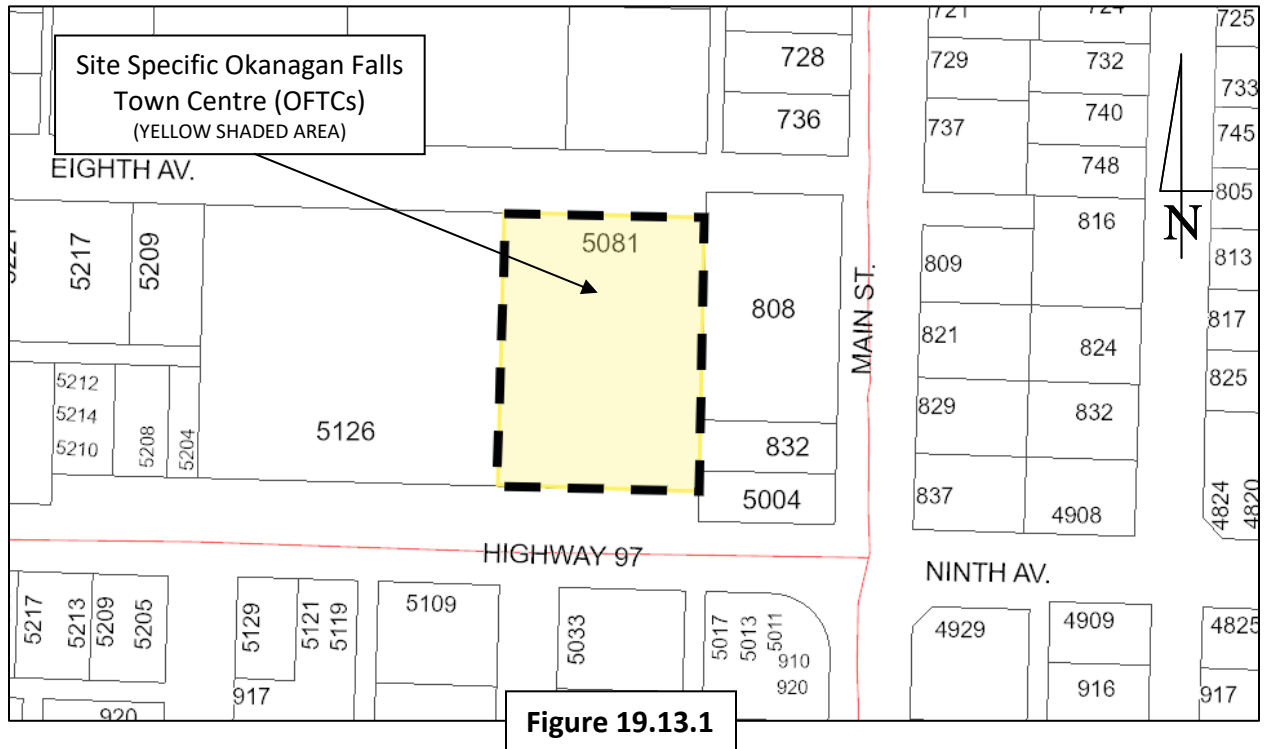
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The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

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 13.1.2(a) under Section 13.1 (Okanagan Falls Town Centre Zone) in its entirety with the following:
    - a) see Section 19.13
  - ii) 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 (OFTCs) 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 3rd day of December, 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 "D" 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

# Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2455.43, 2020

File No. D2020.015-ZONE

## Schedule 'A'

