

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.49, 2021

A Bylaw to amend the Electoral Area “D” 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” Zoning Amendment Bylaw No. 2455.49, 2021.”
2. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:
 - i) adding a reference to “Alba Road Comprehensive Development Zone CD12” under the “Comprehensive Development Zones” sub-section of Section 5.1 (Zoning Districts) at Section 5.0 (Creation of Zones).
 - ii) adding a new Section 18.6 (Alba Road Comprehensive Development (CD12) Zone) under Section 18.0 (Comprehensive Development) to read as follows::

18.6 ALBA ROAD COMPREHENSIVE DEVELOPMENT (CD12) ZONE

18.6.1 Purpose

The purpose of the Alba Road Comprehensive Development Zone is to create site-specific land use regulations for the parcels located at 1830 Alba Road (Lot 1, Plan KAP87398, District Lot 10, SDYD), in order to permit a transitional use of the land until such time that water service can be provided.

18.6.2 Location

The parcel is situated on the west side of Highway 97, accessed by Alba Road, approximately 1.6 km south of Okanagan Falls.



Figure 18.6.2

18.6.3 Background:

The legal boundaries of the property in 2021 are the result of a plan of survey deposited with the Land Titles Office in Kamloops on August 28, 2008.

While the property is within the boundaries of the Okanagan Falls Primary Growth Area under the South Okanagan Regional Growth Strategy Bylaw and Electoral Area “D” Official Community Plan (OCP) Bylaw, and is within the Okanagan Falls Sanitary Sewer System Service Area, it is not within the Okanagan Falls Irrigation District (OFID) water service area.

In 2021, the OFID advised that it would not be able to provide water service to the subject property without significant upgrades to its system infrastructure.

18.6.4 Permitted Uses:

Principal Uses:

- a) outdoor storage;
- b) self-storage, subject to Section 18.6.11(a);

Accessory Uses:

- c) accessory buildings and structures, subject to Section 7.13 and 18.6.11(a).

- d) accessory dwelling, subject to Section 7.11 and 18.6.11(b)

18.6.5 Minimum Parcel Size for Subdivision:

- a) 4.0 ha

18.6.6 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of parcel depth

18.6.7 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

18.6.8 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres

18.6.9 Maximum Building Height:

- a) No building or structure shall exceed a height of 10.0 metres.

18.6.10 Maximum Parcel Coverage:

- a) 50%

18.6.11 Conditions of Use:

- a) Any building or structure in this CD12 Zone must be temporary, and for this purpose “temporary” means easily moveable from one location to another, and specifically excludes a building or structure placed on or

supported by a concrete foundation, but does not exclude a building or structure placed on concrete blocks or piles which themselves are easily moveable rather than sunk into or permanently affixed to the ground.

b) Despite section 7.11.2 and 18.6.11(a), the maximum floor area of an accessory dwelling shall not exceed 140.0 m².

3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described Lot 1, Plan KAP87398, District Lot 10, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Low Density Residential Duplex Site Specific (RD1s) to Alba Road Comprehensive Development Zone (CD12).

READ A FIRST AND SECOND TIME this ____ day of _____, 2022.

PUBLIC HEARING held on this ____ day of _____, 2022.

READ A THIRD TIME this ____ day of _____, 2022.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.49, 2021" as read a Third time by the Regional Board on this ____ day of _____, 2021.

Dated at Penticton, BC this ____ day of _____, 2022.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2022.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2022.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

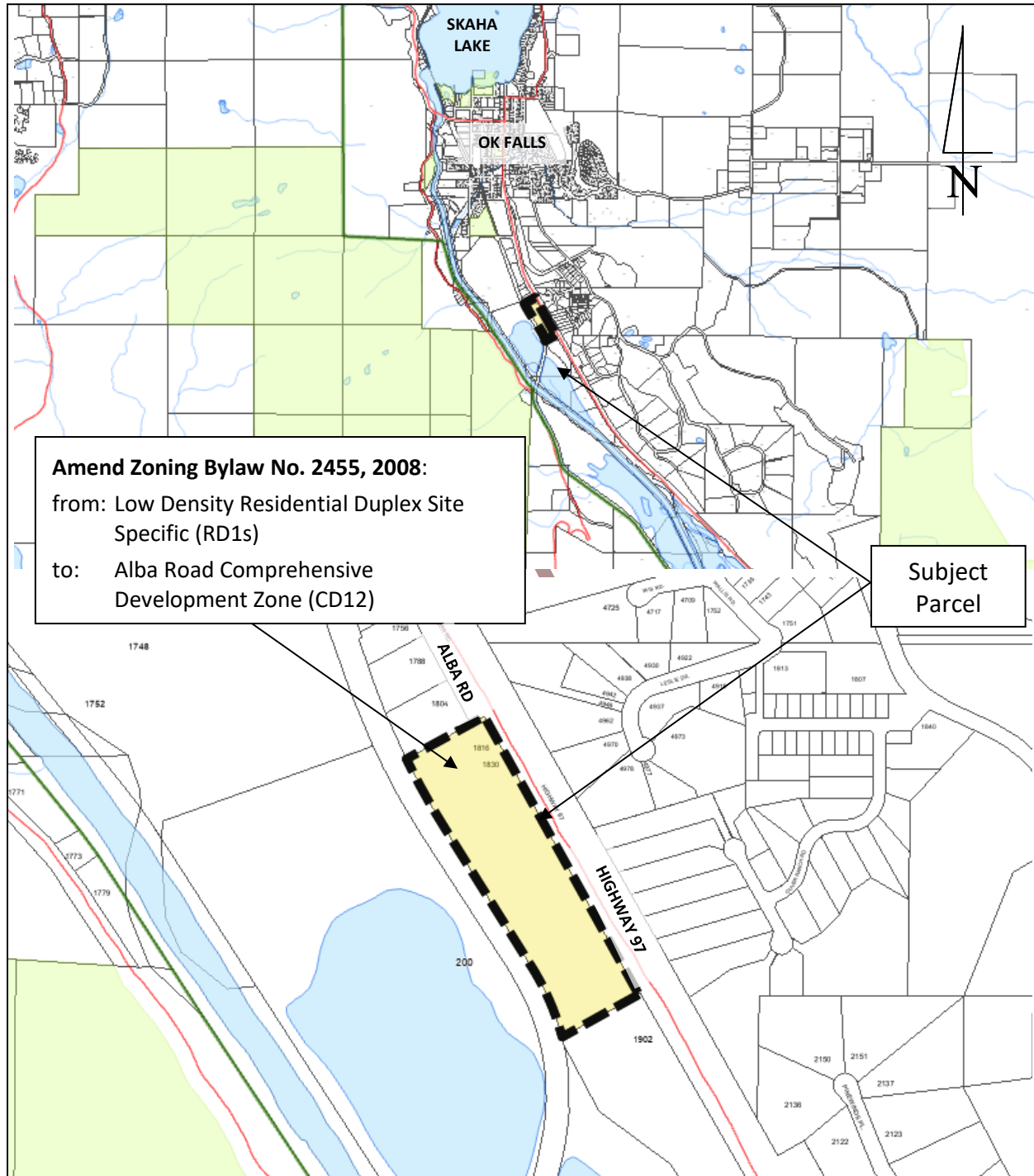
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Amendment Bylaw No. 2455.49, 2021

File No. D2021.019-ZONE

Schedule 'A'



Amendment Bylaw No. 2455.49, 2021
(D2021.019-ZONE)

DRAFT VERSION — 2021-12-06

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