

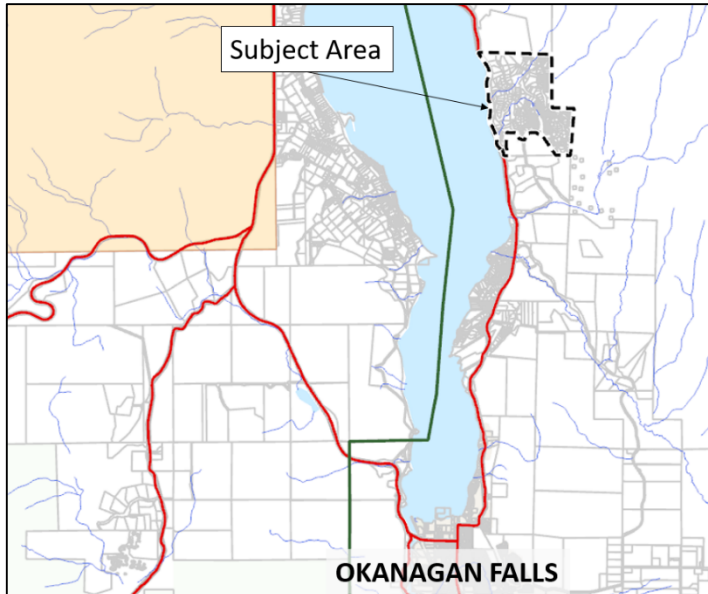
## PUBLIC HEARING

### Heritage Hills, Lakeshore Highlands, & Vintage Views, Electoral Area “D” Zoning & OCP Amendment Bylaws

OCP and zoning amendments are being sought with respect to a request approved by the Province to extend the deadline to comply with Provincial Small-Scale, Multi-Unit Housing (SSMUH) requirements, particularly with respect to the lands within Heritage Hills, Lakeshore Highlands & Vintage Views.

**Amendment Bylaw No. 2603.27**, proposes to add new policies to the Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, which speak to restricting residential densities on lands within the Lakeshore Waterworks System and Vintage Views Wastewater System due to existing limitations and required upgrades associated with both systems, and reviewing those densities following system upgrades.

**Amendment Bylaw No. 2800.43**, proposes to amend Schedule ‘2’ (Zoning Map) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, by changing the zoning designation of ~12.45 ha of land from Low Density Residential Two (RS2) to a new Low Density Residential Vintage Views (RS6) Zone and ~104.72 ha of land from Small Holdings One (SH1), Small Holdings One Site Specific (SH1s), and Small Holdings Three (SH3) to a new Small Holdings Heritage Hills & Lakeshore Highlands (SH7) Zone.



This public hearing will be conducted in a hybrid fashion by video conference using Webex and in-person. If you would like to attend, please refer to the following meeting information:

**Date:** Thursday, June 5, 2025  
**Time:** 9:00 am  
**Location:** 101 Martin St, Penticton, BC

**Computer:** <https://rdos.webex.com>  
**Phone:** 1-833-311-4101  
**Meeting #:** 2771 123 3908  
**Password:** RD@S (7317 by phone)

Copies of the bylaws, along with other basic information, may be inspected at: [www.rdos.bc.ca](http://www.rdos.bc.ca) (Property & Development → Planning, Zoning & Subdivision → Strategic Projects → Other Projects → Small-Scale Multi-Unit Housing (SSMUH) Implementation – Heritage Hills, Lakeshore Highlands & Vintage Views Zoning Update.

These bylaws may also be inspected at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m. up until the close of the public hearing on Thursday, June 5, 2025 at 9:00 am.

Anyone who considers themselves affected by Amendment Bylaw Nos. 2603.27 and 2800.43, 2025, can present written information to the Regional District prior to or at 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.