



# File Note

## Development Services Department

**DATE:** August 4, 2016

**FILE NO.:** D2016.002-ZONE

**FROM:** C. Garrish, Planning Supervisor

**RE:** Amendment Bylaw No. 2455.24, 2016

At its meeting of July 21, 2016, the Regional District Board approved first and second reading of Amendment Bylaw No. 2455.24, 2016. This Amendment Bylaw seeks to update the Commercial Zones which exist within the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008.

Following first and second reading, a minor typographical error with the proposed Okanagan Falls Town Centre (C4) Zone identified. Specifically, the proposed Section 13.2.1(f) makes reference to "multi-dwelling units, subject to Section 13.2.9", however, the proposed C4 Zone does not include a Section 13.2.9 (or a Section 13.2.8).

Reference to the current version of the C4 Zone in Bylaw No. 2455 indicates that Section 13.2.9 (Provisions for Multi-Dwelling Units) is a requirement that multi-dwelling units "must be located above the first floor or in the rear of the same building containing the area intended for a commercial use."

To address, this staff will be recommending that the Board consider amending Bylaw No. 2455.16, 2016, at third reading in order to:

- amend Section 13.2.1(f) in order to update the reference to Section 13.2.8 (i.e. "multi-dwelling units, subject to Section 13.2.8"); and
- to introduce a new sub-section 13.2.8 to read as follows:

**13.2.8 Multi-Dwelling Unit Regulations:**

- a) multi-dwelling units shall be located above the first floor or at the rear of a building containing a principal commercial use.

Sincerely,

Christopher Garrish MCIP, RPP  
Planning Supervisor