

THE CORPORATION OF THE DISTRICT OF PEACHLAND

BYLAW NUMBER 2088, 2014

**A Bylaw to Amend Official Community Plan Bylaw
Number 1600, 2000**

WHEREAS the Council of the Corporation of the District of Peachland has adopted Official Community Plan Bylaw Number 1600

AND WHEREAS it is deemed necessary to amend Official Community Plan Bylaw Number 1600

NOW THEREFORE, the Council of the Corporation of the District of Peachland, in open meeting assembled, enacts that the District of Peachland Official Community Plan Bylaw Number 1600 be amended as follows:

1. THAT Schedule "A" - Section 16.0 Development Permit Areas be amended by:
 - (a) Adding Figure 9 – New Monaco Development Permit Area Map as per Map "A" attached to and forming part of this Bylaw;
 - (b) Adding Section 16.15 New Monaco Neighbourhood Development Permit Area as per Schedule "B" attached to and forming part of this Bylaw;
2. This Bylaw may be cited as "Official Community Plan Bylaw No. 1600 Amendment Bylaw Number 2088, 2014"
3. This Bylaw shall take effect upon its adoption by the Council of the Corporation of the District of Peachland.

READ A FIRST TIME, 22nd day of April, 2014.

READ A SECOND TIME, 22nd day of April, 2014.

PUBLIC HEARING HELD, this day of , 2014.

READ A THIRD TIME, this day of , 2014.

FINALLY RECONSIDERED AND ADOPTED, this day of , 2014.

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Mayor
Dated at Peachland, B.C.
This th day of , 2014.

Corporate Officer

MAP "A"

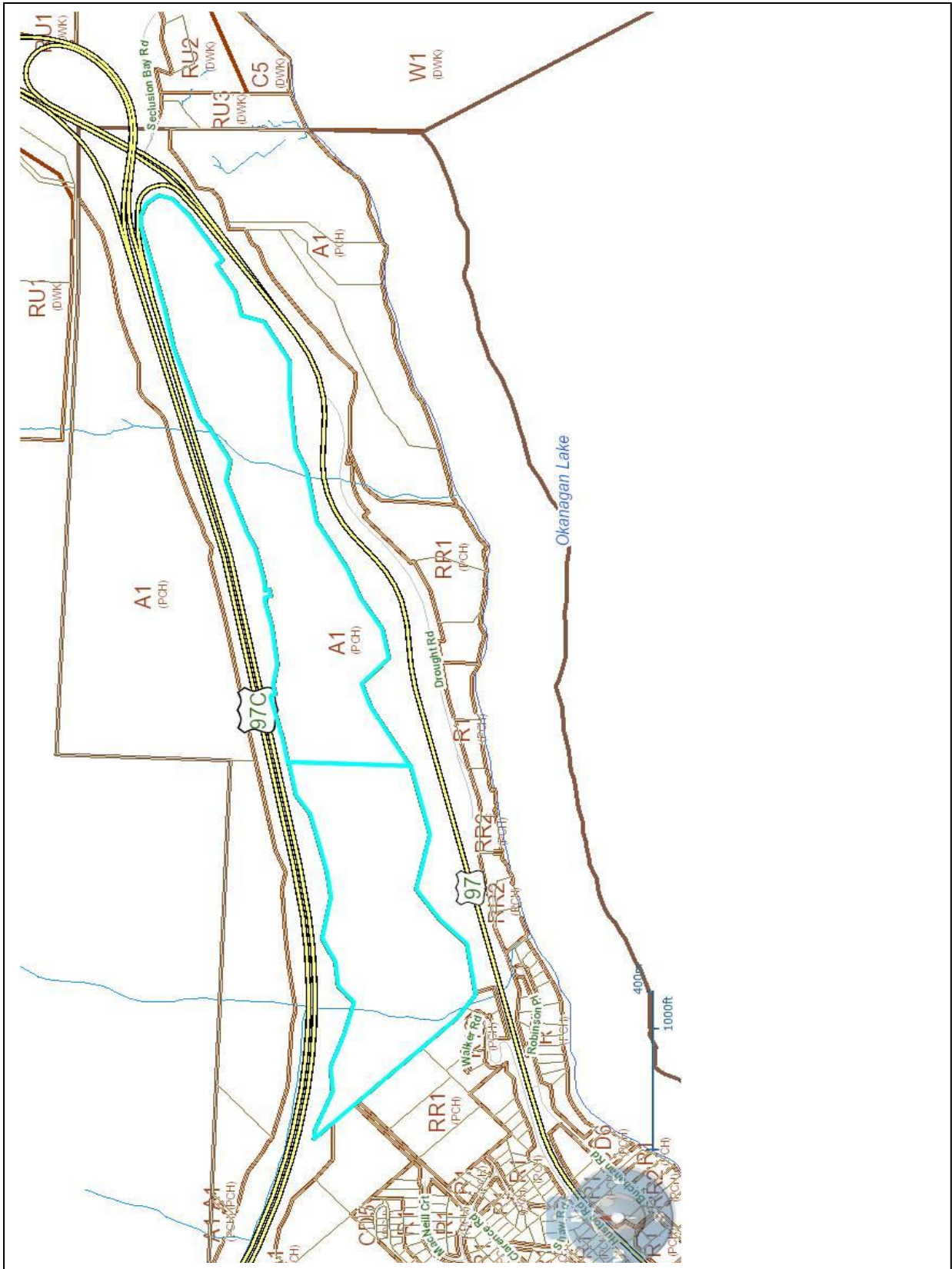


Figure 9 – New Monaco Development Permit Area Map

Schedule “B”

16.15 New Monaco Neighbourhood Development Area

Category

The New Monaco Neighbourhood is subject to Development Permit areas created specifically to address:

- (a) protection of the natural environment, its ecosystems and biological diversity; and
- (b) protection of development from hazardous conditions (Hillside and Wildfire Hazards).

created in other sections of this Official Community Plan.

The New Monaco Neighbourhood Development Permit Area is designated under Section 919(1):

- (e) establishment of objectives for the form and character of intensive residential development;
- (f) establishment of objectives for the form and character of commercial, industrial and multi-family residential development;
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation; and
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

Area

The New Monaco Neighbourhood area is designated as the New Monaco Neighbourhood Area Development Permit Area on the Development Permit Area Map, Figure 9 (Schedule 6).

Justification

The New Monaco Neighbourhood is a high density, mixed use neighbourhood that will play a central role in the future economy of Peachland. A wide range of land uses are permitted to support a diverse future economy.

In order to maintain a character appropriate to the New Monaco neighbourhood vision as approved by Council, all development in the neighbourhood needs to conform to each of form of development guidelines, land use conflict avoidance guidelines and sustainability guidelines to promote the creation of a liveable, complete neighbourhood, featuring low impact transportation systems, green/healthy buildings, diverse and resilient landscaping, innovative infrastructure and urban food systems that is sensitive to the unique ecosystem and topography in which it is being developed.

The District of Peachland shall consider specific development permit guidelines for the New Monaco Neighbourhood in a subsequent amendment package prior to consideration of any development permits for property within in this Development Permit Area.