



PLANNING & DEVELOPMENT SERVICES
PO Box 3010, 8711 MAIN ST. Osoyoos BC V0H 1V0
TEL: 495-6191 FAX: 495-2400

SCHEDULE "A2"
LAND USE PROCEDURES BYLAW 1235, 2007

ZONING AMENDMENT APPLICATION



RECEIVED

MAY 21 2024

Date: _____
Cheque No.: _____
Amount: _____
Received By: _____

CIVIC ADDRESS: 4601 97th Street Osoyoos B.C. V0H 1V1

LEGAL DESCRIPTION: LOT A BLOCK _____ PLAN KAP30111 DISTRICT LOT 2450S, SIMILKAMEEN

| | | | |
|--|---|---|---|
| EXISTING ZONING: RU 7 High Density Residential | PROPOSED ZONING: High Density Residential Site Specific (R7s) | OCP DESIGNATION: RU 7 High Density Residential | OCP AMENDMENT: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| EXISTING USE: Bare Land - DP for 50 Townhomes/ Permits 12 Townhomes | PROPOSED USE: A secondary dwelling unit (i.e., a secondary suite) in each of the townhome unit | | PROPOSED OCP DESIGNATION: (if applicable) |

APPLICATION MUST INCLUDE:

- ☒ CURRENT STATE OF TITLE CERTIFICATE OR A CURRENT TITLE SEARCH
- ☒ SITE PLANS - MUST INCLUDE: LEGAL DESCRIPTION, SCALE, EASEMENTS AND RIGHT OF WAYS, SETBACKS, EXISTING AND PROPOSED BUILDINGS, LOT AREA, NUMBERED PARKING STALLS, ROADS, VEHICLE AND PEDESTRIAN ACCESS
- ☐ PRELIMINARY ELEVATIONS AND FLOOR PLANS
- ☐ ANY ADDITIONAL TECHNICAL INFORMATION OR REPORTS THE TOWN MAY REQUIRE
- ☒ NON-REFUNDABLE APPLICATION FEES IN ACCORDANCE WITH SCHEDULE "B"

| | | | | | |
|--|-------------------------|----------------------------|---------------------------------|-------------------------|----------------------------|
| REGISTERED OWNER'S NAME: [REDACTED] | | | APPLICANT'S NAME: Sam Dhurai | | |
| ADDRESS: [REDACTED] | | | ADDRESS: [REDACTED] | | |
| CITY: [REDACTED] | PROVINCE: [REDACTED] | POSTAL CODE: [REDACTED] | CITY: [REDACTED] | PROVINCE: [REDACTED] | POSTAL CODE: [REDACTED] |
| TEL: [REDACTED] | | | TEL: [REDACTED] | | |
| FAX: | | | FAX: | | |
| EMAIL: [REDACTED] | | | EMAIL: [REDACTED] | | |

An application must be made either by the property owner or by an agent with the owner's written authorization.

[REDACTED]

SIGNATURE OF REGISTERED OWNER

2024 05 14

DATE

[REDACTED]

SIGNATURE OF APPLICANT

2024 05 14

DATE

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☐ Text Amendment (if applicable)

Describe the Proposed Text Amendment:

A secondary dwelling unit (i.e., a secondary suite) permissible in each of
townhome unit.

1. Services currently existing or readily available to the property (check applicable boxes):

| SERVICES | CURRENTLY EXISTING | | READILY AVAILABLE* | |
|-----------------|------------------------------|--|---|-----------------------------|
| Road Access | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Water Supply | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Sewage Disposal | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Hydro | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Telephone | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

NOTE* Readily Available means existing service can be easily extended to the subject property.

2. Proposed water supply method As per civil plans approved on November 20th, 2023.

3. Proposed sewage disposal method As per current lift station

4. Approximate commencement date of proposed project 2024 06 03

5. Reasons and comments in support of the application (use separate sheet if necessary):

The allowance of legal suites have the following benefits:

-desperately addresses the housing shortage by allowing affordable legal suites, especially for those in the service and tourism industry which is a large component of Osoyoos's economy and source of tax revenue. There is a direct coorelation between housing and the ability of employers to be able to secure employees to participate in its economy.
-makes purchasing and qualification for homes more likely as revenue from the suite is considered as income allowing more middle income families and first time home buyers to qualify.

-all requirements within the zoning of RU7 High Density are met. The dated policy definition from 1998 however indicates that only that only Single

Family Dwelling and Two Family Dwelling qualify.

-Presently each townhome comes with 4 parking spots with a generous driveway allowing for one of these to be dedicated and demarked as suite parking.
-The Town has already allowed this for with other new multi-family dwelling units.

Contaminated Sites Regulation

Please note: The Town of Osoyoos does not receive site profiles. Applicants are required to submit contaminated site information directly to the Ministry of Environment to satisfy any Provincial requirements under the *Environmental Management Act*.