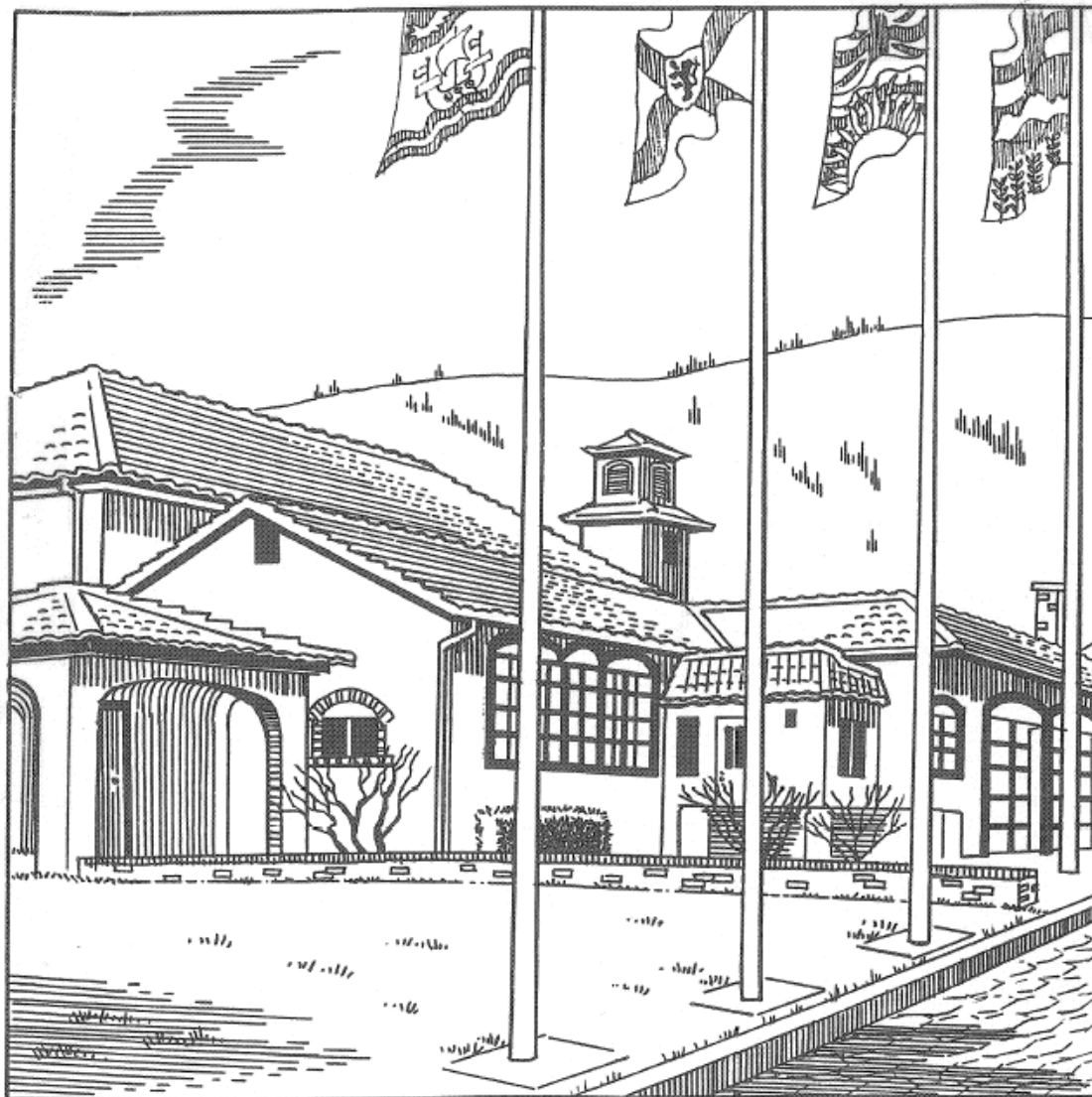


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CONSOLIDATED VERSION

ADOPTED November 4, 1998
LAST UPDATED October 24, 2023

**TOWN OF OSOYOOS
ZONING BYLAW
BYLAW NO. 1085, 1998**

Osoyoos
Canada's warmest welcome

Drawing courtesy of John Smythe

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CONSOLIDATED VERSION
(CONSOLIDATED FOR CONVENIENCE PURPOSES ONLY)

Consolidated Version should be read in conjunction with the complete document

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**TOWN OF OSOYOOS
BYLAW NO. 1085, 1998**

A Zoning Bylaw for the Town of Osoyoos

WHEREAS Council wishes to update and consolidate its Zoning Bylaw by replacing Zoning Bylaw No. 743, 1988.

AND WHEREAS Part 26 of the Municipal Act RSBC, 1996 c.323 provides that Council may enact a Zoning Bylaw and may incorporate other land use regulations in the same Bylaw;

AND WHEREAS a public hearing has been held pursuant to Section 890 of the Municipal Act RSBC, 1996 c.323;

NOW THEREFORE the Council of the Town of Osoyoos in open meeting assembled hereby enacts as follows:

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SECTION 1 TITLE AND SCOPE

TITLE

This Bylaw may be cited as the “Town of Osoyoos Zoning Bylaw No. 1085, 1998”.

1.2 SCOPE

The territorial area within the Town of Osoyoos is divided into zones and:

- a) the use of land, buildings or structures;
- b) the density of the use of land, buildings and structures;
- c) the siting, size and dimensions of buildings and structures;
- d) the area, shape and dimensions of all parcels of land that may be created by subdivision;
- e) the provision of off-street parking and loading spaces; and
- f) all other matters prohibited or regulated by this Bylaw.

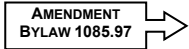
Shall be in accordance with the provisions of this Bylaw.

SECTION 2 DEFINITIONS

ACCESSORY BUILDING	means a building or structure that is customarily associated with, ancillary and clearly subordinate to a principal building on the same lot.
ACCESSORY USE	means a use that is customarily associated with, ancillary and clearly subordinate to a principal use on the same lot.
AGRICULTURAL USE	means a use providing for growing, rearing, producing and harvesting of agricultural products. It may include the storage and sale on an individual farm of the products harvested, reared, or produced on that farm; the storage of farm machinery, implements and supplies; and repairs to farm machinery and implements used on that farm, but does not include intensive agriculture as permitted by Section 555 of the Local Government Act.
<div>AMENDMENT BYLAW 1085.97 →</div>	
AGRICULTURAL USE–INTENSIVE	means the use of land, buildings or structures by a commercial enterprise or an institution for the rearing of poultry, livestock or fur-bearing animals, or the growing of mushrooms.
AIRCRAFT	includes fixed wing airplanes, helicopters and ultralight and other similar such airplanes.
AIRPORT	means a place where aircraft can land and take off, and may include hangars, facilities for refuelling and aircraft repair.
ARCADE	means a business that contains arcade games and may provide snack items.
ART GALLERY	means the use of premises for the display and sale of paintings, drawings or other works of art.
ASSEMBLY USE	means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, and private educational purposes.
AUTOMOBILE SALES	means land or building used for the purpose of displaying for sale and selling automobiles.
AUTO WRECKER	means land or building used for storing, disassembling and sale of automobiles and automobile parts, the wrecking of automobiles and the baling, sorting and sale of scrap metal.
BALCONY / SUNDECK	means an extension of an above grade floor.
BARE LAND STRATA SUBDIVISION	means a subdivision approved pursuant to the Bare Land Strata Regulation under the Condominium Act.
BED & BREAKFAST	means a business of providing a breakfast meal and accommodation for the travelling public within a single family

dwelling utilizing not more than three bedrooms for bed and breakfast use, and which is occupied by the operator of the bed and breakfast. An unlicensed Bed and Breakfast is a home occupation utilizing two bedrooms or less for bed and breakfast use.

BEDROOM



means a room located in a dwelling that is used primarily for sleeping, and may also be used as a den, library, recreation room, sewing room or other similar uses.

BILLIARD HALL

means a business that contains 3 or more billiard tables and may include arcade games and may provide snack items.

BOTTLE DEPOT

means the use of land or building for the collection and temporary storage of bottles that have a refund value, and may include the collection and temporary storage of recyclable bottles, cans and containers.

BOULEVARD

means that portion of the public highway between the curb lines or the lateral boundary lines of the roadway and the adjoining property or between curbs or median islands.

BUILDING

means a structure located on the ground which is designed, erected or capable of providing support, enclosure or protection for persons, animals or property. For the purpose of this Bylaw vehicles shall not be considered to be buildings.

BUILDING INSPECTOR

means the person duly appointed as such from time to time by Council and includes any person designated by Council to act on his behalf.

BUILDING PERMIT

means a building permit issued pursuant to the Town of Osoyoos Building Code Administration Bylaw.

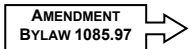
BUILDING WIDTH

means the lesser of the two horizontal dimensions of a building or structure and in the case of a mobile home or a manufactured home means the width of the mobile home or a manufactured home exclusive of any structural additions attached thereto which were not a part or intended to be a part of the mobile home when it was manufactured.

BYLAW ENFORCEMENT OFFICER

means a person appointed by Council to enforce this Bylaw.

CAMPGROUND



means a facility intended for the temporary accommodation of travelers in recreational vehicles or tents but specifically excludes a Mobile Home Park.

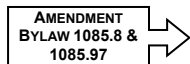
CAR WASH

means the use of land or a building for the cleaning of passenger motor vehicles and single axle commercial trucks without trailers.

CHILD CARE FACILITY

means a facility licensed and used as a child care facility

CHURCH	pursuant to the Community Care and Assisted Living Act. means a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.
COLD STORAGE FACILITY	means the use of a building or space specifically designed for the storage of goods that require refrigeration.
COMMERCIAL VEHICLE	means a vehicle displaying or required to display a valid and subsisting commercial license plate issued pursuant to the Commercial Transport Act and in the case of a farm vehicle as defined in the regulations made pursuant to the Commercial Transport Act, a valid and subsisting license plate issued pursuant to Division 2 of Part 16 of the Local Government Act.
COMMUNITY CARE FACILITY	means a Building containing Sleeping Units for persons receiving care or assistance licensed or funded by Provincial or Federal agencies, including all care as defined and regulated under the Community Care and Assisted Living Act, and extended care as defined and regulated under the Hospital Act. Specifically excludes First Stage Housing Shelter and Supportive Recovery.
COMMUNITY SEWER SYSTEM	means the sewage collection and disposal system that is owned and operated by the Town of Osoyoos.
COMMUNITY WATER SYSTEM	means the system of waterworks owned and operated by the Town of Osoyoos.
COMPREHENSIVE DEVELOPMENT	means a site specific zone designed, developed and operated according to a plan adopted under this Bylaw. All definitions and regulation of the zoning Bylaw apply unless specifically stated in the CD zone.
CONGREGATE CARE FACILITY	means a facility that provides individual private living areas but common kitchen, dining and amenity space for six or more persons who because of age, mental or physical limitations, require personal care. The use may include housekeeping, laundry and service businesses, but living areas shall not contain kitchens.
CONVENIENCE STORE	means a retail sales outlet providing for the sale of household goods including but not limited to food, beverage, books, magazines or household accessories.
CONVENTION FACILITY	means a building or portion thereof designated for assembly use. Also known as banquet or conference facility.
CORNER LOT	means a lot abutting two or more highways at their intersection or two parts of the same highway.
COUNCIL	means the Council of the Corporation of the Town of Osoyoos.



CRAFT BREWERY/ DISTILLERY



means an establishment licensed under the Liquor Control and Licensing Act that manufactures alcoholic beverages by brewing or distillation, and may include the tasting and retail sales of alcoholic products on-site.

DESIGNATED FLOOD LEVEL

means an observed or calculated water level attained by a Designated Flood, which is used in the calculation of the Flood Construction Level.

DEVELOPABLE HECTARE

means the area of a parcel of land that is usable for development purposes expressed in terms of hectares or portion thereof.

DEVELOPMENT

means the improvement of land that will occur as the result of the issuance of a Building Permit or approval of a plan of subdivision.

DRY CLEANER

the use of a building for cleaning through a chemical process, fabrics, materials or garments that are not cleaned by conventional methods.

DWELLING UNIT

means one or more habitable rooms, constituting a self-contained unit with one or more separate entrances, containing eating, living, sleeping and sanitary facilities and used or capable of being used as a residence for one family.

DUPLEX

see TWO FAMILY DWELLING.

EDUCATIONAL INSTITUTION

means private, parochial and public funded educational facilities such as schools, colleges, and universities, and may include a storefront school.

EQUESTRIAN / RIDING FACILITY

means the use of premises for the keeping, breeding, raising, training, boarding and riding of horses.

FAMILY

means one person or two or more persons related by blood, adoption or marriage or up to three unrelated persons jointly occupying a dwelling unit.

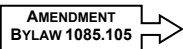
FENCE

means a railing, retaining wall, gate, paling, trellis, tower, hedge or other structure forming a boundary to or enclosing an area.

FINANCIAL INSTITUTION

means a bank, savings and loans business, credit agency, investment company, broker and dealer of securities and commodities, and security and commodity exchanges.

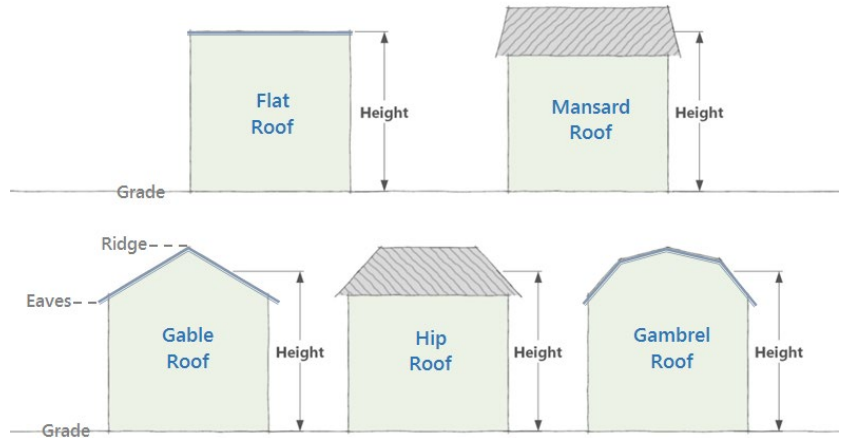
FIRST STAGE HOUSE



means a permanently staffed facility providing for the needs of the poor and homeless and includes the provisions of a temporary residence not exceeding 3 consecutive months and may include meals, clothing, counseling and vocational services for those persons temporarily residing therein.

FLOOD CONSTRUCTION LEVEL	means a Designated Flood Level plus an allowance for Freeboard.
FLOOR AREA GROSS	means the total area of all the floors in all the buildings on the lot, measured to the extreme outer limits of the inside of the building or to the center of firewalls, including all suites or dwelling units and all areas giving access thereto such as corridors, hallways, landings, foyers, staircases and stairwells. Enclosed balconies and mezzanines, enclosed porches or verandas, and accessory buildings (except those used for parking) shall also be included. Any floor space occupied by heating, laundry, storage or recreational facilities shall not be included.
FREEBOARD	means a vertical distance added to a Designated Flood Level, used to establish a Flood Construction Level.
FRONTAGE	means the length of a lot line adjacent to a highway.
GARAGE or CARPORT	means a detached accessory building or a portion of a principal building whose principal use is for the parking or temporary storage of motor vehicles and in which there are no facilities for the commercial repairing or servicing of motor vehicles.
GAS BAR	means a building and land used for the sale of motor vehicle fuel, lubricating oil and minor motor vehicle accessories directly to the users of motor vehicles, and may include a convenience store. A Gas Bar does not include service bays for the repair of vehicles.
GASOLINE SERVICE STATION	means a building and land used for the retail sale of motor fuels and lubricants and includes as accessory uses, the servicing and repair of motor vehicles and the sale of automobile accessories, but shall not include motor vehicle body work, painting or structural repairs.
G.S.C.	means Geodetic Survey of Canada datum.
FINISHED GRADE	means the finished ground level at the midpoint of the exposed wall of a building.
HABITABLE AREA	means any space or room within a building or structure that is or can be used for human occupancy, industrial, business, or commercial use, or storage of goods, or placement of equipment (including furnaces) which could be subject to damage by floodwater.
HEDGE	means a type of fencing or screening of vegetation forming a boundary to, or enclosing an area.
HEIGHT (BUILDING)	means the vertical distance from the average finished grade at

the perimeter of a building or structure to the highest point of the roof surface of a flat roof, and to the mean level between the eaves and the highest point of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a structure without a roof to the highest point of the structure.



AMENDMENT
BYLAW 1085.97 ➡

HIGHWAY

AMENDMENT
BYLAW 1085.97 ➡

includes a street, road, lane, bridge, viaduct, and any other way open to public use, but does not include a private right-of-way or easement on private property.

HOME OCCUPATION

AMENDMENT
BYLAW 1085.88 ➡

means a business contained entirely within a dwelling, and / or in its accessory building where allowed, and which is clearly subordinate to the principal residential use of the dwelling and where the business proprietor is also a resident of the said dwelling.

HOTEL/MOTEL

AMENDMENT
BYLAW 1085.35 ➡

means a building or group of buildings for paid temporary accommodation for overnight or longer stays in units with their own complete sanitary facilities, which includes an on-site registration office and may include a lobby and/or restaurant.

KENNEL

means any building, structure, compound, group of enclosures or cages or property in which or where four or more dogs or cats are capable of being trained, cared for, bred, boarded, or kept for any purpose whatsoever. A dog or cat means a member of the canine or feline species respectively which is four or more months of age.

LANDSCAPING

means the planting of lawns, shrubs and trees, and/or the placement of fencing, walks, drives, or other structures and materials used in landscape architecture.

LANE

means a public road that provides secondary or alternate access to parcels of land.

LAUNDROMAT

AMENDMENT
BYLAW 1117



means the use of a building or portion thereof for the washing and drying of laundry excluding dry cleaning establishments.

LICENSED ESTABLISHMENT

AMENDMENT
BYLAW 1085.11



means an establishment licensed for the service of liquor and includes liquor-primary establishment and licensee retail store as defined and regulated by the Liquor Control and Licensing Act.

LIVESTOCK

means rabbits, goats, sheep, swine, horses, cattle, poultry, fur bearing animals as defined in the Fur Farm Regulation, or game as defined in the Game Farm Regulation.

LOT

means any parcel into which land is subdivided, excluding a strata lot which is located entirely within a building.

LOT LINE, FRONT

AMENDMENT
BYLAW 1085.97



means the lot line that divides a lot from a street, provided that in the case of a corner lot the shorter lot line that abuts the street shall be deemed to be the front lot line.

LOT LINE, REAR

means the lot line opposite to and most distant from the front lot line, or where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection.

LOT LINE, SIDE EXTERIOR

AMENDMENT
BYLAW 1085.97



means a lot line other than a front or rear lot line which is adjacent to a street.

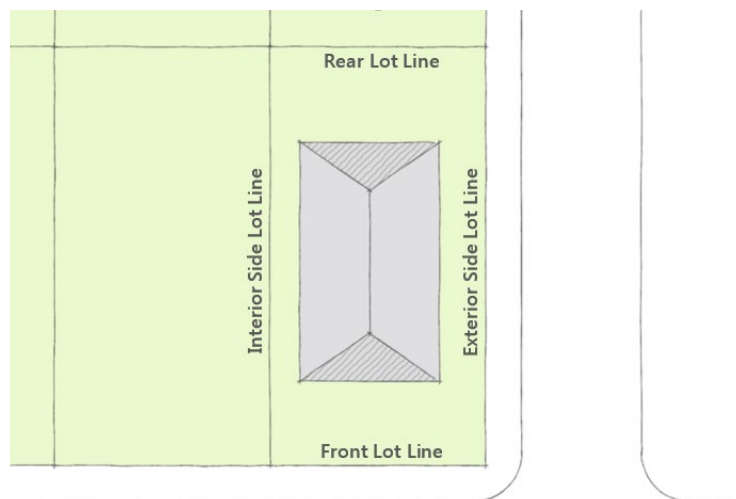
LOT LINE, SIDE INTERIOR

AMENDMENT
BYLAW 1085.97



means a lot line other than a front or rear lot line which is not adjacent to a street.

AMENDMENT
BYLAW 1085.97



LOT DEPTH

means the mean horizontal distance between the front and rear lot lines.

LOT WIDTH

means the mean horizontal distance between side lot lines measured at right angles to the lot depth.

MANUFACTURED HOME

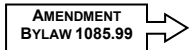
AMENDMENT
BYLAW 1085.76 &
1085.97



(also referred to as CSA A277 Factory Built Home in this Bylaw)

means a dwelling unit which is factory-built according to CSA A277 standard in either one complete unit, or a number of modular units or panels, and which is assembled onsite or placed and supported by a perimeter foundation.

MARIHUANA OPERATION



means the cultivation, growth, harvesting, processing packaging, storage, distribution, dispensing, trading, or selling of cannabis (marihuana) or its derivatives

MARINA

means the use of buildings, land or surface of the water for the sale and/or rental of water sports equipment, boats, docking berths, marine supplies, and may include the sale of petroleum products.

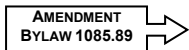
MEDIAN ISLAND

means a barrier placed between lanes of traffic flowing in opposite directions.

MEDICAL PROFESSIONAL OFFICE

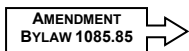
means the use of a building for the purpose of carrying out activities in the medical or dental professions including a doctor's clinic, dentist office, optical office, or other offices for similar medical purposes.

MEDICAL MARIHUANA GROW OPERATION (MMGO)



means the cultivation, growth, storage, or distribution of marihuana for medical purposes as lawfully permitted and authorized under the Federal Marihuana for Medical Purposes Regulations.

METAL STORAGE CONTAINER

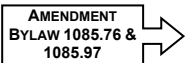


means an intermodal shipping container originally constructed for shipping freight or cargo by sea, rail, or truck, which is placed on a lot and is used as an accessory structure for storage purposes only.

MINOR REPAIR SHOP

means the use of buildings and space for the carrying out of minor repairs on appliances, tools, or other mechanical or electrical devices.

MOBILE HOME

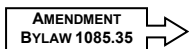


(also referred to as CSA Z240 Factory Built Home in this Bylaw) means a dwelling unit which is factory-built according to CSA Z240 standard in either "single-wide" or "double-wide" configurations and mounted on girder rails to allow towing, and which is placed onsite on a perimeter foundation, or on pylons with exterior skirting.

MOTEL

refer to HOTEL/MOTEL.

MULTIPLE FAMILY DWELLING



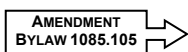
means a minimum of three dwelling units used as residences within a building or group of buildings designed as an integrated development, which may be divided into individual strata ownership.

MUNICIPALITY

means the Corporation of the Town of Osoyoos.

NATURAL BOUNDARY, OSOYOOS LAKE	means the visible high water mark of Osoyoos Lake where the presence and action of the water are so common and usual and so long continued, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation and the nature of the soil.
NATURAL GROUND ELEVATION	means the undisturbed ground elevation prior to site preparation.
NATURAL GRADE	means the average ground level recorded at the perimeter of a building or proposed building as determined by survey or referenced benchmark prior to site preparation.
NEIGHBOURHOOD CONSENT	means the action of obtaining consent of at least 75% of the registered property owners within a radial distance of 100 metres of a property requiring neighbourhood consent to perform an activity. The consent must be provided in writing on a form approved by the Town of Osoyoos.
NEIGHBOURHOOD SERVICES	means commercial services providing convenience store and service business for residents in the surrounding area.
<div> <div>AMENDMENT BYLAW 1085.30</div> <div>→</div> </div> NON-CONFORMING	means any building or use already existing which does not conform with all the regulations of this Bylaw, or any amendment thereto, for the zoning district in which such building or use is located.
NURSERY	means land or greenhouses used to raise flowers, shrubs, and plants for sale.
OFFICIAL COMMUNITY PLAN	means the Town of Osoyoos Official Community Plan Bylaw No. 1230, 2007, and all amendments thereto.
OUTDOOR STORAGE	means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new or used building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, equipment or machinery are stored, baled, placed, piled, or handled, whether as a principal or an accessory use. Outdoor storage shall not include an automobile wrecking yard or a salvage yard.
PAD	means a concrete or paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a mobile home or unit, or a Habitable Area.
PARCEL	means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.
PARKING LOT	means an area either outside or inside a building, used or intended to be used, for the temporary parking or storage of motor vehicles.

PATIO	means a level area, directly adjacent to a principal building at finished grade and not covered by a permanent roof.
PORTABLE VENDING	means the sale of goods including but not limited to ice cream and ice cream novelties, hot dogs, sandwiches and other similar take out food items, popcorn and non-alcoholic beverages from a portable vending unit that may or may not be self propelled.
PRINCIPAL BUILDING	means a building that contains the main use on a lot.
PRINTING and PUBLISHING	means the use of premises for printing, lithographing, or silkscreen printing; for platemaking or engraving as allied to the printing or publishing industries; for the publishing and printing of newspapers, magazines, periodicals, books, almanacs, maps, guidelines, pamphlets, flyers, or similar matter; or for book binding and associated binding operations as allied to the printing or publishing industries.
PRIVATE CLUB	means the use of land and buildings by a group of individuals who belong as member to a club.
PUBLIC USE	means a use providing for public functions under the auspices of a government body; including but not limited to offices, public schools and colleges, public hospitals, community centres, libraries, museums, firehalls, police stations and courts of law.
PUBLIC UTILITY	means the provision of electricity, gas, water, drainage, telephone, television or telecommunication services by a government or by a company which is subject to statutory rate regulations.
RECREATION COMMERCIAL	means any business that provides recreational activities such as but not limited to theme parks, mini golf, billiard halls and arcades.
RECREATION RENTAL	means any business that involves renting out or use of non-motorized or motorized vehicles for recreation purposes, excluding motorized watercraft.
RECREATIONAL VEHICLE	means a vehicle capable of being used as temporary accommodation for travel or recreational purposes, including a motorhome, truck camper, fifth wheel trailer, camper trailer and tent trailer.
RECREATIONAL VEHICLE PARK	means a parcel of land designed, developed, maintained, and capable of providing accommodation, on a temporary or seasonal basis, for recreational vehicles.
RECREATIONAL VEHICLE STORAGE LOT	means a parcel of land (or portion of land) designed, developed, and maintained for the purpose of storing recreational vehicles.



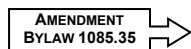
RECYCLING DEPOT

means land or buildings used for the collection and sorting of paper fibres, glass, metals, plastics and other materials for the purpose of recycling and reselling of such materials to wholesale and retail recycling enterprises.

REGIONAL DISTRICT

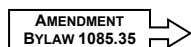
means the Regional District of Okanagan-Similkameen.

RESIDENCE/RESIDENTIAL



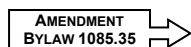
means the use of a dwelling unit for primarily, continuing residential purposes by one family, including any rentals with a minimum tenancy period of one month.

RESORT RESIDENCE



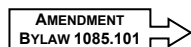
means the use of a dwelling unit for paid temporary accommodation with a minimum stay of one week.

RESORT MULTIPLE FAMILY DWELLING



means a minimum of four strata dwelling units used as resort residences within a building or group of buildings designed as an integrated development, operated by a business licensed strata council in accordance with an approved rental pool scheme, provincially required guest registration and payment of room taxes, and all applicable municipal Bylaws.

RESORT SECONDARY DWELLING



means an accessory dwelling unit that must be contained within a single family dwelling and must have a separate outside entrance and may be used for resort residential use for paid temporary accommodation with a minimum stay of one-week only if it is part of strata operated by a licensed strata council in accordance with an approved rental pool scheme, provincially required guest registration and payment of room taxes at one central location, and all applicable Municipal Bylaws.

RESORT TWO FAMILY DWELLING



means a building consisting of two residential units of which either or both units may be used for resort residential use for paid temporary accommodation with minimum stay of one-week, only if it is part of strata operated by a licensed strata council in accordance with an approved rental pool scheme, provincially required guest registration and payment of room taxes at one central location, and all applicable Municipal Bylaws.

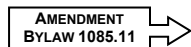
RESTAURANT

means an eating establishment and includes cafes and coffee shops providing for the sale of prepared foods and beverages. A restaurant may be licensed for the consumption of alcohol under the Liquor Control and Licensing Act.

RETAIL

means the selling of goods and services directly to the consumer.

RETAIL STORE



means a sales outlet providing for the retail sale and display of goods, but specifically excludes industrial uses and gasoline service stations and licensee retail store as defined and

regulated by the Liquor Control and Licensing Act.

RIGHT-OF-WAY

means an interest in land acquired for the purpose of:

- (a) public rights of passage with or without vehicles; or
- (b) laying, placing and maintaining drains, ditches, water courses, pipes, transmission lines, or wires for the conveyance, transmission, or transportation of water, gas, electric power, communication, or for the disposal of sewage; or any right-of-way of a like nature or for any purpose necessary for the operation and maintenance of the undertaking.

ROADSIDE STAND

means land or building used for the purpose of carrying on a small temporary, or part-time business offering for sale fruit and/or vegetables which generally have been grown on the lot in which the roadside stand is located, and may include concession food items and crafts.

ROADWAY

means the portion of the highway that is improved, designated or ordinarily used for vehicular traffic.

SALVAGE YARD

means land or building used for the keeping and/or storing of used building products, rags, bottles, automobile tires, old metal, other scrap materials or salvage and where such materials are bought, sold, exchanged, disassembled or handled but not including sites specifically designated as recycling centres or depots.

SEASONAL

for the purpose of this Bylaw shall mean a period of time not to exceed 6 months in any calendar year.

SECOND HAND STORE/PAWN SHOP

means a business that offers for sale used goods and may include the loaning of money on the security of personal property pledged in the keeping of the proprietor.

SELF-STORAGE WAREHOUSE

means a multi-tenanted building for the indoor storage of personal or business items not including industrial or toxic materials.

SECONDARY DWELLING UNIT

means an accessory dwelling unit that must be contained within a single family dwelling or two family dwelling and must have a separate outside entrance.

SERVICE BUSINESS

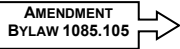
means a business providing a service to persons and their pets including barber and beauty shops, tailors, shoe repair, dress makers, photographers, pet grooming, dry cleaning, optical or watch repair, florist, laundromat, and licensed professional practitioners.

SERVICE CLUB

means associations of persons as a registered non-profit society for the purposes of providing services and raising funds for community projects.

SHOPPING CENTRE	means a group of retail stores, or professional, medical or service businesses in one or more buildings designed as an integrated unit.
SIDEWALK	means a hard linear surface usually asphalt or concrete, for the purpose of a pedestrian walking corridor.
SIGN	means a letter, numeral, word, picture or attention drawing device, excluding traffic control devices, displayed in such manner as to be visible from a highway.
SINGLE FAMILY DWELLING	means the residential use of a building, including a manufactured home assembled and placed on a continuous perimeter foundation, consisting of one dwelling unit, which is occupied or intended to be occupied as the permanent home or resident of one family, and may include a secondary dwelling unit.
SOLAR ENERGY DEVICE	means a device and its supporting structure that captures and converts solar energy into electricity or thermal energy.
<div data-bbox="154 821 337 869" data-label="Image"> </div> STAFF ACCOMMODATION	mean residential accommodation for the employees of an agricultural or industrial enterprise and is limited to seasonal accommodation and accommodation of employees responsible for site management or security.
STORAGE, VEHICLES	means the placing of vehicle(s) that meet any three of the following conditions; located outside a principal building or structure, or obvious signs of rusting, or positioned or fixed on blocks, or dismantled, or under repair, or unlicensed.
STORAGE, BOATS	means the placing on land of a marine vessel(s) that meet any two of the following conditions: fixed for more than 18 months, has a current or expired commercial licence, or that is greater than 5.7m long.
STOREFRONT SCHOOL	means a private or public educational facility that provides learning assistance leading to grade twelve certification and adult career training.
STREET	includes all roads, squares, thoroughfares and other public ways, but does not include lanes, trails or walkways.
STRUCTURE	means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include walkways, paved driveways, and paved parking lots.
SUBDIVISION	means any change in the existing size, shape, number or arrangement of a lot or lots, whether by plan or apt descriptive words or otherwise.

SUPPORTIVE RECOVERY



means a Facility providing a supportive and structured environment for individuals recovering from drug and alcohol addiction, before they are ready to move into independent housing. Supportive Recovery specifically excludes first stage housing.

THEME PARK

an entertainment or amusement facility built around a theme that may be historical, architectural or cultural.

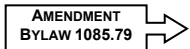
TOURIST ACCOMMODATION

means a bed and breakfast, inn, lodge, motel, hotel, or other building used or capable of being used for the temporary accommodation of people, but does not include accommodation in a recreational vehicle.

TRUCK WASH

means the use of land or a building specifically for the washing and cleaning of commercial vehicles including trucks and buses.

TWO FAMILY DWELLING



means the residential use of a building consisting of two dwelling units.

VETERINARY PRACTICE

means the business carried out by a professional person licensed by, and in good standing with the B.C. Veterinary Medical Association, to carry out the profession of caring for the health and welfare of animals of all species.

WALKWAY

means a corridor intended for pedestrian traffic only.

WAREHOUSE

means a building or structure in which goods are stored. A repository for wholesale or retail merchandise.

WATERCOURSE

means any natural or man made depression with well defined banks and a bed .06 metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year, or having a drainage area of 2 square kilometres or more upstream of the point of consideration or as designated by the Minister of Environment.

WATERCRAFT

means a motorized boat, vessel or any other description of a water craft that is used exclusively for pleasure, and does not carry passengers or goods for hire, reward, remuneration or any object of profit.

WHOLESALE

means the sale of goods to industrial, commercial, institutional, and professional businesses and retailers.

WORKS AND SERVICES

means the highways, drainage, water and sewer systems, the sidewalks, boulevards, highway lighting and underground wiring or any other works to be required as a condition of subdivision or development of land under this Bylaw.

W.S.C.

means Water Survey of Canada datum.

YARD, FRONT

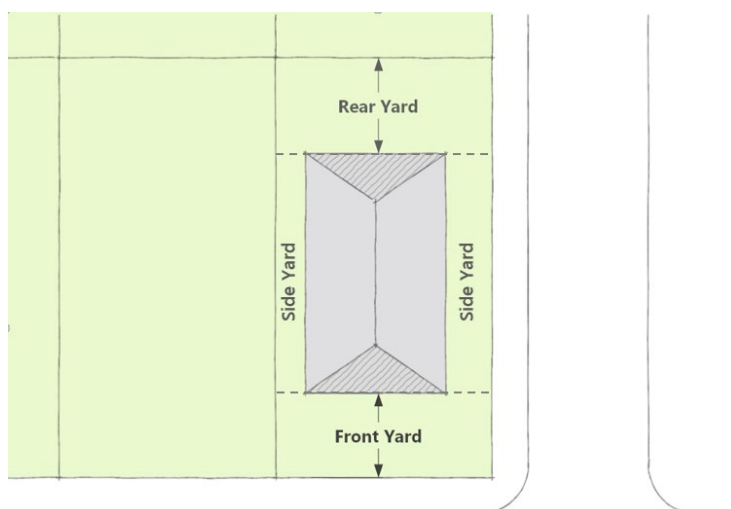
means that portion of the lot extending across the full width of the lot from the front lot line to the face of the nearest exterior wall of the principal building on the lot (except in the case of a corner lot, the yard where the principal building faces may be considered front yard for the purposes of fencing).

YARD, REAR

means that portion of the lot extending across the full width of the lot from the rear lot line to the face of the nearest exterior wall of the principal building on the lot.

YARD, SIDE

means that portion of the lot extending from the front yard to the rear yard and lying between the side lot line and the face of the nearest exterior wall of the principal building on the lot.



ZONE

means a zone created by this Bylaw.

SECTION 3 ADMINISTRATION AND ENFORCEMENT

3.1 ADMINISTRATION

AMENDMENT
BYLAW 1085.97

→ The Chief Administrative Officer delegates authority to the Director of Planning and Development Services to administer this Bylaw.

3.2 SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, the invalid portion of this Bylaw shall be severed and shall not affect the validity of the remainder.

3.3 NON-CONFORMING USES

A lawful use of land, buildings or structures existing or lawfully under construction at the time of the adoption of this Bylaw may, even though it may not conform to the provisions of the Bylaw, be continued, subject to the provisions of Division 14 of Part 14 of the Local Government Act.

3.4 INSPECTION

Upon receipt of the consent of the property owner or through a court order, the Director of Planning and Development Services, the Building Inspector, or any other employee of the Municipality who may be appointed by Council as enforcement officers, are hereby authorized with 24 hours notice given to the resident, to enter any property, during the hours between 9:00 a.m. and 5:00 p.m. excluding Saturdays, Sundays and Statutory Holidays, to ascertain whether the regulations of this Bylaw are being observed.

3.5 VIOLATION

Every person who:

- .1 violates any of the provisions of this Bylaw;
- .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- .3 neglects or omits to do anything required under this Bylaw;
- .4 carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
- .5 fails to comply with an order, direction or notice given under this Bylaw; or
- .6 prevents or obstructs or attempts to prevent or obstruct the authorized entry of any authorized personnel, shall be deemed to be guilty upon summary conviction of an offence under this Bylaw.

3.6 OFFENCE AND PENALTY

AMENDMENT
BYLAW 1085.49



- .1 Each person who commits an offence under this Bylaw is liable on summary conviction, to a fine not exceeding \$2,000 and the cost of prosecution;
- .2 If an offence continues beyond a day, each day an offence continues is considered a separate offence.

SECTION 4 GENERAL REGULATIONS

4.1 APPLICABILITY

This Bylaw applies to all zones established under this Bylaw and geographically relates to the area described in the Letters Patent as amended, incorporating the Town of Osoyoos.

4.2 LOCATION AND SITING OF BUILDING

AMENDMENT
BYLAW 1085.40

→ Only one principal building shall be located on a parcel or lot except for grouped buildings with the following uses where allowable: multiple family dwelling, shopping centre, recreation commercial, institutional complex, hotel, motel, building supply establishment, industrial buildings with same ownership and use, modular and mobile home parks, airport, recreation vehicle park, campground, equestrian riding facility, marina, nursery, private club, recycling depot, self storage warehouse, agricultural residential accommodation or theme park, or except for grouped buildings as may be specifically allowed for in a comprehensive development zone, and subject in all cases to all applicable provisions of this Bylaw.

Accessory buildings shall be located as required in Section 4.4 of this Bylaw.

4.3 HEIGHT EXCEPTIONS

Any:

- .1 spire, steeple, belfry;
- .2 chimney;
- .3 hose and fire alarm tower;
- .4 mechanical roof top equipment;
- .5 radio and television tower, or antenna;
- .6 roof top entrance;
- .7 parapet.

May exceed the height limitations specified for each zone outlined in Section 8 of this Bylaw to a maximum of 3.0 metres above the allowable height.

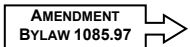
4.4 ACCESSORY BUILDINGS AND STRUCTURES

AMENDMENT
BYLAW 1085.85 &
1085.97

-
- .1 No accessory building or structure shall be erected on any parcel unless a principal building has previously been erected, or a principal building is erected simultaneously with the accessory building.
 - .2 An accessory building or structure shall not be used for human habitation.
 - .3 Notwithstanding the definition of height (building) in Section 2 of this Bylaw, an accessory building or structure within all residential zones or is accessory to a residential use shall not exceed 4.5 metres from the average finished grade to the highest point of the roof.
 - .4 An accessory building or structure shall not be located in a front yard.
 - .5 Notwithstanding the setback provisions in Section 8 of this Bylaw, the minimum setback of an accessory building or structure shall be 1.2 metres from the rear lot line, 1.2 metres from the interior side lot line and 3.0 metres from the exterior side lot line.

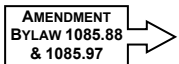
- .6 A metal storage container shall only be used as an accessory storage structure and shall not be altered in any way, stacked, used for living accommodation, accessible to the general public, or rented or leased as a part of a commercial storage facility.
- .7 A metal storage container is only permitted in the following zones: AG – Agricultural zone, M1 – General Industrial zone, M2 – Heavy Industrial zone, and M3 – Special Industrial zone.
 - .1 The maximum number of metal storage containers shall not exceed two (2) per lot and shall not be located between the principal building and the street frontage, except a lane.
 - .2 In the M1 – General Industrial zone, M2 – Heavy Industrial zone, and M3 – Special Industrial zone, a business can rent, lease or sell metal shipping containers for use elsewhere.
- .8 Notwithstanding subsection 4.4.7, in any zone when a valid building permit has been issued for a principal building on a construction site, metal storage containers may be used as temporary storage provided they are removed within 15 business days of the issuance of an Occupancy Permit. The containers shall not interfere with vision clearance at intersections as regulated by Section 4.12. This subsection also applies to municipal construction projects.

4.5 SOLAR ENERGY DEVICES



- .1 In Residential or Commercial zones, solar energy devices are permitted provided that the device shall:
 - .1 be attached to a principal or accessory building;
 - .2 not extend beyond the outermost edge of the roof; and
 - .3 not exceed the highest point of the roof or 1.0 metre above the surface of a flat roof.
- .2 In all other zones, solar energy devices are permitted provided that:
 - .1 the device is attached to a principal or accessory building, in which case the device shall not extend beyond the outermost edge of the roof nor exceed the highest point of the roof or 1.0 metre above the surface of a flat roof; or
 - .2 as a standalone structure, subject to the zoning regulations for accessory buildings or structures.
- .3 Solar energy devices shall comply with all municipal, provincial and federal bylaws, statutes and regulations including, but not limited to, the Town's Building Code Administration Bylaw and BC Building Code regulations.

4.6 CONDITIONAL USE REGULATIONS FOR HOME OCCUPATIONS

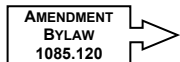


- .1 A home occupation business is allowed subject to meeting the following general conditions to minimize nuisances for residential neighbours:
 - .1 The business is conducted entirely within the dwelling, and / or in its accessory building where allowed;
 - .2 Only permanent residents of the dwelling are engaged in the business;
 - .3 The business does not create a nuisance at any time which is detectable from

- outside the premises from dust, electrical or radio disturbance, glare, heat, smoke, noise, odour or vibration, or present a safety risk from hazardous materials or equipment;
- .4 Any products shown for sale or display in the premises have all been processed or made on the premises, with the exception of products associated with hosted events such as kitchenware or beauty products, or hair care products ancillary to a hairdresser;
 - .5 The business does not result in any change to the outside appearance of the dwelling that is inconsistent with its residential character, other than a sign which conforms with the Town's Sign Bylaw;
 - .6 The business does not entail any outdoor storage or display of materials, containers, finished products or equipment;
 - .7 The business does not entail any parking on or about the residential property of more than two (2) commercial vehicles no larger than 5,500 kg gross weight, or one such vehicle and a commercial trailer;
 - .8 The business does not involve receipt or delivery of materials or products more frequently than once per week; and
 - .9 The business has a valid and subsisting business licence pursuant to the Town's Business Licence Bylaw.
- .2 The following types of home occupations are allowable subject to meeting all other provisions of Section 4.6:
- Level I
- consulting services delivered primarily through telecommunications or off the property.
 - chartered accountant.
 - computer repairs (but not sales).
- Level II
- alternative health practitioner providing acupuncturist, esthetics, herbalist, holistic healing, naturopath or yoga services.
 - animal grooming.
 - arts and crafts production and sales.
 - barber, hairdresser or beauty salon.
 - bed and breakfast utilizing one or two bedrooms.
 - bus or taxi service home base.
 - carpet cleaning or janitorial services delivered off the property.
 - caterer without any sales on the property.
 - construction company home office.
 - day care for up to five (5) pre-school children as regulated under the Community Care and Assisted Living Act.
 - hosted events for kitchenware or beauty products.
 - landscaping services.
 - sales representative for delivering products or services off the property.
- Levels I or II
- Any other home occupation use approved by the Director of Planning and Development Services as meeting the general conditions of subsection 4.6.1.
- .3 The levels and numbers of allowable home occupation businesses shall suit the type of dwelling on the lot in which they are located as follows:

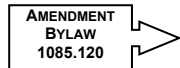
- .1 One (1) Level II home business is permitted within a single-family dwelling unit and / or its accessory building.
 - .2 Two (2) home businesses are only permitted within a single-family dwelling unit and / or its accessory building if at least one of them is a Level I home business.
 - .3 One (1) Level I home business is permitted within a two-family or multiple-family dwelling unit, carriage house, or secondary suite, but not in any accessory building.
- .4 The total size of one or two home occupation business as allowed on the property shall be clearly incidental and subordinate to its primary residential use as follows:
- .1 If located within a single-family dwelling unit shall not exceed 30% of its gross floor area or 80 m², whichever is less; and
 - .2 If located within an accessory building shall not exceed 50m²; and
 - .3 If located within a two-family or multiple-family dwelling unit, carriage house, or secondary suite shall not exceed 40% of the gross floor area or 40 m², whichever is less.
- .5 Home occupation business shall require sufficient on-site parking spaces on their lot in addition to that required for dwellings under Schedule 1. Off-Street Parking as follows:
- .1 One additional parking space for each commercial vehicle or trailer required for the business;
 - .2 One additional parking space per bedroom used for a bed and breakfast; and
 - .3 All additional parking spaces shall accord with the applicable provisions of Section 6.9. Standards for Parking Spaces.

4.7 CANNABIS OPERATION



Cannabis operations are prohibited unless expressly permitted by this Bylaw.

4.8 DISCRETIONARY USE REGULATIONS FOR CANNABIS OPERATION



- .1 Council may approve a rezoning application for a cannabis operation as a site-specific permitted use in the "M1-General Industrial" Zone with consideration of potential impacts respecting public safety, health and welfare, nuisances such as smell, and the environment, and including information provided by the applicant on:
 - .1 A description of all discharges to air, sanitary sewers, streams, or groundwater;
 - .2 A ventilation plan with a description of how the system prevents odour and pollen from leaving the building; and
 - .3 Any other information requested by the Director of Planning and Development Services.
- .2 The following conditions of use also apply to cannabis operations:
 - .1 Cannabis operations shall only be permitted indoors in stand-alone buildings;
 - .2 No other uses shall be permitted in a building containing a cannabis operation, including a dwelling unit; and
 - .3 Cannabis operations must meet all other applicable Municipal, Provincial, and Federal regulations.

4.9 MINIMUM PARCEL AREA

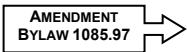
No plan of subdivision shall be approved where any parcel proposed to be created by the plan of subdivision would have an area less than that specified in Section 8 of this Bylaw.

4.10 EXCEPTION FROM MINIMUM PARCEL AREA

Minimum parcel area provisions of this Bylaw do not apply in the case where:

- .1 two or more parcels are to be consolidated into one parcel;
- .2 the parcel being created is to be used solely for an unattended municipal, provincial or federal government building or equipment necessary for the operation of:
 - .1 a community sewer system;
 - .2 a community water system;
 - .3 a community gas distribution system;
 - .4 a radio or television receiving or broadcasting antenna;
 - .5 a telecommunication relay station; or
 - .6 an air navigation aid.

4.11 PROJECTIONS INTO SETBACK AREAS



Except as otherwise provided for in particular zones, the following features may project into the required setbacks:

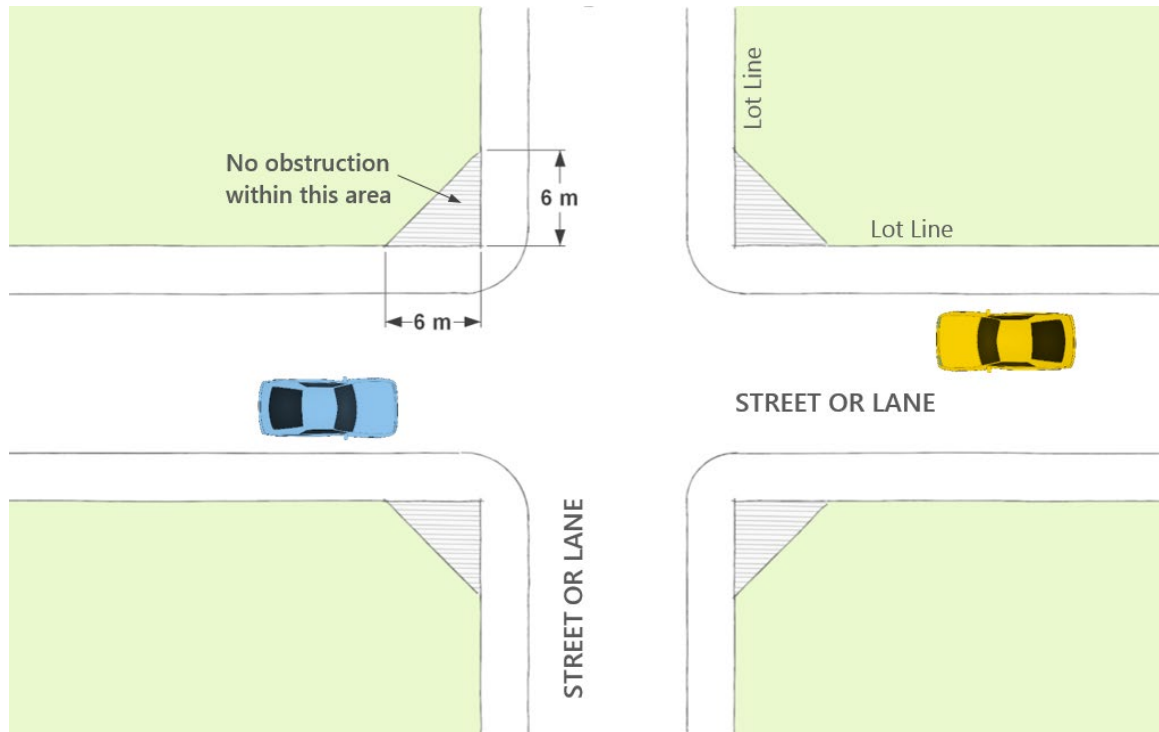
- .1 gutters, eaves, sunshades, cornices and sills which do not project more than 0.6 metres measured horizontally;
- .2 chimneys, bay windows or other architectural projections which do not comprise more than 25 percent of the total face of a wall and do not project more than 0.6 metres measured horizontally; and
- .3 unenclosed stairs, unsupported balconies, porches or canopies, if the projections measured horizontally do not extend more than 1.5 metres into the front yard setback and 2 metres into the rear setback. The projections shall not extend into the side yard setback.

In no case shall a projection cross a parcel line.

4.12 VISION CLEARANCE AT INTERSECTIONS

In any zone, no fence, wall or structure other than a permitted principal building or accessory building shall be erected to a height greater than 1 metre and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by the intersecting lot lines at a street or lane corner and a line joining points along said lot lines 6 metres from their point of intersection as illustrated in Figure 1. A lane intersection shall include the intersection of a lane with any other lane or with a street.

FIGURE 1



4.13 FENCES

- .1 The use of barbed wire strands as a fencing material shall be prohibited except within an AG and M zone;
- .2 The use of razor wires as a fencing material is prohibited.

4.14 HEIGHT OF FENCES

AMENDMENT
BYLAW 1085.97

- .1 In any Residential zone, the maximum height of a fence, or wall to be used as a fence, not including a hedge, constructed or erected on the parcel between the front lot line and the minimum setback from the front lot line shall not exceed 1.2 metres in height subject to the vision clearance provisions in Section 4.12.
- .2 In any Residential zone, the maximum height of a fence, or wall to be used as a fence, not including a hedge, constructed or erected on the parcel between the rear lot line and the minimum setback from the front lot line shall not exceed 2 metres in height, subject to the vision clearance provisions in Section 4.12.
- .3 Notwithstanding the provisions of section 4.14.1, the height of a fence on the parcel between the front lot line and the minimum setback from the front lot line may be constructed or erected to a maximum of 2 metres upon receiving neighbourhood consent as defined in this Bylaw.
- .4 The maximum height of a fence or a wall to be used as a fence in the M1, M2, M3, PI and PR zones shall be 3.0 metres.

4.15 SCREENING AND LANDSCAPING

- .1 Outdoor storage areas in Commercial, Industrial and Institutional zones shall be screened by a fence or wall a minimum of 2 metres and a maximum of 3 metres in height.
- .2 Gasoline service stations, car washes and automotive sales, repair and rental establishments shall provide screening not less than 2 metres in height along the boundary of the lot that abuts a Residential zone or along the boundary of the lot that is separated from a Residential zone by a lane.
- .3 Display areas in the C3 and C4 zone shall be bordered by a 2 metre high fully landscaped strip along the boundary of the lot that abuts either a Residential zone or a street.

4.16 PARKING OF COMMERCIAL VEHICLES

- .1 No person shall park a commercial vehicle having a gross vehicle weight in excess of 5500 kilograms, or a length in excess of 7 metres, or a height in excess of 2.4 metres on any property zoned Residential unless receiving neighbourhood consent as defined in this Bylaw.

4.17 OUTDOOR STORAGE

Unless otherwise specified in this Bylaw:

- .1 no parcel of land shall be used for the storage of vehicles or as an auto wrecker or salvage yard;
- .2 no front or side yard shall be used for outdoor storage;
- .3 no parcel of land within a Residential zone shall be used for outdoor storage.

4.18 SECONDARY DWELLING UNIT

AMENDMENT
BYLAW 1085.97



A Secondary Dwelling Unit is permitted in the AG, R1, R2, R3, R6, R7 and R7A zones subject to the following regulations:

- .1 a secondary dwelling unit shall not be used or occupied unless it complies with all of the provisions of this Bylaw and to all Health, Fire and Building Bylaws and regulations in force in the municipality;
- .2 only one secondary dwelling unit is permitted within a dwelling unit;
- .3 a secondary dwelling unit shall have a maximum floor area of 100 m² or 40 percent of the gross floor area, excluding garages and carports, of the dwelling unit in which it is located, whichever is less;
- .4 a secondary dwelling unit shall have at least one doorway opening directly to the outside of the dwelling unit;
- .5 a secondary dwelling unit shall be provided with one additional onsite parking space; and

- .6 a secondary dwelling unit will only be allowed in an R6, R7 and R7A zone if the secondary dwelling unit is within a single family or two family dwelling.

4.19 MINISTRY OF TRANSPORTATION AND HIGHWAYS

AMENDMENT
BYLAW 1085.97

→ (Removed by Amendment Bylaw No. 1085.97)

4.20 RECREATION VEHICLE STORAGE LOTS

AMENDMENT
BYLAW 1085.105

→ (Removed by Amendment Bylaw No. 1085.105)

4.21 DOCK REGULATIONS

AMENDMENT
BYLAW 1085.55,
1085.59 & 1085.97

→ (Removed by Amendment Bylaw No. 1085.97)

4.22 CANNABIS SALES

← AMENDMENT
BYLAW 1085.109

- .1 Council may approve a rezoning application for Cannabis Sales as a site-specific permitted use in the “C1 – Downtown Commercial” Zone, the “C2 – Shopping Centre Commercial” Zone, and the “C3 - Highway Commercial” Zone with consideration of Policy PLA-019 and any additional information Council deems appropriate including all or some of the information required through the Provincial licensing process.

4.23 USES PERMITTED IN ALL ZONES

AMENDMENT BYLAW
1085.145, 2023

.1

Utility Facility, Utility poles, electricity, cellular and cable transmission towers, wires, cables, traffic control devices, directional signs, bus stop shelters, reservoirs, storm water management facilities, pump houses, group mail boxes, underground utilities and associated Buildings, Structures and storage established by the municipality, by another governmental body or by a company operating under the Utilities Commission Act, R.S.B.C 1996, c. 473. and all other Town services are permitted in all zones.

SECTION 5 FLOOD PROOFING PROVISIONS

5.1 FLOODPLAIN DESIGNATION

Land lower than the following Flood Construction Level is designated as Floodplain:

- .1 1.5 metres above the natural boundary of any watercourse, lake, swamp, or pond, with the exception of Osoyoos Lake;
- .2 Any area with an elevation lower than – 280.70 metres G.S.C. datum.

5.2 FLOODPLAIN SETBACK AREA DESIGNATION

- .1 Land within 7.5 metres of the natural boundary of Osoyoos Lake, a swamp or pond is designated as a Floodplain Setback Area.

5.3 FLOODPLAIN MANAGEMENT REGULATIONS

AMENDMENT
BYLAW 1085.97



- .1 No person shall construct, reconstruct, move, or extend a floor system or pad which supports a Habitable Area such that the underside of the wooden floor system or the top of the pad is lower than the Flood Construction Levels specified in Section 5.1 except as provided in Section 5.4.
- .2 The Floodplain Management Regulations specified in Section 5.3.1 may be achieved by structural elevation of the Habitable Area or by adequately compacted landfill on which any building is to be constructed or located, or by a combination of both structural elevation and landfill, in accordance with the Town's Soil Deposit and Removal Bylaw.
- .3 Where fill is used to achieve the Flood Construction Level specified in Section 5.3.2, the face of the fill slope shall be adequately protected against erosion from flood flows, wave action, ice or other debris.

5.4 EXEMPTIONS

AMENDMENT
BYLAW 1085.97



- The following construction is exempt from the Floodplain Management Regulations specified in Section 5.3:
- .1 a renovation of an existing building or structure that does not involve an addition thereto;
 - .2 an addition to a building or structure that increases the floor area of the building or structure to a size less than 25 percent greater than the ground floor area existing at the date of adoption of this Bylaw;
 - .3 that portion of a building or structure to be used as a carport or garage; and
 - .4 farm buildings other than dwelling units and closed-sided livestock housing.

SECTION 6 OFF – STREET PARKING AND LOADING

6.1 OFF-STREET PARKING

Subject to the provisions of Section 6.2, when any development takes place on any lot, off-street parking shall be provided and maintained in accordance with the regulations contained in Section 6. The number of off-street parking spaces for motor vehicles required for any use shall be calculated according to Schedule 1.

6.2 EXISTING BUILDINGS, STRUCTURES AND USES

The regulations contained in this section shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that off-street parking shall be provided and maintained in accordance with this section for any addition to such existing building or structure, or any change or additions to such existing use;

6.3 VOLUNTARY ESTABLISHMENT OF PARKING FACILITIES

Where off-street parking facilities are provided when not required, the location, design and operation of such facilities shall comply with the regulations outlined in Section 6.

6.4 UNITS OF MEASUREMENT

- .1 Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, utility or storage.
- .2 Where the number of employees is used as a unit of measurement it shall mean the greatest number of persons at work, at any time of the day or night in a particular building or for a particular use during any season of the year.
- .3 Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.75 metre of width of such seating accommodation shall be counted as one seat.
- AMENDMENT
BYLAW 1085.90

→

.4 When the calculation of required parking spaces results in a fractional number of 0.5 or more, the next higher whole number shall be used.

6.5 USE OF PARKING FACILITIES

Required off-street parking spaces shall not be used for off-street loading, driveways, commercial repair work, display, sale or storage of goods of any kind.

6.6 REGULATIONS

- .1 In a C1 zone, parking may only be located in a required front setback subject to the condition that any parking area shall be separated from an adjoining street, or from a directly abutting lot in a Residential zone by a fully landscaped strip of not less than 2 metres in width.
- .2 Parking may be located within a required front setback in all commercial and Industrial zones

providing that the commercial or industrial property is separated from any Residential zoned property by a street or lane, or the parking area is screened from the Residential zoned property by a fully landscaped strip of not less than 1.2 metres in height.

AMENDMENT
BYLAW 1085.90

- .3 Required parking spaces must be located on the same lot as the use they serve, except that in the C1 zone some or all required parking spaces may be located on a separate lot within the same zone, as long as it is no further than 200 meters away as measured along the shortest permitted public pedestrian route, and the owner of the separate property covenants its parking use in a manner satisfactory to the Town.
- .4 When any development, building or use requires or provides parking stalls, up to 20 percent of the total stalls may be reduced to 4.6 metres in length provided those stalls are marked with the words “small car only” on the pavement or wall facing.
- .5 When any development, building or use requires more than 10 parking stalls, bicycle racks shall be provided at a ratio of 1 bicycle space for every 10 parking spaces required or part thereof.
- .6 Any lighting used to illuminate any parking area or parking garage shall be so arranged that all direct rays of light are reflected upon such parking area or parking garage, and not on any adjoining property.
- .7 Off-street vehicular parking shall be provided in accordance with the standards outlined in Schedule 1. In the case of a use not specifically mentioned, the required off-street parking spaces shall be the same as for a similar use.
- .8 If more than one use is located on a parcel, or parking collectively serves more than one building use, the total number of spaces shall be the sum of the various classes of uses calculated separately, and the parking or loading space required for one use shall not be included in calculations for any other use.

6.7 PAYMENT IN LIEU OF PARKING

← AMENDMENT
BYLAW 1085.50

AMENDMENT
BYLAW 1085.90

- .1 Any person who applies for a Building Permit to construct or extend a building or structure for a use on a lot within the C1 zone or otherwise changes a use which requires parking to be provided may, at his option, instead of providing such required parking spaces, pay to the Town the sum of \$3,000 (three thousand dollars) for each parking space required but not provided.
- .2 Payment in Lieu of parking is payable at the time when:
- .1 the Building Permit is issued for the building or structure that is being put to the use that requires the parking space specified in this Bylaw, or where no Building Permit is required, the use that requires the parking space specified in this Bylaw is granted a business licence;
- .2 parking spaces provided in this section are not available on a reserved or dedicated basis within a municipal parking lot.

6.8 DISABILITY PARKING SPACES

AMENDMENT
BYLAW 1085.97

- .1 When any development, building or use requires or provides more than 10 off-street parking

spaces, five (5) percent of the total number of parking spaces (rounded to the nearest whole integer) shall be designated as disabled persons' parking spaces.

- .2 Each disability space shall be:
 - .1 a minimum of 3.7 metres in width;
 - .2 a minimum of 3 metres in vertical clearance;
 - .3 marked with the International Symbol of Accessibility for the Handicapped;
 - .4 located as near as practicable to the building entrance designed to service disabled persons; and
 - .5 designed for a minimum change in elevation between the entrance and the space.
- .3 Permits for the use of disabled persons' parking spaces shall be issued by the Town of Osoyoos, who shall be responsible for determining all matters pertaining to the issuance and cancellation of permits, under Division 38 of the Motor Vehicle Act Regulations.

6.9 STANDARDS FOR PARKING SPACES

- .1 All parking areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking area, and to ensure that fences, walls, hedges, or landscaped areas, as well as any buildings, will be protected from parking vehicles.
- .2 All parking lots for more than 4 vehicles shall be surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.
- .3 Parking spaces shall not have a gradient or cross-slope exceeding 10 percent.
- .4 The location of all points of ingress and egress to a parking area shall be subject to the approval of the Town of Osoyoos.
- .5 All required disabled parking stalls shall be constructed in accordance with the BC Building Code and amendments thereto.
- .6 Each off-street parking facility shall comply with the dimensions specified in Schedule 2 and illustrated in Figure 3.

6.10 OFF – STREET LOADING

Subject to the provisions in Section 6.11 when any development takes place on any lot, off-street loading shall be provided and maintained in accordance with the regulations contained in this section. The number of off-street loading spaces required shall be calculated according to Schedule 3.

6.11 EXISTING BUILDINGS, STRUCTURES AND USES

The regulations contained in this section shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that off-street loading shall be provided and maintained in accordance with this section where there is a change in the principal use, or where the total floor area is increased in excess of 10 percent over the existing floor area.

6.12 UNIT OF MEASUREMENT

When calculating off-street loading requirements, the gross floor area shall include the floor area of accessory buildings and basements, except where they are used for parking or mechanical (heating/plumbing/electrical) purposes.

6.13 LOCATION AND SITING OF LOADING FACILITIES

Off-street loading spaces and facilities shall be located on the same lot as the use served, but not within the required front or side setback nor within 7.5 metres of any point where two highways intersect.

6.14 DEVELOPMENT STANDARDS

- .1 The location of all points of ingress and egress to a loading area shall be subject to the approval of the Town of Osoyoos.
- .2 All off-street loading spaces shall be of adequate size and with adequate access thereto, to accommodate the types of vehicles which will be loading and unloading, but in no case shall they be insufficient to accommodate vehicles 9 metres in length, 3 metres in width and 4 metres in height.
- .3 All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas, and to ensure that fences, walls, hedges, or landscaped areas, as well as any buildings, will be protected from vehicles being loaded or unloaded.
- .4 Each loading space shall be surfaced with an asphalt, concrete or similar pavement so as to provide a durable, dust-free surface, and shall be so graded and drained as to properly dispose of all surface water.
- .5 Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not on any adjoining premises.
- .6 All off-street loading spaces shall be clearly marked with the words "Loading space only" on the wall facing or pavement.

SCHEDULE 1

OFF- STREET PARKING

Use of Building or Lot

AMENDMENT
BYLAW 1085.90



Minimum Number of Off-Street Parking Spaces Required for new development including new buildings, renovations or additions with a construction amount of more than \$250,000, or a subdivision.

RESIDENTIAL

Single Family Dwelling	2 per dwelling unit
Two Family Dwelling	2 per dwelling unit
Multi-Family Dwelling	
non core area as defined in Figure 2.	1.75 per dwelling unit
core area as defined in Figure 2.	1 per dwelling unit
Secondary Dwelling	1 per dwelling unit
Bed and Breakfast	1 per bedroom
Home Occupation	see Section 4.6

COMMERCIAL

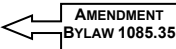
Auto Sales	1 per 55 m ² of sales floor area
Banquet & Catering Facility	1 per 30 m ² of gross floor area
Bed & Breakfast	1 per sleeping unit
Bowling Alley	3 per alley
Building Supply	1 per 20 m ² of retail floor area
associated storage lot	1 per 200 m ²
Campgrounds	1 per campsite, plus .15 spaces per campsite for visitors
Car Wash	2 per wash bay
Convenience Store	1 per 30 m ² of gross floor area
Craft Brewery/ Distillery	1 per 40 m ² of gross floor area
Financial Institution	1 per 30 m ² of gross floor area
Funeral Home	1 per 4 seats
Gas Bar	1 per 30 m ² of gross floor area
Gasoline Service Station	4 per service bay
Golf Course	4 per hole
Golf Driving Range	1 per tee
Health & Fitness Centre	1 per 20 m ² of gross floor area
Hotels	1 per each guest room plus 1 per 4 seats in l, cocktail & dining area
Laundromat	1 per 2 washing machines
Laundry & Dry Cleaning	1 per 70 m ² of gross floor area
Licensed Establishment	1 per 4 seats
Marina	1 per 2 boat spaces
Motels	1 per sleeping unit, plus 1 per 4 seats in l, cocktail and dining area
Nursery & Garden Supply	1 per 10 m ² of gross floor area of retail sales building
Offices – Medical & Dental	1 per 30 m ² of gross floor area
Offices-Business & Professional	1 per 30 m ² of gross floor area
Roadside Stand	1 per 10 m ² of gross floor area

AMENDMENT
BYLAW 1085.125

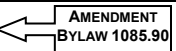


AMENDMENT
BYLAW 1085.90



Restaurants	
small (up to 20 seats)	1 per 30 m ² of gross floor area
large (more than 20 seats)	1 per 4 seats
Resort Multiple Family Dwelling	1.75 per dwelling unit
Retail Store	1 per 30 m ² of gross floor area 
Recreational Vehicle Park	1 per RV site, plus .15 visitors spaces per RV site
Supermarkets	1 per 30 m ² of gross floor area
Subtrade Offices	1 per 70 m ² of gross floor area
Taxicab Office	1 per each vehicle operated by Taxicab establishment, plus 1 per office employee
Tire Repair	2 plus 2 per service bay
TV and Radio Stations	1 per 40 m ² of gross floor area
Veterinary Practice	1 per 20 m ² of gross floor area

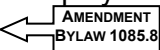
C1 ZONED AREAS

All Non-Residential Uses: excluding a Hotel or a Licensed Establishment but for certainty including a Restaurant	1 per 50 m ² of gross floor area 
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INDUSTRIAL

Manufacturing Plants	1 per 100 m ² of gross floor area
Service & Repair Establishment	1 per 50 m ² of gross floor area
Warehousing Storage	1 per 200 m ² of gross floor area

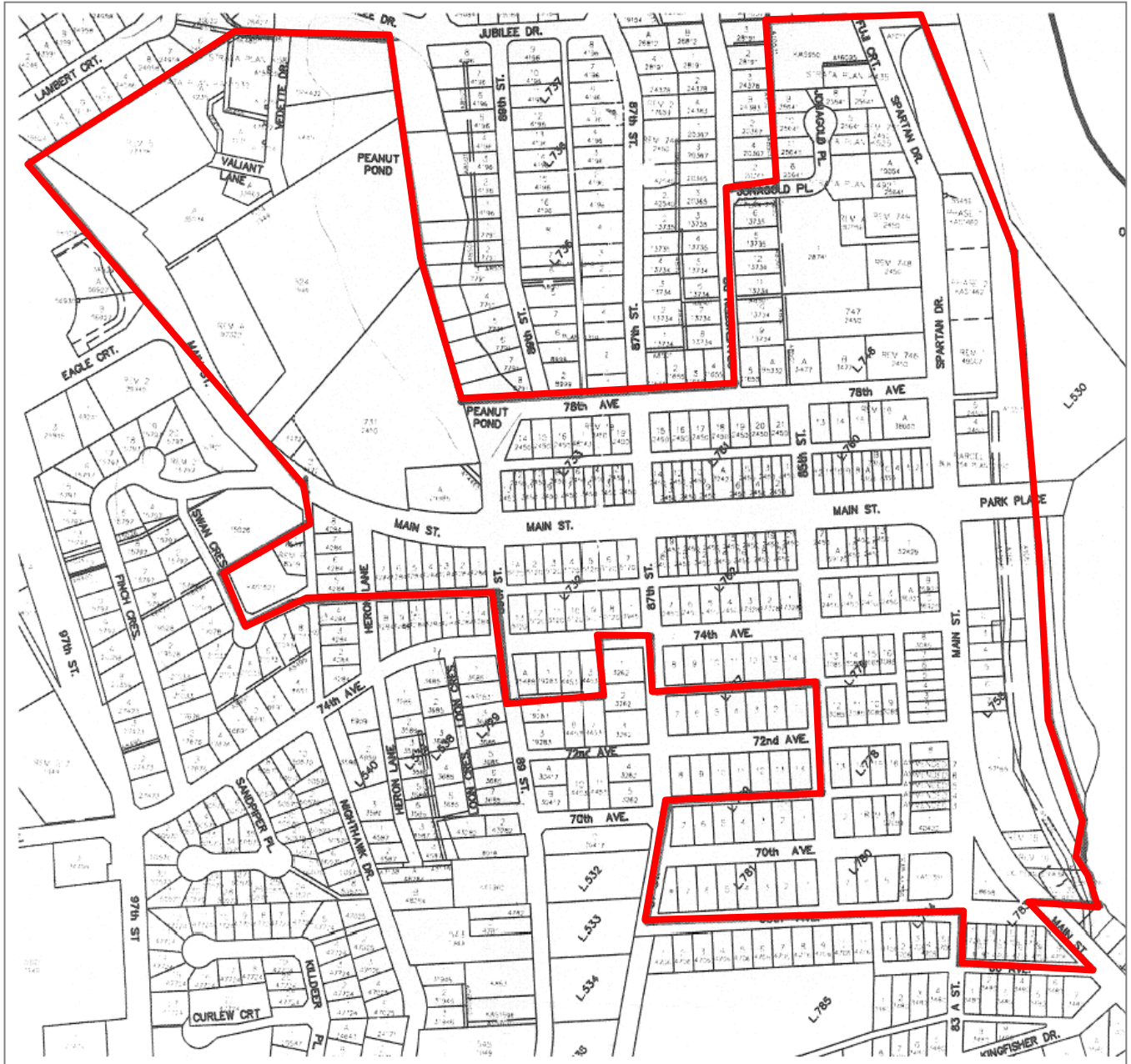
PUBLIC & INSTITUTIONAL

Churches	1 per 5 seating places
Church Halls, Lodgehalls, Clubs	1 per 10 m ² of gross floor area
Churches with Hall	1 per 5 seating places or 1 per 10 m ² of gross floor area, whichever is greater
Colleges	10 per classroom
Cultural Facilities, Art Gallery, and Museums	1 per 40 m ² of gross floor area
Libraries	1 per 10 m ² of gross floor area
Hospitals (Acute Care)	1 per bed
Hospitals (Extended Care)	1 per 3 beds
Police & Fire Station	1 per 20 m ² of gross floor area except parking garages
Post Office	1 per 20 m ² of gross floor area
Public Meeting Halls	1 per 4 seats
Public Swimming Pool	1 per 5 m ² of pool water surface
Schools Elementary	2 per classroom
Schools Secondary	5 per classroom
Child Care Facility	1.5 spaces per employee
Congregate Care Facility	1 per 3 beds 
Stadium or Arena	1 per 3 seats

WD ZONED AREAS

Removed 

FIGURE 2



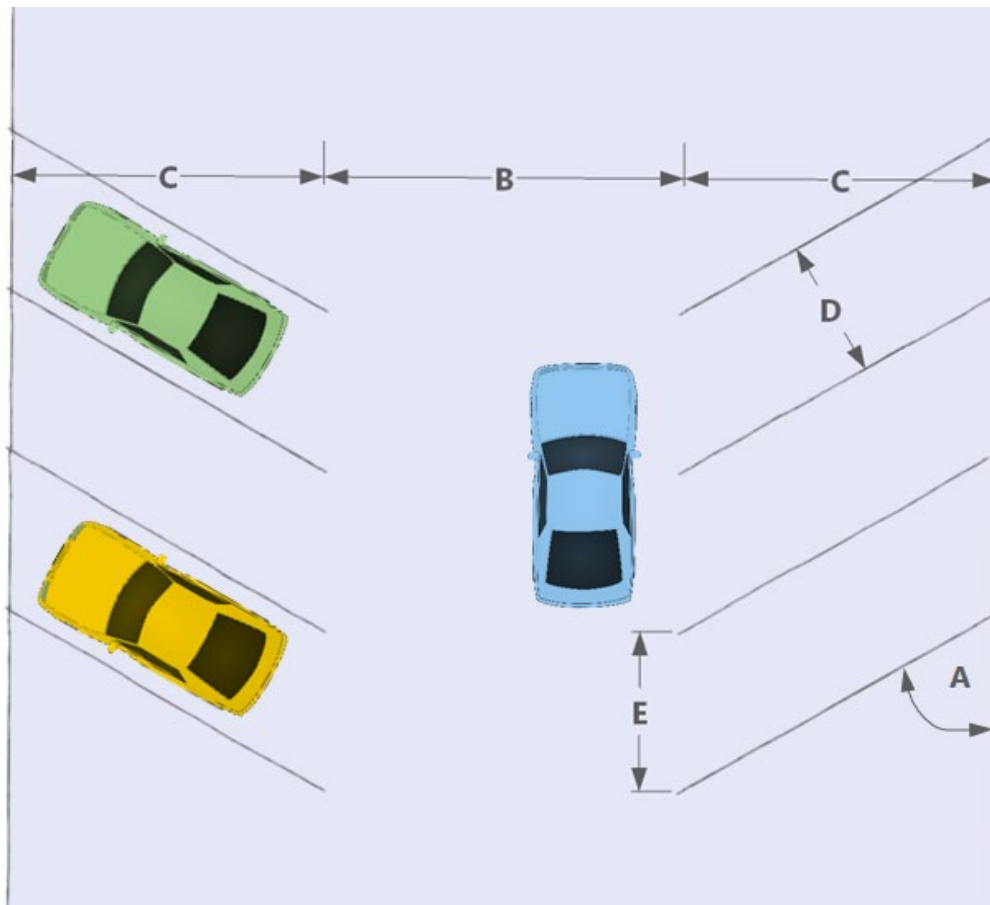
SCHEDULE 2

MINIMUM DIMENSIONS FOR THE DESIGN OF PARKING FACILITIES

Parking Angle (A)*	Aisle Width (B)*	Stall Depth I*	Stall Width (D)*	Stall Width Parallel to Aisle I*	Height
Up to 30°	3.4m	5.1m	2.6m	5.2m	2.2m
31° to 45°	4.1m	5.9m	2.6m	3.7m	2.2m
46° to 60°	5.7m	6.3m	2.6m	3.0m	2.2m
61° to 90°	6.7m	5.8m	2.6m	2.6m	2.2m

*Location of these dimensions are shown on Figure 3

FIGURE 3



AMENDMENT
BYLAW 1085.97 →

SCHEDULE 3

AMENDMENT
BYLAW 1085.97



OFF – STREET LOADING SPACES

Use of Building or Lot	Minimum Number of Off-Street Loading Spaces Required
Retail Building, Industry, and Warehousing	1 for 300 m ² to 500 m ² building floor area 2 for 500 m ² to 2,500 m ² building floor area 1 for each 2,500 m ² additional building floor area or fraction thereof.
Office Building, Public Assembly, Hospital, and Institution	1 for 300 m ² to 3,000 m ² building floor area 1 for each 3,000 m ² additional building floor area or fraction thereof.
Club or Lodge, Licensed Establishment, and Restaurant	1 for each 300 m ² to 2,500 m ² building floor area 1 for each 2,500 m ² additional building floor area or fraction thereof.

SECTION 7 ESTABLISHMENT OF ZONES

The area within the Town of Osoyoos is divided into the zones described below:

AG	AGRICULTURAL	
R1	SINGLE FAMILY RESIDENTIAL	
R2	SINGLE FAMILY RESIDENTIAL SMALL LOT	
R3	LOW DENSITY RESIDENTIAL	
R4	MANUFACTURED HOME PARK	
R5	MANUFACTURED HOME STRATA DEVELOPMENT	
RSS	SINGLE FAMILY RESIDENTIAL STRATA ZONE	← AMENDMENT BYLAW 1085.78
R6	MEDIUM DENSITY RESIDENTIAL	
IRD	INTENSIVE RESIDENTIAL DEVELOPMENT	
R7	HIGH DENSITY RESIDENTIAL	
R7A	HIGH DENSITY RESIDENTIAL SPECIAL	
R8	RECREATIONAL VEHICLE RESIDENTIAL STRATA RESORT	
C1	DOWNTOWN COMMERCIAL	
C1A	(Removed)	← AMENDMENT BYLAW 1085.9
C2	SHOPPING CENTRE COMMERCIAL	
C3	HIGHWAY COMMERCIAL	
C4	TOURIST COMMERCIAL	
C5	RECREATION VEHICLE PARK / CAMPGROUND	
C6	NEIGHBOURHOOD COMMERCIAL	
C7	COMMERCIAL SPECIAL	
C8	SERVICE COMMERCIAL	
CA	COMMERCIAL AIRPORT	
CM	COMMERCIAL MARINA	
CR	COMMERCIAL RESIDENTIAL	← AMENDMENT BYLAW 1085.35
M1	GENERAL INDUSTRIAL	
M2	HEAVY INDUSTRIAL	
M3	INDUSTRIAL SPECIAL	
PR	PARK AND RECREATION	
PI	PRIVATE AND PUBLIC INSTITUTION	
UR	URBAN RESERVE	
WD	(Removed)	← AMENDMENT BYLAW 1085.57
CD1	COMPREHENSIVE DEVELOPMENT (DESERT MIRAGE)	← AMENDMENT BYLAW 1085.15
CD2	COMPREHENSIVE DEVELOPMENT (VILLAGE BY THE LAKE)	← AMENDMENT BYLAW 1085.29
CD5	COMPREHENSIVE DEVELOPMENT	← AMENDMENT BYLAW 1085.54
CD6	COMPREHENSIVE DEVELOPMENT (OSOYOOS LAKE RESORT)	← AMENDMENT BYLAW 1085.57
CD7	COMPREHENSIVE DEVELOPMENT	← AMENDMENT BYLAW 1085.64
CD8	COMPREHENSIVE DEVELOPMENT (OASIS)	← AMENDMENT BYLAW 1085.77
CD9	COMPREHENSIVE DEVELOPMENT	
CD10	COMPREHENSIVE DEVELOPMENT	
CD11	COMPREHENSIVE DEVELOPMENT	
CD12	COMPREHENSIVE DEVELOPMENT	
CD13	COMPREHENSIVE DEVELOPMENT	

7.1 DEFINITION OF ZONES

- .1 The area of each zone is defined by Schedule A.
- .2 Where a zone boundary is shown on Schedule A as following a road right-of-way, the center of the road right-of-way shall be the zone boundary.

7.2 HEADINGS






For the purpose of this Bylaw, all headings and other references form part of the Bylaw and shall not be construed as being inserted for convenience and reference only.

7.3 PERMITTED USES

In each zone established under Section 7 of this Bylaw:

- .1 the only uses permitted are those listed in respect of each zone under the heading "Permitted Uses" in Section 8 of the Bylaw; and
- .2 uses not listed in respect of a particular zone are prohibited.

7.4 UNLAWFUL USE OF PROPERTY

- .1 No person shall use, or permit or allow the use of a property in the:  AMENDMENT BYLAWS
1085.49 & 1085.53
 - .1 AG Agricultural zone;
 - .2 R1 Single Family Residential zone;
 - .3 R2 Single Family Residential Small Lot zone
 - .4 R3 Low Density Residential zone;
 - .5 R4 Manufactured Home Park zone;
 - .6 R5 Manufactured Home Strata Development zone;
 - .7 RSS Single Family Residential Strata zone;  AMENDMENT
BYLAW 1085.78
 - .8 R6 Medium Density Residential zone;
 - .9 IRD Intensive Residential Development zone;  AMENDMENT
BYLAW 1085.87
 - .10 R7 High Density Residential zone;
 - .11 R7A High Density Residential Special zone;
 - .12 R8 Recreational Vehicle Residential Strata Resort zone;
 - .13 C1 Downtown Commercial zone;
 - .14 C1A (*Removed*);  AMENDMENT
BYLAW 1085.9
 - .15 C2 Shopping Centre Commercial zone;
 - .16 C3 Highway Commercial zone;
 - .17 C4 Tourist Commercial zone;
 - .18 C5 Recreation Vehicle Park / Campground zone;
 - .19 C6 Neighbourhood Commercial zone;
 - .20 C7 Commercial Special zone;
 - .21 C8 Service Commercial zone;
 - .22 CA Commercial Airport zone;
 - .23 CM Commercial Marina zone;
 - .24 CR Commercial Residential;  AMENDMENT
BYLAW 1085.35
 - .25 M1 General Industrial zone;
 - .26 M2 Heavy Industrial zone;

.27	M3	Industrial Special zone;	
.28	PR	Park and Recreation zone;	
.29	PI	Private and Public Institution zone;	
.30	UR	Urban Reserve zone;	
.31	WD	(Removed);	← AMENDMENT BYLAW 1085.57
.32	CD1	Comprehensive Development (Desert Mirage) zone;	← AMENDMENT BYLAW 1085.15
.33	CD2	Comprehensive Development (Village on the Lake) zone;	← AMENDMENT BYLAW 1085.29
.34	CD5	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.54
.35	CD6	Comprehensive Development (Osoyoos Lake Resort) zone;	← AMENDMENT BYLAW 1085.57
.36	CD7	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.64
.37	CD8	(Removed);	← AMENDMENT BYLAW 1085.108, 2018
.38	CD9	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.96, 2017
.39	CD10	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.107
.40	CD11	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.140, 2021
.41	CD12	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.139, 2021
.42	CD13	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.141, 2022

for a use that is not permitted in that zone.

- .2 If a person is convicted of an offence under section 7.4.1, it shall be a further offence for that person to use, or permit or allow the use of the same property in the: ← AMENDMENT BYLAWS 1085.49 & 1085.53

.1	AG	Agricultural zone;	
.2	R1	Single Family Residential zone;	
.3	R2	Single Family Residential Small Lot zone;	
.4	R3	Low Density Residential zone;	
.5	R4	Manufactured Home Park zone;	
.6	R5	Manufactured Home Strata Development zone;	
.7	RSS	Single Family Residential Strata zone;	← AMENDMENT BYLAW 1085.78
.8	R6	Medium Density Residential zone;	
.9	IRD	Intensive Residential Development zone;	← AMENDMENT BYLAW 1085.87
.10	R7	High Density Residential zone;	
.11	R7A	High Density Residential Special zone;	
.12	R8	Recreational Vehicle Residential Strata Resort zone;	
.13	C1	Downtown Commercial zone;	
.14	C1A	(Removed);	← AMENDMENT BYLAW 1085.9
.15	C2	Shopping Centre Commercial zone;	
.16	C3	Highway Commercial zone;	
.17	C4	Tourist Commercial zone;	
.18	C5	Recreation Vehicle Park / Campground zone;	
.19	C6	Neighbourhood Commercial zone;	
.20	C7	Commercial Special zone;	
.21	C8	Service Commercial zone;	
.22	CA	Commercial Airport zone;	
.23	CM	Commercial Marina zone;	
.24	CR	Commercial Residential;	← AMENDMENT BYLAW 1085.35
.25	M1	General Industrial zone;	
.26	M2	Heavy Industrial zone;	
.27	M3	Industrial Special zone;	
.28	PR	Park and Recreation zone;	
.29	PI	Private and Public Institution zone;	
.30	UR	Urban Reserve zone;	
.31	WD	(Removed);	← AMENDMENT BYLAW 1085.57

.32	CD1	Comprehensive Development (Desert Mirage) zone;	← AMENDMENT BYLAW 1085.15
.33	CD2	Comprehensive Development (Village on the Lake) zone;	← AMENDMENT BYLAW 1085.29
.34	CD5	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.54
.35	CD6	Comprehensive Development (Osoyoos Lake Resort) zone;	← AMENDMENT BYLAW 1085.57
.36	CD7	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.64
.37	CD8	(Removed)	← AMENDMENT BYLAW 1085.108, 2018
.38	CD9	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.96, 2017
.39	CD10	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.107
.40	CD11	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.140, 2021
.41	CD12	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.139, 2021
.42	CD13	Comprehensive Development zone;	← AMENDMENT BYLAW 1085.141, 2022

for a use that is not permitted in that zone, within 12 months of the conviction.

SECTION 8 ZONE REGULATIONS

8.1 AG – AGRICULTURAL

.1 Permitted Uses

The following uses and no others are permitted in the AG zone:

- .1 agricultural use;
- .2 single family dwelling;
- .3 temporary accommodation for seasonal farm employees;
- .4 home occupation;
- .5 accessory buildings;
- .6 public utility;
- .7 roadside stand.

.2 Regulations

On a parcel located in an area designated as AG, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from: Front lot line Rear lot line Interior side lot line Exterior side lot line	9 m 9 m 3 m 9 m
.2 Maximum building or structure height	9 m
.3 Maximum number of dwellings	1 dwelling unit plus 1 additional dwelling unit for each 2 hectares of a lot area in excess of 1 hectare.

.3 Condition of Use

- .1 In an AG zone, an accessory building used to shelter domestic animals or poultry shall have a minimum setback of 25 metres from the front lot line, 10 metres from the side lot line and rear lot line, and 12 metres from any dwelling unit.

8.2 R1 – SINGLE FAMILY RESIDENTIAL

.1 Permitted Uses

The following uses and no others are permitted in the R1 zone:

- .1 one single family dwelling;
- .2 accessory buildings;
- .3 church;
- .4 home occupation;
- .5 *(Removed by Amendment Bylaw No. 1085.105)*

AMENDMENT
BYLAW 1085.105

.2 Regulations

On a parcel located in an area designated as R1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

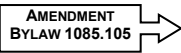
Column I	Column II
.1 Minimum setback from:	
Front lot line	6 m
Rear lot line	6 m
Interior side lot line	1.5 m
Exterior side lot line	3 m
.2 Maximum building or structure height	9 m
.3 Minimum lot size	665 m ²
.4 Minimum lot width	18 m

8.3 R2 – SINGLE FAMILY RESIDENTIAL SMALL LOT

.1 Permitted Uses

The following uses and no others are permitted in the R2 zone:

- .1 one single family dwelling;
- .2 accessory buildings;
- .3 church;
- .4 home occupation;
- .5 *(Removed by Amendment Bylaw No. 1085.105)*



.2 Regulations

On a parcel located in an area designated as R2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	4.5 m
Rear lot line	4.5 m
Interior side lot line	1.5 m
Exterior side lot line	3 m
.2 Maximum building or structure height	9 m
.3 Minimum lot size	400 m ²
Bare Land Strata Developments	325 m ²
.4 Minimum lot width	10 m

8.4 R3 – LOW DENSITY RESIDENTIAL

.1 Permitted Uses

The following uses and no others are permitted in the R3 zone:

- .1 one two family dwelling;
- .2 one single family dwelling;
- .3 church;
- .4 home occupation;
- .5 accessory buildings;
- .6 *(Removed by Amendment Bylaw No. 1085.105)*

AMENDMENT
BYLAW 1085.105

.2 Regulations

On a parcel located in an area designated as R3, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6 m
Rear lot line	6 m
Interior side lot line	1.5 m
Exterior side lot line	3 m
.2 Maximum building or structure height	9 m
.3 Minimum lot size for:	
single family dwelling	557 m ²
two family dwelling	835 m ²
.4 Minimum lot width for:	
single family dwelling	15 m
two family dwelling	22 m
.5 Maximum density	25 dwelling units per gross developable hectare

.3 Condition of Use

- .1 When land, where a two family residential use is located, is subdivided, each dwelling unit shall be located on a lot having an area not less than 415 m².
- .2 Notwithstanding the regulations outlined in Column II in the R3 zone, the interior side setback requirement for a duplex in the R3 zone shall not apply to the property line passing through a common party wall.
- .3 Only one two family dwelling or one single family dwelling is permitted on a lot zoned R3.

8.5 R4 – MANUFACTURED HOME PARK

.1 Permitted Uses

The following uses and no others shall be permitted in the R4 zone:

- .1 mobile home;
- .2 manufactured home;
- .3 home occupation;
- .4 accessory buildings;
- .5 recreational vehicle storage lot.

.2 Regulations

On a parcel located in an area designated as R4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Maximum building or structure height	6 m
.2 Minimum parcel size	1 hectare
.3 Minimum parcel width	35 m
.4 Maximum density	25 dwelling units per gross developable hectare

.3 Condition of Use

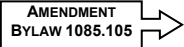
- .1 Manufactured Home Parks permitted within the R4 zone shall be subject to other Bylaws of the Town of Osoyoos that regulate Manufactured Home Parks.

8.6 R5 – MANUFACTURED HOME STRATA DEVELOPMENT

.1 Permitted Uses

The following uses and no others shall be permitted in the R5 zone:

- .1 one manufactured home;
- .2 home occupation;
- .3 accessory buildings;
- .4 *(Removed by Amendment Bylaw No. 1085.105)*



.2 Regulations

On a parcel located in an area designated as R5, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	3.5 m
Rear lot line	1.5 m
Side lot line	1.5 m
.2 Maximum building or structure height	6 m
.3 Minimum lot size	325 m ²
.4 Minimum lot width	12 m
.5 Maximum density	30 dwelling units per gross developable hectare

8.7 RSS – SINGLE-FAMILY RESIDENTIAL STRATA ZONE

.1 General Permitted Uses

The following uses and no others are permitted in the RSS zone:

- .1 single family dwelling
- .2 home occupation
- .3 accessory building

.2 Site-Specific Permitted Uses:

For “Desert Rose Estates” Strata Lots 1-37, Strata Plan KAS 2452, District Lot 2450s, SDYD, located at 9410 – 115th Street in addition to the uses listed above, the following use shall be permitted:

- .1 CSA Z240 Factory Built Homes existing as of October 18, 2010

.3 Regulations

On a parcel located in an area designated as RSS, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

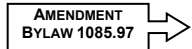
Column I	Column II
.1 Minimum setback from:	
Front lot line	3.5 m
Rear lot line	1.5 m
Side lot line	1.5 m
.2 Maximum height	6 m
.3 Minimum lot size	325 m ²
.4 Minimum lot width	12 m
.5 Maximum density	30 dwelling units per gross developable hectare

4. That Schedule “A” Zoning Map be amended by changing the designated zoning of the Strata Lots 1-37, Strata Plan KAS 2452, District Lot 2450s, SDYD, located on 115th Street from “R5 – Manufactured Strata Development” to “RSS–Single Family Residential Strata”.

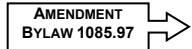
8.8 R6 – MEDIUM DENSITY RESIDENTIAL

.1 Permitted Uses

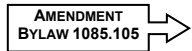
The following uses and no others shall be permitted in the R6 zone:



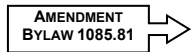
- .1 multiple family dwelling;
- .2 one two family dwelling existing as of November 7, 2016;
- .3 congregate care facility;
- .4 one single family dwelling existing as of November 7, 2016;



- .5 accessory buildings;
- .6 Recreational Vehicle Storage Lot – as an accessory use to multi-family dwelling only;



- .7 home occupation within a single family or two family dwelling.



Site-Specific – Permitted Uses

In addition to the uses listed above, the following use shall be permitted for Lot A, District Lot 2450s, Plan KAP58803, SDYD, Except Strata Plan KAS2168 (Phases 1 & 2):

- .8 eight two family dwellings

.2 Regulations

On a parcel located in an area designated as R6, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6 m
Rear lot line	6 m
Interior side lot line	3 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	10 m
for properties adjacent to the east side of Oleander Drive, the maximum building or structure height above the mean elevation of Oleander Drive	9 m
.3 Minimum lot size	1000 m ²
.4 Minimum lot width	20 m
.5 Maximum density	35 dwelling units per gross developable hectare

.3 Condition of Use

- .1 A recreation vehicle storage lot may only be permitted in accordance with the provisions of Section 4.20 of this Bylaw.

8.9 IRD – INTENSIVE RESIDENTIAL DEVELOPMENT

AMENDMENT
BYLAW 1085.87

.1 Permitted Uses

The following uses and no others shall be permitted in the IRD zone:

- .1 small lot single-detached housing;
- .2 option of carriage house at rear of small lot single-detached house;
- .3 small lot two-family housing (either side-by-side or back-to-back, with the option of a walk-out basement suite);
- .4 row housing;
- .5 fourplex housing;
- .6 low rise apartment housing (to a maximum of 3-storeys);
- .7 any of the above housing types designated as affordable housing by a Section 483 Housing Agreement under the Local Government Act;
- .8 accessory building.

.2 Definitions

For the purposes of the IRD zone the above housing types are as defined in the *Intensive Residential Development Permit Area (IRDPA) Guidelines* in the Official Community Plan.

.3 Regulations

On a parcel of land in an area designated as IRD, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the IRDPA Guidelines. Also, parking shall be required in compliance with the IRDPA Guidelines.

8.10 R7 – HIGH DENSITY RESIDENTIAL

.1 Permitted Uses

The following uses and no others shall be permitted in the R7 zone:

- .1 multiple family dwelling;
- .2 congregate care facility;
- .3 one single-family dwelling existing as of November 7, 2016;
- .4 accessory buildings;
- .5 Recreational Vehicle Storage Lot – as an accessory use to multi-family dwelling only;
- .6 home occupation within a single family dwelling.

AMENDMENT
BYLAW 1085.97

AMENDMENT
BYLAW 1085.105

.2 Regulations

On a parcel located in an area designated as R7, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6 m
Rear lot line	6 m
Interior side lot line	3 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	13 m
.3 Minimum lot size	1000 m ²
.4 Minimum lot width	20 m
.5 Maximum density	75 dwellings per gross developable hectare

AMENDMENT
BYLAW 1085.91

.3 Condition of Use

- .1 A recreation vehicle storage lot may only be permitted in accordance with the provisions of Section 4.20 of this Bylaw.

8.11 R7A – HIGH DENSITY RESIDENTIAL SPECIAL

.1 Permitted Uses

The following uses and no others shall be permitted in the R7A zone:

- .1 multiple family dwelling;
- .2 congregate care facility;
- .3 one single-family dwelling existing as of November 7, 2016;
- .4 accessory buildings;
- .5 Recreational Vehicle Storage Lot – as an accessory use to multi-family dwelling only;
- .6 home occupation within a single family dwelling.

AMENDMENT
BYLAW 1085.97

AMENDMENT
BYLAW 1085.105

.2 Regulations

On a parcel located in an area designated as R7A, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from: Front lot line Rear lot line Interior side lot line Exterior side lot line	9 m 6 m 3 m 4.5 m
.2 Maximum building or structure height the maximum building or structure height above the mean elevation of Oleander Drive	10 m 9 m
.3 Minimum lot size	1000 m ²
.4 Minimum lot width	20 m
.5 Maximum density	75 dwelling units per gross developable hectare
.6 Minimum dwelling size	79 m ²

.3 Condition of Use

- .1 A recreation vehicle storage lot may only be permitted in accordance with the provisions of Section 4.20 of this Bylaw.

8.12 R8 – RECREATIONAL VEHICLE RESIDENTIAL STRATA RESORT

.1 Permitted Uses

The following uses and no others shall be permitted in the R8 zone:

- .1 recreational vehicle park;
- .2 accessory buildings;
- .3 tennis courts, bowling greens and similar outdoor recreation uses;
- .4 one dwelling unit for residential use by the manager of the premises.

.2 Regulations

On a parcel located in an area designated as R8, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback for permanent structures from any lot line abutting a property not zoned R-8	3 m
.2 Maximum building or structure height	8 m
.3 Minimum lot size	140 m ²
.4 Minimum lot width	7.5 m
.5 Maximum density	62 recreation vehicle lots per gross developable hectare

.3 Condition of Use

- .1 The location of recreation vehicles on a strata lot shall be subject to other bylaws of the Town of Osoyoos that regulate the development and construction of Recreational Vehicle Parks.
- .2 Solid fencing or a wall, hedge or other form of screening not less than 1.5 metres in height shall be erected around the perimeter of all developed properties zoned R-8 Recreational Vehicle Residential Strata Resort.
- .3 No recreation vehicle shall be located elsewhere than on a recreation vehicle strata lot.
- .4 Only one recreation vehicle is permitted to be located on a recreation vehicle strata lot.

8.13 C1 – DOWNTOWN COMMERCIAL

.1 Permitted Uses

The following uses and no others shall be permitted in the C1 zone:

- .1 automotive repair shop;
- .2 bottle depot;
- .3 business, medical and professional office;
- .4 restaurant;
- .5 car wash;
- .6 club or lodge;
- .7 storefront school;
- .8 dwelling units located above or below the first storey of street level commercial uses;
- .9 financial institution;
- .10 funeral home;
- .11 hotel / motel;
- .12 institutional use;
- .13 self storage warehouse;
- .14 service business;
- .15 public assembly and entertainment use;
- .16 public transportation depots, including taxi dispatch office;
- .17 retail stores;
- .18 laundromat;
- .19 licensed establishment;
- .20 shopping centre;
- .21 minor repair shop;
- .22 gas bar;
- .23 one single family dwelling to replace an existing single family dwelling unintentionally damaged or destroyed to the extent of 75 percent or more of its value above the foundation;
- .24 pawn shop / second hand store;
- .25 building supply;
- .26 accessory use;
- .27 accessory building;
- .28 craft brewery/ distillery;
- .29 indoor recreation commercial.

AMENDMENT
BYLAW 1085.97



AMENDMENT
BYLAW 1085.125



AMENDMENT
BYLAW 1085.104



AMENDMENT
BYLAW 1085.113



.2 Permitted Uses – Site Specific

In addition to the General Permitted Uses under subsection 8.13.1, the following use shall be permitted for:

Lot 11, Block 760, D.L. 2450S, SDYD, Plan 2450, located at 8322 Main Street

- .1 retail cannabis sales

.3 Regulations

On a parcel located in an area designated as C1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated

and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	0 m
Rear lot line	3 m
Interior side lot line	0 m
Exterior side lot line	0 m
.2 Maximum building or structure height	13 m
.3 Minimum lot size	275 m ²

.3 Condition of Use

- .1 The following uses shall not be permitted to locate in a building or structure within the C1 zone which abuts Main Street. All storage must be contained within the building structure. Shipping and receiving is only permitted at the rear or side of the building:
 - .1 car wash;
 - .2 funeral home;
 - .3 public transportation depots, including taxi despatch office;
 - .4 self storage warehouse;
 - .5 bottle depot;
 - .6 automotive repair shop;
 - .7 second hand / pawn shop;
 - .8 minor repair shop.
- .2 An automotive repair shop shall not become an annoyance or nuisance in the surrounding area by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise or glare. No outdoor storage of new or used auto body or automotive parts, repair equipment or vehicles in a visible state of disrepair shall be permitted.

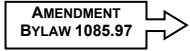
8.14 C1A – SPECIAL DOWNTOWN COMMERCIAL

(Removed by Amendment Bylaw No. 1085.9)

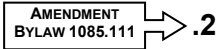
8.15 C2 – SHOPPING CENTRE COMMERCIAL

.1 Permitted Uses

The following uses and no others shall be permitted in the C2 zone:



- .1 shopping centre;
- .2 dwelling units located above or below the first storey of street level commercial uses;
- .3 accessory building;
- .4 accessory use.



.2

In addition to the General Permitted Uses under subsection 8.15.1, the following use shall be permitted for:

Lot 1, District Lot 2450s, SDYD, Plan KAP70782, located at 9141 Main Street

- .5 car wash and oil change service station.

.3 Regulations

On a parcel located in an area designated as C2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6 m
Rear lot line	3 m
Interior side lot line	3 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	10 m
.3 Minimum lot size	2000 m ²
.4 Minimum lot width	60 m

8.16 C3 – HIGHWAY COMMERCIAL

.1 Permitted Uses

The following uses and no others shall be permitted in the C3 zone:

- .1 automobile, boat, trailer, and recreation vehicle service, sales and rental;
- .2 automotive repair shop and parts sales;
- .3 restaurant;
- .4 car wash;
- .5 convenience store;
- .6 gas bar / gasoline service station;
- .7 dwelling units located above or below the first storey of street level commercial uses;
- .8 public transportation depot;
- .9 nursery, garden shop;
- .10 motel and hotel;
- .11 recreation commercial establishment;
- .12 licensed establishment;
- .13 recreation rental establishment;
- .14 gift shop;
- .15 tourist information facility;
- .16 building supply establishment;
- .17 accessory buildings;
- .18 accessory use;
- .19 laundromat;
- .20 craft brewery/ distillery.

AMENDMENT
BYLAW 1085.97



AMENDMENT
BYLAW 1117
AMENDMENT
BYLAW 1085.125



.2 Permitted Uses – Site Specific:

AMENDMENT
BYLAW 1085.75



In addition to the uses listed above the following uses shall be permitted for that part of Lot 12, included in Plan B10406, District Lot 40, Plan 2501, SDYD, located at 6901 Main Street:

- .1 boat trailer parking
- .2 parking lot

.3 Regulations

On a parcel located in an area designated as C3, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6 m
Rear lot line	6 m
Interior side lot line	3 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	10 m
.3 Minimum lot size	600 m ²
.4 Minimum lot width	18 m

.4 Condition of Use

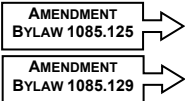
- .1 Within front and side yard setbacks, storage of equipment, machinery, motor vehicles and similar items shall not be permitted.
- .2 An automotive repair shop shall not become an annoyance or nuisance in the surrounding area by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise or glare. No outdoor storage of new or used auto body or automotive parts, repair equipment or vehicles in a visible state of disrepair shall be permitted.

8.17 C4 – TOURIST COMMERCIAL

.1 Permitted Uses

The following uses and no others shall be permitted in the C4 zone:

- .1 restaurant;
- .2 licensed establishment;
- .3 motel / hotel;
- .4 campground;
- .5 one dwelling unit within a commercial building for use by the owner, manager or proprietor;
- .6 licensed bed and breakfast;
- .7 recreation commercial;
- .8 gift shop;
- .9 recreation rental establishment;
- .10 office and storage for marina if the adjacent zoning is CM–Commercial Marina;
- .11 accessory buildings;
- .12 accessory use;
- .13 craft brewery/ distillery;
- .14 In addition to the General Permitted Uses the following use shall be permitted within Strata Plan KAS2860, DL 43, SDYD;
One dwelling unit within a commercial building for use by an employee or employees of the property.



.2 Regulations

On a parcel located in an area designated as C4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6 m
Rear lot line	6 m
Interior side lot line	3 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	13 m
.3 Minimum lot size	600 m ²
.4 Minimum lot width	18 m
.5 Maximum density	62 camping spaces per gross developable hectare for occupancy by recreational vehicles / tents.

.3 Condition of Use

- .1 When a parcel zoned C4 shares a side lot line with another parcel within the C4 zone, the interior side lot line setback may be reduced to 0 m.
- .2 The location of camp stalls and recreation vehicle stalls shall be subject to other Bylaws of the Town of Osoyoos that regulate Campgrounds.
- .3 Solid fencing or a wall, hedge or other form of screening not less than 1.5 metres in height shall be erected around all campgrounds.
- .4 All campgrounds shall comply with the following requirements:
 - .1 no recreation vehicle, travel trailer or tent shall be located elsewhere than in a designated camp stall;
 - .2 no person shall occupy a campground in a recreational vehicle or tent for any period greater than three consecutive months, nor for a total of more than 182 days in any calendar year.

8.18 C5 – RECREATION VEHICLE PARK / CAMPGROUND

.1 Permitted Uses

The following uses and no others shall be permitted in the C5 zone:

- .1 campground;
- .2 recreation vehicle park;
- .3 licensed bed and breakfast;
- .4 convenience store or gift shop in conjunction with a campground;
- .5 one dwelling unit for residential use by the owner, manager or proprietor of the premises;
- .6 accessory building;
- .7 accessory use.

.2 Regulations

On a parcel located in an area designated as C5, no building or structure or recreational vehicle shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from: Front lot line Rear lot line Interior side lot line Exterior side lot line	6.0 m 3.0 m 1.0 m 4.5 m
.2 Maximum building or structure height	8 m
.3 Minimum lot size	0.2 hectare
.4 Minimum lot width	30 m
.5 Maximum density	62 camping spaces per gross developable hectare for occupancy by recreational vehicles / tents.
.6 Minimum setback between recreational vehicle pads	2.25 m

AMENDMENT
BYLAW 1085.105



.3 Condition of Use

- .1 The location of camp stalls and recreation vehicle stalls shall be subject to other bylaws of the Town of Osoyoos that regulate Campgrounds and Recreational Vehicle Parks.
- .2 Solid fencing or a wall, hedge or other form of screening not less than 1.5 metres in height shall be erected around all campgrounds and recreation vehicle parks.
- .3 All campground or recreation vehicle parks shall comply with the following requirements:

- .1 no recreation vehicle, travel trailer or tent shall be located elsewhere than in a designated camp stall;
- .2 no person shall occupy a campground or recreation vehicle park in a recreational vehicle or tent for any period greater than three consecutive months, nor for a total of more than 182 days in any calendar year.

8.19 C6 – NEIGHBOURHOOD COMMERCIAL

.1 Permitted Uses

The following uses and no others shall be permitted in the C6 zone:

- .1 convenience store;
- .2 one level of residential above first floor of commercial;
- .3 restaurant;
- .4 *(Removed by Amendment Bylaw No. 1085.105)*
- .5 accessory building;
- .6 accessory use.

AMENDMENT
BYLAW 1085.105

.2 Regulations

On a parcel located in an area designated as C6, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Rear lot line	3.0 m
Interior side lot line	4.5 m
Exterior side lot line	6.0 m
.2 Maximum building or structure height	6 m
.3 Minimum lot size	1000 m ²
.4 Minimum lot width	18 m

8.20 C7 – SPECIAL COMMERCIAL

.1 Permitted Uses

AMENDMENT
BYLAW 1085.30



The following uses and no others shall be permitted in the C7 zone:

AMENDMENT
BYLAW 1085.97



- .1 restaurant;
- .2 dwelling units located above or below the first storey of street level commercial uses;
- .3 nursery, garden shop;
- .4 neighbourhood services;
- .5 accessory building;
- .6 accessory use,
- .7 shopping centre.

AMENDMENT
BYLAW 1085.130



.2 Regulations

On a parcel located in an area designated as C7, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Rear lot line	6.0 m
Interior side lot line	3.0 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	9 m
.3 Minimum lot size	600 m ²
.4 Minimum lot width	18 m
.5 Maximum density	<i>(Removed by Amendment Bylaw No. 1085.30)</i>

AMENDMENT
BYLAW 1085.30



8.21 C8 – SERVICE COMMERCIAL

.1 Permitted Uses

The following uses and no others shall be permitted in the C8 zone:

- .1 animal hospital;
- .2 auction room;
- .3 automobile, boat, trailer, and recreation vehicle sales and rental, including related minor repair shop;
- .4 automotive and truck repair shop, including body repair and painting;
- .5 building supply establishment;
- .6 café or restaurant;
- .7 car wash;
- .8 fire hall, police station, telephone exchange and similar public utilities;
- .9 nursery;
- .10 delivery and express facility;
- .11 drive-in theatre;
- .12 gasoline service station;
- .13 mobile home sales, service and storage;
- .14 office, storage building, workshop and yard for general contractors and trade contractors;
- .15 one dwelling unit within a commercial building for residential use by the owner, manager or proprietor of the premises;
- .16 public transportation depot;
- .17 sale, rental and repair of tools and small equipment;
- .18 second hand store, pawnshop, junk shop;
- .19 service business;
- .20 tire shop, including sales and repair;
- .21 welding, machine and blacksmith shop;
- .22 accessory building;
- .23 warehouse;
- .24 truck and truck-tractor sales or rental.

.2 Regulations

On a parcel located in an area designated as C8, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I		Column II
.1	Minimum setback from:	
	Front lot line	6.0 m
	Rear lot line	6.0 m
	Interior side lot line	3.0 m
	Exterior side lot line	6.0 m
.2	Maximum building or structure height	9 m
.3	Minimum lot size	1000 m ²
.4	Minimum lot width	20 m

8.22 CA – COMMERCIAL AIRPORT

.1 Permitted Uses

The following uses and no others shall be permitted in the CA zone:

- .1 airport;
- .2 air traffic control building;
- .3 commercial and service businesses that are associated or related to an airport;
- .4 accessory buildings;
- .5 accessory use.

.2 Regulations

On a parcel located in an area designated as CA, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Rear lot line	6.0 m
Interior side lot line	3.0 m
Exterior side lot line	3.0 m
.2 Maximum building or structure height	10 m
.3 Minimum lot size	1000 m ²
.4 Minimum lot width	18 m

.3 Condition of Use

- .1 No use or building shall take place or be placed on lands zoned CA that will produce or create dust, smoke, or steam, or will in any way create a nuisance or annoyance or create an unsafe situation for the proper and safe operation of the airport.
- .2 Notwithstanding the provisions of Section 8.22.2.2, the height of all buildings or structures to be placed on lands within the CA zone shall be subject to federal regulations.

8.23 CM – COMMERCIAL MARINA

.1 Permitted Uses

The following uses and no others shall be permitted in the CM zone:

- .1 marina;
- .2 accessory buildings;
- .3 accessory use.

.2 Regulations

On a parcel located in an area designated as CM, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Interior side lot line	6.0 m
Exterior side lot line	6.0 m
.2 Maximum building or structure height	6 m
.3 Minimum lot size	1000 m ²
.4 Minimum lot width	18 m

.3 Condition of Use

- .1 Lots created by subdivision in areas zoned CM Commercial Marina must have a minimum of 30 metres lake frontage.
- .2 The use of docks, rafts, docking berths or such floatation devices necessary for the operation of a marina must receive appropriate permits and approvals from the provincial and/or federal department responsible for administration of Crown foreshore lands.

8.24 CR – COMMERCIAL RESIDENTIAL

AMENDMENT
BYLAW 1085.35

.1 Permitted Uses

The following uses and no others are permitted in the CR zone:

- .1 multiple family dwelling;
- .2 resort multiple family dwelling;
- .3 accessory structure;
- .4 accessory use.

.2 Regulations

On a parcel located in an area designated as CR, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Rear lot line	6.0 m
Interior side lot line	3.0 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	13 m
.3 Minimum lot size	600 m ²
.4 Minimum lot width	18 m
.5 Maximum density	75 dwelling units per gross developable hectare

8.25 M1 – GENERAL INDUSTRIAL

.1 Permitted Uses

The following uses and no others are permitted in the M1 zone:

- .1 manufacturing, processing, finishing, and packaging, excluding sawmills and planning mills; production of asphalt concrete products; ready-mix concrete; or preparation or processing of rocks, sand, or gravel;
- .2 animal hospital;
- .3 automobile, boat, trailer, and recreation vehicle service, sales and rental;
- .4 recreational vehicle storage lot;
- .5 automotive and truck repair shop, including body repair and painting;
- .6 bulk petroleum product sales;
- .7 car wash and truck wash;
- .8 cartage, delivery and express facility;
- .9 mobile home or manufactured home manufacturing which includes sales;
- .10 office, storage building, workshop and yard for general contractors and trade contractors;
- .11 public utility building and installation such as a telephone exchange, transformer station, and public works yard with building;
- .12 sale and repair of machinery, farm implements, and heavy equipment;
- .13 sale, rental and repair of tools and small equipment;
- .14 truck, truck-tractor and heavy equipment sales and rental;
- .15 welding, machine and blacksmith shop;
- .16 wholesale establishment, packing and crating, cold storage;
- .17 one dwelling unit within an industrial building for use by owner, manager, or proprietor of the premises, up to 20 percent of the gross floor area of the principal building up to a maximum of 93 m²;
- .18 self storage warehouse;
- .19 building supply establishment;
- .20 nursery, garden shop;
- .21 recycling depot;
- .22 kennel;
- .23 accessory buildings;
- .24 accessory use.
- .25 craft brewery/ distillery
- .26 outdoor recreation

AMENDMENT
BYLAW 1085.125 →

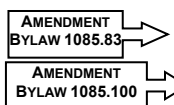
AMENDMENT
BYLAW 1085.133 →

.2 Permitted Uses – Site Specific:

AMENDMENT
BYLAW 1085.83 →

For Lots 1-7, Plan KAP89085, District Lot 2450s, SDYD located between the Airport runway and Highway No. 3, only the following uses shall be permitted:

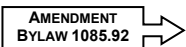
- .1 manufacturing, finishing, and packaging;
- .2 agri-food processing;
- .3 cartage, delivery and express facility;
- .4 welding, fabricating, machine and blacksmith shop;
- .5 wholesale establishment, packing and crating, cold storage;
- .6 aircraft related use;
- .7 accessory buildings;



- .8 accessory use;
- .9 building supply establishment.

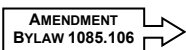
In addition to the uses listed above for Lots 1-7, Plan KAP89085, District Lot 2450s, SDYD, the following uses shall be permitted on Lot 2, Plan KAP89085, District Lot 2450s, SDYD, located between the Airport runway and Highway No. 3:

- .10 indoor automotive storage, repair and restoration, and sales;
- .11 caretaker suite with a maximum floor area of 100 m².



In addition to the uses listed above, the following use shall be permitted on the land described as Lot 1, District Lot 2450s, SDYD, Plan KAP54701, located at 11611-115 Street:

- .12 Indoor Model Railroad Tourist Attraction.



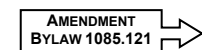
In addition to the General Permitted Uses under subsection 8.25.1, the following use shall be permitted for Lot C, District Lot 2450s, SDYD, Plan KAP78807, located at 9430 115th Street:

- .13 one (1) dwelling unit or a manufactured home for the owner or caretaker with a Maximum floor area of 100 m².



In addition to the General Permitted Uses under subsection 8.25.1, the following use shall be permitted for Lot 8, District Lot 2450s, SDYD, Plan KAP32242, located at 11201 115th Street:

- .14 cannabis operation



In addition to the General Permitted Uses under subsection 8.25.1, the following use shall be permitted for Lot 1, DL2450s, SDYD, Plan KAP51007, located at 11609 115th Street:

- .15 cannabis operation

.3 Maximum Building or Structure Height – Site Specific:

For the Portion of Lot 1013, Plan 39476, S.D.Y.D, located between the Airport runway and Highway No. 3, the maximum building or structure height shall be consistent with Transport Canada requirements for obstacle limitation surfaces. Building and structure heights must be below a surface created using a 5 horizontal to 1 vertical slope projected from the edge of the airstrip which is measured as 30 meters from the centreline of the runway, and shall not in any event exceed 13 meters.

.4 Regulations

On a parcel located in an area designated as M1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated

and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	3.0 m
Rear lot line	3.0 m
Interior side lot line	3.0 m on both sides or 6.0 m on one side and 0.0 m on the other side
Exterior side lot line	3.0 m
.2 Maximum building or structure height	13 m
.3 Minimum lot size	930 m ²

.5 Condition of Use

- .1 Outdoor storage of any material, except items being displayed for sale or rent, must be screened from view from Highway #3 by a solid fence, wall, shrub or other screening method which shall be between 2 metres and 3 metres in height.

8.26 M2 – HEAVY INDUSTRIAL

.1 Permitted Uses

The following uses and no others are permitted in the M2 zone:

- .1 production of asphalt, concrete products, ready-mix concrete, preparation or processing of rocks, sand or gravel;
- .2 all uses permitted in the M1 zone.

.2 Regulations

On a parcel located in an area designated as M2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	3.0 m
Rear lot line	3.0 m
Interior side lot line	3.0 m on both sides or 6.0 m on one side and 0.0 m on the other side
Exterior side lot line	3.0 m
.2 Maximum building or structure height	13 m
.3 Minimum lot size	930m ²

.3 Condition of Use

- .1 Outdoor storage of any material, except items being displayed for sale or rent, must be screened from view from Highway #3 by a solid fence, wall, shrub or other screening method which shall be between 2 metres and 3 metres in height.

8.27 M3 – SPECIAL INDUSTRIAL

.1 Permitted Uses

The following uses and no others are permitted in the M3 zone:

- .1 service industries such as repair shops; equipment, automobile, agricultural implement and trailer sales, rentals, repair and services;
- .2 plumbing and heating establishments; contractor's yards and shops;
- .3 dry cleaner and laundromat;
- .4 manufacturing plant, provided that the use is entirely contained within a building;
- .5 log home manufacturing;
- .6 fruit packing, warehousing and cold storage operations;
- .7 food processing plants;
- .8 trucking operations, including the storage, maintenance and repair of related equipment;
- .9 retail sales and offices auxiliary to manufacturing, processing and major repair operations;
- .10 building supply establishments;
- .11 veterinary services and animal supplies;
- .12 wholesale and distribution facilities and warehouses;
- .13 public works facilities;
- .14 auction rooms;
- .15 tool, machine and woodworking shops;
- .16 one dwelling unit or one mobile home for the owner or caretaker;
- .17 recycling establishment;
- .18 car wash;
- .19 recycle depot;
- .20 accessory buildings;
- .21 restaurant;
- .22 craft brewery/ distillery.

AMENDMENT
BYLAW 1085.16

AMENDMENT
BYLAW 1085.125

AMENDMENT
BYLAW 1085.138

AMENDMENT
BYLAW 1085.146

.2 Permitted Uses – Site Specific

In addition to the General Permitted Uses under subsection 8.16.1, the following uses shall be permitted for:

Lot 1, District Lot 43, SDYD, Plan KAP23385

- .1 Outdoor storage of boats (as an accessory use) to maximum of 50% of the property and only when screened from all highways.

In addition to the General Permitted Uses the following use shall be permitted for:

Lot 4, District Lot 43, SDYD, Plan 23385

- .2 self-storage warehouse

.3 Regulations

On a parcel located in an area designated as M3, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the

regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from: Front lot line Rear lot line Interior side lot line Exterior side lot line	6.0 m 6.0 m 3.0 m 4.5 m
.2 Maximum building or structure height	13 m

.3 Condition of Use

- .1 Outdoor storage of any material, except items being displayed for sale or rent, must be screened from view from Main Street (Highway #3) and Lakeshore Drive by a solid fence, wall, shrub or other screening method which shall be between 2 metres and 3 metres in height.

8.28 PR – PARKS AND RECREATION

.1 Permitted Uses

The following uses and no others are permitted in the PR zone:

- .1 golf course, including clubhouse and accessory residential use;
- .2 public parks and beaches, active and passive recreation;
- .3 tourist information and refreshment booths;
- .4 golf driving range;
- .5 portable vending;
- .6 yacht / sailing club;
- .7 senior centre;
- .8 museum;
- .9 private club;
- .10 equestrian / riding facility including grandstands, stables, barns, horse training arena, and associated Recreational Vehicle Park;
- .11 indoor recreation facilities including but not limited to: ice arena, curling rink and gymnasium;
- .12 active recreation including but not limited to: baseball, soccer, horseshoe pitch, lawn bowling;
- .13 special events, including but not limited to: trade and home shows, entertainment and sporting events;
- .14 utility.

AMENDMENT
BYLAW 1085.105 →

.2 Permitted Uses-Site Specific

AMENDMENT
BYLAW 1085.58 →

For Lot 991, Plan21072, District Lot 2450s, SDYD, Except Plan KAP57535 located on Golf Course Drive “Desert Park”, in addition to the uses listed above the following uses shall be permitted (Amendment Bylaw No. 1085.58):

- .14 horse racing
- .15 electronic gaming facility
- .16 restaurant and licensed establishment
- .17 accessory use

AMENDMENT
BYLAW 1085.82 →

In addition to the uses above the following shall be permitted for:

Lot 763, Plan 2449, District Lot 2450s, SDYD, in the immediate area surrounding Lions Park lagoon.

- .18 marina

.3 Regulations

On a parcel located in an area designated as PR, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I		Column II
.1	Minimum setback from:	
	Front lot line	6.0 m
	Rear lot line	6.0 m
	Interior side lot line	6.0 m
	Exterior side lot line	6.0 m
.2	Maximum building or structure height:	
	beach front lands	6 m
	non beach front lands	13 m

8.29 PI – PUBLIC AND PRIVATE INSTITUTION

.1 Permitted Uses

The following uses and no others are permitted in the PI zone:

- .1 educational institution;
- .2 assembly use;
- .3 congregate care facility;
- .4 fire hall, ambulance service, police station, and other similar emergency services;
- .5 hospital;
- .6 child care facility;
- .7 funeral home;
- .8 church;
- .9 museum, library, art gallery;
- .10 government administration buildings;
- .11 public utility;
- .12 restaurants, cooking facilities and lounges associated with a permitted use;
- .13 accessory building;
- .14 accessory use.

.2 Regulations

On a parcel located in an area designated as PI, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Rear lot line	6.0 m
Interior side lot line	3.0 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	13 m
.3 Minimum lot size	1000 m ²
.4 Minimum lot width	15 m

8.30 UR – URBAN RESERVE

.1 Permitted Uses

The following uses and no others are permitted in the UR zone:

- .1 agricultural uses;
- .2 parks, playgrounds and other public recreation facilities;
- .3 public utility;
- .4 one single family dwelling;
- .5 accessory buildings.

.2 Regulations

On a parcel located in an area designated as UR, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Rear lot line	6.0 m
Interior side lot line	3.0 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	10 m
.3 Minimum lot size	1 hectare

8.31 WD – WATERFRONT DEVELOPMENT

(Removed by Amendment Bylaw No. 1085.57)

SECTION 9 REPEAL AND ADOPTION

9.1 REPEAL

Bylaw No. 743, 1988, the “Town of Osoyoos Zoning Bylaw” is repealed and replaced by this Bylaw.

9.2 ADOPTION

Read a first time this 2nd day of March, 1998.

First Public Hearing held this 18th day of March, 1998.

Second Public Hearing held this 27th day of April, 1998.

Third Public Hearing held this 8th Day of June, 1998.

Fourth Public Hearing held this 29th Day of July, 1998.

Fifth Public Hearing held this 1st Day of October ,1998.

Sixth Public Hearing held this 27th Day of October, 1998.

Read a second time this 27th day of October, 1998.

Read a third time this 2nd day of November, 1998.

Approved by the Ministry of Transportation and Highways under the Highway Act
This 4th day of November 1998.

“J. Bryant”

District Highways Manager
Ministry of Transportation and Highways

Reconsidered and Finally Adopted this 4th day of November, 1998.

“John Cooper”

MAYOR

“Elsie Lemke”

CLERK

SECTION 10 COMPREHENSIVE DEVELOPMENT ZONES (CDZ)

10.1 ESTABLISHMENT OF ZONES

The following are Comprehensive Development Zones (CDZ):

- .1 A CD zone is a detailed zone developed for a specific property for reasons such as ensuring specific design details and mixed- use developments.
- .2 All definitions and regulations of the Town of Osoyoos Zoning Bylaw except Section 8 Zone Regulations apply unless specific requirements are stated.
- .3 Comprehensive Development Zones apply only to the specific property indicated.

10.2 DEFINITION OF ZONES

- .1 The area of each CD zone is defined by Schedule A.
- .2 Where a CD zone boundary is shown on Schedule A as following a road right –of-way, the centre of the road right-of way shall be the zone boundary.

10.3 PERMITTED USES

In each CD zone established under Section 10 of this Bylaw:

- .1 The only uses permitted are those listed in respect of each zone under the heading “Permitted Uses”.
- .2 Uses not listed in respect of a particular CD zone are prohibited.

CD1 – COMPREHENSIVE DEVELOPMENT ZONE (DESERT MIRAGE)**1085. Purpose**

The purpose and intent of this CD zone is to implement the Desert Mirage Development Plan, and provide for a comprehensive development with a mix of commercial and multi family residential. All definitions and regulation of the Town of Osoyoos Zoning Bylaw No. 1085 apply unless specified below:

1085. Permitted Uses

The following uses and no others shall be permitted in the CD1 zone:

- .1 business, medical and professional offices;
- .2 restaurant;
- .3 convenience store;
- .4 financial institution;
- .5 motel and hotel;
- .6 licensed establishment;
- .7 recreation commercial;
- .8 gift shop;
- .9 service business;
- .10 tourist information facility;
- .11 shopping centre;
- .12 retail stores;
- .13 dry cleaner;
- .14 multiple family dwelling;
- .15 laundromat;
- .16 dwelling units located above the first storey of commercial uses.

1085. Regulations

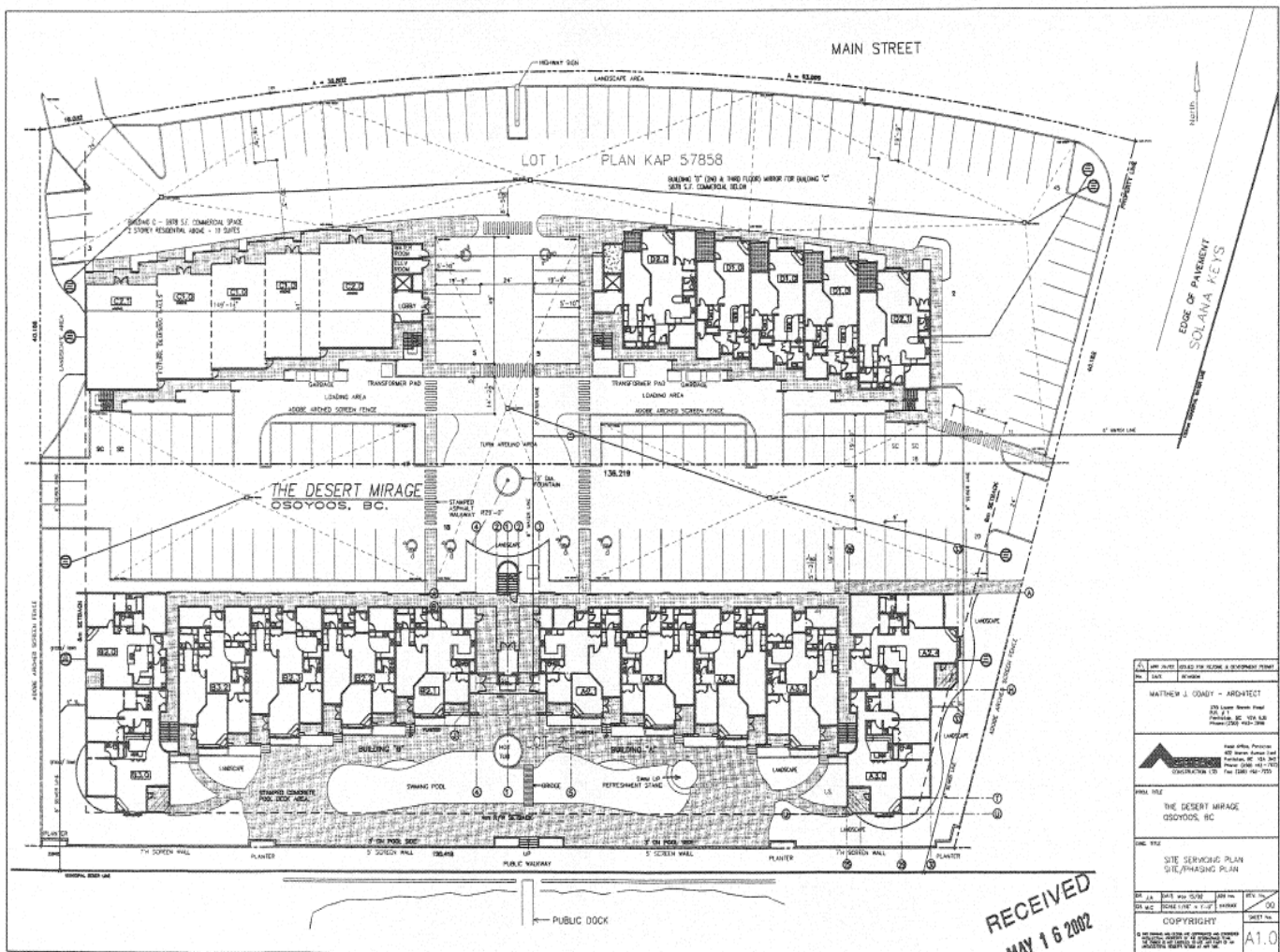
On a parcel located in an area designated a CD1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulation set out in the table below in which Column 1 sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	4.5 m
Rear lot line	6.0 m
Interior side lot line	4.0 m
Exterior side lot line	6.0 m
.2 Maximum building or structure height	
Commercial	10 m
Residential	13 m
.3 Maximum Density for residential area:	85 per gross developable ha

4. Condition of Use

- .1 Within the CD1 Zone, the lands shall be developed for commercial / residential use in accordance with the plans of the comprehensive development project as approved and incorporated as CD1 Map 1 attached to this Bylaw.
- .2 Off-Street parking and loading shall be in accordance with Section 6 of the Zoning Bylaw except that parking for the residential use shall be 1.5 per dwelling unit and parking for the commercial use shall be 1 stall per 30 m² of gross floor area.

CD1 – MAP 1



CD2 – COMPREHENSIVE DEVELOPMENT ZONE (VILLAGE BY THE LAKE)**1085. Purpose**

The purpose and intent of this CD zone is to implement the Village by the Lake Development Plan, and provide for a comprehensive development with a mix of commercial and multi-family residential. All definitions and regulation of the Town of Osoyoos Zoning Bylaw No. 1085 apply unless specified below:

1085. Permitted Uses

The following uses and no others shall be permitted in the CD2 zone:

- .1 restaurant;
- .2 convenience store;
- .3 motel and hotel;
- .4 licensed establishment;
- .5 recreation commercial;
- .6 recreation rental;
- .7 gift shop;
- .8 multiple family dwelling;
- .9 accessory use.

1085. Regulations

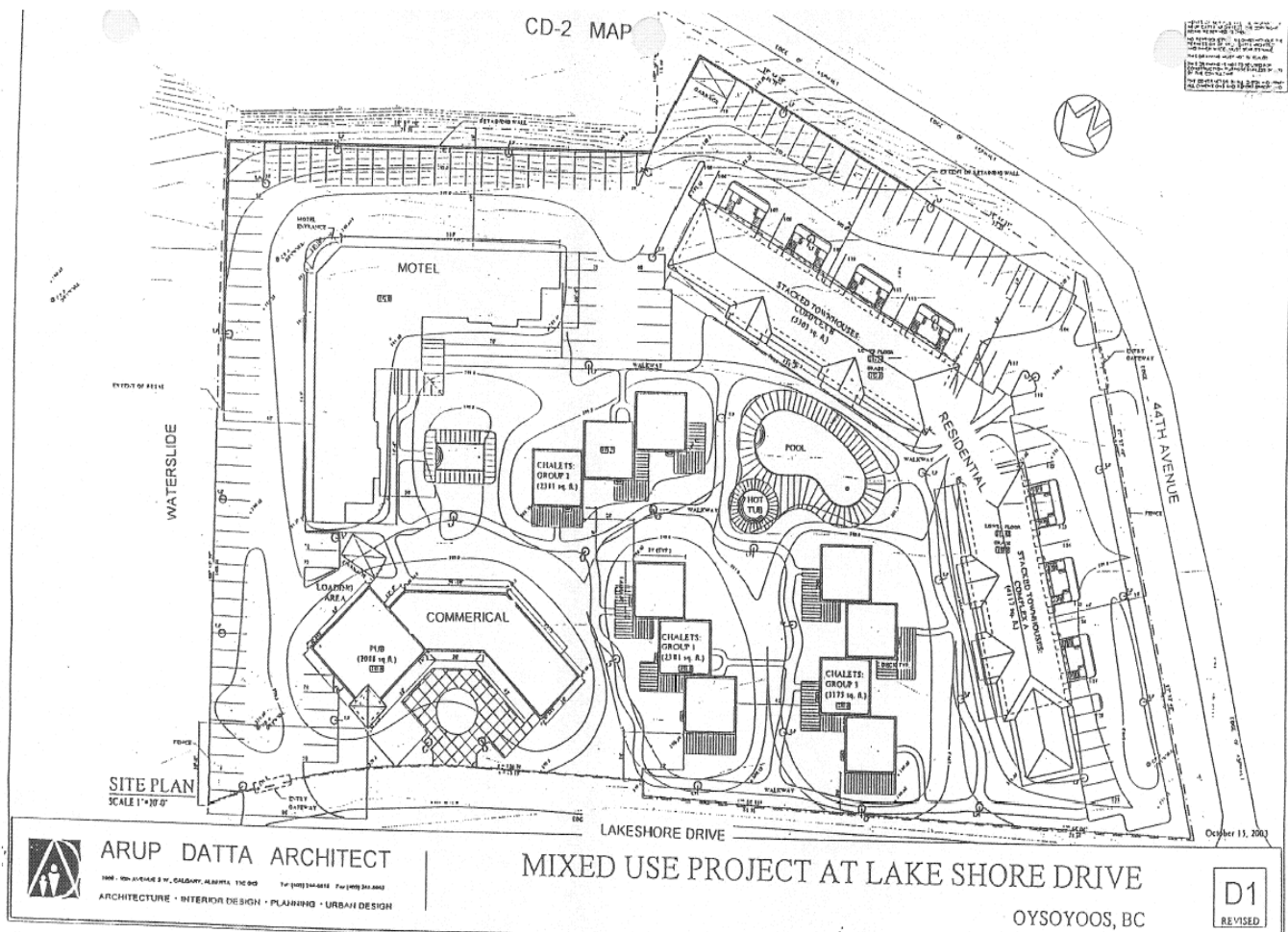
On a parcel located in an area designated a CD2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulation set out in the table below in which Column 1 sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Rear lot line	6.0 m
Interior side lot line	3.0 m
Exterior side lot line	4.5 m
.2 Maximum building or structure height	
Commercial	10 m
Motel	10 m measured from east grade
Residential	13 m

4. Condition of Use

- .1 Within the CD2 Zone, the lands shall be developed for commercial / residential use in accordance with the plans of the comprehensive development project as approved and incorporated as CD2 Map 1 attached to this Bylaw.
- .2 Off-Street parking and loading shall be in accordance with Section 6 of the Zoning Bylaw except that:
 - parking for the commercial use shall be 1 stall per 45 m² of gross floor area;
 - parking for the restaurant/licensed establishment shall be 1 stall per 4 seat occupancy;
 - parking for the residential units shall be 1.5 stalls per dwelling unit.

CD2 – MAP 1



CD5 – COMPREHENSIVE DEVELOPMENT ZONE (WALNUT BEACH RESORT)**1085. Purpose**

The purpose of this CD zone is to provide for comprehensive development with a mix of tourist commercial and residential uses. All definitions and regulations of the Town of Osoyoos Zoning Bylaw No. 1085 apply unless specified below:

1085. Permitted Uses

The following uses and no others shall be permitted in the CD5 zone:

- .1 hotel;
- .2 resort multiple family dwelling;
- .3 multiple family dwelling;
- .4 accessory use;
- .5 marina.

AMENDMENT
BYLAW 1085.86**1085. Regulations**

On a parcel located in the area designated as CD5, no building or structure shall be constructed, located, or altered and no plan of subdivision approved which contravenes the regulations set out in the Table below, in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from: Front lot line Interior side lot line natural boundary of Osoyoos Lake	6.0 m 6.0 m Minimum setback to be determined by the results of a riparian area assessment completed by a Qualified Environmental Professional using the prescribed methods found in the Riparian Areas Regulation. The study must be done to the satisfaction of the Town.
.2 Maximum building or structure height	15 m

4. Conditions of Use

- .1 The lands be developed for tourist commercial and residential uses in accordance with the plans of the comprehensive development project as approved and incorporated as CD5 Map 1 attached to this Bylaw.
- .2 The permitted use of “multiple family dwelling” be limited to 20 percent of the total of “accommodation units”; including “hotel rooms”, “resort multiple family dwellings” and “multiple family dwellings”.
- .3 Off-Street parking stalls will be provided in accordance with the following:

Accommodation parking:	1 stall per bedroom;
Restaurant and licensed establishment parking:	1 stall per 8 seats;
Visitor parking:	0.05 stalls per accommodation unit.

CD5 – MAP 1



CD6 – COMPREHENSIVE DEVELOPMENT ZONE (OSOYOOS LAKE RESORT)**1085. Purpose**

The purpose of this CD zone is to provide for comprehensive development with a mix of tourist commercial and residential uses. All definitions and regulations of the Town of Osoyoos Zoning Bylaw No. 1085 apply unless specified below:

1085. Permitted Uses

The following uses and no others shall be permitted in the CD6 zone:

- .1 hotel;
- .2 convention facility;
- .3 resort multiple family dwelling;
- .4 multiple family dwelling;
- .5 licensed establishment;
- .6 restaurant;
- .7 retail store;
- .8 service business;
- .9 financial institution;
- .10 accessory use.
- .11 craft brewery/ distillery

AMENDMENT
BYLAW 1085.125**1085. Regulations**

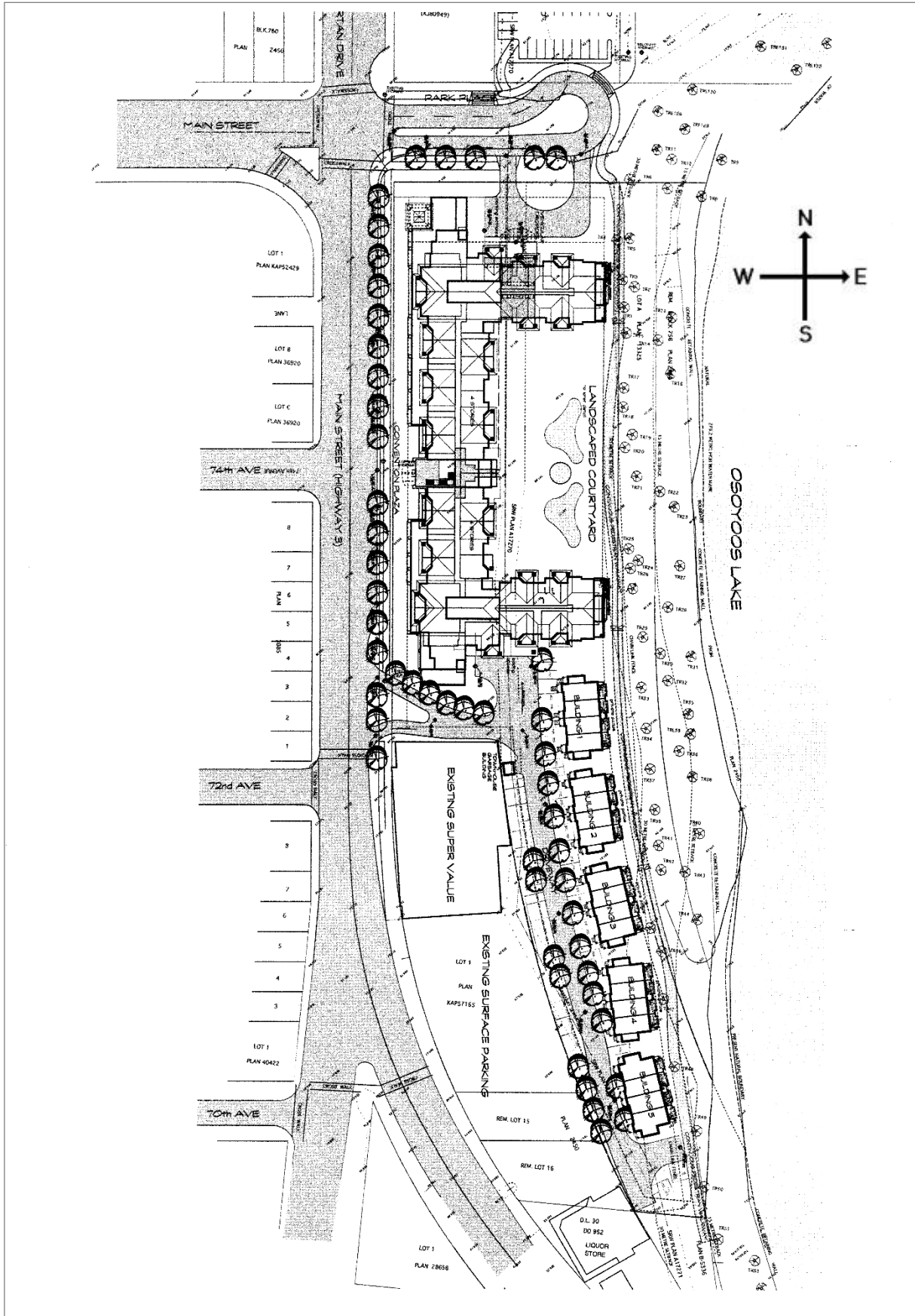
On a parcel located in the area designated as CD6, no building or structure shall be constructed, located, or altered and no plan of subdivision approved which contravenes the regulations set out in the Table below, in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from: Front lot line Interior side lot line Exterior side lot line Rear lot line Natural boundary of Osoyoos Lake	4.5 m 3.0 m 4.5 m 6.0 m minimum setback to be determined by the results of a riparian area assessment completed by a qualified environmental professional in accordance with the Town's riparian development permit area guidelines.
.2 Maximum building or structure height commercial residential	21.5 m 13.5 m
.3 Projections into setback areas:	main convention entrance canopy may project up to 2.0 m into the exterior lot line setback. Decorative columns for the signage tower on the corner of Park Lane and Highway – 3 may project up to 1.3 m into the front and exterior side lot line setbacks.
.4 Disability parking spaces:	each disability space shall be a minimum of 2.3 meters in vertical distance.

4. Conditions of Use

- .1 The lands be developed for tourist commercial and residential uses in accordance with the plans of the comprehensive development project as approved and incorporated as CD6 Map 1 attached to this bylaw.
- .2 Off-Street parking stalls will be provided in accordance with the following:
 - restaurant and licensed establishment parking shall be 1 stall per 8 seats;
 - employee parking shall be 1 stall per 30 m² of convention gross floor area;
 - four percent of the total number of parking stalls shall be designated as disabled persons' parking stalls;
 - hotel parking shall be 0.95 stalls per unit of accommodation;
 - residential parking shall be 1 stall per dwelling unit;
 - retail commercial, financial institution, service commercial, and convention facility parking shall be 1 stall per 30 m² of gross floor area;
 - visitor parking shall be 0.05 stalls per unit.

CD6 – MAP 1



CD7 – COMPREHENSIVE DEVELOPMENT ZONE (INDIGO)**1) Purpose**

The purpose of this CD zone is to provide for a mixed use, high-density, resort multiple family residential development. All definitions and regulations of the Town of Osoyoos Zoning Bylaw No. 1085 apply unless specified below:

2) Permitted Uses

The following uses and no others shall be permitted in the CD7 zone:

- .1 resort multiple family dwelling;
- .2 multiple family dwelling;
- .3 licensed establishment;
- .4 restaurant;
- .5 retail store;
- .6 accessory use.

3) Regulations

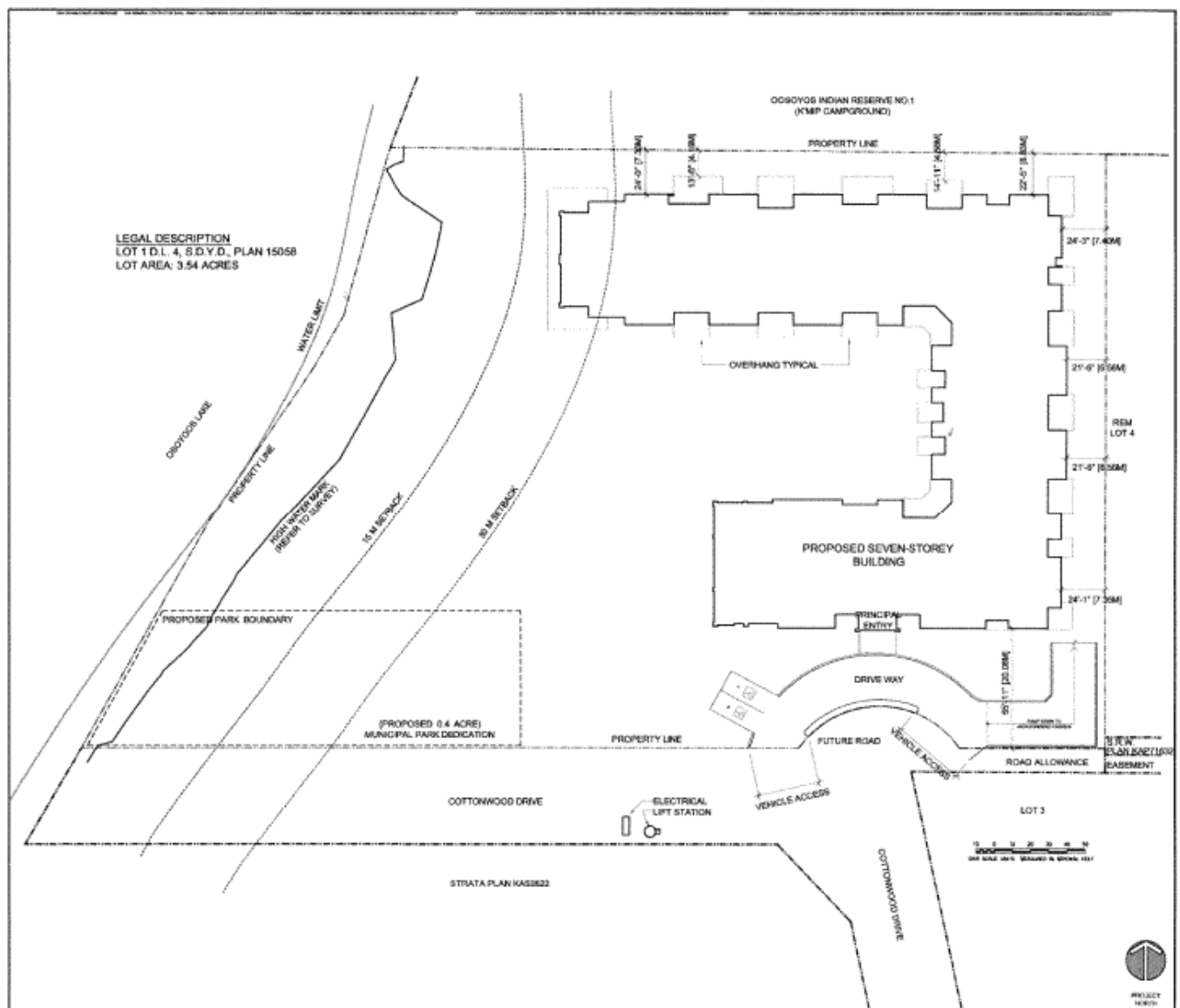
On a parcel located in the area designated as CD-7, no building or structure shall be constructed, located, or altered and no plan of subdivision approved which contravenes the regulations set out in the Table below, in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
.1 Minimum setback from:	
Front lot line	6.0 m
Rear lot line	6.0 m
Interior side lot line	6.0 m
Exterior side lot line	6.0 m
Natural boundary of Osoyoos Lake	minimum setback to be determined by the results of a riparian area assessment completed by a qualified environmental professional in accordance with the Town's Riparian Development Permit Area guidelines.
.2 Maximum building or structure height	24 m

4) Conditions of Use

- .1 The lands be developed for tourist commercial and residential uses in accordance with the plans of the comprehensive development project as approved and incorporated as CD7 Map 1 attached to this bylaw.
- .2 Off-Street parking stalls will be provided in accordance with the following:
 - a) 1.65 stalls per dwelling unit;
 - b) visitor parking shall be 0.05 stalls per unit;restaurant and licensed establishment parking shall be 1 stall per 8 seats.

CD7 – MAP 1



CD9 – COMPREHENSIVE DEVELOPMENT ZONE (LAKESHORE DRIVE)

1) Purpose

The purpose of this CD zone is to provide for mixed low-rise housing, some commercial floor space and a dedicated public park, all in accordance with the following CD9 – Map 1 delineating eight (8) development phases, and CD9 – Schedule 1 setting out permitted types and numbers of projected housing units in each phase, with some permitted commercial space. All definitions and regulations of the Town of Osoyoos Bylaw No. 1085, 1998, apply unless specified differently below.

2) Permitted Uses

The following uses and no others shall be permitted in the CD9 zone:

Phase 1 and 2

- .1 Single family dwelling
- .2 Two family dwelling

Phase 3 and 4

- .1 Two-storey residential / commercial complex

Phase 5

- .1 Single family dwelling

Phase 6, 7, and 8

- .1 Multiple family dwelling (in row housing format)
- .2 Resort multiple family dwelling (in row housing format)

3) Phasing and Scheduling

Any change to the general delineation of, or sequencing of phases in CD9 – Map 1 and deviation from more than 5± in the number of different housing units by type in each phase shown on CD9 – Schedule 1 will be subject to a Council approved zoning bylaw amendment.

4) Regulations

Development of each and every phase will be subject to prior approval by the Director of Planning and Development Services, including:

- .1 *Subdivision approvals* for lots, street and sidewalk ROWs, and utility easements; road, sidewalk, street lighting, sanitation and storm sewers, and domestic and irrigation water services; and offsite services, amenities and additional studies as required below;
- .2 *Development permits* for numbers and types of buildings; building form, character, and lot siting; and landscaping; and

.3 *Detailed geotechnical assessments.*

5) Off-site Street Improvements

- .1 As a condition of subdivision approval for Phase 1 the applicant will complete at their cost installation of a sidewalk running along the complete front of their property on Lakeshore Drive, with a crosswalk across Lakeshore Drive from its intersection with 44th Avenue to connect with to the existing sidewalk on the other side of the road.
- .2 As a condition of subdivision approval for Phase 4, the applicant will join the Town and the Ministry of Transportation and Infrastructure (MOTI) on agreement regarding the timing and scope of needed improvements required to the Highway 3 / Lakeshore intersection, including required cost sharing by the applicant to be paid as a condition of subsequent phased subdivision approval.

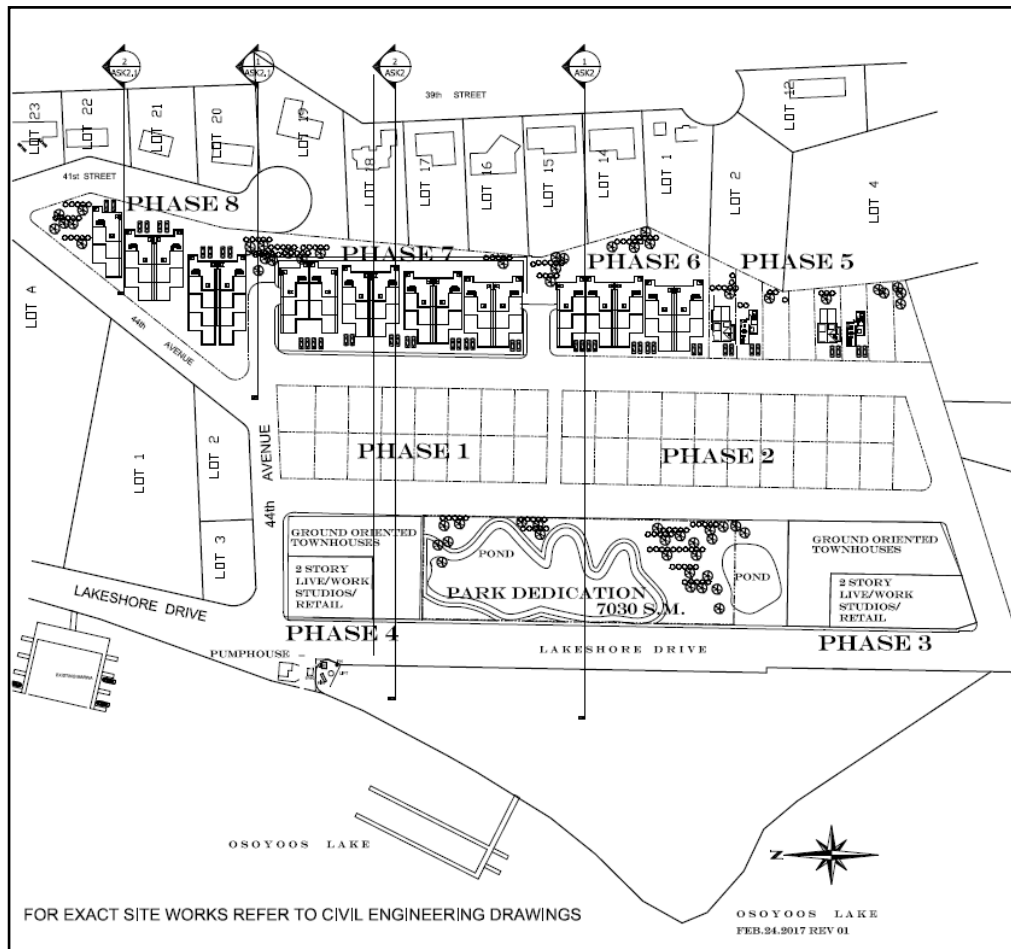
6) Amenities

As a condition of subdivision approval for Phase 1, the applicant will donate approximately 1.74 acres including the ponds and their surrounds adjoining Lakeshore Drive for a Town parkland dedication as shown on CD9 – Map 1.

7) Additional Studies

Also as a condition of subdivision approval for Phase 1, the applicant will undertake a riparian wetland assessment of the aforementioned ponds to survey their baseline ecological values and recommend protocols for their protection to be considered in storm water management design and operations.

CD9 – Map 1



CD9 – SCHEDULE 1

Table 4217 Lakeshore Drive Building Plan.

Maximum Dwelling Units (DUs) Per Phase and Overall Development

Phases	Single-Family Dwellings	Two-Family Dwellings	Terraced Townhomes (80% Multiple-Family Dwelling - MFD) (20% Resort Multiple-Family Dwelling - RMFD)		2-Storey Residential / Commercial Complex	
	SFD	TFD	MFD	RMFD	MFD	RMFD
Phase 1	8	16				
Phase 2	14	14				
Phase 3					20-24	10-12
Phase 4					20-24	10-12
Phase 5	8					
Phase 6			15	5		
Phase 7			28	8		
Phase 8			15	5		
All Phases	30	30	58	18	40-48	20-24
Overall Development	Total dwelling units = 196 – 208 Tourist accommodation units only = 38 - 42					

CD10 – COMPREHENSIVE DEVELOPMENT ZONE

1) Purpose

The purpose of this CD zone is to encourage startup businesses to locate in the Town of Osoyoos by providing for a live-work opportunity by allowing for one residential suite above each of the strata titled industrial bays.

2) Permitted Uses

The following uses and no others shall be permitted in the CD10 zone:

- a) Light manufacturing, finishing and packaging;
- b) Cartage, delivery and express facility;
- c) Welding, fabricating, machine and blacksmith shop;
- d) Aircraft related uses;
- e) Workshops for general contractors and trade contractors;
- f) Indoor automotive repair and restoration; and
- g) One residential suite for use by the owner, business operator or employee, with a maximum floor area of 100m², per strata title unit.

3) Regulations

On a parcel located in the area designated as CD10, no building or structure shall be constructed, located or altered, no plan of subdivision approved which contravenes the regulations set out in the Table below, in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I	Column II
1. Minimum setback from:	
Front lot line	3.0 metres
Interior side lot line	3.0 metres
Exterior side lot line	9.0 metres
Rear lot line	3.0 metres
2. Maximum building or structure height:	13 metres

4) Conditions of Use

1. The lands be developed for mixed industrial / residential uses in accordance with the plans of the comprehensive development project as approved and incorporated as CD10 Map1 attached to this bylaw.

2. Outdoor storage of any kind is prohibited in the area between the building and the exterior side lot line.
 3. Off-Street parking stalls will be provided in accordance with the following:
 - a) A minimum of 2 parking stalls must be available for each strata unit.
1085. The use of the property for short term rentals or tourist accommodation is strictly prohibited.

CD10 – MAP 1



■ CD11 – COMPREHENSIVE DEVELOPMENT ZONE

1. Purpose

The purpose of this CD zone is to provide for a mixed use, high-density, resort multiple family residential development. All definitions and regulations of the Town of Osoyoos Zoning Bylaw No. 1085 apply unless specified below:

2. Permitted Uses

The following uses and no others shall be permitted in the CD11 zone:

1. single family dwelling;
2. multiple family dwelling;
3. accessory use.

3. Regulations

On a parcel located in the area designated as CD11, no building or structure shall be constructed, located, or altered and no plan of subdivision approved which contravenes the regulations set out in the Table below, in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I		Column II
.1	Minimum Setback from:	
	Front Lot line (south)	6.0 m, except 3.0 m at Townhouse unit 7
	Rear lot line (north)	6.0 m, except 1.5 m at single family unit 18
	Interior side lot line (east)	6.0 m, except 0.9 m at covered parking structure
	Interior side lot line (west-park)	6.0m, except 3.6 m at building 2 deck supports
	Natural Boundary of	minimum setback to be determined by the results of a riparian area assessment completed by a qualified environmental professional in accordance with the Town's Riparian Development Permit Area guidelines.
	Maximum building or structure height	24 m

4. Conditions of Use

- 1) The lands be developed for residential uses in general accordance with the plans of the comprehensive development project as approved and incorporated Map 1 attached to this bylaw.
- 2) Off-Street parking stalls will be provided in accordance with the following:
 - a) Resident parking shall be 1.75 stalls per dwelling unit; plus
 - b) Visitor parking shall be 0.1 stalls per unit;

CD11 – MAP 1



▪ CD12 – COMPREHENSIVE DEVELOPMENT ZONE

1. Purpose

The purpose of this CD zone is to provide for a site for an apartment building with a maximum of 40 dwelling units.

Permitted Uses

The following uses and no others shall be permitted in the CD12 zone:

1. Multiple family dwelling;
2. Accessory use.

2. Regulations

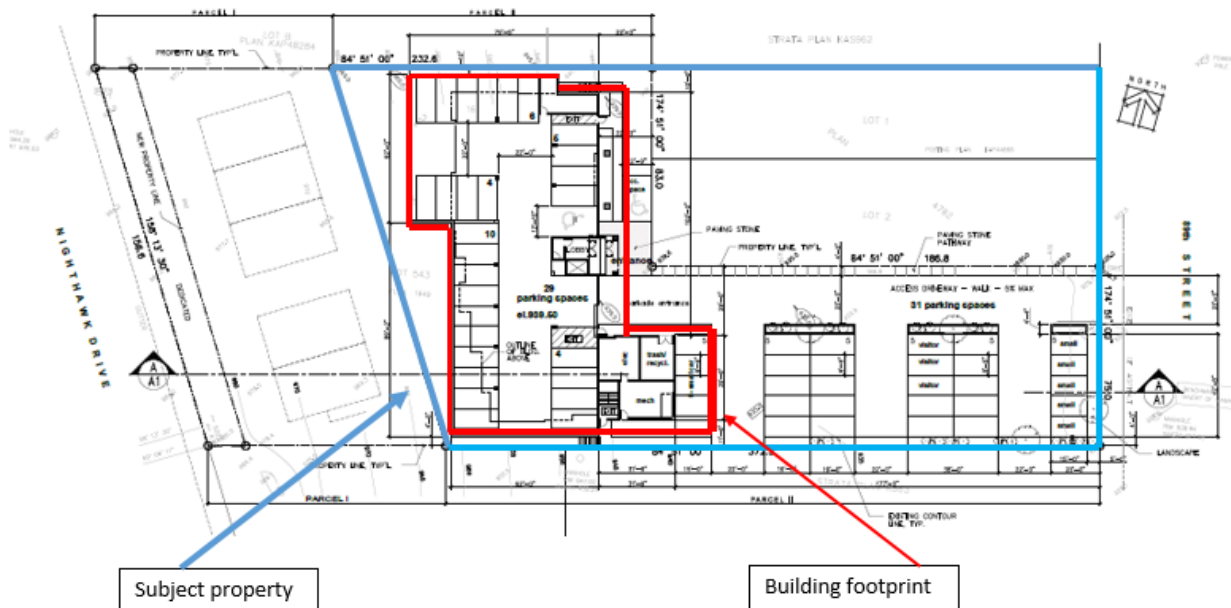
On a parcel located in the area designated as CD12, no building or structure shall be constructed, located, or altered which contravenes the regulations set out in the Table below, in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I		Column II
.1	Minimum Setback from:	
	Front Lot line (east)	6.0 m
	Rear lot line (west)	6.0 m
	Interior side lot lines (north and south)	3 m
.2	Minimum Setback for parking foundation from:	
	South property line	1 m
	North property line	.7 m
	West property line	1.2 m

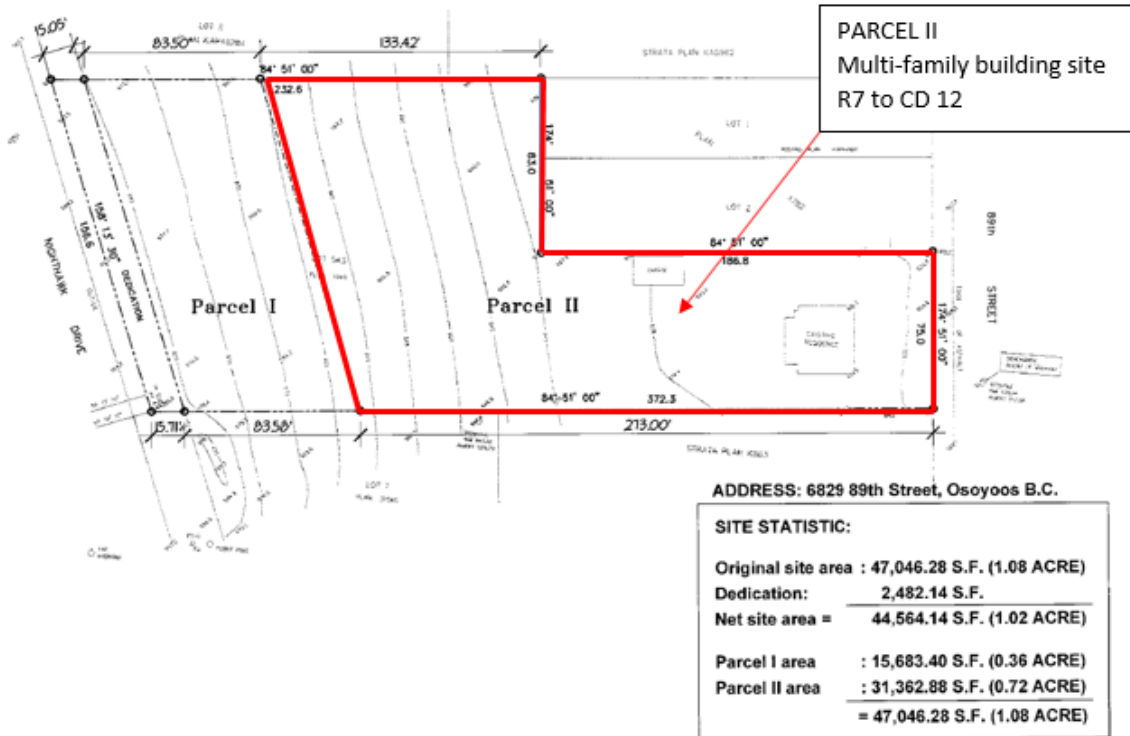
4. Conditions of Use

- 1) The lands shall be developed for residential uses in general accordance with the plan of the comprehensive development project as approved and incorporated as Map 1 attached to and forming a part of this Bylaw.
- 2) Maximum height shall not exceed 13 metres.
- 3) Off-Street parking stalls will be provided in accordance with the following:
 - a) Resident parking shall be provided at a ratio of 1.5 stalls per dwelling unit (60 parking stalls in total for 40 residential units) inclusive of visitor parking.
 - b) A minimum of two spaces shall be fully accessible.

CD12 – MAP 1



Schedule 1 Bylaw No. 1085.139, 2021



APPENDIX “J”
CD13 – COMPREHENSIVE DEVELOPMENT ZONE

3. Purpose

The purpose of this CD zone is to provide for a site for an apartment building with a maximum of 17 dwelling units and an additional 5 townhomes.

Permitted Uses

The following uses and no others shall be permitted in the CD13 zone:

1. Maximum of 5 townhomes
2. Multiple family dwelling building with a maximum of 17 units.
3. Accessory use.

4. Regulations

On a parcel located in the area designated as CD13, no building or structure shall be constructed, located, or altered which contravenes the regulations set out in the Table below, in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I		Column II
.1	Minimum Setback from:	
	Front Lot line (east)	6.0 m
	Rear lot line (west)	6.0 m
	Interior side lot lines (north and south)	3 m
.2	Minimum Setback for underground parking foundation or ramp from:	
	South property line	0 m
	North property line	0 m
	West property line	4.5 m
	East property line	0 m

4. Conditions of Use

- 4) The lands shall be developed for residential uses in general accordance with the plan of the comprehensive development project as approved and incorporated as Map 1 attached to and forming a part of this Bylaw.
- 5) Maximum height shall not exceed 15 metres above finished grade.
- 6) Off-Street parking stalls will be provided in accordance with the following:
 - a) Total number of parking stalls shall be 34
 - b) Assignment of parking shall be as follows:
 - i. two stalls per townhome
 - ii. two bedroom condominiums shall have 2 parking stalls
 - iii. one bedroom condominiums shall have one parking stall

ZONING BYLAW AMENDMENTS		
BYLAW NO	AMENDMENT	DATE
1109	Rezone Lot 1 & 2, PL43650 to R5	Jan. 7, 1999
1117	C3 Text Amend. Add "20 Laundromat"	Apr. 19, 1999
1162	Rezone Lot A, PL KAP67585 & Lot A, PL 31524	Dec. 18, 2000
1136	Rezone Lot 3, PL 15652 From R1 to R2	Apr. 3, 2000
1138	Rezone Lot 1, PL 9037, Portion L522, except Plan M15150 from C3 to R6	Apr. 3, 2000
1085.6	Add Lacey Point Area	May 7, 2001
1085.7	Lot A, PL 38686 From C3 to C2	May 22, 2001
1085.8	Text Amendment: Congregate Care / Reduce Parking	Jul. 9, 2001
1085.9	Amendments Re: Packinghouse	Sept. 15, 2003
1085.10	Rezone Lot 2, PL 10632 from R1 to R3	Jan. 21, 2002
1085.11	Text Amendment (Definition of Licensed Establishment)	May 20, 2003
1085.12	Rezone Lot 1, PL 2824, from UR to R7	Jul. 8, 2002
1085.13	Rezone Lot 2, PL KAP57883 from R1 to P1	Abandoned
1085.14	Rezone Lot A, PL 4581 & Lot 1, PL 3923 from R1 to C3	Jun. 3, 2002
1085.15	Rezone Lots 1 & 2 KAP 57858 from C3 & R7 to CD-1 and text amendment (Comprehensive Development definition)	Jun. 17, 2002
1085.16	Amendment to M3 (add café, restaurant)	Sept. 16, 2002
1085.17	Rezone Lots 1&2, KAP57883 from R7/R1 to R1 & R2	Jan. 20, 2003
1085.18	Rezone Lot 9, Plan 1958 from AG to C4 (Pending ALC app.)	
1085.19	Rezone Lot 1, KAP70782 from C3 to C2	Aug. 18, 2003
1085.20	Rezone Lot A, Plan 30111 from M2 to R7	Jan. 20, 2003
1085.21	Rezone Lots 11&12, Plan 13734 from R1 to R7	Jan. 20, 2003

ZONING BYLAW AMENDMENTS		
BYLAW NO	AMENDMENT	DATE
1085.22	Rezone Lot 1, KAP65097 from M1 to M2	Mar. 3, 2003
1085.23	Rezone Lot C Plan B5374 from UR to R7	Apr. 7, 2003
1085.24	Rezone Lot 1, KAP67388 from C3 to R6	Jul. 21, 2003
1085.25	Rezone from R1 to C3 (Rattlesnake Canyon)	Apr. 7, 2003
1085.26	Rezone from R1 to R7 (Desert Court)	May 5, 2003
1085.27	Rezone Lot 10, Plan 3075 from R6 to R2	Sept. 2, 2003
1085.28	From C7 to C2 (Lots 1 and 2, Plan 116508)	Denied
1085.29	Rezone to CD2	Mar. 15, 2002
1085.30	Text Amendment to C7	Apr. 5, 2002
1085.31	Amendment to R7 – Increase Density	Feb. 2, 2004
1085.32	From PR to R1 (Portion L557 Plan 1949)	Jul. 5, 2004
1085.33	From R1 to PR (Lot 2 PI KAP52024)	Jul. 5, 2004
1085.34	From R7 to R2/R3 (Lot 26 PI KAP73299)	Jul. 5, 2004
1085.35	New CR Zone	Apr. 18, 2005
1085.36	From PR to CD-3 (Rem Lot 12, Plan 1958 except Plan 5238, 5684, 11709 & 33779)	Cancelled
1085.37	From C4 to CR (Lot 1, Plan KAP50275 and Lot 2, Plan 32272)	Abandoned
1085.38	From C6 to R6 (Lot 25 PI KAP50627)	Nov. 1, 2004
1085.39	From C4 to CR (Lot 1, Plan KAP74149)	Abandoned
1085.40	Text Amendment to 4.2	May 16, 2004
1085.41	From C4 to R7 (Lot 1, DLs 41, 4165s, 4166s, 4167s, Plan KAP50275 & Lot 2, Plan 32272)	Sept. 29, 2004
1085.42	From PR to R1 (Rem Lot 1, Plan KAP59179) From UR to R1 (Rem Lot 49, Plan KAP52978)	Nov. 1, 2004
1085.43	From M1 to PR (Rem Lot 1002, Plan 30610) From UR to PR (Rem Lot 1003, Plan 31183)	Feb. 7, 2005

ZONING BYLAW AMENDMENTS		
BYLAW NO	AMENDMENT	DATE
1085.44	From M1 to M2 (Lot 1, Plan KAP57086)	Mar. 21, 2005
1085.45	From R6 to R2 (Lot 1, Plan KAP550469)	Abandoned
1085.46	From WD to CD-3 (Lots 1, 2, 3, 4, 5, 6, 7 Plan 2450)	Abandoned
1085.47	From AG to CR (Lot A, Plan KAP72390)	Cancelled
1085.48	Rezone Lot 12, Plan 1958 except Plans 5238 5684 11709 33709 from PR to CD-4 & Lot A, Plan KAP72390 AG to CD-4	Withdrawn
1085.49	Text Amendments to 7.4 and 3.6	Sept. 19, 2005
1085.50	Text Amendment – off-site parking to \$10,000	Oct. 17, 2005
1085.51	From R1 to PI (Lot 1, Plan 15026)	Feb. 20, 2006
1085.52	From CM to CR (Lot A, Plan 31524)	Jun. 12, 2006
1085.53	Text Amendments to 7.4.11 and 7.5.11	Nov. 21, 2005
1085.54	From AG to CD-5 (Lot 1, Plan 33779)	May 15, 2006
1085.55	Text Amendment to 4.18	Jun. 5, 2006
1085.56	From R6 to R2 (Lot 4, Plan 3027)	Jun. 5, 2006
1085.57	From WD to CD6 (1,2,3,4,5,6, and 7, Block 758, D.L. 2450s, S.D.Y.D. Plan 2450; and Part Block 756 and 757 on Plan A1057, D.L. 2450s, S.D.Y.D)	Dec. 18, 2006
1085.58	Text Amendment to 8.25.1 (Desert Park)	Sept. 5, 2006
1085.59	Text Amendment to 4.18.4 (Dock Regulations)	Dec. 18, 2006
1085.60	From PI to R7 (Lot 1, Plan 11139, D.L. 2450s, S.D.Y.D)	Aug. 13, 2007
1085.61	From C3 to PI (Part of Lot 518, lying west of the hwy as shown on Plan B3664, D.L. 2450s, S.D.Y.D., Plan 1949, Except Plans 15642 and KAP45844 and H882)	Mar. 5, 2007
1085.62	From R1 to R7 (Lot 5, Block 777, Plan 3085, D.L. 2450s, S.D.Y.D)	Abandoned
1085.63	From R1 to R2 (Lot 2, Plan 12501, D.L. 43, S.D.Y.D)	Jan. 15, 2007
1085.64	From UR to CD7 (Lot 1, Plan 15058, District Lot 41, SDYD)	Nov. 5, 2007

ZONING BYLAW AMENDMENTS		
BYLAW NO	AMENDMENT	DATE
1085.65	From C5 to CR (Lot 8B, Plan 1958, District Lot 43, SDYD, Except Plans H95, 6556, 18837, 23385, and 27511)	Jan. 21, 2008
1085.66	From C3 to C4 (Lot A, Plan 35934, District Lot 2450s, SDYD)	Jul. 6, 2009
1085.67	From C4 to CR (Lot 2, Plan 43338, District Lot 100, SDYD)	Abandoned
1085.68	Text Amendments – Downtown Core Parking & R7 Density	
1085.69	From CA to M1 (Lot 1013, Plan 39476, District Lot 2450s, SDYD)	Sept. 15, 2008
1085.70	From R1 to R2 (Lot 2, Plan 11315, District Lot 2450s, SDYD)	Sept. 2, 2008
1085.71	From PR to R1 (Block Y, District Lot 2450s, SDYD)	Aug. 18, 2008
1085.72	From PI to R7 (Lot 2, Plan 18094, District Lot 2450s, SDYD)	Denied
1085.73	From CD7 to PR (Plan KAP87359, Portion Park, DL 41, SDYD)	Dec. 15, 2008
1085.74	From UR to R1 (Rem Lot 1, Plan KAP59179, Lot A and Lot B, Plan KAP774449)	Apr. 6, 2009
1085.75	Amend Section 8.14.1 (Site Specific Use – boat trailer parking)	Jun. 15, 2009
1085.76	Text amendment to definitions of manufactured and mobile homes	Oct. 18, 2010
1085.77	From R7 to CD8 (Oasis Development)	Oct. 18, 2010
1085.78	Establish the RSS zone (Desert Rose Estates)	Oct. 18, 2010
1085.79	Amend Section 2 – definition of Two-Family Dwelling	Apr. 6, 2010
1085.80	Amend/add Sections 2, 4.18, 7, 7.4, 7.5, 8, 8.15, 8.15.1, 8.21, 8.25, 8.30, 8.31, 8.32 (Water Use Zones)	Abandoned
1085.81	Amend Section 8.7.1 (Site Specific Use – 8 two family dwellings)	Jan. 20, 2014
1085.82	Amend Section 8.25 (Site Specific Use – marina)	Jul. 19, 2010
1085.83	Amend Section 8.22.2 (Site Specific Use – building supply establishment)	Jun. 21, 2010
1085.84	Fire Hall AG to PI (Lot 560, DL 2450s, SDYD, Plan 1949 except Plans “B” 3664, 17282, 21474 and 34499)	Mar. 7, 2011
1085.85	Amend Section 4.4 Accessory Buildings (Metal Storage Containers)	May 7, 2012
1085.86	Amend Schedule “C” CD5 Comprehensive Development Zone (Walnut Beach Resort)	May 6, 2013

ZONING BYLAW AMENDMENTS		
BYLAW NO	AMENDMENT	DATE
1085.87	Amend/add Section 8.7.A IRD – INTENSIVE RESIDENTIAL DEVELOPMENT	Sept. 3, 2013
1085.88	Amend Section 4.5 – HOME OCCUPATION	Dec. 16, 2013
1085.89	Amend/add Section 7.4 – Discretionary Use – Medical Marihuana Grow Operation (MMGO)	Feb. 17, 2014
1085.90	Amendments to Commercial Off-Street Parking Regulations	Nov. 3, 2014
1085.91	Amend Section 8.8 – R7-High Density Residential	Nov. 3, 2014
1085.92	Amend/Add Section 8.22.2 (Site Specific Use – Indoor Model Railroad Tourist Attraction)	Sept. 15, 2014
1085.93	Renumber Zoning Bylaw Provision for MMGOs	Nov. 3, 2014
1085.94	From R7 to R3 (8 Braeburn Pl., Lot A, Plan KAP92543, District Lot 2450s, SDYD)	Sept. 19, 2016
1085.95	Amend DEFINITIONS by adding “Craft Distillery”; Amend Section 8.11.1, Section 8.14.1, Section 8.15.1 and Section 8.24.1 by adding “craft distillery” as permitted use; Amend Schedule 1 – Off-Street Parking: Commercial by adding “Craft Distillery”	May 2, 2016
1085.96	From PR to CD9 (Lot 12, District Lot 100, SDYD, Plan 1958 Except Plans 5238, 5684, 11709 and 33779)	Apr. 18, 2017
1085.97	Housekeeping Amendments (multiple sections)	Nov. 7, 2016
1085.98	Amend AG to IRD (Lot 2, District Lot 2450s, SDYD, Plan KAP92266	Sept. 6, 2016
1085.99	Amend DEFINITIONS and GENERAL REGULATIONS by adding “Marihuana Operation”; Subsections 4.1 to 4.19 to 4.1 to 4.20	Aug. 9, 2016
1085.100	Amend Section 8.22.2 (Site Specific Uses – indoor automotive storage, repair and restoration, and sales; caretaker suite with a max. floor area of 100 m ²	Aug. 15, 2016
1085.101	Amend Section 2 – Definitions of RESORT SECONDARY DWELLING and RESORT TWO FAMILY DWELLING	Apr. 18, 2017
1085.102	Add office and warehouse as permitted uses (Lot 1, Plan KAP 89085) in M1 zone	Abandoned
1085.103	Allow one SFD as site specific permitted use for Lot 5, District Lot 41, SDYD, Plan 9749 in R7 – High Density Residential	Denied
1085.104	Amend 8.13.1 by adding “indoor recreation commercial” as permitted use under the C1 – Downtown Commercial zone	Oct. 6, 2017
1085.105	Amendments to Section 2 – Definitions; Section 4 – General Regulations; Section 8 – Zone Regulations	Jun. 18, 2018
1085.106	Allow one dwelling unit or a manufactured home for the owner or caretaker with a maximum floor area of 100 m ² as a site-specific permitted use for Lot C, District Lot 2450s, SDYD, Plan KAP78807	Aug. 20, 2018

ZONING BYLAW AMENDMENTS		
BYLAW NO	AMENDMENT	DATE
1085.107	CD10 – Comprehensive Development Zone	Oct. 1, 2018
1085.108	From CD8 to R7	Jul. 2, 2019
1085.109	Cannabis sales as a site-specific permitted use in the “C1 – Downtown Commercial” Zone, “C2 – Shopping Centre Commercial” Zone, and “C3 – Highway Commercial” Zone	Oct. 15, 2018
1085.110	Schedule “A” Zoning Map be amended by changing the designated zoning of the land described as Lot 9, Block 776, Plan 3085, District Lot 2450s from “C1 – Downtown Commercial” to “C1s – Downtown Commercial (site specific)”.	Feb 3, 2020
1085.111	Allow car wash and oil change service station as site specific permitted use for Lot 1, District Lot 2450s, SDYD, Plan KAP70782 in C2 – Shopping Centre Commercial.	Oct. 1, 2018
1085.112	Schedule “A” Zoning Map be amended by changing the designated zoning of the land described as Lot A, District Lot 2450S, SDYD, Plan KAP88583 Except Plans KAP89313 and EPP24123 from “R1 – Single Family Residential” to “R2 – Single Family Residential Small Lot” and “R3 – Low Density Residential” as shown on the attached “Map A”.	Feb 3, 2020
1085.113	That Schedule “A” Zoning Map be amended by changing the designated zoning of the land described as “Lot 11, Block 760, D.L. 2450S, SDYD, Plan 2450” from C1 – Downtown Commercial” to “C1s – Downtown Commercial (site specific)”.	Sept. 3, 2019
1085.114	That Schedule “A” Zoning Map be amended by changing the designated zoning of the land described as Lot 621, DL 2450s, SDYD, Plan 1950 Except Plans 10986 and 13112 from “R1 – Single Family Residential” to “R2 – Single Family Residential Small Lot”.	Nov. 4, 2019
1085.120	That Schedule “A” Zoning Map be amended by changing the designated zoning of the land described as “Lot 8, DL 2450s, SDYD, Plan KAP32242” from M1 – General Industrial” to “M1s – General Industrial (site specific)”.	Jul. 15, 2019
1085.121	That Schedule “A” Zoning Map be amended by changing the designated zoning of the land described as “Lot 1, DL 2450s, SDYD, Plan KAP51007” from M1 – General Industrial” to “M1s – General Industrial (site specific)”.	Aug. 19, 2019
	Permitted Uses – Site Specific: In addition to the General Permitted Uses under subsection 8.25.1, the following use shall be permitted for: Lot 1, DL 2450s, SDYD, Plan KAP51007 and renumbering all subsequent subsections accordingly.	
1085.122	That Schedule “A” Zoning Map be amended by changing the zoning of the lands described as Lots 1, Lot 2 and Lot 3 all of District Lot 2450S, SDYD, Plan KAP31946 from “R7 – High Density Residential” to “R1 – Single Family Residential”.	Aug. 19, 2019
1085.125	That definitions be amended by removing “Craft Distillery” and replacing with “Craft Brewery/ Distillery” as a permitted use in C1, C3, C4, M3 and M1	Nov. 4, 2019
1085.127	Schedule “A” Zoning Map be amended by changing the designated zoning from “AG – Agricultural” to “IRD – Intensive Residential Development” of	April 13, 2021

ZONING BYLAW AMENDMENTS		
BYLAW NO	AMENDMENT	DATE
	the property legally described as "Lot 2, District Lot 2450S, SDYD, Plan 5584, Except Plan 9055".	
1085.128	Schedule "A" Zoning Map be amended by changing the designated zoning from "AG – Agricultural" to "IRD – Intensive Residential Development" of the property legally described as "Lot 3, District Lot 2450S, SDYD, Plan 8673".	September 14, 2021
1085.129	That Section 8.17 (C4 – Tourist Commercial) be amended by adding the following text after subsection 8.17.1: 8.17.1 Permitted Uses - Site Specific: .14 In addition to the General Permitted Uses the following use shall be permitted within Strata Plan KAS2860 DL 43, SDYD. One dwelling unit within a commercial building for use by an employee or employees of the property.	April 20, 2020
1085.130	That Section 8.20 (C7 – Special Commercial) be amended by adding the following: 8.20.1 Permitted Uses .7 shopping centre	April 6, 2020
1085.131	That Schedule "A" Zoning Map be amended by changing the zoning of the designated zoning from "R7 – High Density Residential" to "R1 – Single Family Residential" of the property legally described as "Lot 4, District Lot 2450S, SDYD, Plan 4519, Except Plan 30752".	April 20, 2020
1085.132	That Schedule "A" Zoning Map be amended by changing the designated zoning from "C4 – Tourist Commercial" to "R7 – High Density Residential" of the property legally described as "Lot 5, District Lot 43, SDYD, Plan 23385".	February 25, 2021
1085.133	That Section 8.25.1 be amended by adding the following as a permitted use under the M1- General Industrial zone: .26 outdoor recreation	April 13, 2021
1085.136	That Schedule "A" Zoning Map be amended by changing the designated zoning from C4- Tourist Commercial to R7 – High Density Residential of the property legally described as "Lot 2, DL100, SDYD, Plan 43338".	July 19, 2022
1085.138	That Section 8.27 (M3 – Special Industrial) be amended by adding the following text after subsection 8.27.1 8.27.2 Permitted Uses- Site Specific: In addition to the General Permitted Uses the following shall be permitted for: Lot 4, DL43, SDYD, Plan 23385 .1 Self – Storage Warehouse	September 14, 2021
1085.139	CD12 – Comprehensive Development Zone	March 22, 2022
1085.140	CD11 – Comprehensive Development Zone	February 8, 2022
1085.141	CD13 – Comprehensive Development Zone	June 28, 2022
1085.142	That Schedule "A" Zoning Map be amended by changing the designated zone from R1 - Single Family Residential" to "R2 – Single Family Residential Small Lot" of the property legally described as "Lot 4, District Lot 2450S, SDYD, Plan 10986".	June 28, 2022