

Comparison of General Regulations – “Exception from Minimum Parcel Area”

Zoning Bylaw No. 1085, 1998 – Sections 4.10	Draft Zoning Bylaw No. 1395 – Section 8.1
<p>Exception From Minimum Parcel Area</p> <p>Minimum parcel area provisions of this Bylaw do not apply in the case where:</p> <ol style="list-style-type: none"> .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: <ol style="list-style-type: none"> .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. 	<p>Minimum Parcel Size Exceptions for Subdivision</p> <ol style="list-style-type: none"> .1 <i>Minimum parcel size</i> for subdivision requirements of this Bylaw do not apply to: <ol style="list-style-type: none"> a) the consolidation of existing <i>parcels</i> or the addition of closed streets to an existing <i>parcel</i>; b) the alteration of lot lines between two or more <i>parcels</i> where: <ol style="list-style-type: none"> i) no additional <i>parcels</i> are created upon completion of the alteration; ii) the altered lot line does not infringe on the required <i>setbacks</i> for an existing <i>building</i> or <i>structure</i> located on a <i>parcel</i>; iii) the alteration does not reduce the site area of the <i>parcels</i> involved to a size less than that of the smallest <i>parcel</i> that existed prior to the alteration. c) a subdivision approved by the Agricultural Land Commission under its homesite severance policy. d) <i>building</i> strata lots authorised pursuant to the <i>Strata Property Act</i>. .2 An existing <i>parcel</i> that meets the present <i>minimum parcel size</i> requirements of this Bylaw must, upon completion of a <i>parcel</i> line alteration, have a <i>parcel size</i> less than that required within the respective zone. .3 the creation of a <i>parcel</i> for a “<i>utility service</i>” use, provided that the <i>parcel area</i> shall not be less than 140.0 m², and a statutory covenant under s. 219 of the <i>Land Title Act</i> is registered in favour of the Town of Osoyoos restricting its use to “<i>utility services</i>” and prohibiting exterior storage. .4 If a provision in this Bylaw establishes a minimum parcel size of less than 1.0 ha for a new parcel to be created by subdivision, that minimum parcel size only applies to a new parcel that will be connected to community water and community sewer systems.

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Notes:

The information provided in this table is a summary of current and proposed zoning regulations. Please refer to the current Zoning Bylaw No. 1085 as well as the most recent version of Draft Zoning Bylaw No. 1395 for actual and proposed regulations on the Zoning Bylaw Update webpage: <https://www.osoyoos.ca/council/zoning-bylaw-update>

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