

Land Use Bylaw Amendments

Committee of the Whole

Tuesday, May 13, 2025

Land Use Bylaw Amendments

Town's Land Use Bylaws

- Over time, day-to-day use as well as the processing of applications can reveal gaps, ambiguities, or unintended consequences that weren't evident during bylaw drafting.

Official Community Plan Bylaw



Zoning Bylaw



Subdivision Servicing Bylaw



Land Use Procedures Bylaw

Official Community Plan Bylaw

Land Use Bylaw Amendments

Development Permit Area Designations

- The Town current has designated 5 DP Areas for:
 - “form and character” (building design); and
 - protection of the natural environment.
- Each DP Area guidelines includes defined “Exemptions”:
 - interior alterations;
 - signage;
 - natural restoration;
 - utilities*.

Land Use Bylaw Amendments

DP Exemptions

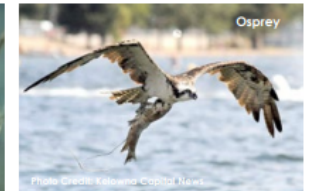
- *The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season).*

8. DEVELOPMENT PERMIT AREA GUIDELINES

8.E. Riparian Development Permit (RDPA) Area

.1 Purpose

The Riparian Development Permit (RDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity



.2 Area

Lands designated as Riparian Development Permit Area are:

- .1 shown as Riparian Development Permit Area on Map 19; or
- .2 within 30.0 metres of a stream; or
- .3 where a stream is in a ravine:
 - a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or
 - b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.

The definitions used in the *Local Government Act* and provincial *Riparian Area Protection Regulation* (RAPR) shall apply.

.3 Justification

The objective of this development permit area is to ensure that water quality, fish, and fish habitat are protected, flooding is limited, biodiversity is supported, and habitat restoration is encouraged.

.4 Development requiring a permit

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DP Exemptions - Concerns

- *The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails ...*
 - list of exemptions is unclear (only parks & trails are listed).
 - is exemption intended to apply to non-municipal works?
- *... so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season).*
 - having “considered” ecosystem functions, it is not clear what other obligation this requirement is imposing.

Land Use Bylaw Amendments

Proposed Amendment

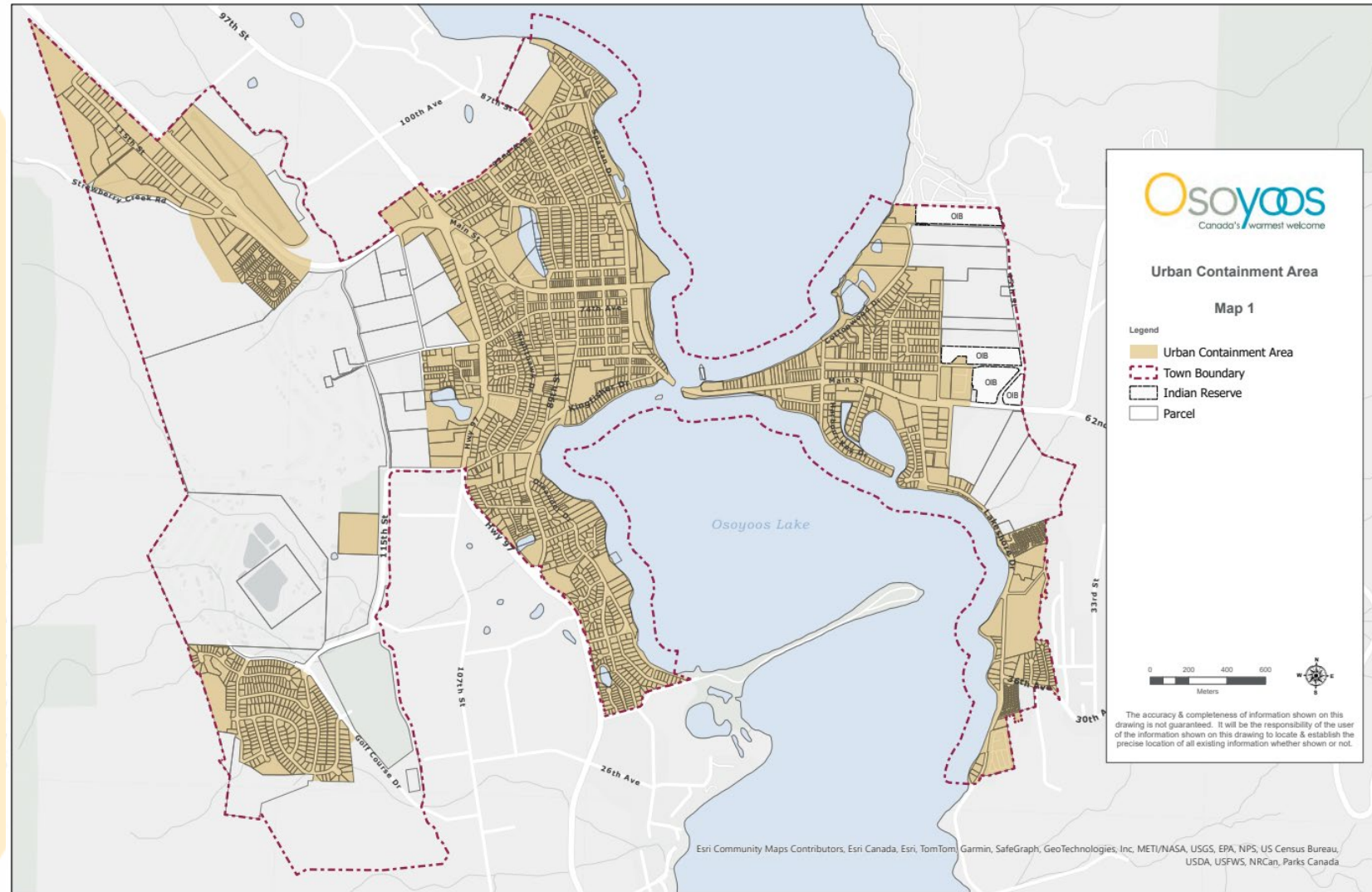
Current Exemption	Proposed Exemption
<i>The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);</i>	<i>The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, electrical, telecommunications, roads, park land or trail works;</i>

- New Exemption be applied to the Environmentally Sensitive (ESDP) and Riparian Development Permit (RDP) Areas.
- Also proposed to address a typographical error wherein references to the Regional District were included in the Plan.

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Urban Containment Area (UCA)

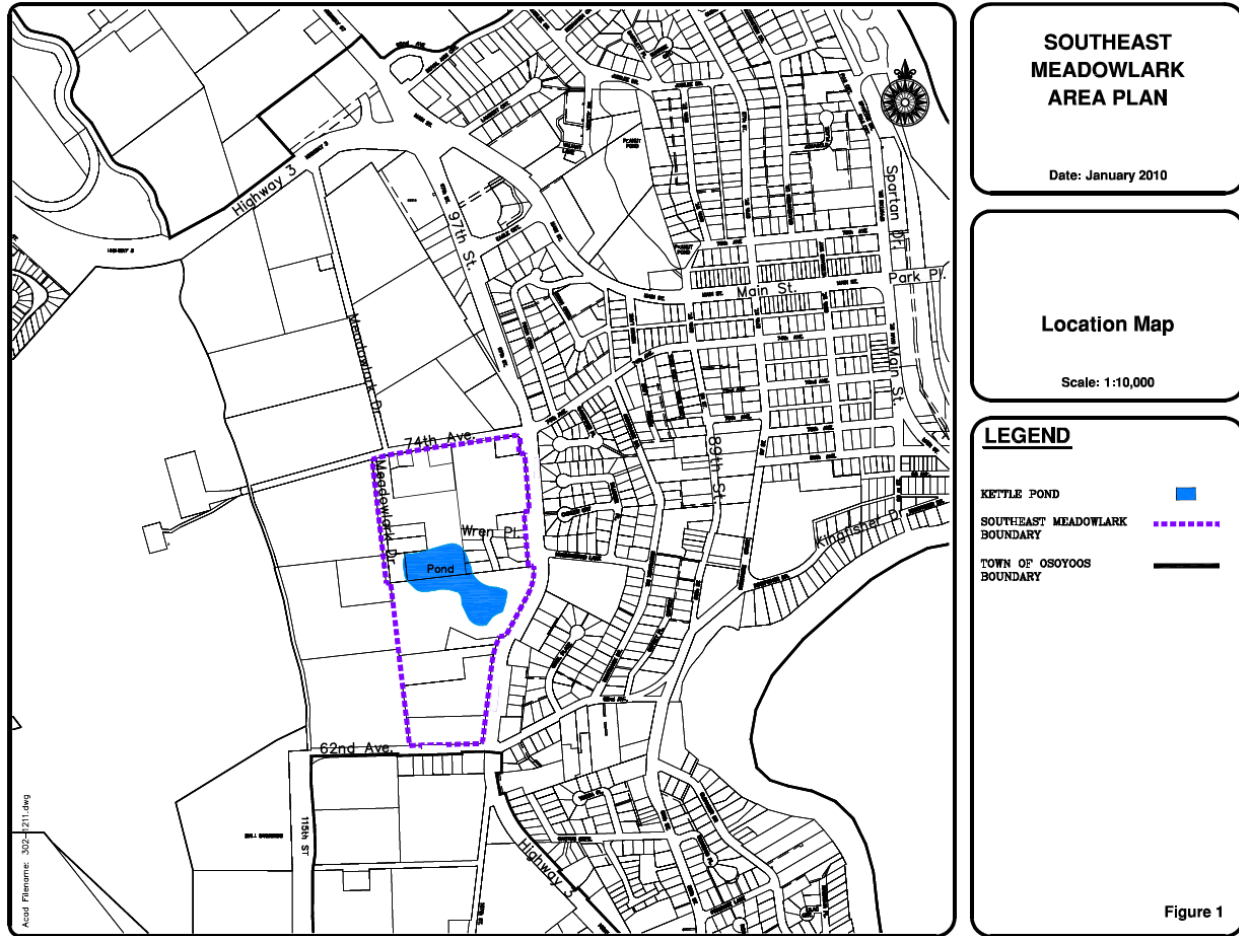
- Regional Growth Strategy (RGS) Commitment.
- The Town will focus growth within the UCA.



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Southeast Meadowlark Dev.

- Agricultural Land Commission condition of exclusion:
 - remove parcel at 9910 Highway 3 from the Urban Containment Area.



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Urban Containment Area

- 9910 Highway 3:
 - approx. 4 ha in area
 - zoned AG1
 - wholly within the ALR.



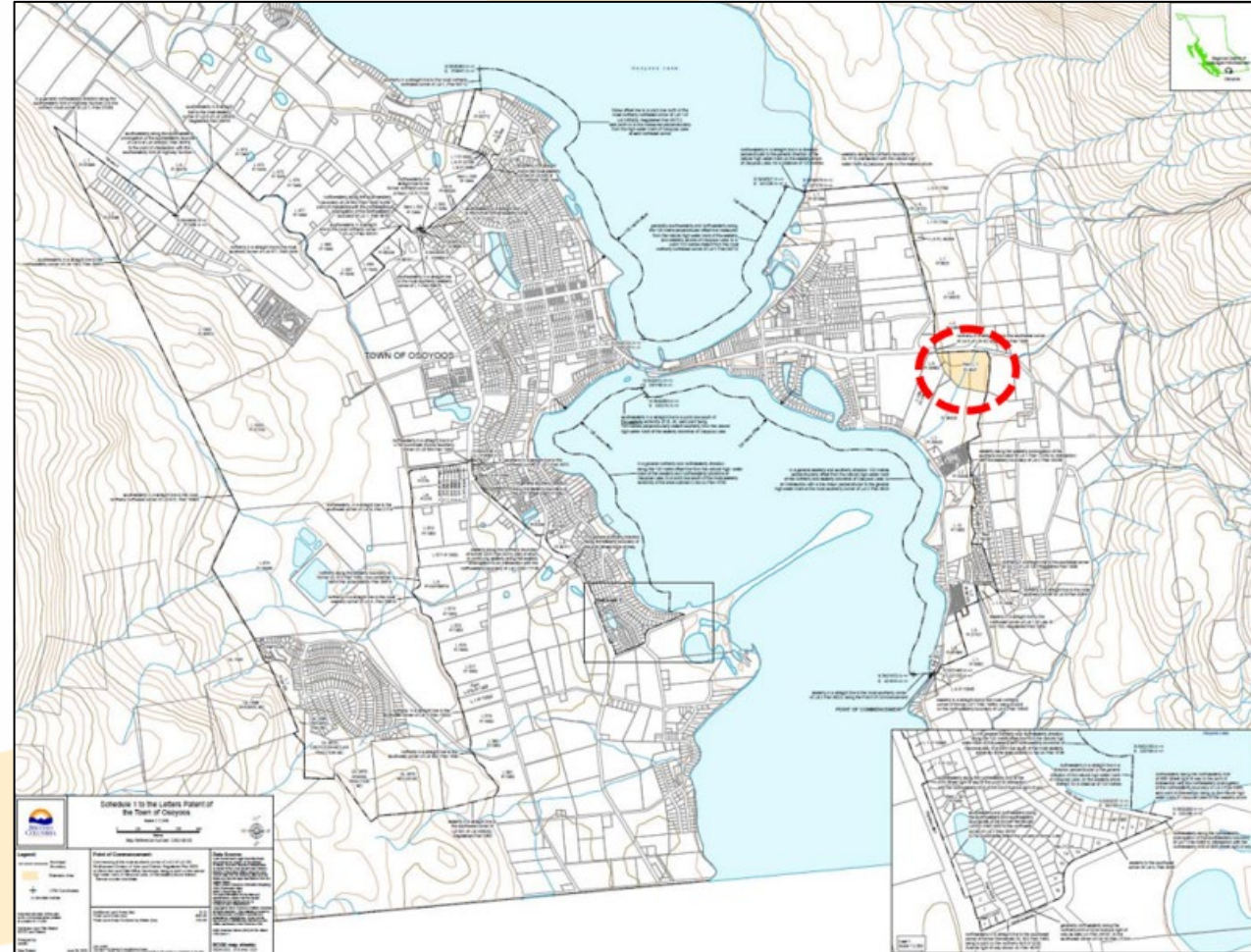
Land Use Bylaw Amendments



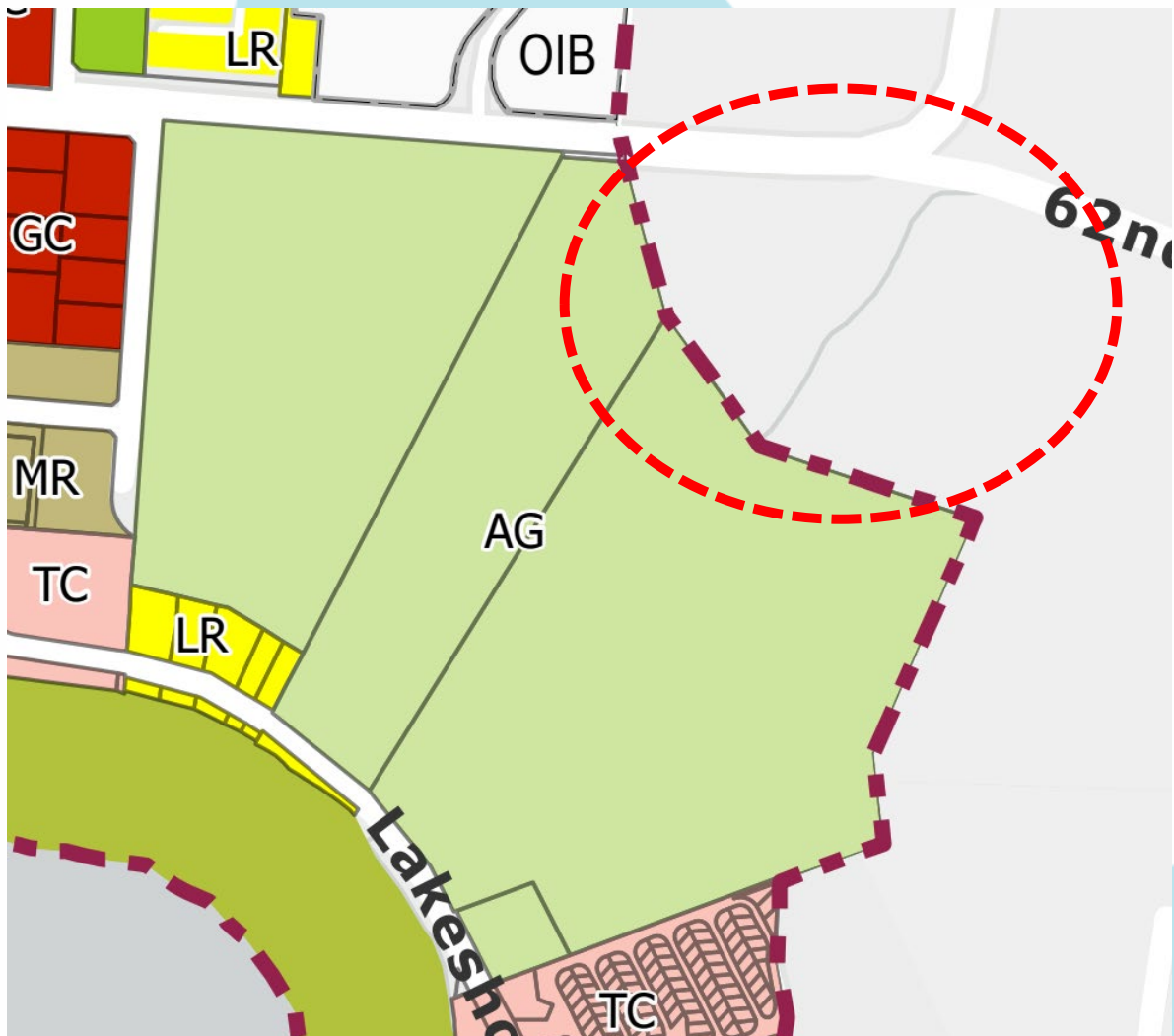
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Municipal Boundary Expansion

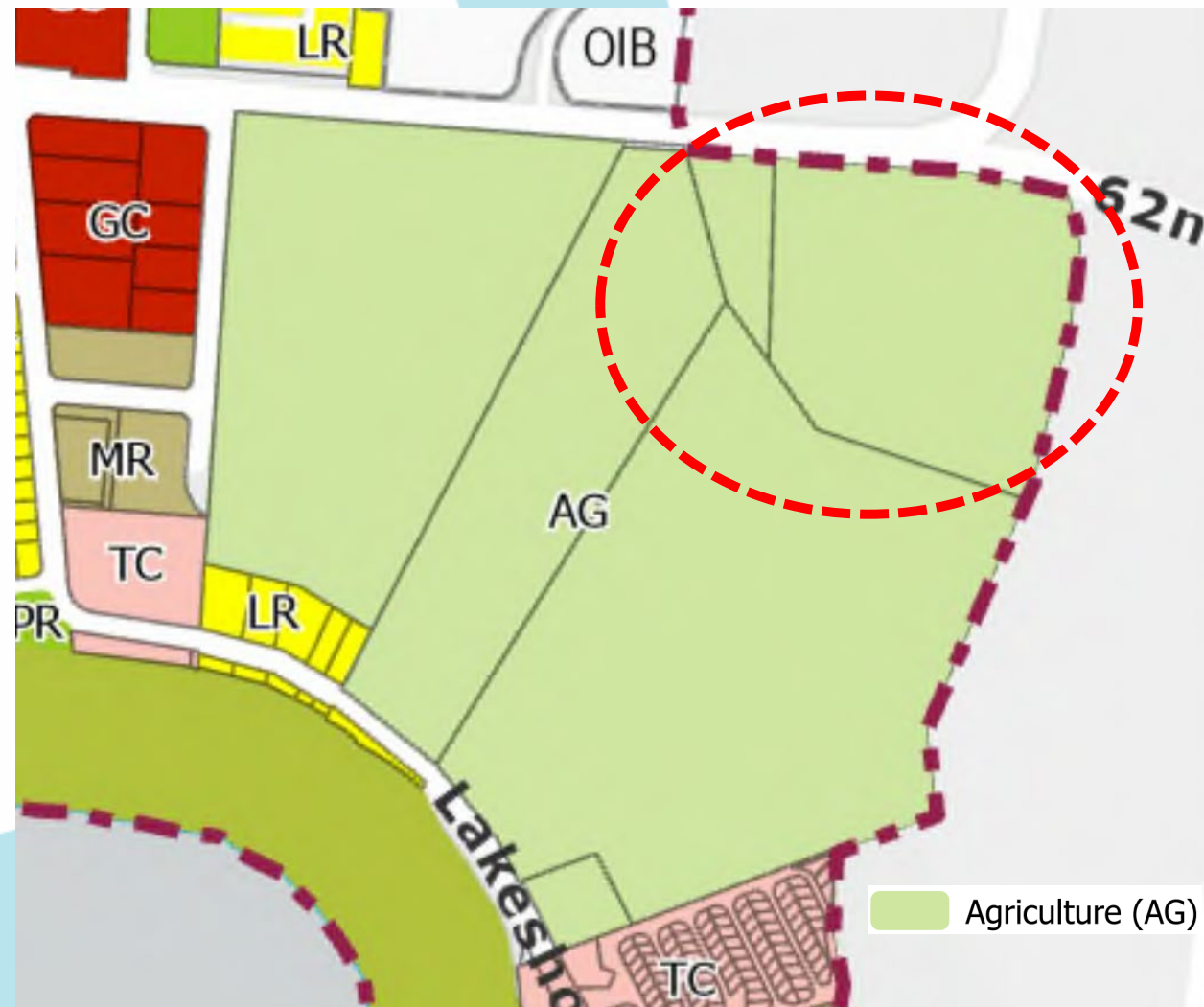
- Completed in 2024.
- Incorporated two parcels:
 - 4295 Highway 3;
 - 4303 Highway 3.
- Parcels were included in new Zoning Bylaw maps (2024).
- OCP maps require updating.



Land Use Bylaw Amendments



Current Map 2 (Land Use Designations)



Proposed Map 2 (Land Use Designations)

Zoning Bylaw

Land Use Bylaw Amendments

On-site Vehicle Parking Requirements

- These regulations are generally used to ensure development provides enough on-site parking to reduce pressure on public streets, which helps maintain traffic flow, safety, and access.



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On-site Vehicle Parking Requirements

- Existing “Exemptions” already provided for residential uses in “Downtown Parking Area”.
- Apartment Building and Townhouse developments are only required to provide 1.0 space per dwelling unit (bylaw otherwise requires 1.5 spaces).

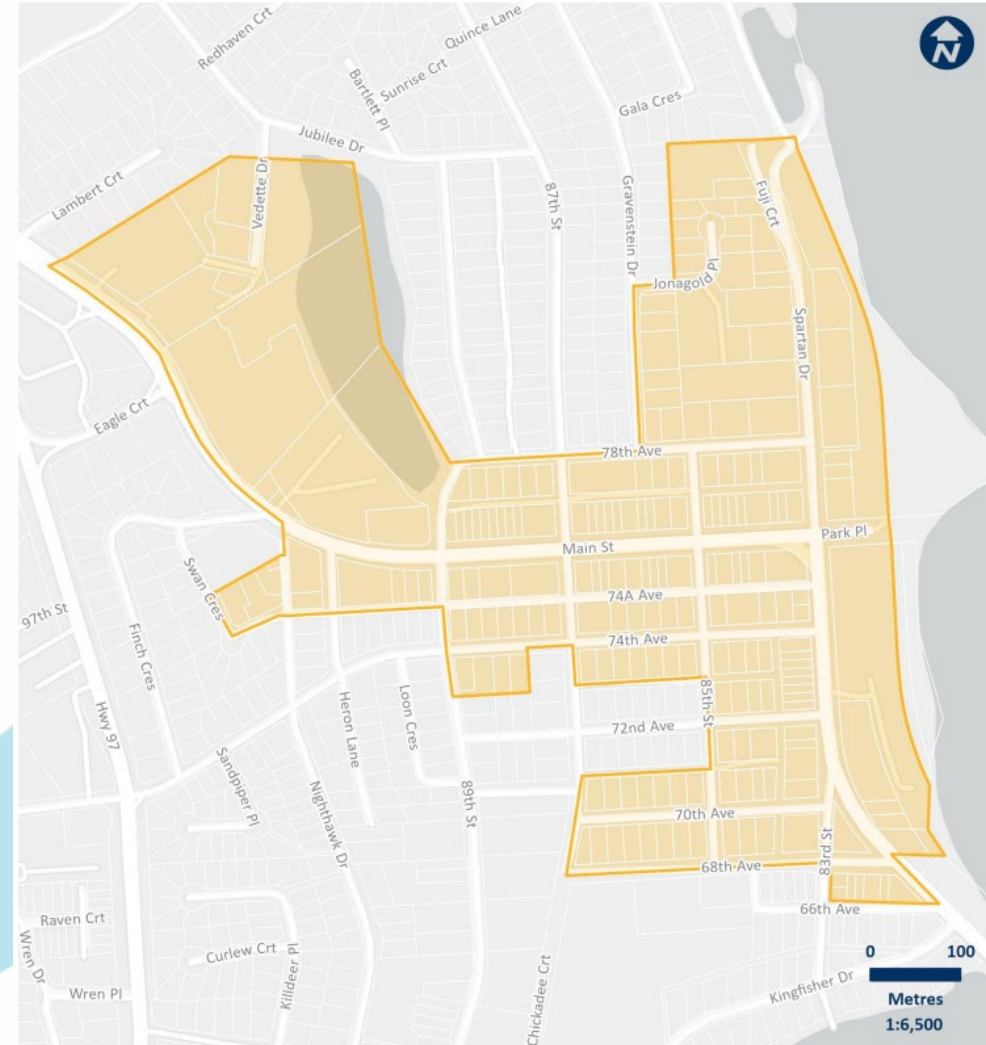
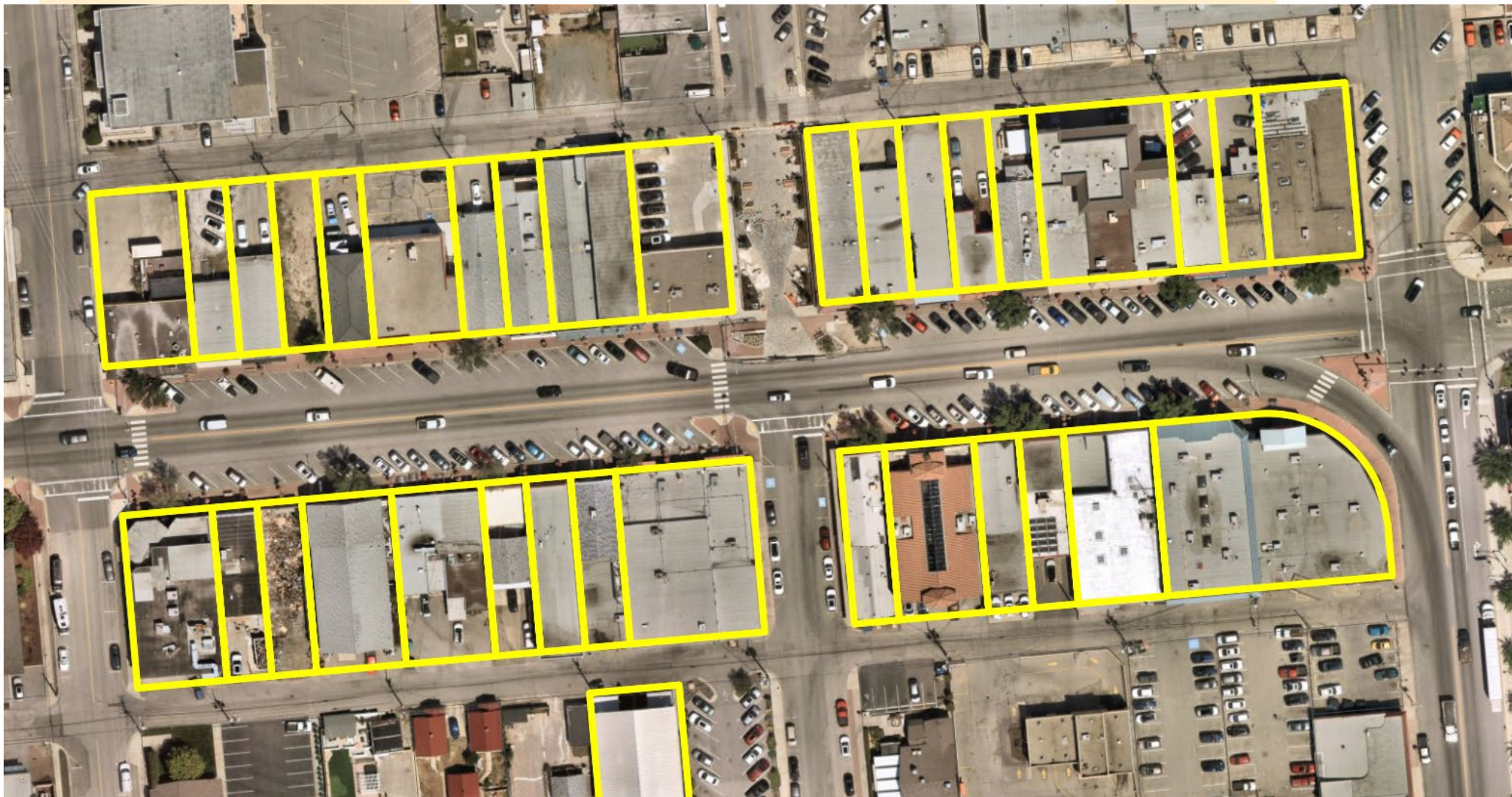


Figure 10.6 – Downtown Parking Area

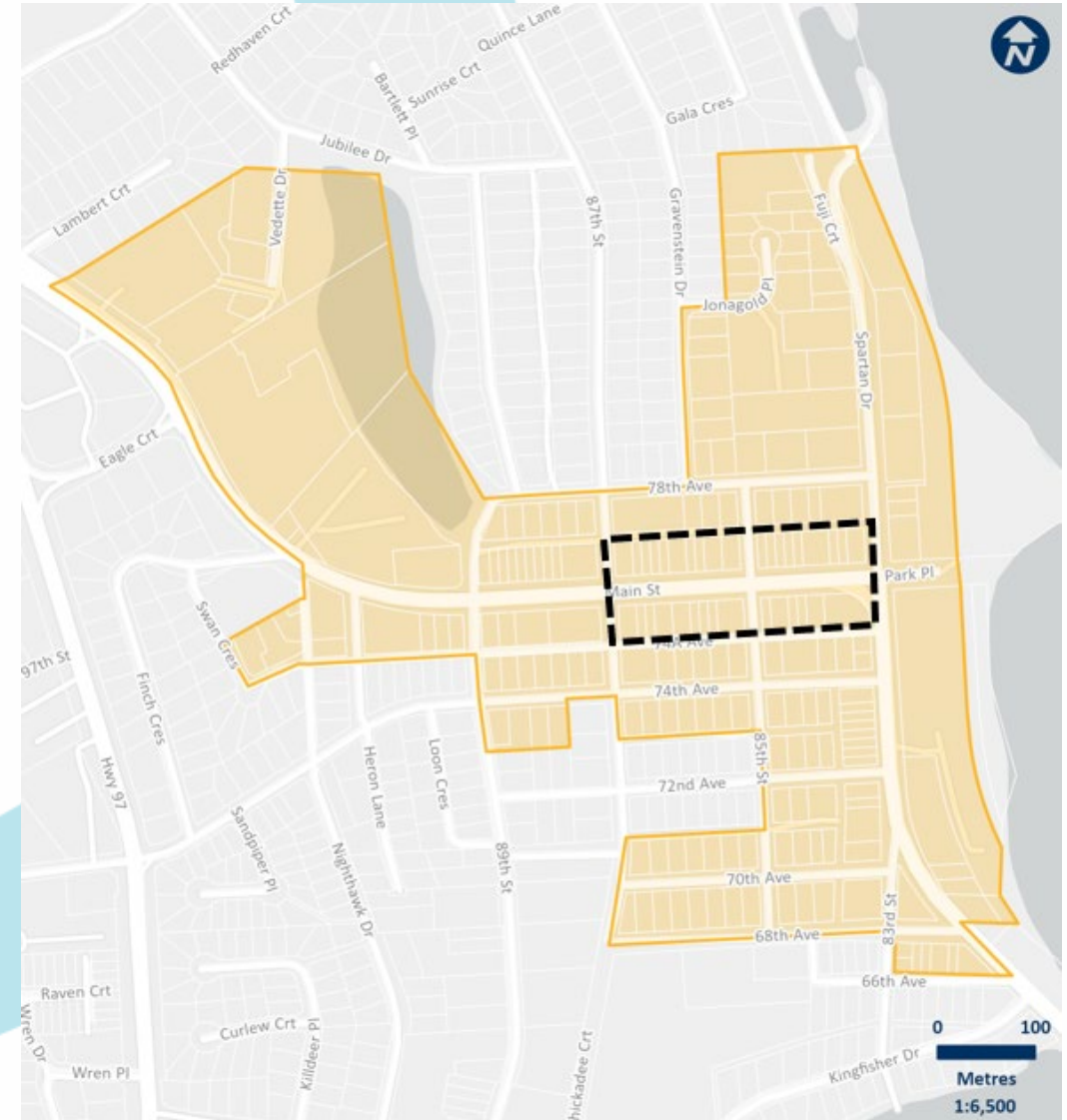
Land Use Bylaw Amendments



Land Use Bylaw Amendments

Proposed New Exemption

- no off-street parking spaces shall be required for a change of use or alteration of a building provided there is no increase in gross floor area; and
- no off-street parking space may be removed, repurposed, or rendered unusable.



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Considerations

- An expanded exemption would impact the ability of the Town to collect cash in-lieu contributions from uses generating higher parking demands.
- Providing on-site parking in this area is challenging due to existing built form.
- Current requirements are presenting challenges at the time of business licence application.



Subdivision and Development Servicing Bylaw

Land Use Bylaw Amendments

“Standard Drawings”

- Standard Drawings” ensure that uniform design specifications (e.g., road cross-sections, sidewalk standards, utility trenching, stormwater systems) are applied to new development.
- SDS Bylaw comprises approx. 49 drawings related to waterworks, sanitary sewers, storm sewers, roads and street lighting (circa 1990s).



**TOWN OF OSOYOOS
SUBDIVISION AND
DEVELOPMENT SERVICING
BYLAW**

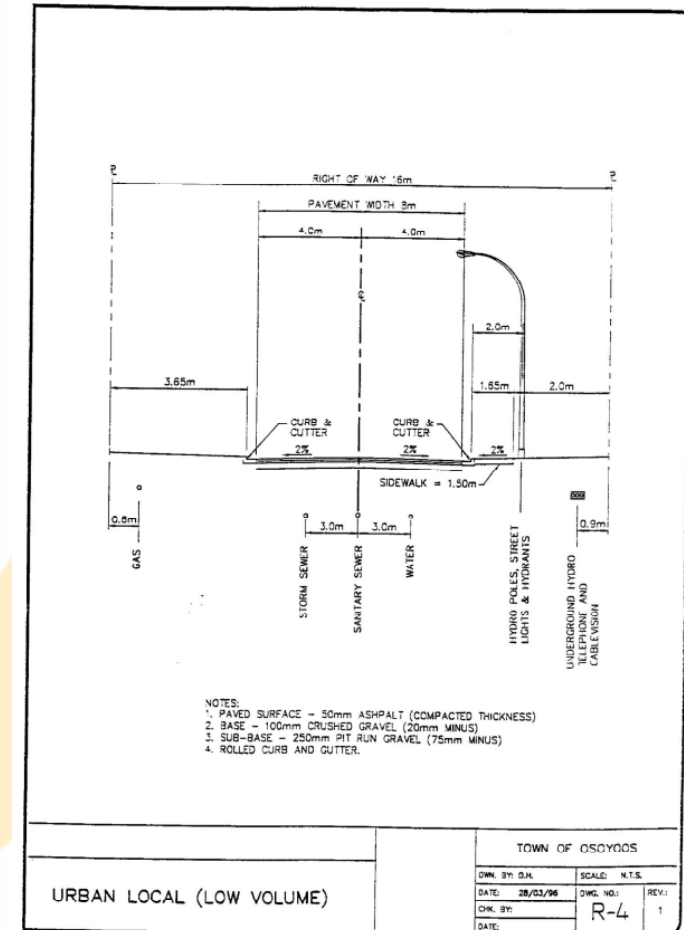
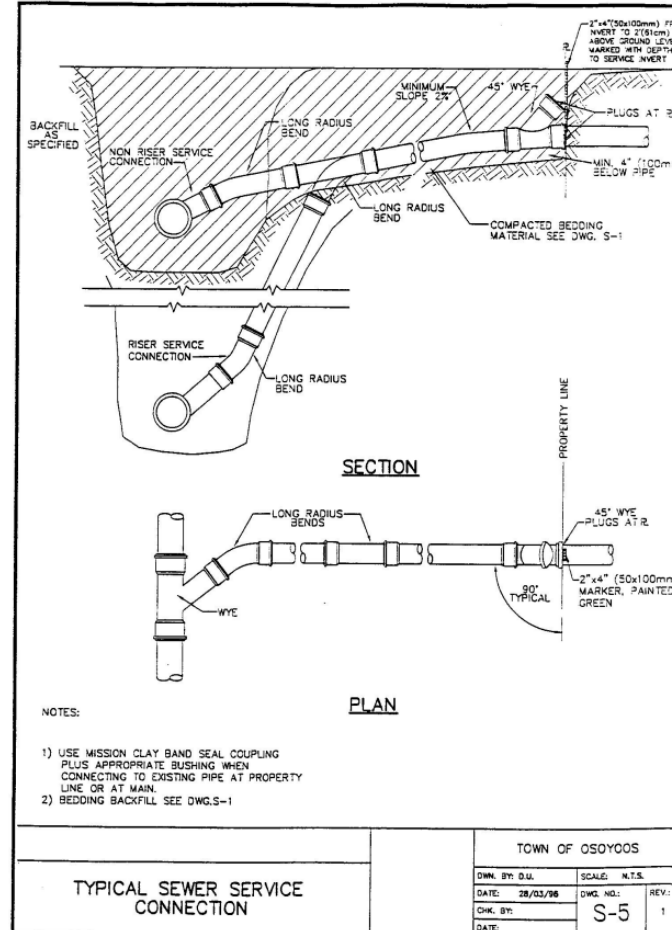
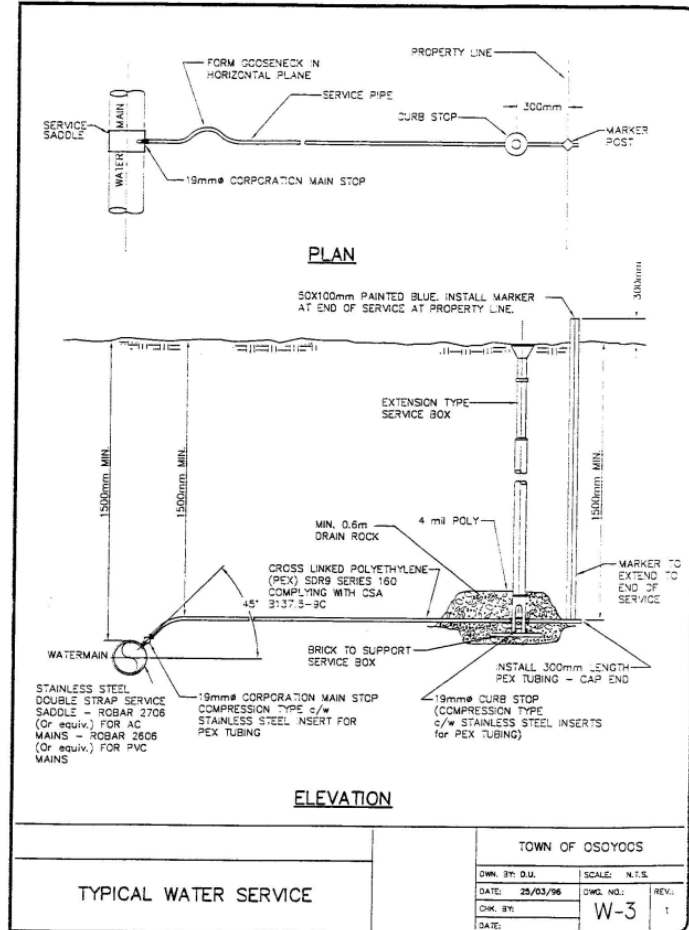
BYLAW NO. 1100, 1998

CONSOLIDATED VERSION

(CONSOLIDATED FOR CONVENIENCE PURPOSES ONLY)

Consolidated Version should be read in conjunction with the complete document.

Land Use Bylaw Amendments

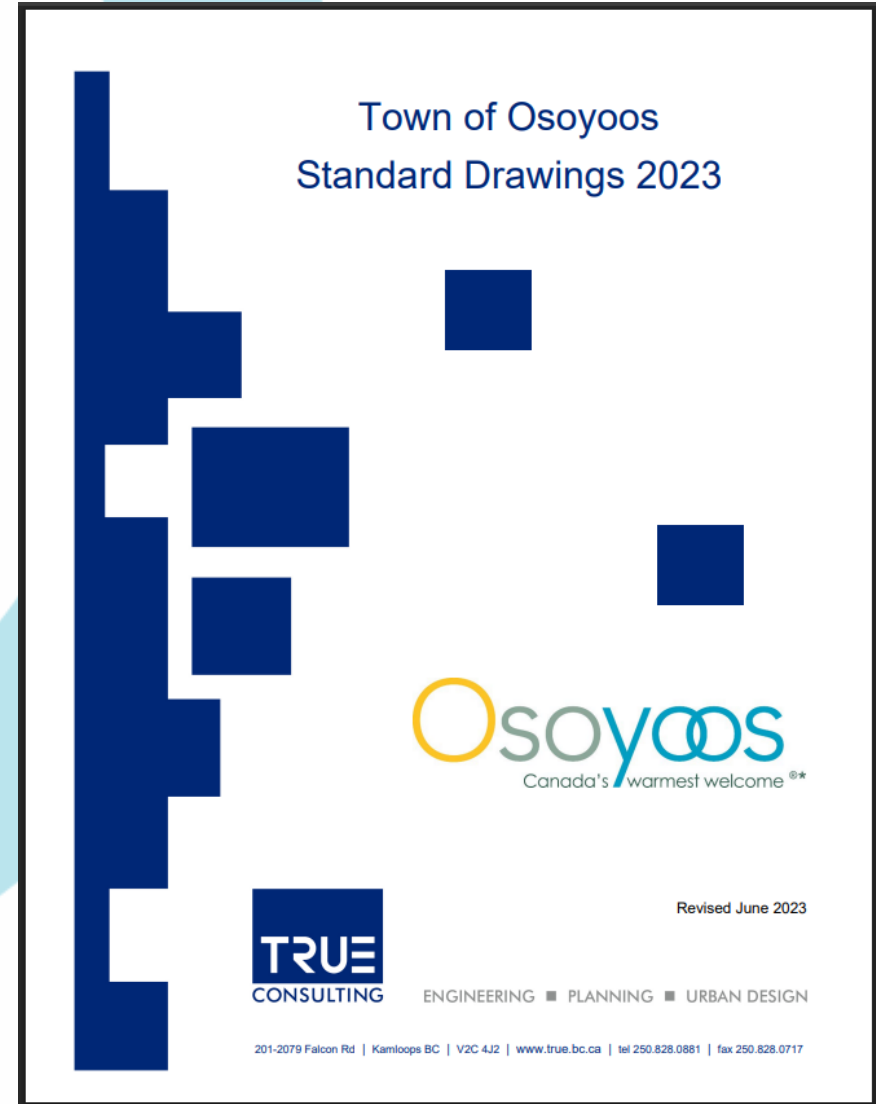


Examples of Current "Standard Drawings"

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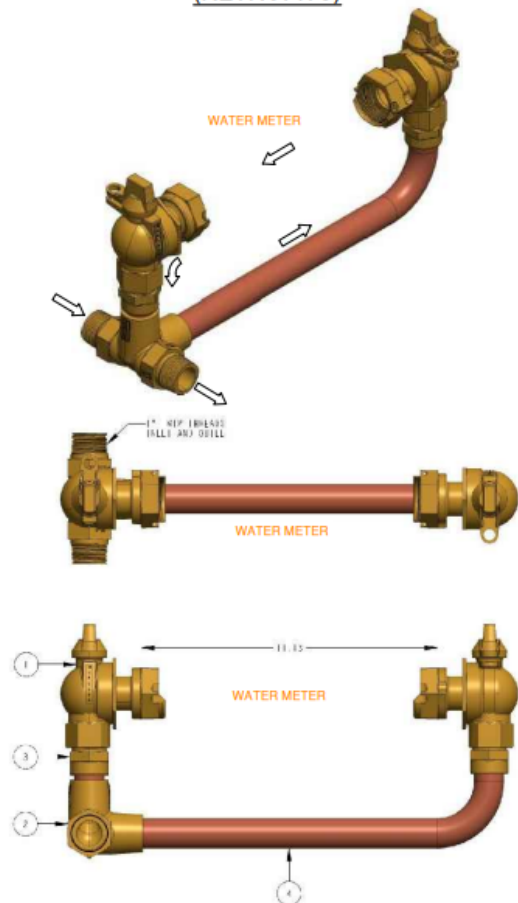
“Standard Drawings”

- New Standard Drawings have been prepared for the Town.
- Represents approximately 66 total drawings (17 more than is currently found in the SDS Bylaw).
- Quality of new drawings is significantly better than those found in the SDS Bylaw.

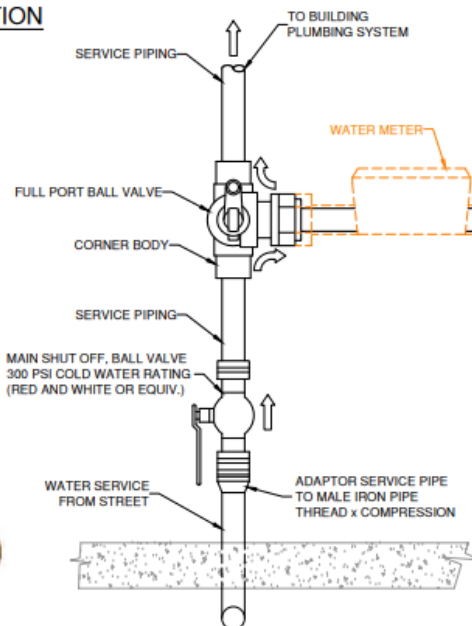


Land Use Bylaw Amendments

**SAMPLE - BALL VALVE ON INLET & OUTLET OPTION
(RETROFITS)**



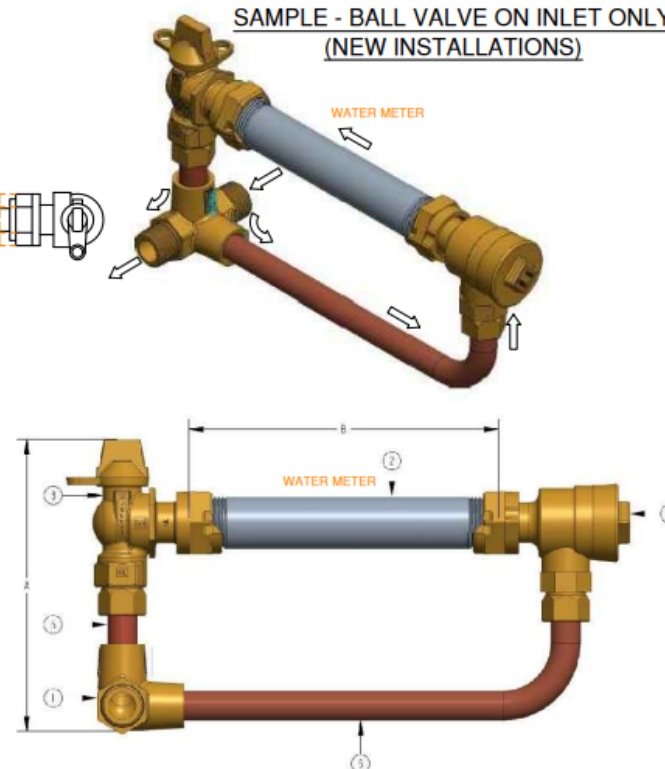
ITEM #	PART #	QUANTITY	DESCRIPTION
1	330B24265	2	1" FULL PORT BALL VALVE
2	525277E	1	1" CORNER BODY
3	681447E	1	INLET TUBE SUB ASSEMBLY "LLB"
4	681448E	1	OUTLET TUBE SUB ASSEMBLY "LLB"



SERVICE SIZE	METER SIZE (LAYING LENGTH)	ACCEPTABLE MANUFACTURER
19mm (3/4")	5/8" x 3/4" (191mm)	
19mm (3/4")	3/4" (229mm)	
25mm (1")	1" (273mm)	
38mm (1.5")	1.5" (380mm)	
50mm (2")	2" (432/387mm)	

* REFER TO DESIGN DRAWINGS FOR METER TYPE

**SAMPLE - BALL VALVE ON INLET ONLY
(NEW INSTALLATIONS)**



METER SIZE	5/8"	5/8" x 3/4"	3/4"	1"
A (minimum)	7 3/8"	7 3/8"	7 1/2"	9"
B	7 3/4"	7 3/4"	9 1/4"	11"
BODY	525276E	525276E	525319E	525277E
METER JUMPER	700220	700220	700439	700250
FULL PORT BALL VALVE	203B242655IN	215B242655IN	215B242655IN	330B24265N
ASSE DUAL ANGLE CHECK VALVE	203HI4244AN	215HI4244AN	215HI4244AN	330HI4244N

ITEM #	PART #	QUANTITY	DESCRIPTION
1		1	BODY
2		1	METER JUMPER
3	B242655IN	1	FULL PORT BALL VALVE
4	H14244AN	1	ASSE DUAL ANGLE CHECK VALVE
5		1	INLET TUBE SUB ASSEMBLY
6		1	OUTLET TUBE SUB ASSEMBLY

TOWN OF OSOYOOS

TYPICAL INSIDE WATER METER
INSTALLATION c/w COPPER METER SETTER

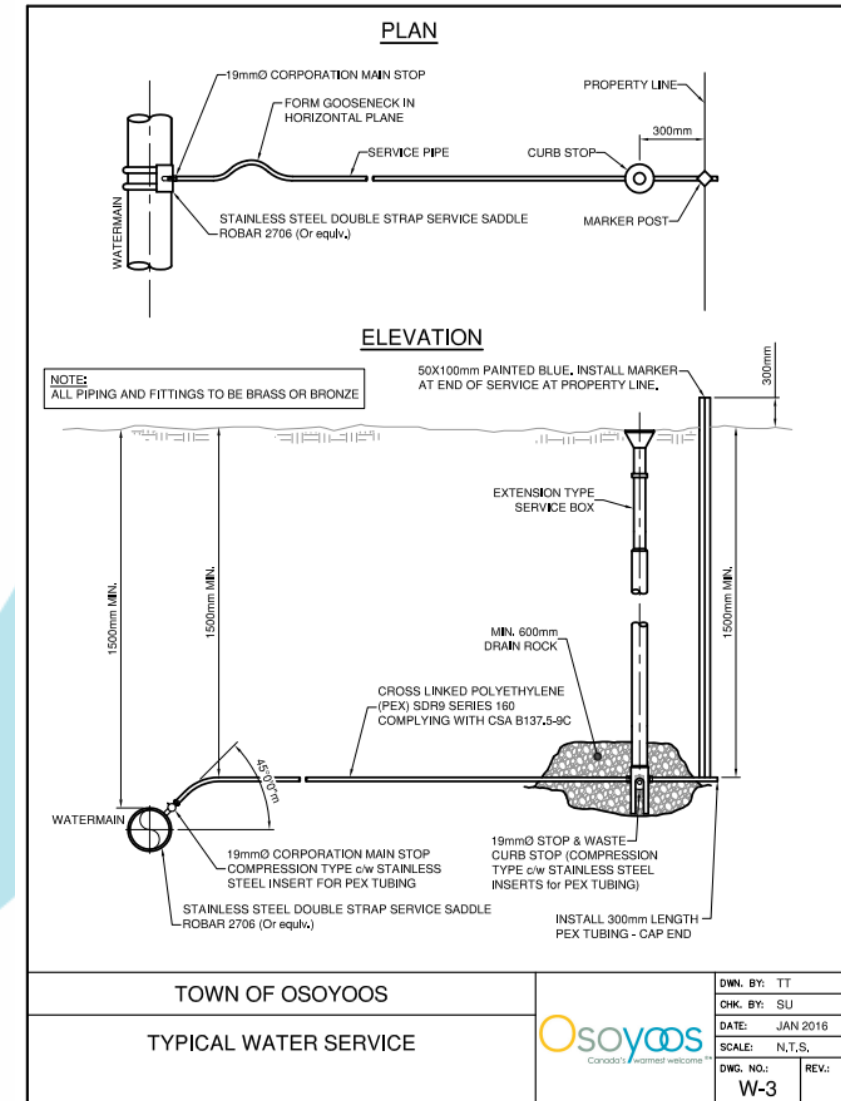
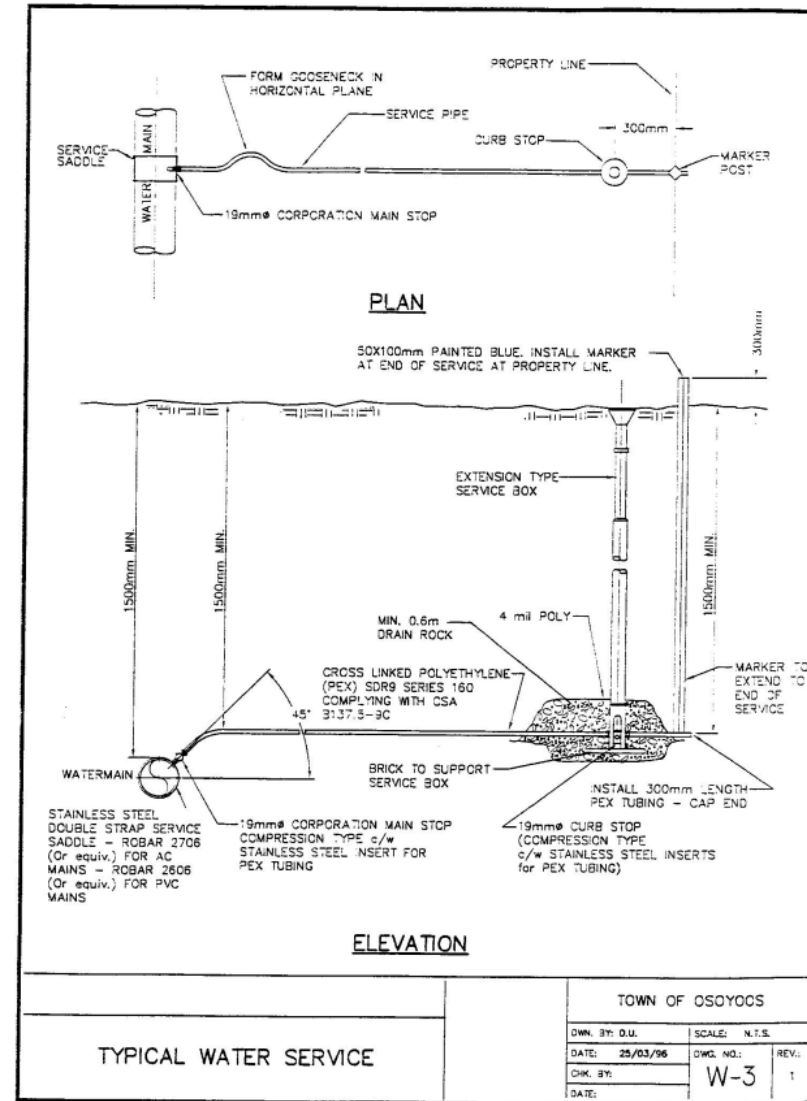


DWN. BY: TT	REV:
CHK. BY: SU	2
DATE: APRIL 2023	
SCALE: N.T.S.	
DWG. NO.: W-11	

And Plumber/Dr-w-11.dwg

Land Use Bylaw Amendments

“Standard Drawings” Comparison of current versus proposed “Typical Water Service” Drawings.



Land Use Bylaw Amendments

Underground Services

- Existing requirements for the provision of underground servicing speak to specific providers, such as West Kootenay Power, B.C. Telephone, B.C. Gas and cable television (e.g. Oliver Televue).
- It is proposed that these requirements be updated and replaced with wording that speaks to the “standards of the authority having jurisdiction”.

Land Use Bylaw Amendments

Application Requirements & Legal References

- Current application requirements for subdivision proposals are contained in the SDS Bylaw.
- The typically establishes application requirements through its Land Use Procedures (LUP) Bylaw.
- It is being proposed that subdivision application requirements be transferred to the LUP Bylaw.
- Further proposed to update references to provincial legislation (e.g. *Municipal Act*) and town bylaws.



Land Use Bylaw Amendments

QUESTIONS?