

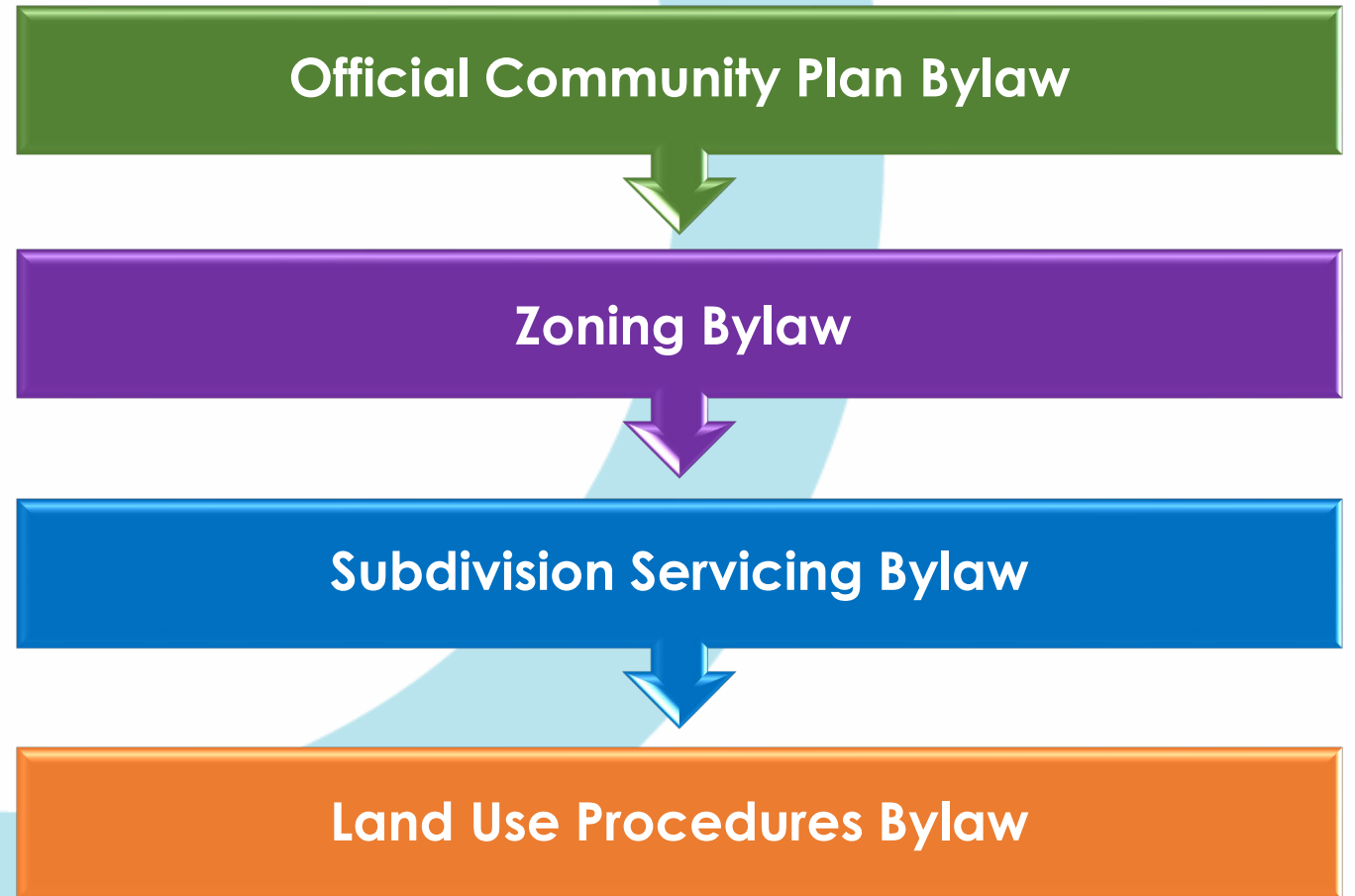
Various Land Use Bylaw Amendments

September 9, 2025 Regular Open Council Meeting
Item K.5

Item K.5 – Various 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

Item K.5 – Various Land Use Bylaw Amendments

Development Permit Area Designations

- The Town current has designated 5 DP Areas, each with defined exemptions. Examples include:
 - interior alterations;
 - signage;
 - natural restoration;
 - utilities*.

Item K.5 – Various Land Use Bylaw Amendments

ESDP & RDP 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).*
 - list of exemptions is unclear (only parks & trails are listed).
 - is exemption intended to apply to non-municipal works?
 - it is not clear what other obligation this requirement is imposing.

Item K.5 – Various Land Use Bylaw Amendments

Proposed Amendment

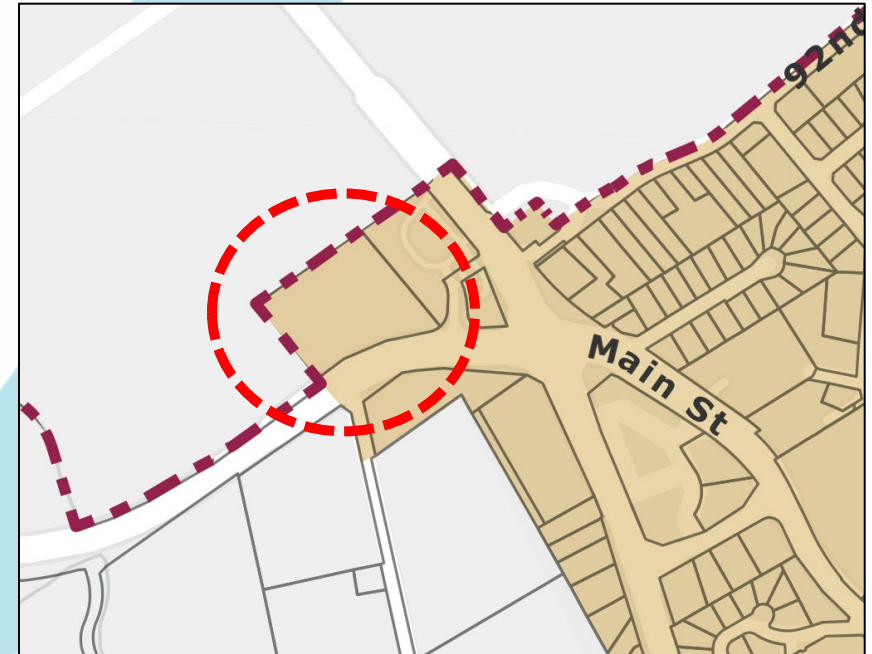
Current Exemption	Proposed Exemption
<i>The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);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

Item K.5 – Various Land Use Bylaw Amendments

Urban Containment Area & Southeast Meadowlark Area Plan

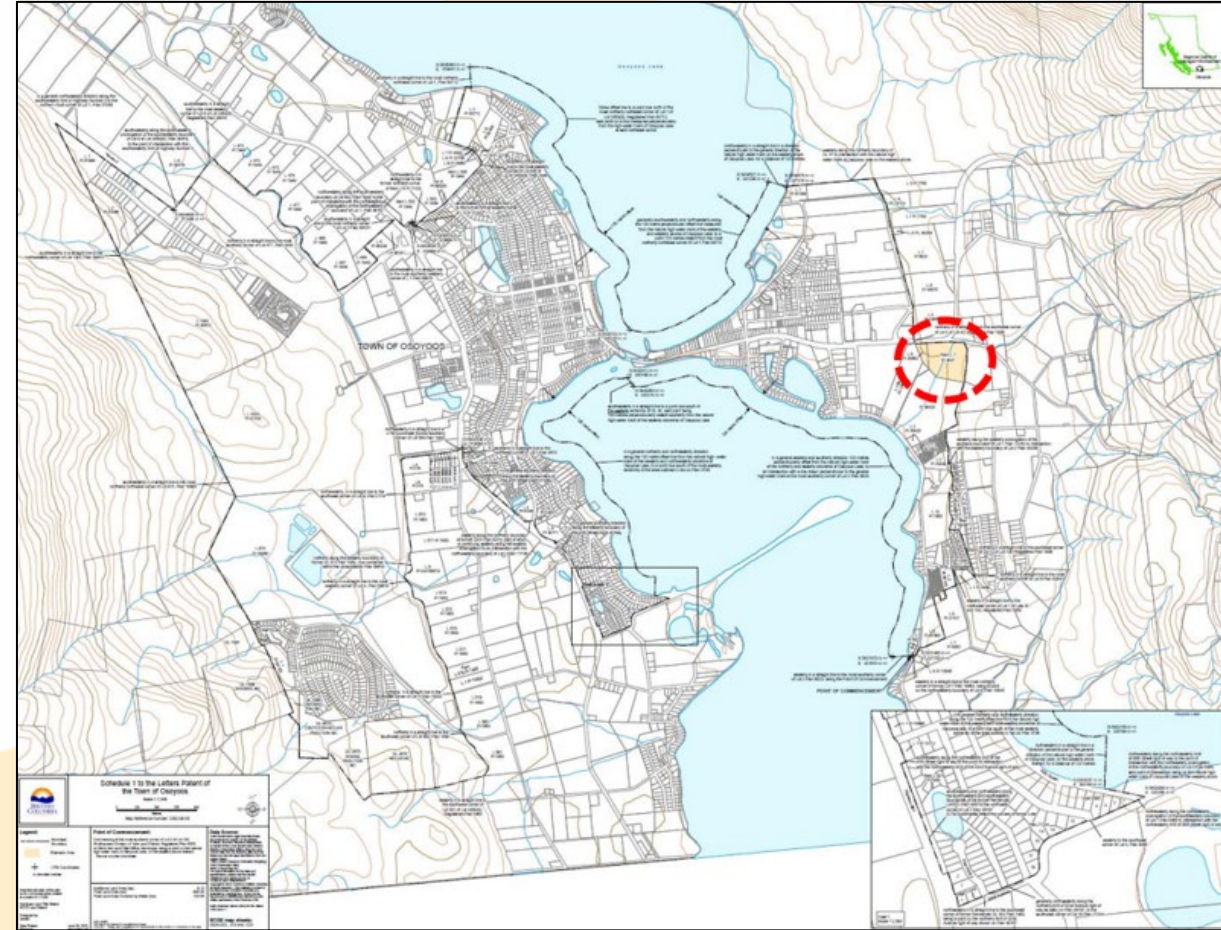
- Agricultural Land Commission condition of exclusion:
 - remove parcel at 9910 Highway 3 from the Urban Containment Area.
- Property is zoned AG, is wholly within the ALR, and appears to be used for agricultural purposes.
 - Proposed to be removed from the Urban Containment Area.



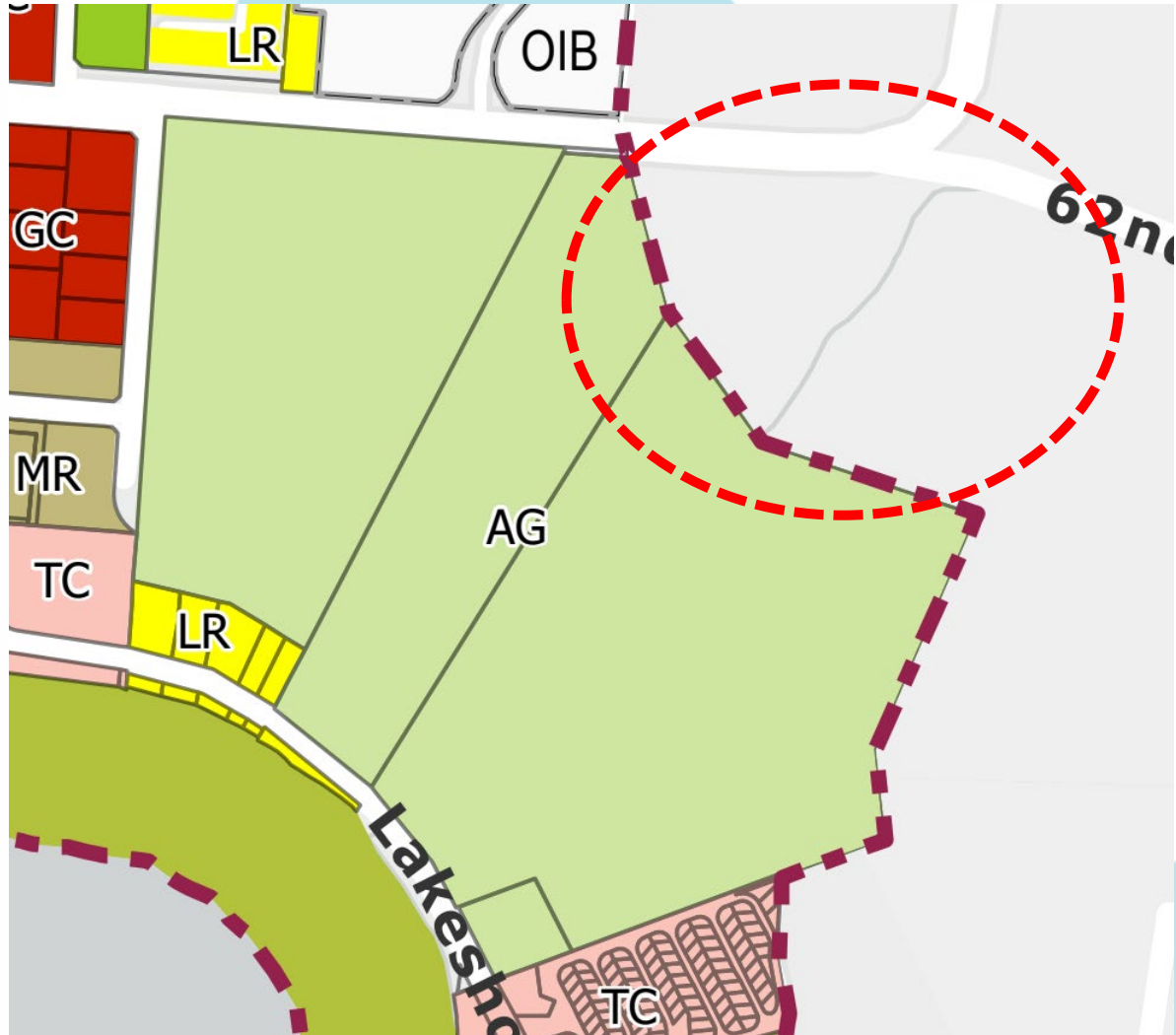
Item K.5 – Various Land Use Bylaw Amendments

Municipal Boundary Expansion

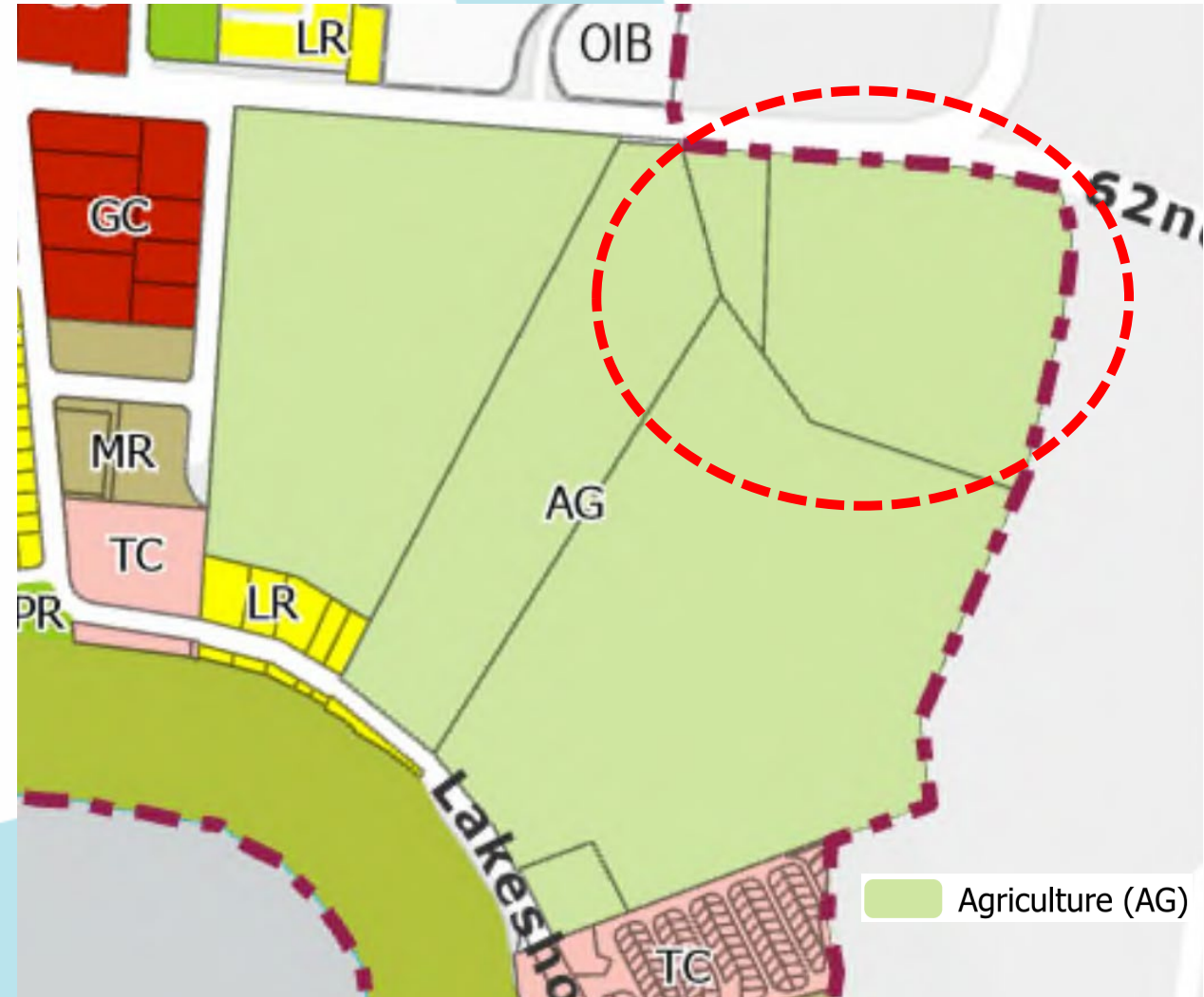
- Completed in 2024.
- Incorporated two parcels:
 - 4295 Highway 3;
 - 4303 Highway 3.
- Parcels were included in new Zoning Bylaw maps (2024).
- OCP maps require updating.



Item K.5 – Various Land Use Bylaw Amendments



Current Map 2 (Land Use Designations)



Proposed Map 2 (Land Use Designations)

Zoning Bylaw

Item K.5 – Various 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.



Item K.5 – Various Land Use Bylaw Amendments

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).

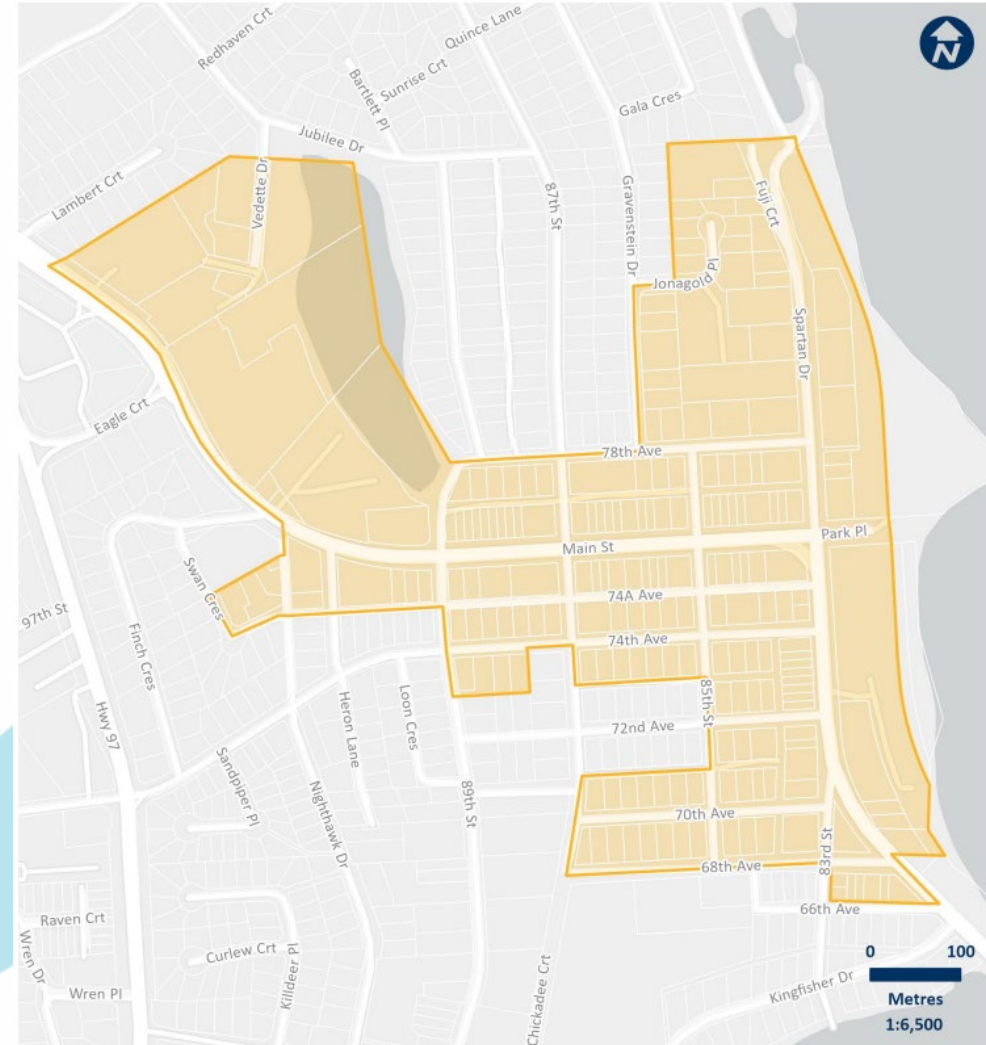
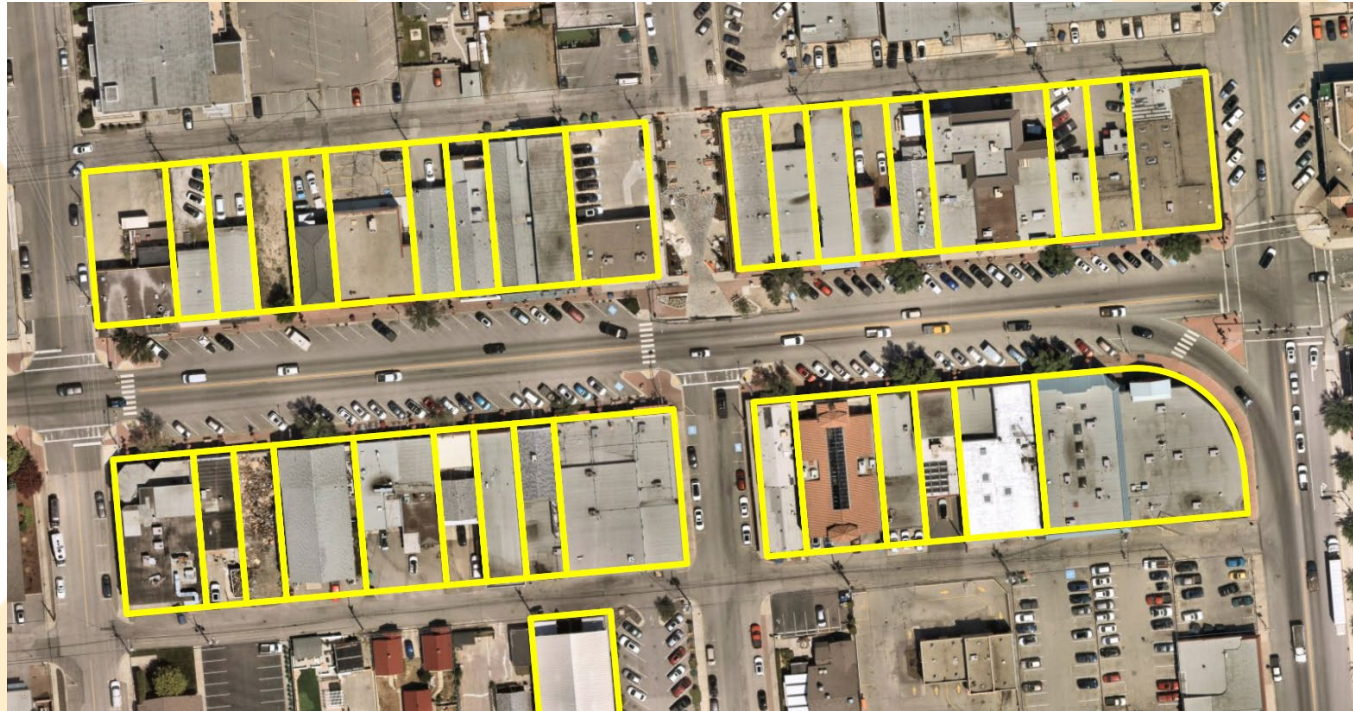


Figure 10.6 – Downtown Parking Area

Item K.5 – Various Land Use Bylaw Amendments

On-site Vehicle Parking Requirements

- Downtown core along Main St contains a number of lots which have historically been developed to 100% (or nearly 100%) parcel coverage.



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.



Item K.5 – Various Land Use Bylaw Amendments

Implications

- 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.

Item K.5 – Various Land Use Bylaw Amendments

Miscellaneous Items

- Clarifying minimum parcel size requirements for the strata subdivision of a duplex (e.g. 225 m² for the purpose of subdivision of duplex dwellings).
- Including “public storage or maintenance and works yards” as permitted use in the General Industrial (I1) Zone.

Subdivision and Development Servicing Bylaw

Item K.5 – Various 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**

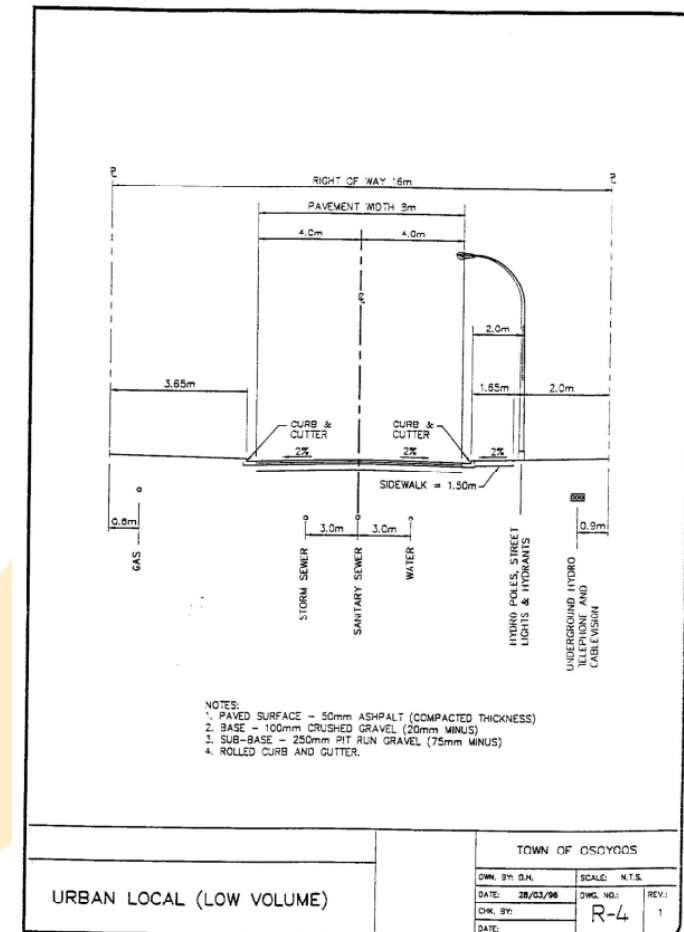
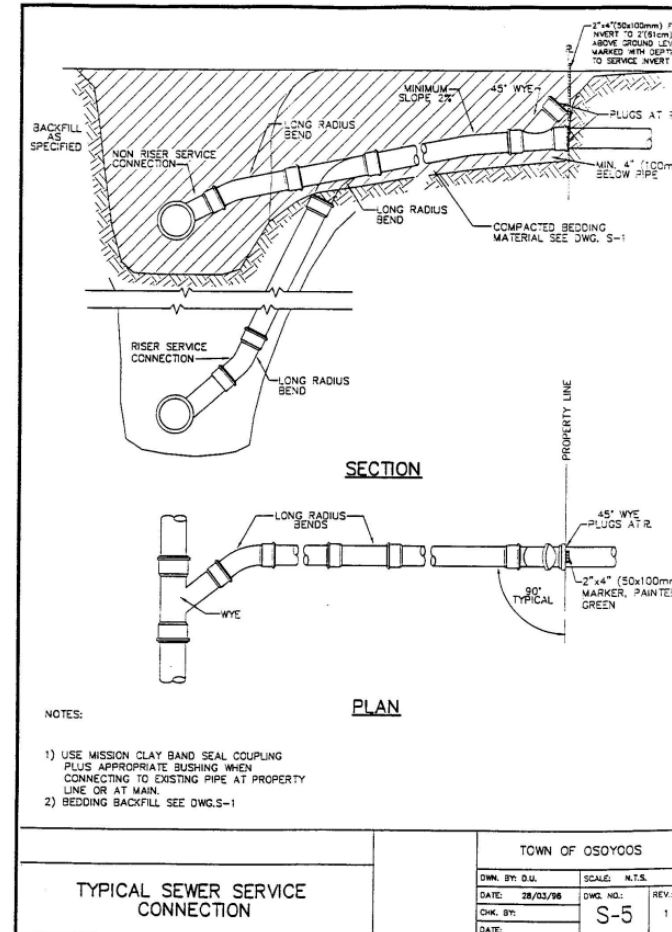
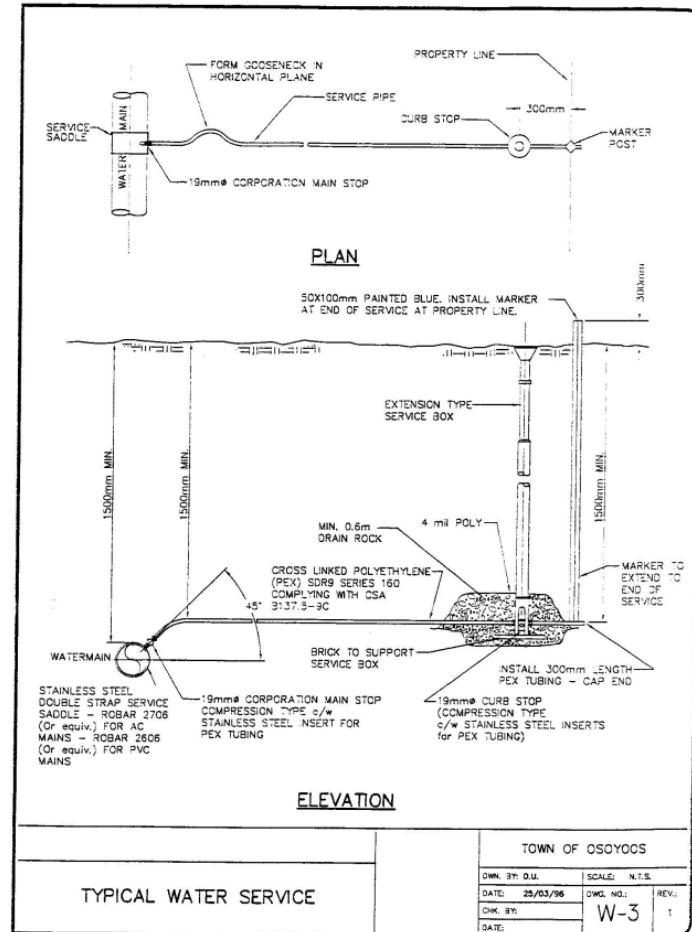
BYLAW NO. 1100, 1998

CONSOLIDATED VERSION

(CONSOLIDATED FOR CONVENIENCE PURPOSES ONLY)

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

Item K.5 – Various Land Use Bylaw Amendments

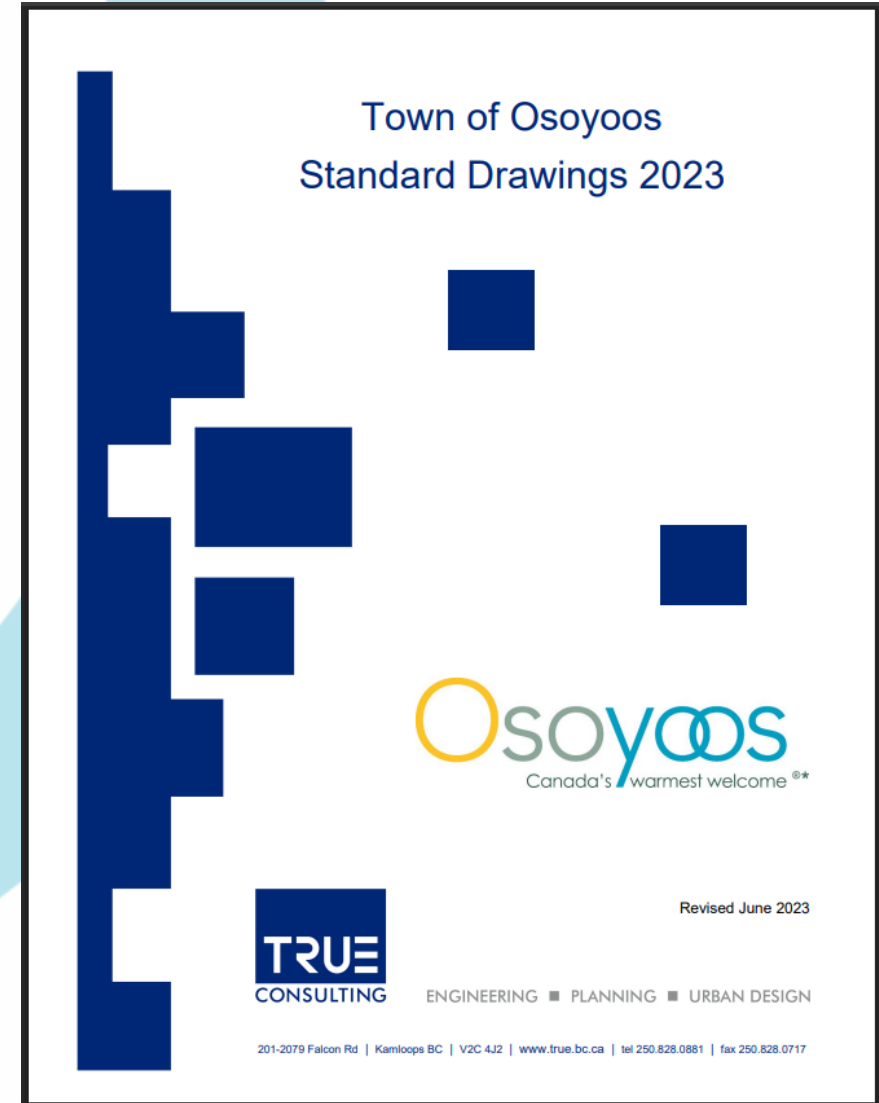


Examples of Current “Standard Drawings”

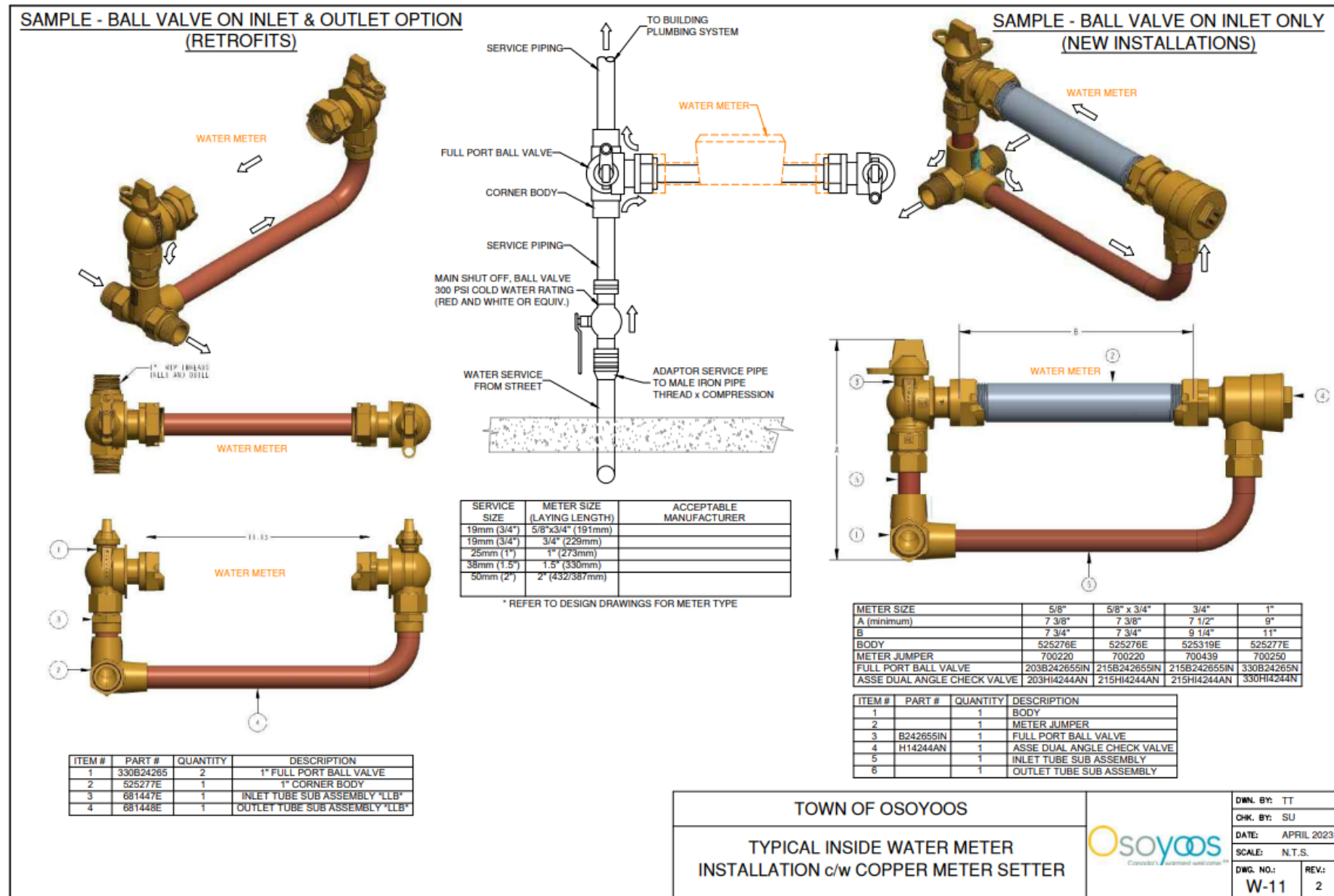
Item K.5 – Various Land Use Bylaw Amendments

“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.



Item K.5 – Various Land Use Bylaw Amendments



Item K.5 – Various 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”.

Item K.5 – Various 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.

Item K.5 – Various Land Use Bylaw Amendments

Summary

- OCP Bylaw Amendments:
 - Clarify ESDP and RDP exemptions;
 - Correct references to the RDOS;
 - Update OCP Maps (UCA correction, municipal expansion)
- Zoning Bylaw Amendments:
 - Introduce off-street parking exemptions downtown;
 - Clarify minimum parcel size for strata subdivisions;
 - Correct unintentionally excluded use in General Industrial Zone.
- Subdivision & Development Servicing Amendments:
 - Update standard drawings and service provider and legal references;
 - Move application requirements to the LUP Bylaw.

Item K.5 – Various Land Use Bylaw Amendments

Options

1. THAT the Official Community Plan Amendment Bylaw No. 1375.08, 2025, and Zoning Amendment Bylaw No. 1395.06, 2025, be read a first and second time and proceed to public hearing;

THAT the Subdivision and Development Servicing Amendment Bylaw No. 1100.02, 2025, and Land Used Procedures (LUP) Bylaw No. 1235.10, 2025, be read a first and second time;

AND THAT Council considers the process, as outlined in this report dated September 9, 2025, to be appropriate consultation for the purpose of Section 475 of the Local Government Act;

AND THAT, in accordance with Section 477 of the Local Government Act, Council has considered Amendment Bylaw No. 1375.08, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing for Official Community Plan Amendment Bylaw No. 1375.08, 2025, and Zoning Amendment Bylaw No. 1395.06, 2025, be scheduled for the Regular Open Council meeting of October 14, 2025; AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.
2. Status Quo