

# **Land Use Bylaw Amendments**

Committee of the Whole

Tuesday, January 27, 2026

# **Official Community Plan Bylaw**

# Land Use Bylaw Amendments

## Riparian Development Permit Area

- Purpose is to protect the natural environment (riparian values).
- Applies to various watercourses within the Town's boundaries (e.g. Osoyoos Lake).
- Development requiring an RDP includes construction, subdivision and land alteration.

### 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.

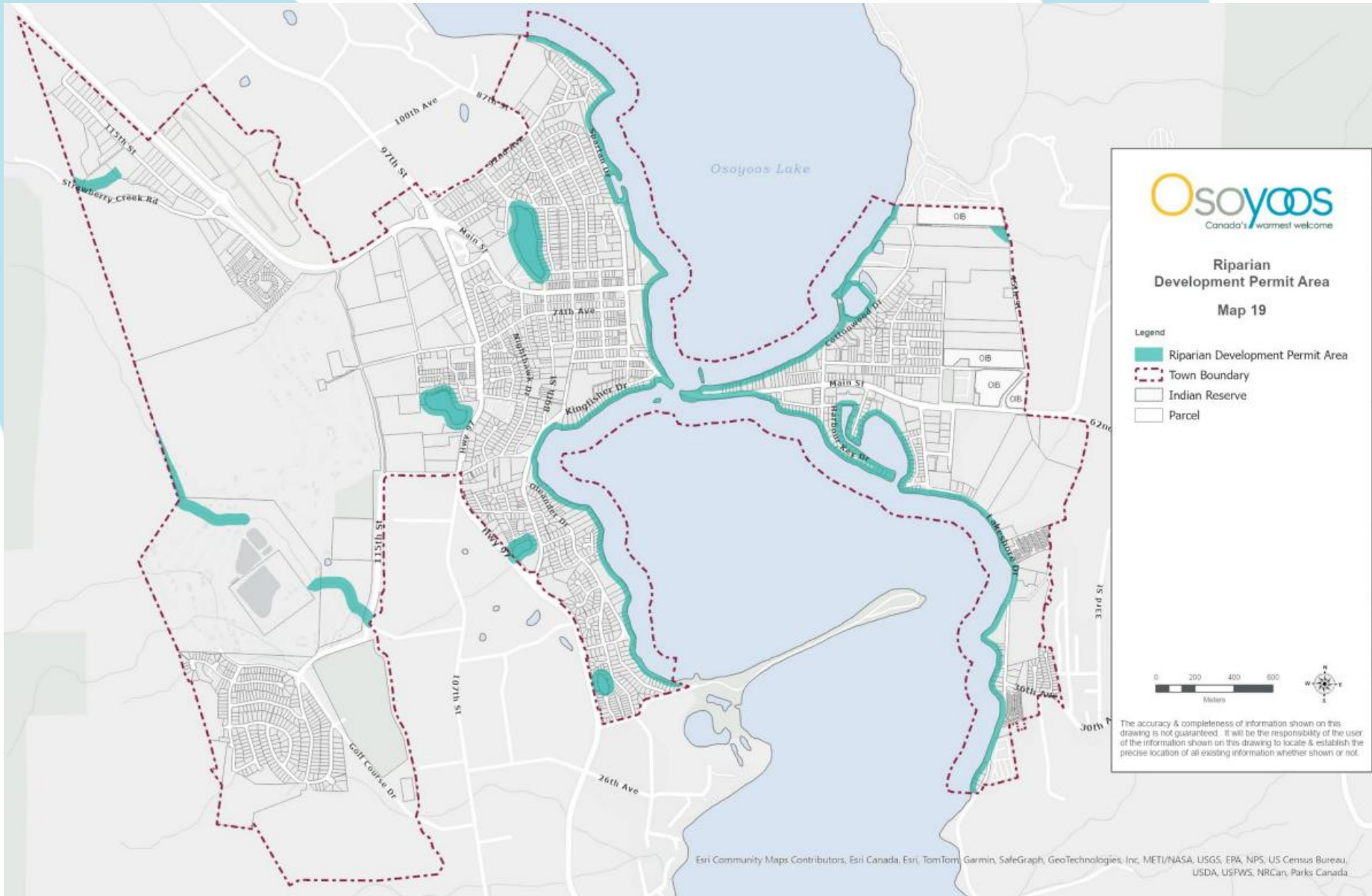
##### .3 Justification

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

- .1 A development permit is required, except where exempt under Section 8.E.5 (Exemptions), for residential, commercial or industrial development on lands within the RDP area, which includes the following:

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## **Riparian Development Permit Area - Exemptions**

- Council previously considered amendments to the exemptions applied to RDP Area designation in 2025.
- The amendments were intended to provide clarity in relation to infrastructure works.
- Further assessment of works within the RDP Area has identified additional Exemptions that would benefit from revision (e.g. deletion, additions and re-wording).

# Land Use Bylaw Amendments

## Riparian Development Permit Area - Exemptions

- Proposed deletions include the following:
  - practices as defined in the *Farm Practices Protection (Right to Farm) Act*;
  - development where a permit has been issued by the Ministry of Energy; and
  - reconstruction or repair of a permanent structure described in Section 532(1) of the *Local Government Act*;
  - Interior renovations.

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## Riparian Development Permit Area - Exemptions

- Proposed revisions include the following:
  - Expanding and separating the exemptions related to the removal vegetation for the following reasons:
    - ❖ infested, diseased, or hazardous trees; and
    - ❖ fire hazard reduction.
  - Expanded wording related to emergency works (flooding);
  - Clearer wording related to yard maintenance (gardening).

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## Riparian Development Permit Area - Exemptions

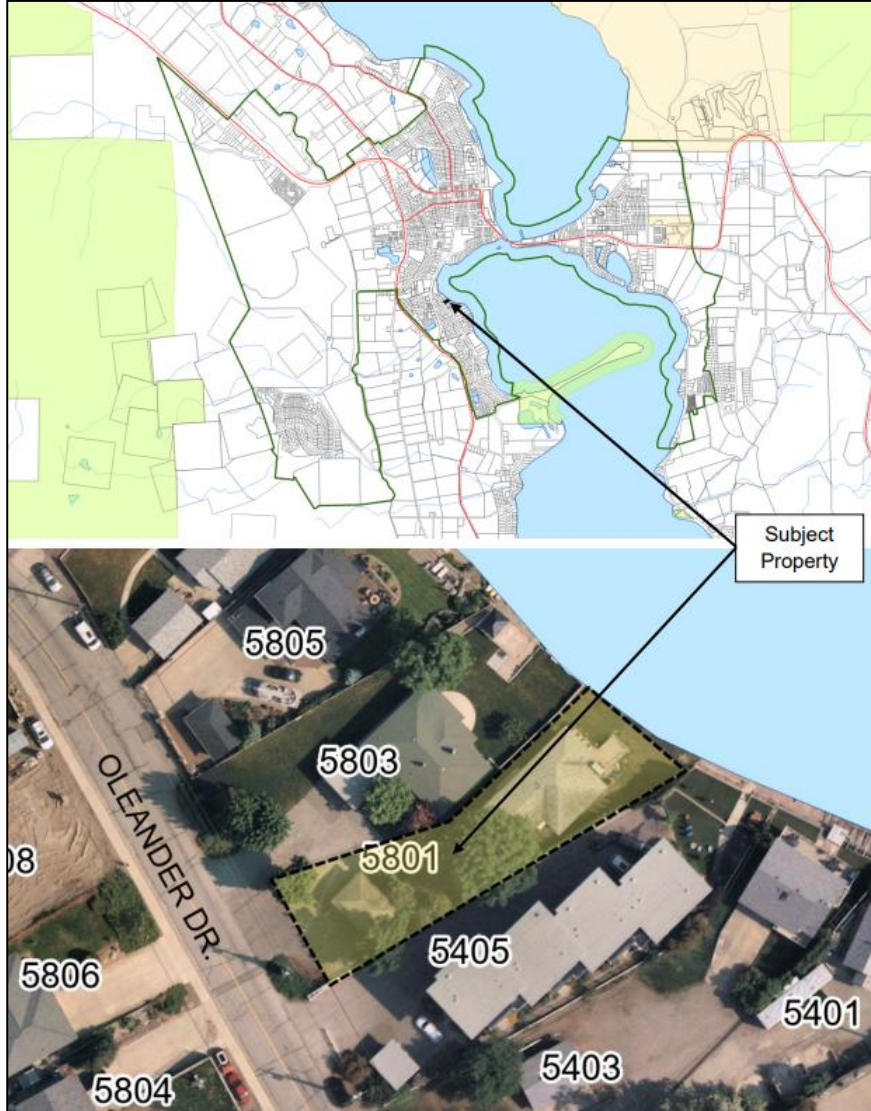
- Proposed additions include the following:
  - Exemptions for parcels where an RDP has previously been approved (and development is consistent with permit).
  - Exempting activities subject to provincial approval under Section 11 of the *Water Sustainability Act*.
  - Simplifying the exemption related to the Department of Fisheries and Oceans (*Fisheries Act*).

# Land Use Bylaw Amendments

## **Mapping Corrections**

- Various map schedules within the Town's OCP Bylaw are not reflective of amendments made under Amendment Bylaw Nos. 1375.03, 2024 and 1375.06, 2024.
- OCP amendments required to correct map schedules to align with previous Council decisions.

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## Mapping Corrections

- Amendment Bylaw No. 1375.03, 2024
  - OCP bylaw amendment (rezoning application) involving 5801 Oleander Drive
  - Medium Density Residential → Low Density Residential
  - Adopted by Council on June 25, 2024

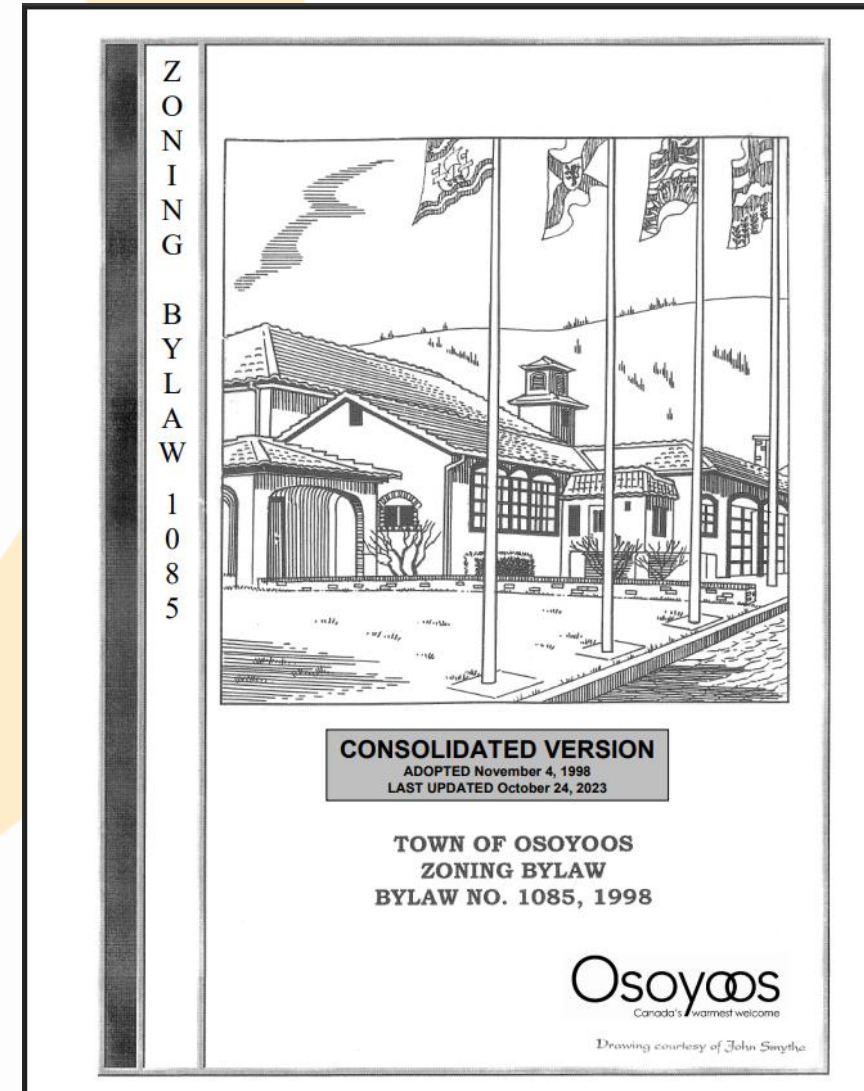


# Zoning Bylaw

# Land Use Bylaw Amendments

## “Alcohol Production Facilities”

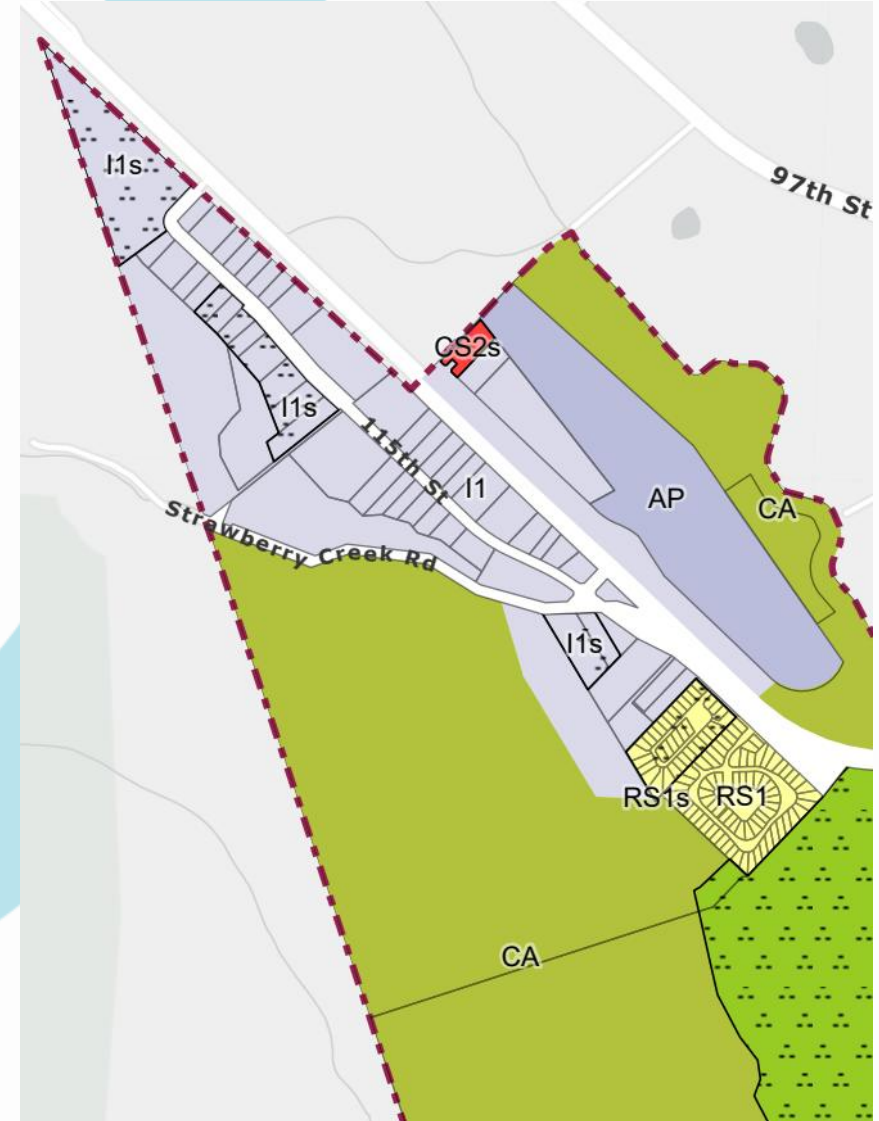
- The Town’s Former Zoning Bylaw allowed “craft brewery / distillery” as a permitted principal use in the (then) General Industrial (M1) Zone.
- Allowance was introduced by amendment in 2019.
- With the transition to a new zoning bylaw in 2024, this allowance was not carried forward to new I1 Zone.



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## “Alcohol Production Facilities”

- It is proposed that “alcohol production facility” be introduced as a permitted use in the I1 Zone.
- “alcohol production facility” allows for a brewery, cidery, distillery, meadery or winery that is licenced under the *Liquor Control and Licensing Act* to produce beer, cider, spirits, mead or wine.



# Land Use Bylaw Amendments

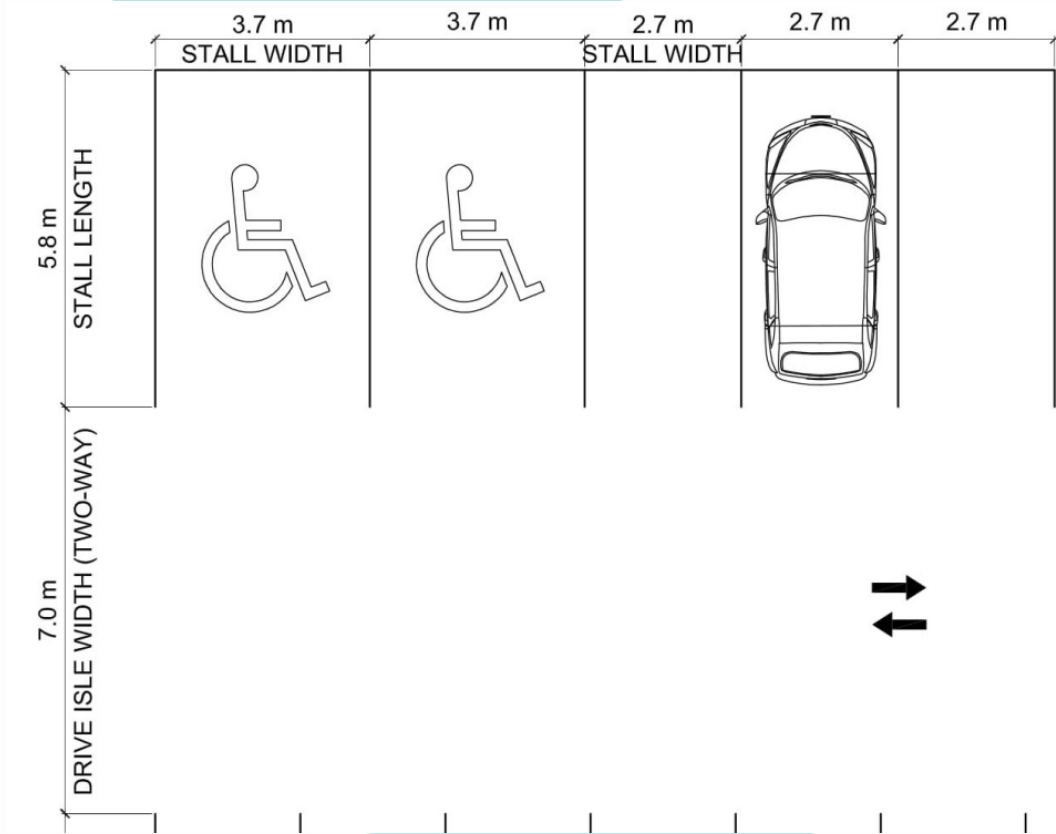
## Vehicle Parking Space Regulations

- Adoption of Zoning Bylaw No. 1395 resulted in the imposition of greater dimension and aisle width requirements.

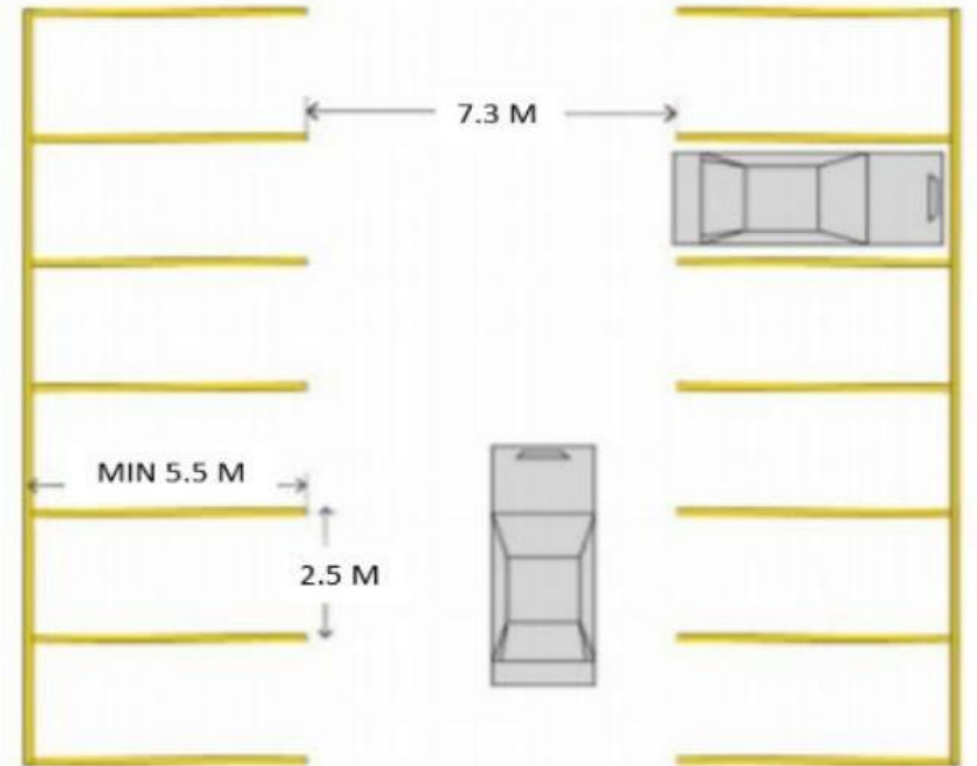
ZONING BYLAW NO. 1085, 1998									
Stall Angle	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Height/Clearance	Minimum Aisle Width	
	Standard		Small (up to 20%)		Accessible			One-Way	Two-Way
Up to 30	2.6 m	5.1 m	2.6 m	4.6 m	3.7 m	5.1 m	2.2 m (3.0 m accessible)	3.4 m	3.4 m
31 to 45		5.9 m				5.9 m		4.1 m	4.1 m
46 to 60		6.3 m				6.3 m		5.7 m	5.7 m
61 to 90		5.8 m				5.8 m		6.7 m	6.7 m
TOWN OF OSOYOOS ZONING BYLAW NO. 1395, 2024									
Stall Angle	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Height/Clearance	Minimum Aisle Width	
	Standard		Small (up to 20%)		Accessible			One-Way	Two-Way
0	2.7 m	7.0 m	2.4 m	5.0 m	3.7 m	6.0 m	2.2 m / 2.75 m (accessible)	3.7 m*	N/A
30		6.0 m						5.2 m*	
45								7.3 m	
60								7.3 m	7.3 m
90									

\*One-way traffic only

# Land Use Bylaw Amendments



**Penticton Zoning Bylaw Diagram**



**Revelstoke Zoning Bylaw Diagram**

# Land Use Bylaw Amendments

## Vehicle Parking Space Regulations

- It is proposed that the Town's Zoning Bylaw be amended to update the parking space and aisle width requirements.
- Draft bylaw represents a general reduction to standard parking space and aisle width requirements, in line with the Town of Oliver.

TOWN OF OSOYOOS ZONING BYLAW NO. 1395, 2024									
Stall Angle	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Height/Clearance	Minimum Aisle Width	
	Standard		Small (up to 20%)		Accessible			One-Way	Two-Way
0	2.7 m	7.0 m	2.4 m	5.0 m	3.7 m	6.0 m	2.2 m / 2.75 m (accessible)	3.7 m*	N/A
30		6.0 m							
45									
60									
90									
*One-way traffic only									
OLIVER									
Stall Angle	Minimum Width	Minimum Length*	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Height/Clearance	Minimum Aisle Width	
	Standard		Small		Accessible			One-Way	Two-Way
0	2.4 m	6.6 m	2.4 m	5.0 m	3.7 m	6.0 m	N/A	3.7 m	6.1 m
30	2.6 m	5.1 m							
45		5.8 m							
60		6.1 m							
90		5.5 m							

\*The terminology used within the Town of Oliver Zoning Bylaw No. 1423, 2024 varies slightly from that used in Zoning Bylaw No. 1395, 2024.

Notes: The Town of Oliver also regulates "curb length".



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**QUESTIONS?**