

To: Her Worship Mayor McKortoff and Members of Council

From: Christopher Garrish, Planner

Date: January 27, 2026

Subject: Various Land Use Bylaw Amendments

Tracker No: BLW-330, BLW-389, BLW-420, BLW-390

Recommendation:

THAT the Official Community Plan Amendment Bylaw No. 1375.11 and Zoning Amendment Bylaw No. 1395.12, be initiated.

CAO Comments:

Executive Summary:

The purpose of this report is to provide options for Council in relation to proposed amendments to the Town's various land use bylaws in order to address a number of issues identified through the day-to-day use of the bylaws.

Background:

The Town's Official Community Plan (OCP) Bylaw provides the policy framework for how the community will grow and change over time.

The Town's Zoning Bylaw implements the OCP policies by regulating land use on a parcel-by-parcel basis in a manner that is consistent with the Plan.

Over time, day-to-day use as well as the processing of development proposals can reveal gaps, ambiguities, or unintended consequences that weren't evident during the drafting of these types of land use bylaws.

Analysis:

Given the scope of amendments being proposed to the Town's land use bylaws, each of the proposed amendments will be discussed in the following sub-sections (which have been arranged by bylaw type):

Official Community Plan (OCP) Bylaw:

Riparian Development Permit (RDP) Area - Exemptions:

In recognition that there are property owners, developers and qualified environmental professionals who undertake works adjacent Osoyoos Lake sometime operate both within the Town's boundaries as well as in the rural areas, Administration considers there to be a benefit in standardizing the regulations related to riparian protection.

More specifically, that the exemptions applied by the Town and Regional District for development fronting Osoyoos Lake be made as consistent as possible.

While Administration considers the existing exemptions in the Town's RDP Area designation to be largely comparable to the exemptions applied by the Regional District in its WDP Area designation, there is seen to be a benefit in applying similar language and removing redundant exemptions.

For instance, a number of existing RDP Exemptions in the Town's OCP Bylaw are seen to be unnecessary as they simply repeat existing exemptions provided for by legislation, such as:

- 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 LGA.

Farm practices are already stated as not triggering the need for an RDP under Section 8.E.4 of the OCP, while works approved under a Mines Permit are exempt from local government bylaws. Finally, non-conforming use and siting rights under Section 532(1) of the Local Government Act cannot be superseded by a local government bylaw.

In addition, works such as interior renovations to an existing building or exterior alterations that do not extend into an RDP Area designation would also not trigger the need for a permit, making an exemption redundant.

Finally, it is being proposed to clarify certain exemptions, such as those related to boundary adjustments and parcel consolidations (subdivisions), removal of diseased or hazardous trees, provincial and federal approvals related to the *Water Sustainability Act* and *Fisheries Act* and emergency procedures related to flooding.

For reference purposes, a comparison of existing versus proposed exemptions for the RDP Area are included at Attachment No. 1.

Conversely, the option of retaining the existing RDP Exemptions is available to Council.

Mapping Corrections:

In reviewing the map schedules within the Town's OCP Bylaw, it was noted that the most recently adopted versions of Map 2 (Land Use Designations Map), Map 15 (Multi-Family Residential Development Permit Area Map), Map 16 (Mixed-Use and Commercial Development Permit Area Map), and Map 17 (Industrial Development Permit Area Map) do not reflect amendments made to those maps under Amendment Bylaw Nos. 1375.03, 2024 and 1375.06, 2024, which were adopted by Council on June 25, 2024 and September 24, 2024, respectively.

Amendment Bylaw No. 1375.03, 2024, relates to a previous zoning and OCP bylaw amendment application for the property at 5801 Oleander Drive, which ultimately changed the OCP designation of the property from Medium Density Residential to Low Density Residential.

Amendment Bylaw No. 1375.06, 2024, relates to zoning and OCP bylaw amendments undertaken as part of the Zoning Bylaw Update, which largely address the designation of development permit areas on parcels previously zoned Comprehensive Development (CD) under former Zoning Bylaw No. 1085, 1998. The amendment bylaw also changed the OCP designation of the property at 4350 Lakeshore Drive from Tourist Commercial to Medium Density Residential, and designated the property as Multi-Family Residential Development Permit Area.

It is being proposed that the OCP Bylaw be amended in order to correct the map schedules to reflect the previous decisions of Council.

Zoning Bylaw:

“Alcohol Production Facility”:

Under the Town’s former Zoning Bylaw No. 1085, 1998, “craft brewery / distillery” was listed as a permitted principal use in the (then) General Industrial (M1) Zone.

This allowance was introduced into the bylaw in 2019 in order, amongst other things, to allow for brewing and/or distilling in the industrial park as a way to “facilitate the creation of a new business and potential employer within the community.”

With the transition to a new zoning bylaw in September of 2024, the allowance for a “craft brewery / distillery” in the new General Industrial (I1) Zone was not carried forward.

In order to correct this, it is being proposed that “alcohol production facility”, which 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 be introduced as a permitted use in the I1 Zone.

Conversely, the option to not pursue this amendment is available to Council, in which case, property owners seeking to allow this use on a parcel zoned for industrial purposes would be required to seek a rezoning approval.

Vehicle Parking Space Regulations:

In the transition to the Town’s current Zoning Bylaw in September of 2024, the dimensions and maneuvering aisle width for vehicle parking spaces were updated, and new requirements introduced (see comparison of Zoning Bylaw No. 1395, 2024 and former Zoning Bylaw No. 1085, 1998 at Attachment No. 2).

Administration has subsequently become aware that certain developments commenced prior to the adoption of the new zoning bylaw have been impacted by this change and no longer comply with these parking regulations.

While these changes were largely intended to bring parking requirements up to modern standards, a recent review of select member municipalities from the South Okanagan (City of Penticton, Town of Oliver, District of Summerland) and Central Okanagan (District of

Peachland, City of West Kelowna), as well as resort municipalities (City of Fernie, City of Kimberley, City of Revelstoke, City of Rossland) (see Attachment No. 3), indicates that there is no clear standard as it pertains to the size of parking spaces and maneuvering aisles.

The current parking space dimension and maneuvering aisle width requirements are reflective of the rural environment within which the Town is situated (e.g. surrounding agricultural and ranching communities and extractive industries such as forestry).

In considering parking requirements from this standpoint, it is noted that the larger parking space dimension and maneuvering aisles generally reflect the use of larger vehicles, such as pick-up trucks.

That being said, while the Town's current requirements are generally on the larger side, they do not deviate substantially from other municipal parking requirements assessed as part of this project, and some municipalities have standards which exceed those seen within the Town.

Given the lack of consistency across municipalities, it is being proposed that the Zoning Bylaw be amended to change the minimum parking space dimensions and maneuvering aisle width requirements.

The amendments, as proposed, represent a general reduction in minimum standard-sized parking space dimensions and maneuvering aisle width, and bring the Town's parking requirements closer in line with the Town of Oliver, which is seen to provide for greater consistency in the south end of the Okanagan Valley.

Conversely, the Town has the option to maintain the status quo (i.e., no changes to existing parking regulations).

Summary

For the reasons outlined above, Administration recommends that the proposed land use bylaw amendments be initiated.

If Council is supportive of this direction, Administration is proposing that next steps include notification of the proposed amendments in order to obtain public feedback on the proposed changes.

Any feedback received will be presented to Council at a forthcoming meeting and prior to consideration of first reading of the amendment bylaws.

Options:

1. THAT the Official Community Plan Amendment Bylaw No. 1375.11 and Zoning Amendment Bylaw No. 1395.12, be initiated; OR
2. THAT the proposed amendments to the Town of Osoyoos Official Community Plan (OCP), Zoning bylaws not be initiated.

Attachments: No. 1 – Comparison of Current vs. Proposed RDP Exemptions

No. 2 – Comparison of Parking Regulations in Zoning Bylaw No. 1395, 2024 and Former Zoning Bylaw No. 1085, 1998

No. 3 – Comparison of Parking Regulations in the South Okanagan, Central Okanagan and Resort Municipalities

Attachment No. 1 – Comparison of Current vs. Proposed RDP Exemptions

Current RDP Exemptions	Proposed RDP Exemptions
The following types of development are exempt from applying for a Riparian Development Permit:	An RDP is not required under this section for any of the following:
1. Development on Crown land.	Development on Crown land. (proposed 8.E.5.1)
2. Acceptance by the Town of a report prepared by a Qualified Environmental Professional (QEP) concluding that there is no stream on the subject lands or adjacent lands that may be affected by the proposed development;	A letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the <i>Riparian Areas Protection Regulation</i> on the parcel of land. (proposed 8.E.5.5)
3. Acceptance by the Town of a report prepared by a QEP authorizing the removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines) and any other applicable legislation. Environmental monitoring will be required to ensure that tree removal is carried out in accordance with the report recommendations;	Environmentally sensitive removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines) as indicated in a report by a QEP or IAS certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations. (proposed 8.E.5.7) The activity is limited to the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas, in accordance with Provincial “Firesmart” standards or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Town. (proposed 8.E.5.6)
4. Boundary adjustments between lots when no new parcels are created;	Subdivisions that: a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration. (proposed 8.E.5.12)
5. Parcel consolidations that do not involve the installation of underground services or the construction of roads;	
6. 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	the construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails. (proposed 8.E.5.2)

Current RDP Exemptions	Proposed RDP Exemptions
been given for ecosystem functions and their cycles (e.g. bird nesting season);	the construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works. (proposed 8.E.5.3)
7. Interior renovations to an existing building;	[not applicable as such activities do not trigger the need for a permit]
8. External alterations that are entirely within the existing building footprint or additions that do not extend into the Riparian Assessment Area;	[not applicable as such activities do not trigger the need for a permit]
[no current exemption]	An area where the applicant can demonstrate that the conditions of the RDP Area have already been satisfied, or a development permit for the same area has already been issued in the past and conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected. (proposed 8.E.5.4)
9. Emergency circumstances to address any immediate danger on the site;	<p>Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:</p> <ul style="list-style-type: none"> a) emergency flood or protection works; b) clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences; c) any emergency works to be undertaken in accordance with the Provincial <i>Water Sustainability Act</i> and <i>Wildlife Act</i>, and the federal <i>Fisheries Act</i>. <p>Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Regional District must be reported to the Regional District immediately to secure exemption under this provision. Note that once the emergency has passed, a development permit may be required for remediation or permanent protection works. (proposed 8.E.5.11)</p>
10. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the <i>Farm Practices Protection (Right to Farm) Act</i> where the subject area has been previously altered for agricultural purposes;	[not relevant as Section 8.E.4 does not apply to farm activities]
11. For land that is used for mining or forestry-related development where a permit has been issued by the Ministry of Energy, Mines	[not relevant as activities that are subject to a Mines Permit or Forestry Licence are typically exempt from local government bylaws]

Current RDP Exemptions	Proposed RDP Exemptions
and Petroleum Resources and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;	
12. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation;	[not relevant as a local government bylaw cannot supersede legislation]
13. Developments for which the Town has received a copy of an authorization issued under section 35(2)(b) or (c) of the <i>Fisheries Act</i> ; and	Development and land alteration proposals for which an authorization by DFO for HADD has been granted. (proposed 8.E.5.11)
[no current exemption]	Changes in and about a stream approved pursuant to Section 11 of the <i>Water Sustainability Act</i> . (proposed 8.E.5.10)
14. The maintenance of an area of existing human disturbance, other than a building or structure, if the area is not extended and the type of disturbance remains unchanged.	Activities such as gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land. (proposed 8.E.5.8)

Attachment No. 2 – Comparison of Parking Regulations in Zoning Bylaw No. 1395, 2024 and Former Zoning Bylaw No. 1085, 1998

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								7.3 m	7.3 m
45								5.2 m*	7.3 m		
60											
90		7.3 m						7.3 m			
*One-way traffic only											

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

Attachment No. 3 – Comparison of Parking Regulations in the South Okanagan, Central Okanagan and Resort Municipalities

South Okanagan

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						6.6 m	6.6 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".

PENTICTON											
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	2.7 m	7.0 m	N/A	N/A	N/A	7.0 m	2.0 m	N/A	N/A		
30		5.25 m	2.5 m	4.2 m	3.7 m	5.25 m		3.6 m	6.6 m		
45		6.0 m						4.8 m		6.0 m	4.0 m
60		6.4 m						5.1 m		6.4 m	5.5 m
90		5.8 m						5.6 m	5.8 m	6.0 m	7.0 m

SUMMERLAND										
Stall Angle	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Height/Clearance	Minimum Aisle Width		
	<i>Standard</i>		<i>Small (up to 25%)</i>		<i>Accessible</i>			<i>One-Way</i>	<i>Two-Way</i>	
0	2.6 m	5.5 m* - 7.0 m	2.5 m	4.9 m	Defers to BCBC	Defers to BCBC	N/A	N/A	N/A	
30		5.5 m						4.0 m**		
45								5.5 m**		
60								7.2 m		7.2 m
90								7.2 m		7.2 m

* Unobstructed end parking space; **One-way traffic only

Central Okanagan

LAKE COUNTRY									
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	2.5 m	7.0 m	2.5 m	N/A	3.7 m	6.0 m	2.0 m	3.5 m	7.0 m
30		6.0 m		N/A					
45				4.5 m					
60				5.5 m					
90				7.0 m					

PEACHLAND									
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	2.7 m	7.0 m	2.5 m	6.7 m	4.1 m	7.0 m	2.1 m	3.8 m	6.0 m
30		5.5 m		5.1 m		5.5 m		4.0 m*	N/A
45		5.8 m		5.8 m		5.8 m		4.0 m*	N/A
60		6.2 m		6.2 m		6.2 m		5.5 m*	N/A
90		5.5 m		5.5 m		5.5 m		7.5 m	7.5 m

*One-way traffic only

WEST KELOWNA									
Stall Angle	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Width	Minimum Length	Minimum Height/Clearance	Minimum Aisle Width	
	<i>Standard</i>		<i>Small</i>		<i>Accessible</i>			<i>One-Way</i>	<i>Two-Way</i>
0	2.5 m	7.0 m	N/A	N/A	3.9 m	7.0 m	2.0 m	3.5 m	6.0 m
30	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A
45	2.75 m	6.0 m	2.5 m	5.2 m	3.9 m	6.0 m		3.5 m	6.5 m
60				5.4 m				5.5 m	
90				4.8 m				N/A	

Resort Municipalities

FERNIE									
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	2.6 m	6.7 m	N/A	N/A	3.9 m	6.0 m	N/A	6.0 m*	N/A
30	2.75 m	5.8 m						3.3 m*	
45								3.9 m*	
60								5.5 m*	
90	2.9 m							6.1 m	6.1 m

KIMBERLEY									
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	2.7 m	7.0 m	N/A	N/A	3.7 m	5.5 m	2.0 m	3.7 m	7.4 m
30		5.5 m						3.4 m*	7.5 m
45								3.9 m*	
60								5.5 m*	
90								7.3 m	7.3 m

REVELSTOKE									
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	2.5 m	5.5 m	2.4 m	5.0 m	3.9 m	6.0 m	2.2 m	3.7 m	3.7 m
30									
45								5.2 m	5.2 m
60								7.3 m	7.3 m
90								7.3 m	7.3 m

ROSSLAND									
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	2.9 m	6.5 m	N/A	N/A	4.0 m	6.0 m	N/A	5.0 m	5.0 m
30	N/A	N/A						N/A	N/A
45	2.9 m	5.5 m						4.0 m	4.0 m
60								5.0 m	5.0 m
90								6.0 m	6.0 m

TOWN OF OSOYOOS

BYLAW 1375.11, 2026

A Bylaw to amend the Osoyoos Official Community Plan Bylaw No. 1375, 2021

WHEREAS Council deems it desirable to amend the Official Community Plan Bylaw No. 1375, 2021;

NOW THEREFORE the Council of the Town of Osoyoos in open Meeting assembled **ENACTS AS FOLLOWS:**

1. This bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw 1375.11, 2026.”
2. The Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021, is amended by:
 - i) replacing sub-section 8.E.5 (Exemptions) under Section 8.E (Riparian Development Permit (RDP) Area) under Section 8.0 (Development Permit Area Guidelines) in its entirety with the following:

.5 Exemptions

An RDP is not required under this section for any of the following:

- .1 development on Crown land.
- .2 the construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails.
- .3 the construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works.
- .4 An area where the applicant can demonstrate that the conditions of the RDP Area have already been satisfied, or a development permit for the same area has already been issued in the past and conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.
- .5 A letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the *Riparian Areas Protection Regulation* on the parcel of land.
- .6 The activity is limited to the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas, in accordance with Provincial “Firesmart” standards or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Town.
- .7 Environmentally sensitive removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing

and Removal in Riparian Areas (Provincial Guidelines) as indicated in a report by a QEP or IAS certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.

- .8 Activities such as gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.
- .9 Development and land alteration proposals for which an authorization by DFO for HADD has been granted.
- .10 Changes in an about a stream approved pursuant to Section 11 of the *Water Sustainability Act*.
- .11 Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:
 - a) emergency flood or protection works;
 - b) clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences;
 - c) any emergency works to be undertaken in accordance with the Provincial *Water Sustainability Act* and *Wildlife Act*, and the federal *Fisheries Act*.

Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Town must be reported to the Town immediately to secure exemption under this provision. Note that once the emergency has passed, a development permit may be required for remediation or permanent protection works.

- .12 Subdivisions that:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.
- ii) The Land Use Designations Map, being Map 2 of the Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021, is amended by changing the land use designation on the lands described as:
 - a) Lot A, District Lot 2450S, SDYD, Plan KAP38505 (5801 Oleander Drive), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
 - b) Lot 1, Plan KAP77699, District Lot 100, SDYD, Except Plan KAS3145 (PHASES 1 AND 2) (4350 Lakeshore Drive), and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Tourist Commercial (TC) to Medium Density Residential (MR).
- iii) The Multi-Family Residential Development Permit Area Map, being Map 15 of the Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021, is amended by applying the Multi-Family Residential Development Permit Area designation to the land described as Lot 12, Plan KAP1958, District Lot 100, SDYD, Except Plan 5238,

5684, 11709 & 33779 (4217 Lakeshore Drive), and shown shaded yellow on Schedule 'C', which forms part of this Bylaw.

- iv) The Mixed-Use and Commercial Development Permit Area Map, being Map 16 of the Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021, is amended by applying the Mixed-Use and Commercial Development Permit Area designation to the land described as:
 - a) Strata Lots 1-41, Plan KAS3145, District Lot 100, SDYD (4300 44th Avenue), and shown shaded yellow on Schedule 'D', which forms part of this Bylaw;
 - b) Strata Lots 1-113, Plan KAS3397, District Lot 100, SDYD (4000 Lakeshore Drive), and shown shaded yellow on Schedule 'E', which forms part of this Bylaw;
 - c) Strata Lots 1-166, Plan EPS126, District Lot 2450s, SDYD (5 Park Place); and shown shaded yellow on Schedule 'F', which forms part of this Bylaw.
- v) The Industrial Development Permit Area Map, being Map 17 of the Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021, is amended by applying the Industrial Development Permit Area designation to the land described as Strata Lots 1-7, Plan EPS7380, District Lot 2450S, SDYD (32 Empire Street), and shown shaded yellow on Schedule 'G', which forms part of this Bylaw.

Read a first and second time on the _____ day of _____, 2026.

Public hearing held on the _____ day of _____, 2026.

Read a third time on the _____ day of _____, 2026.

Adopted on the _____ day of _____, 2026.

MAYOR

CORPORATE OFFICER

Town of Osoyoos

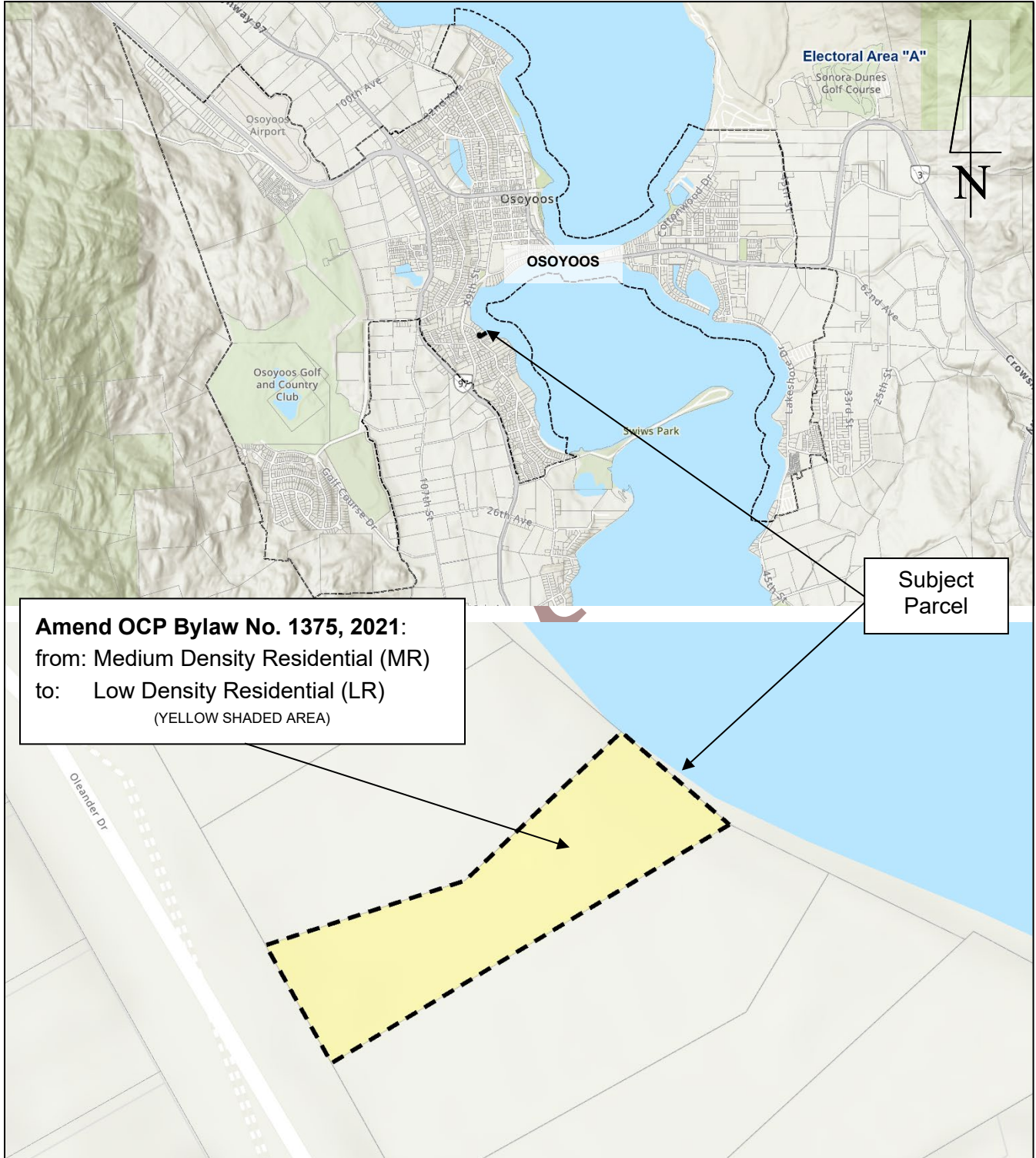
8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. XX-XX

Schedule 'A'



Town of Osoyoos

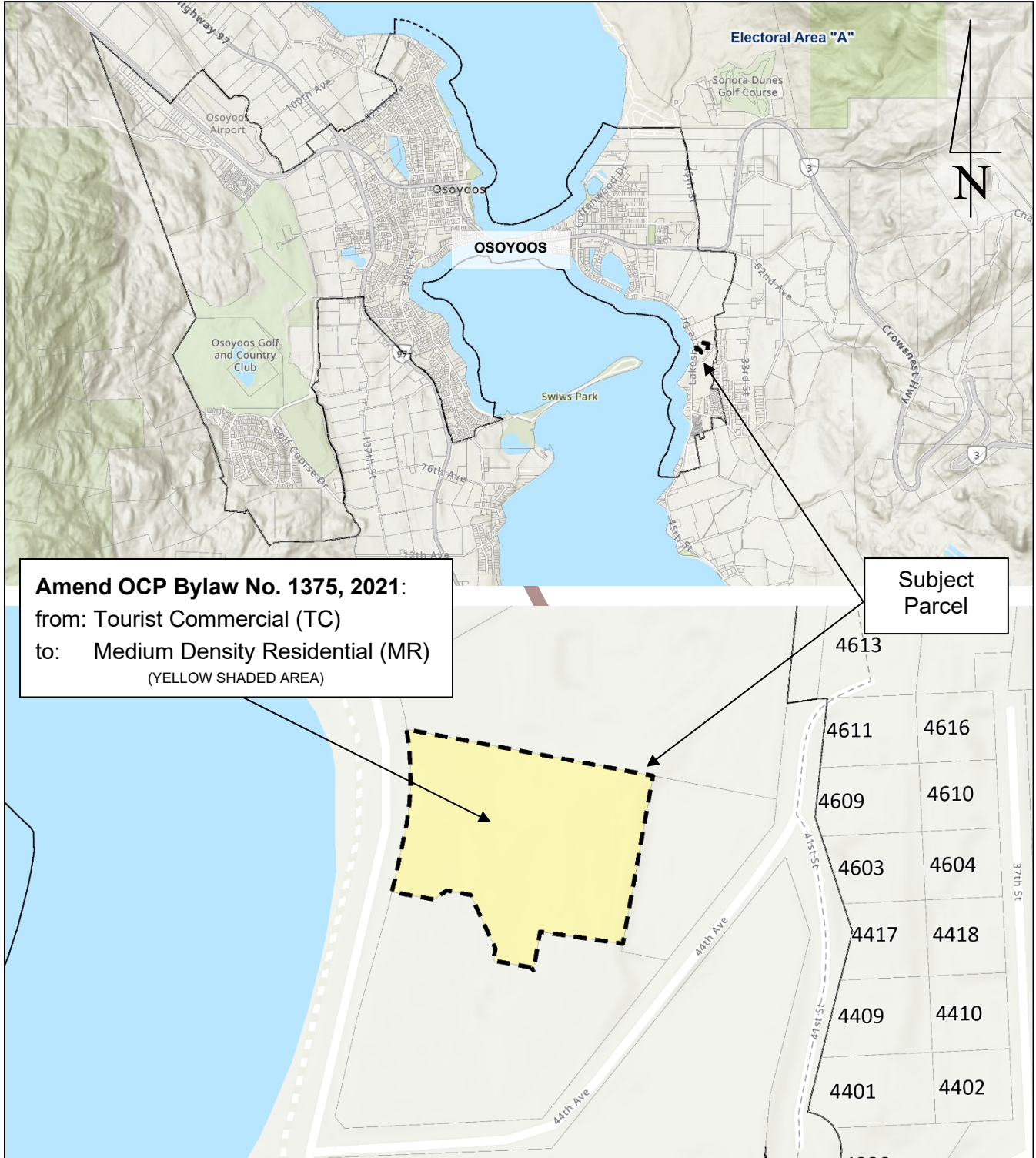
8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. XX-XX

Schedule 'B'



Town of Osoyoos

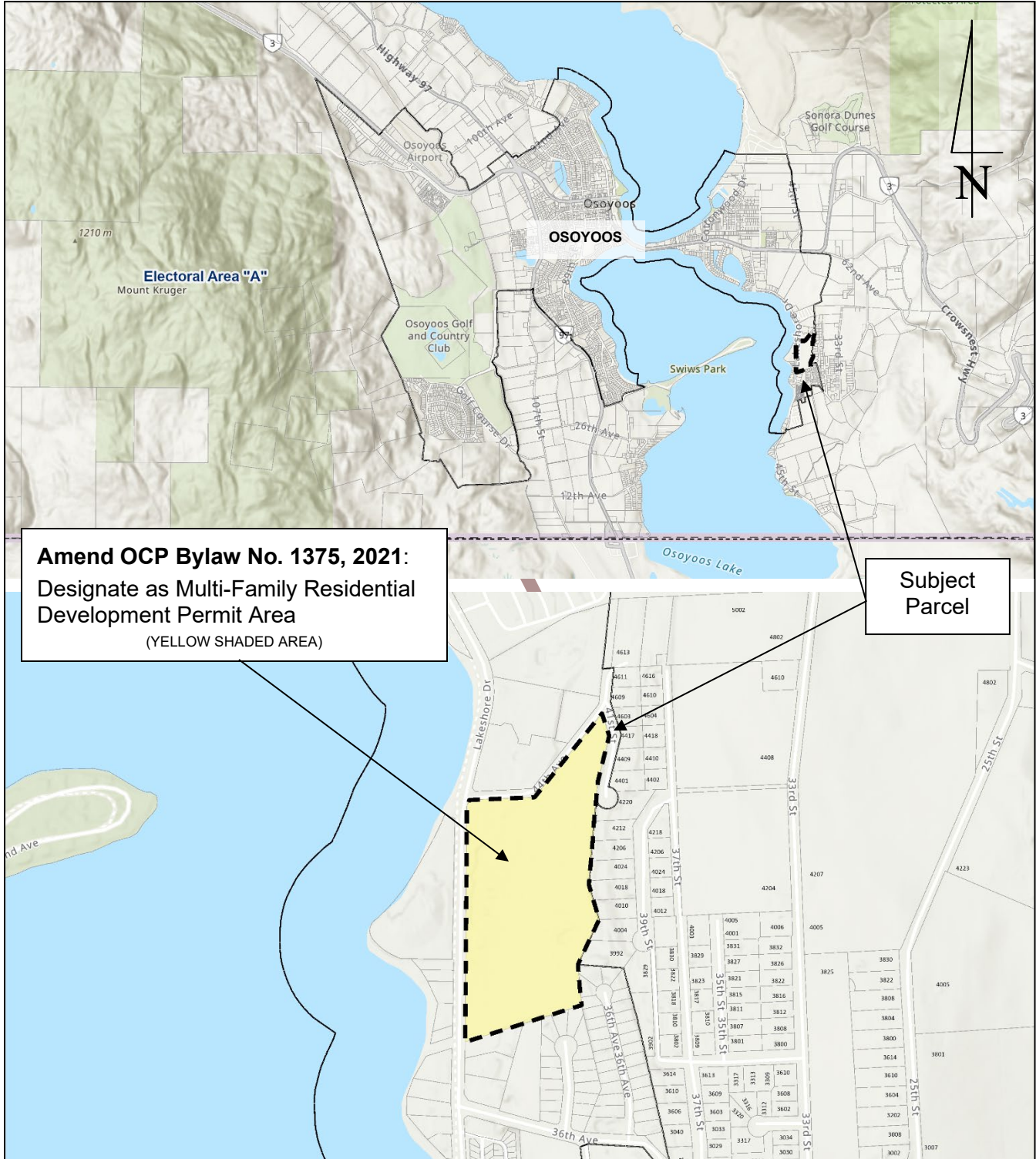
8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

Schedule 'C'

File No. XX-XX



Town of Osoyoos

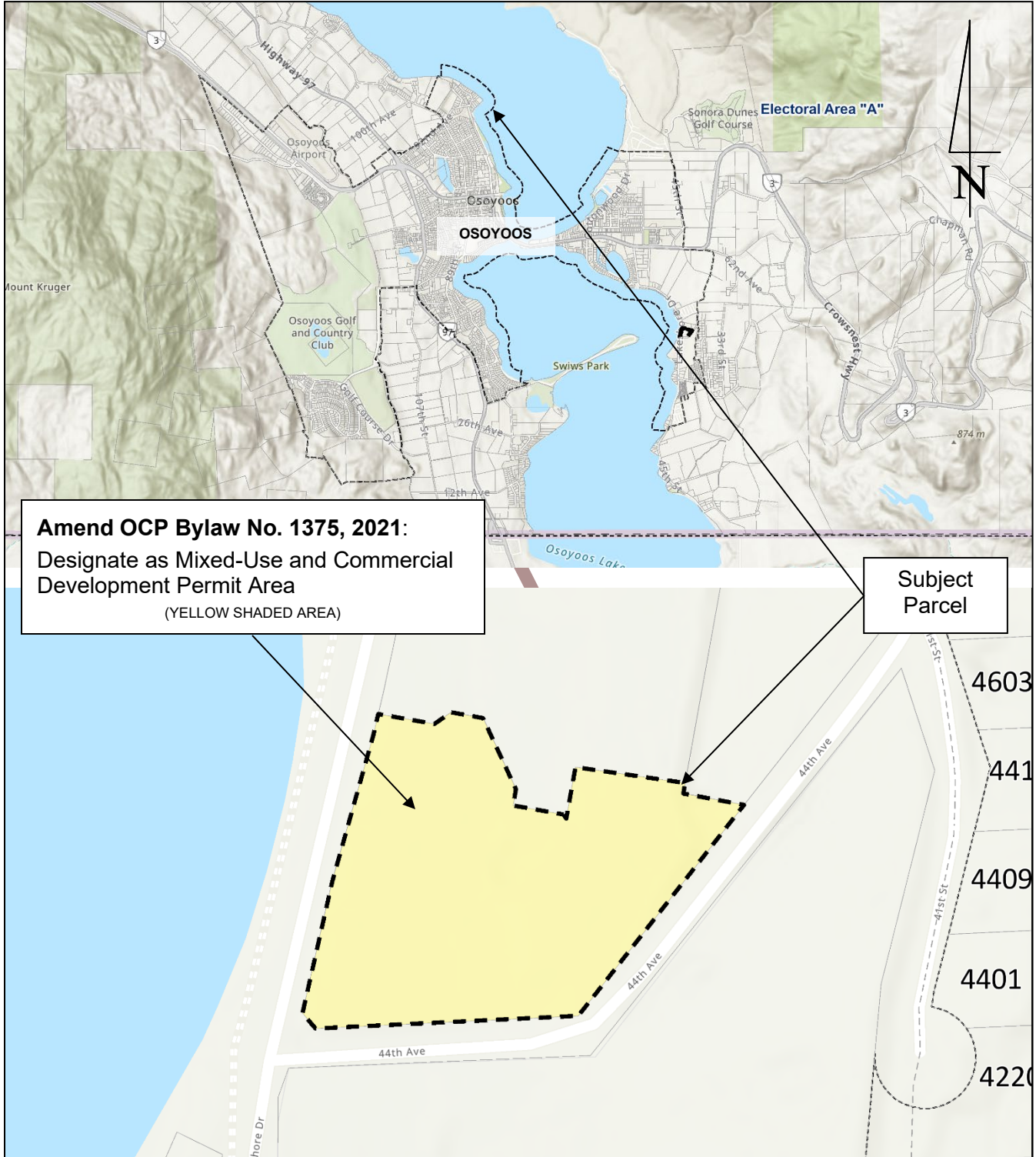
8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. XX-XX

Schedule 'D'



Town of Osoyoos

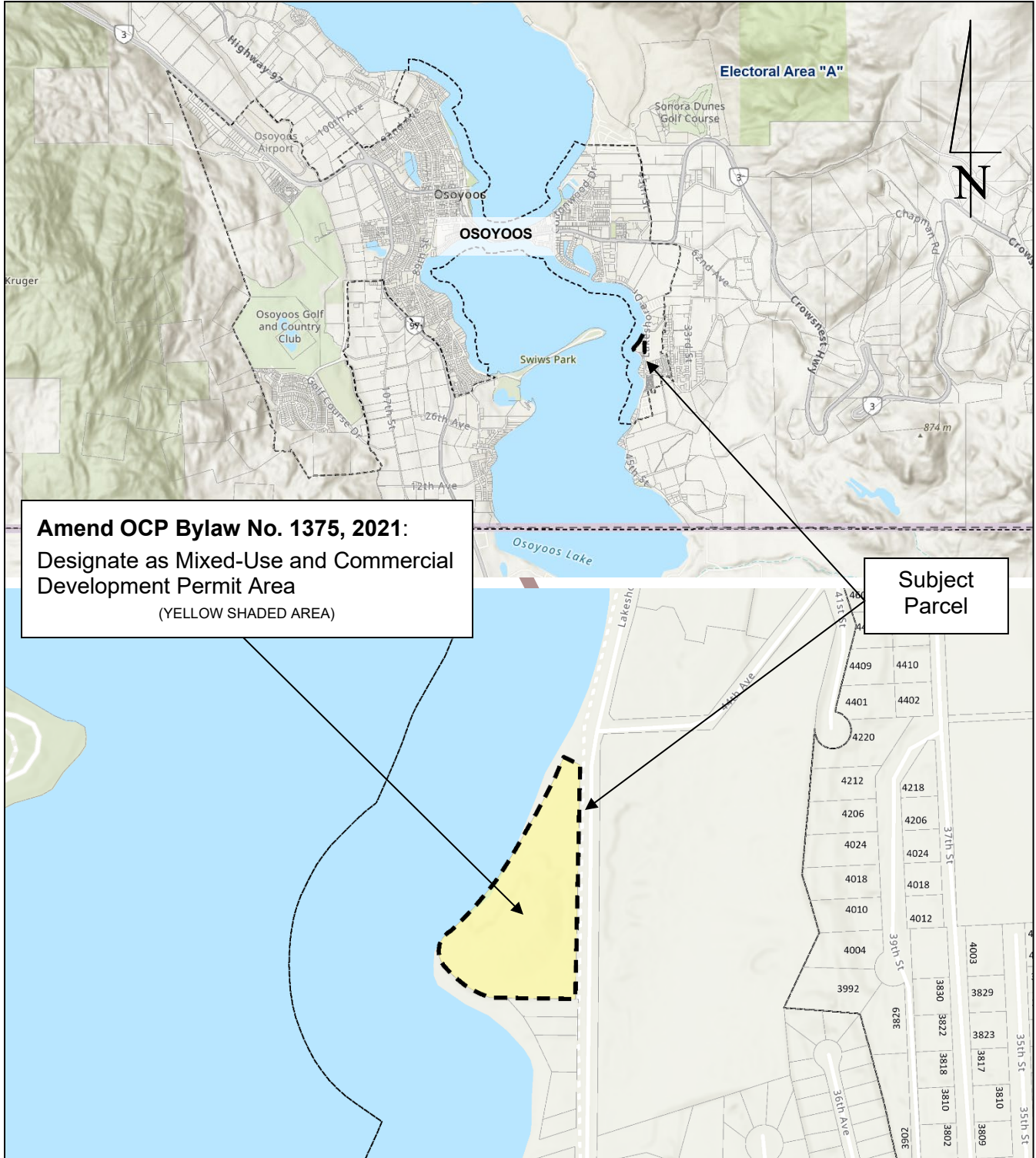
8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. XX-XX

Schedule 'E'



Town of Osoyoos

8711 Main Street, Osoyoos, BC, V0H-1V0

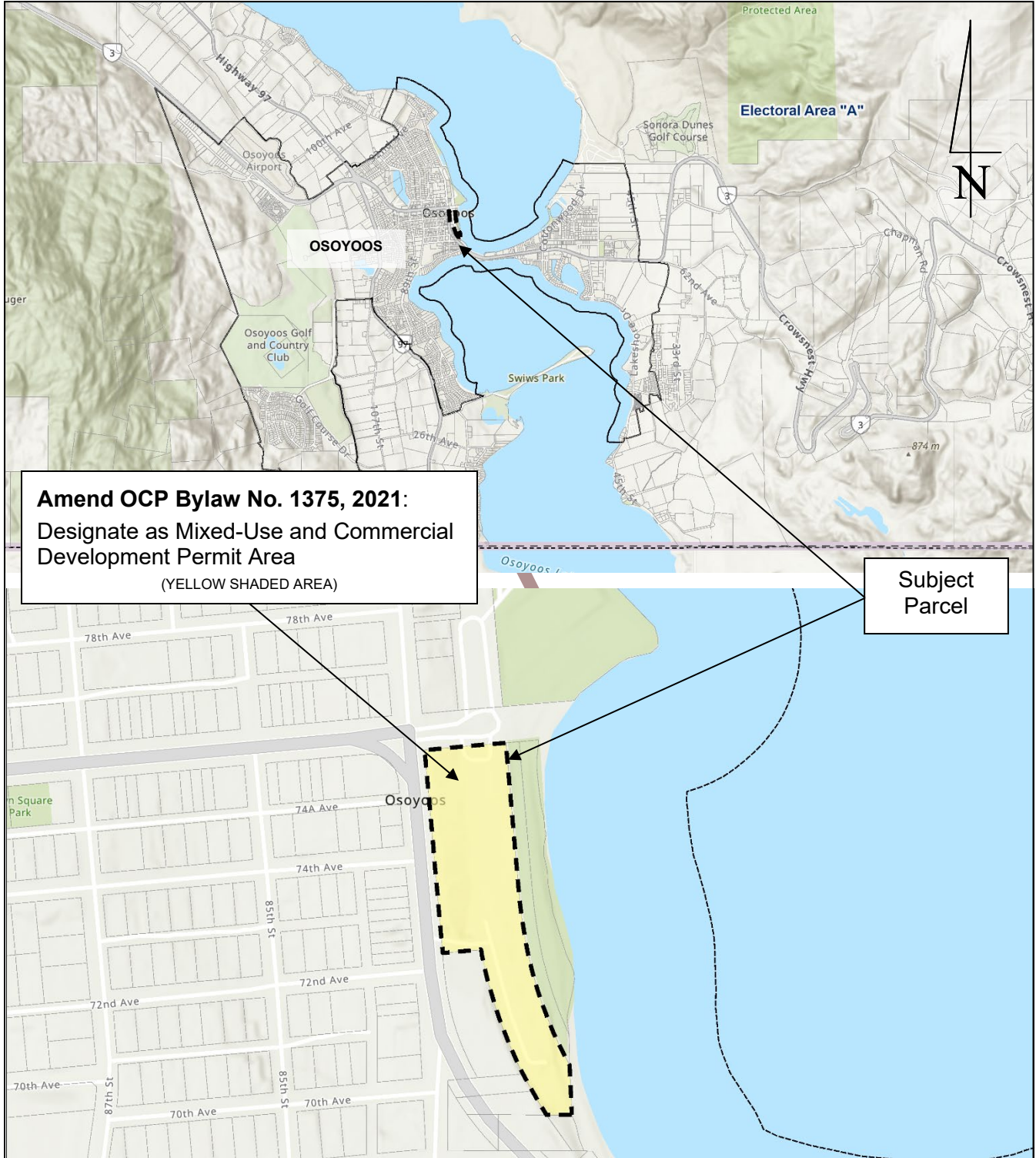
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. XX-XX

Schedule 'F'



Town of Osoyoos

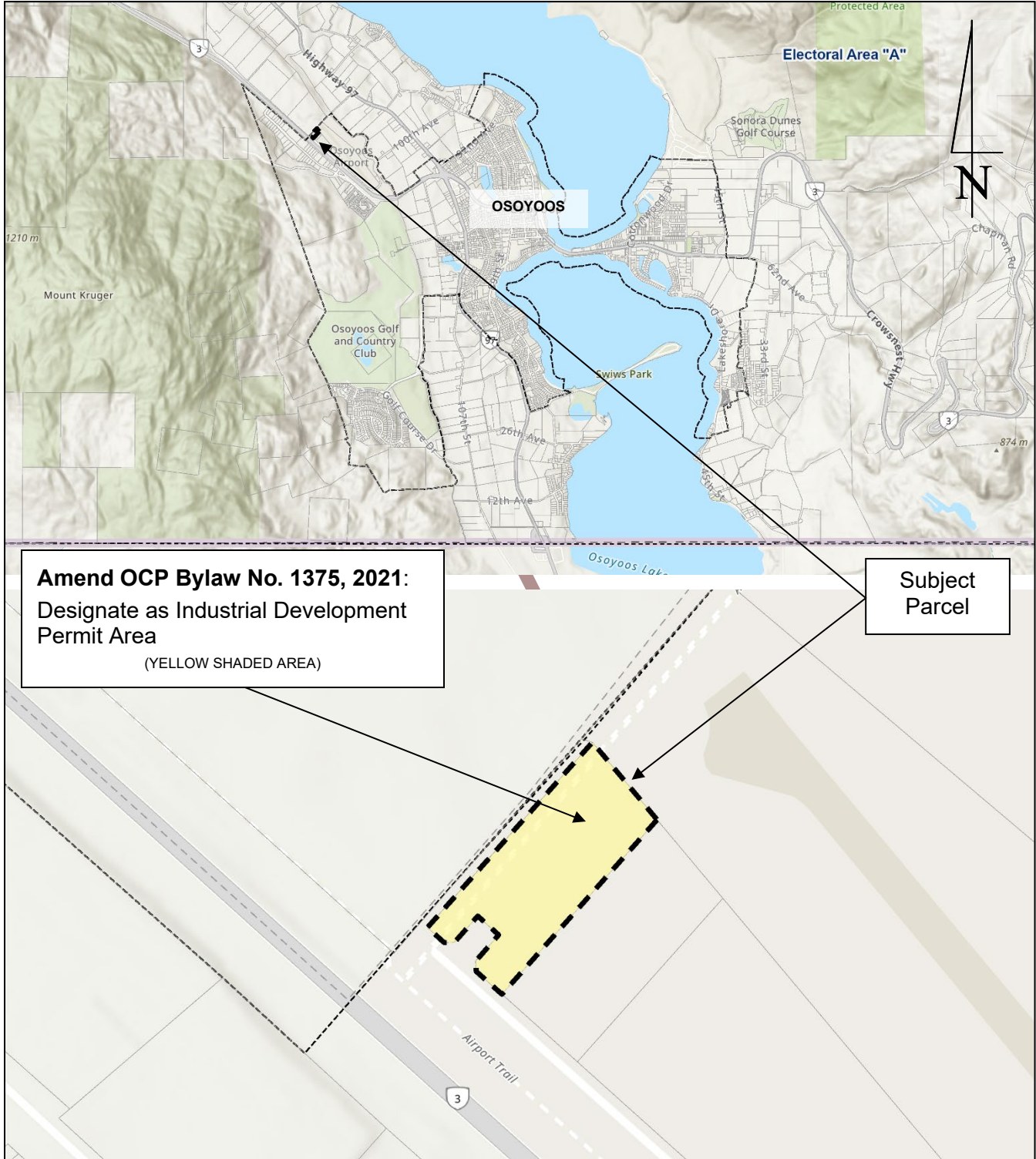
8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. XX-XX

Schedule 'G'



TOWN OF OSOYOOS

BYLAW NO. 1395.12, 2026

A Bylaw to amend the Zoning Bylaw No. 1395, 2024

WHEREAS Council deems it desirable to amend the Zoning Bylaw.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Osoyoos in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 1395.12, 2026”.
2. The “Town of Osoyoos Zoning Bylaw No. 1395, 2024,” is amended by:
 - i) adding a new sub-section 16.1.1(b) under Section 16.1 (General Industrial (I1) Zone) at Section 16.0 (Industrial Zones) to read as follows and renumbering all subsequent sub-sections:
 - b) *alcohol production facility*;
 - ii) replacing Section 10.3.2 under Section 10.3 (Design Standards for Off-Street Vehicle Parking and Loading Areas) in its entirety with the following:

.2 Vehicle Parking Space Dimensions

- i) Dimensions for off-street parking and loading spaces shall satisfy the size requirements in Table 10.3 (Dimensions of Parking and Loading Spaces).

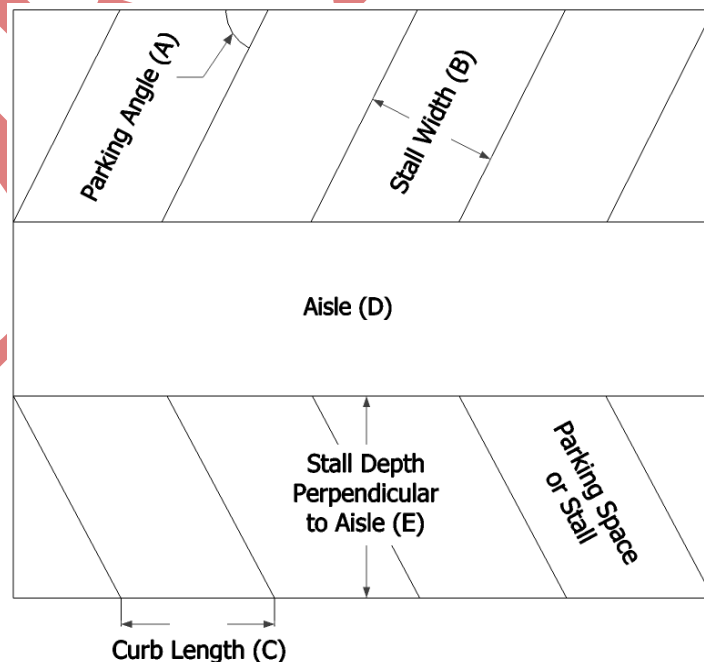


Figure 10.3 – Parking Dimension Factors
Table 10.3: Dimensions of Parking and Loading Spaces

MINIMUM DIMENSIONS						
Angle (A)	Stall Width (B)	Curb Length (C)	Aisle Width One-Way (D)	Aisle Width Two-Way (D)	Stall Depth (E)	Stall Height
0°	2.4 m	6.6 m	3.7 m	6.1 m	2.4 m	2.2 m
30°	2.6 m	5.2 m	3.7 m	6.1 m	5.1 m	2.2 m
45°	2.6 m	3.7 m	3.7 m	6.1 m	5.8 m	2.2 m
60°	2.6 m	3.0 m	5.0 m	6.1 m	6.1 m	2.2 m
90°	2.6 m	2.6 m	6.6 m	6.6 m	5.5 m	2.2 m

- ii) Where one or both sides of a parking space abut a wall or other barrier more than 0.15 metres high, an additional 0.3 metres width shall be provided to each abutting parking space on the side(s) adjacent to such a barrier.
- iii) An off-street parking area shall be constructed to permit unobstructed access to and egress from each space at all times, except tandem spaces, as permitted at Section 7.2.5.
- iv) Despite Section 10.3.2(i), the minimum required off-street *parking space* dimensions in Table 10.3 may be reduced for up to 20% of the *parking spaces* to 2.4 metres wide and 5.0 metres long to accommodate small cars, provided that the spaces are clearly identified, grouped and signed for small car use only.
- v) Despite Section 10.3.2(i), truck loading spaces shall be of adequate size and accessible to accommodate the vehicles expected to load and unload, but in no case shall a loading space be:
 - a) less than 3.0 metres in width;
 - b) less than 9.0 metres in length; or
 - c) have less than 4.0 metres in overhead clearance.
- vi) Despite Section 10.3.2(i), *boat launch* parking spaces shall be a minimum of 3.0 metres in width, have a depth of no less than 9.0 metres perpendicular to the aisle, and have a height of no less than 2.2 metres.
- iii) replacing Section 10.7.1(iii) under Section 10.7 (Accessible Parking Requirements) in its entirety with the following:
 - iii) A minimum of 3.7 metres in width, have a depth of no less than 6.0 metres perpendicular to the aisle, and have a height of no less than 2.75 metres.

READ A FIRST AND SECOND TIME this ____ day of _____, 2026.

PUBLIC HEARING held on this ____ day of _____, 2026.

READ A THIRD TIME this ____ day of _____, 2026.

I hereby certify the foregoing to be a true and correct copy of the “Town of Osoyoos Zoning Bylaw Amendment Bylaw No. 1395.12, 2026”, as read a Third time by the Town of Osoyoos Council on this ____ day of _____, 2026.

Dated at Osoyoos, BC this ____ day of _____, 2026.

Corporate Officer

Approved pursuant to Section 52(3)(a) of the *Transportation Act* this ____ day of _____, 2026.

For the Minister of Transportation & Transit

ADOPTED this ____ day of _____, 2026.

Mayor

Corporate Officer

DRAFT