

Various Land Use Bylaw Amendments (2026)

Public Information Meeting

March 12, 2026

7:00 pm

Various Land Use Bylaw Amendments (2026)

What is a Public Information Meeting?

- It is informal:
 - No formal minutes will be taken.
 - Comments for Council to review at 1st/2nd reading should be submitted in writing (email, feedback form).
- Staff are available to answer questions after the presentation.
 - If your question does not get answered tonight, or if you have additional questions, please send an email to plan@osoyoos.ca.

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Purpose

- To resolve gaps, ambiguities or unintended consequences with the drafting of the Town's OCP and Zoning Bylaws which have been identified by staff via day-to-day use.

Previous Council Consideration

- January 27, 2026

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



**Official Community Plan
Amendment Bylaw No. 1375.11**

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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



Photo Credit: kokanee-fishing.org



Photo Credit: Kijowina Capital News

.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.

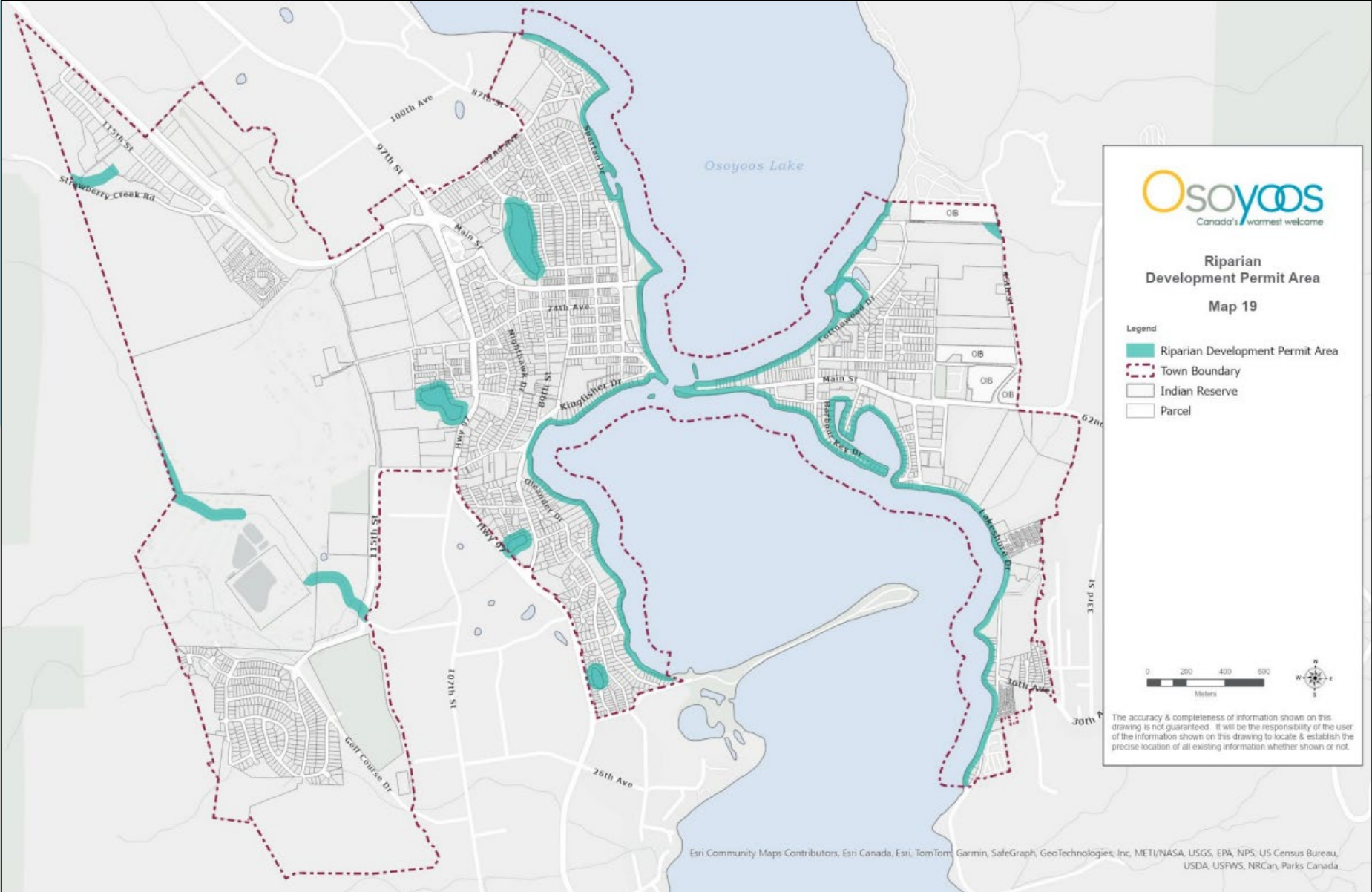
.3 Justification

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).

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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 and external alterations within existing building footprint and additions that don't extend into the Riparian Assessment Area

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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);
 - Simplifying the exemption related to the Department of Fisheries and Oceans (*Fisheries Act*).

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Riparian Development Permit Area - Exemptions

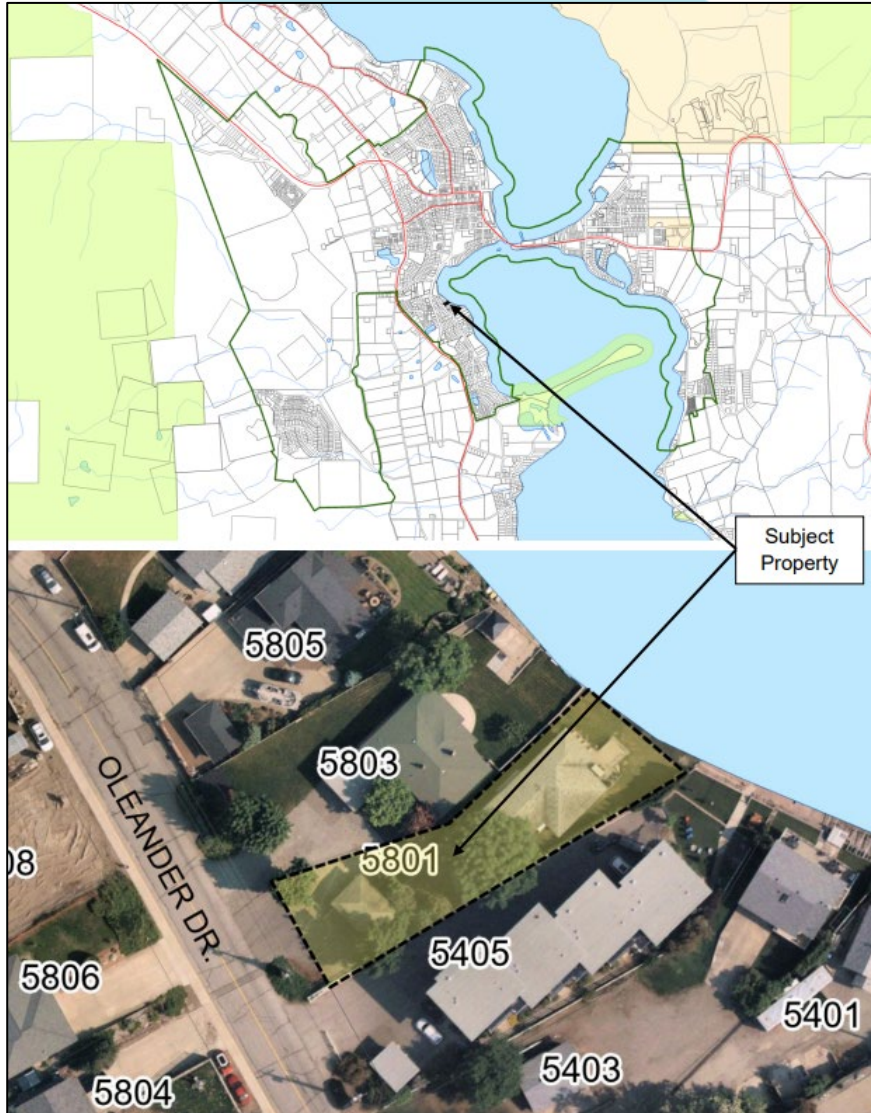
- Proposed additions include the following:
 - Exemptions for parcels where an RDP has previously been approved (and development is consistent with permit).
 - Exempting activities subject to provincial approval under Section 11 of the *Water Sustainability Act*.
 - Clearer wording related to yard maintenance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

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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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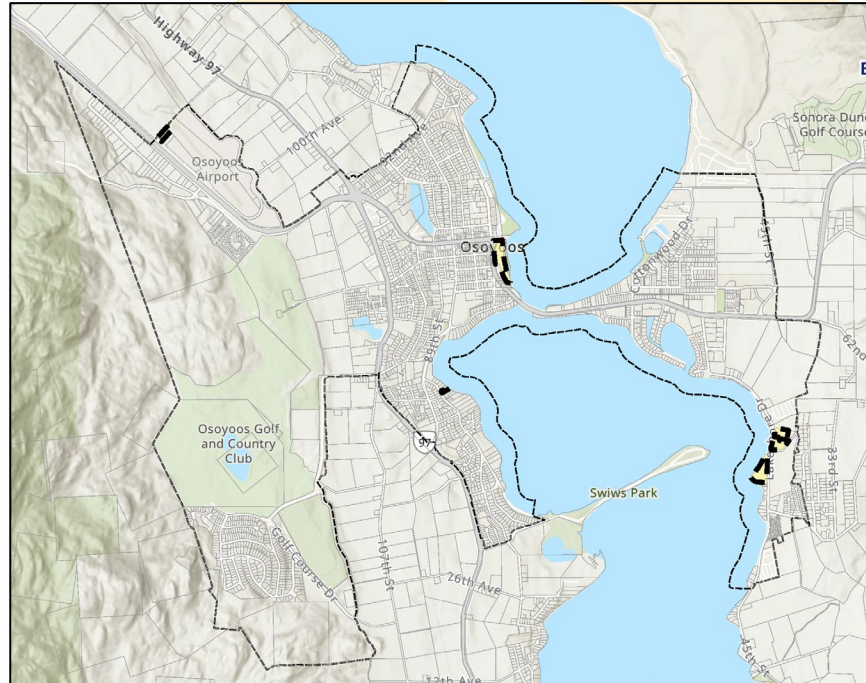
Mapping Corrections

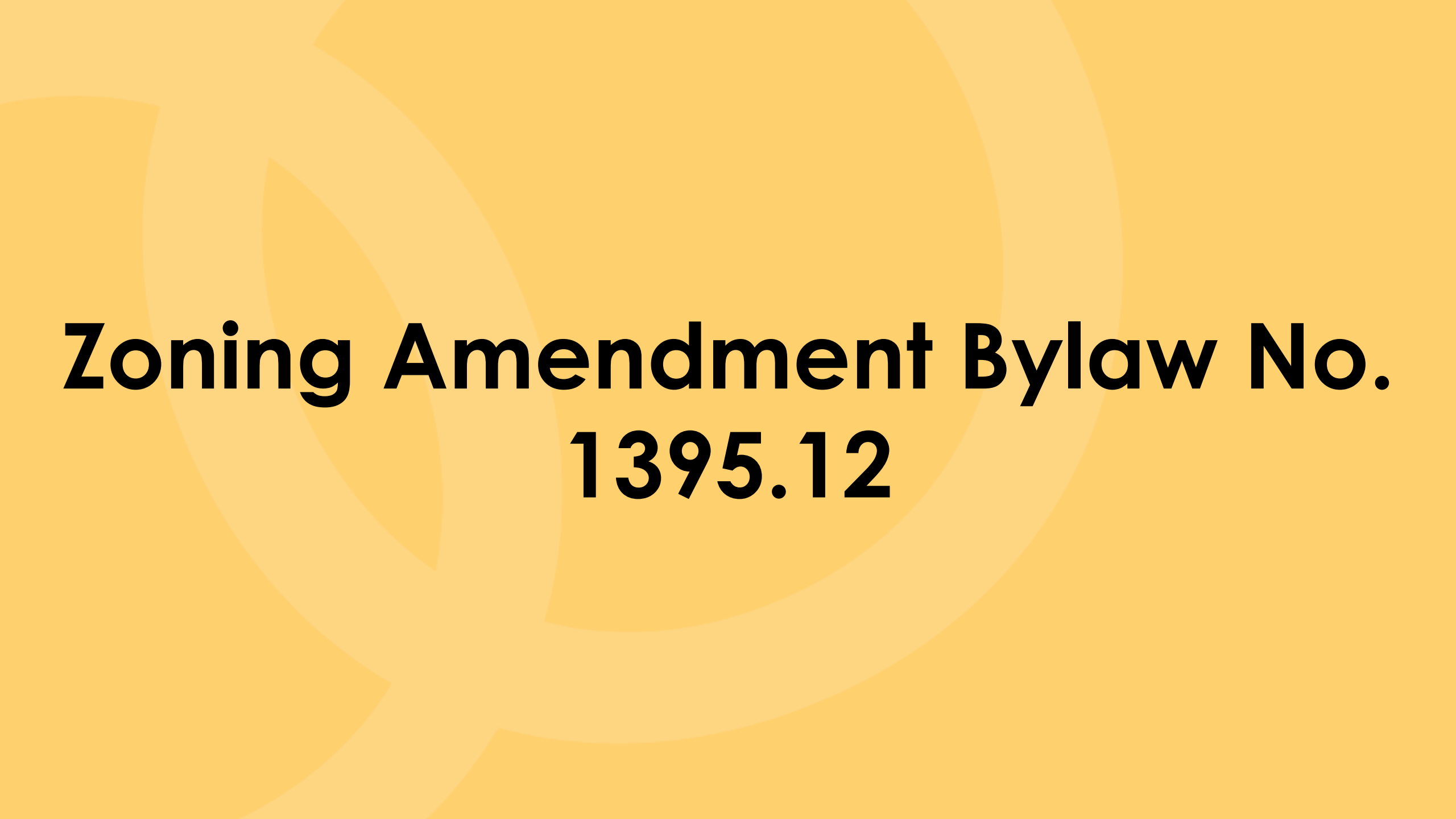
- Amendment Bylaw No. 1375.03, 2024
 - OCP bylaw amendment (rezoning application) involving 5801 Oleander Drive
 - Medium Density Residential → Low Density Residential
 - Adopted by Council on June 25, 2024

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Mapping Corrections

- Amendment Bylaw No. 1375.06, 2024
 - OCP amendments undertaken as part of the Zoning Bylaw Update
 - Development permit area designations for parcels previously zoned Comprehensive Development
 - 4350 Lakeshore Drive: Tourist Commercial → Medium Density Residential and designated property as MRDPA



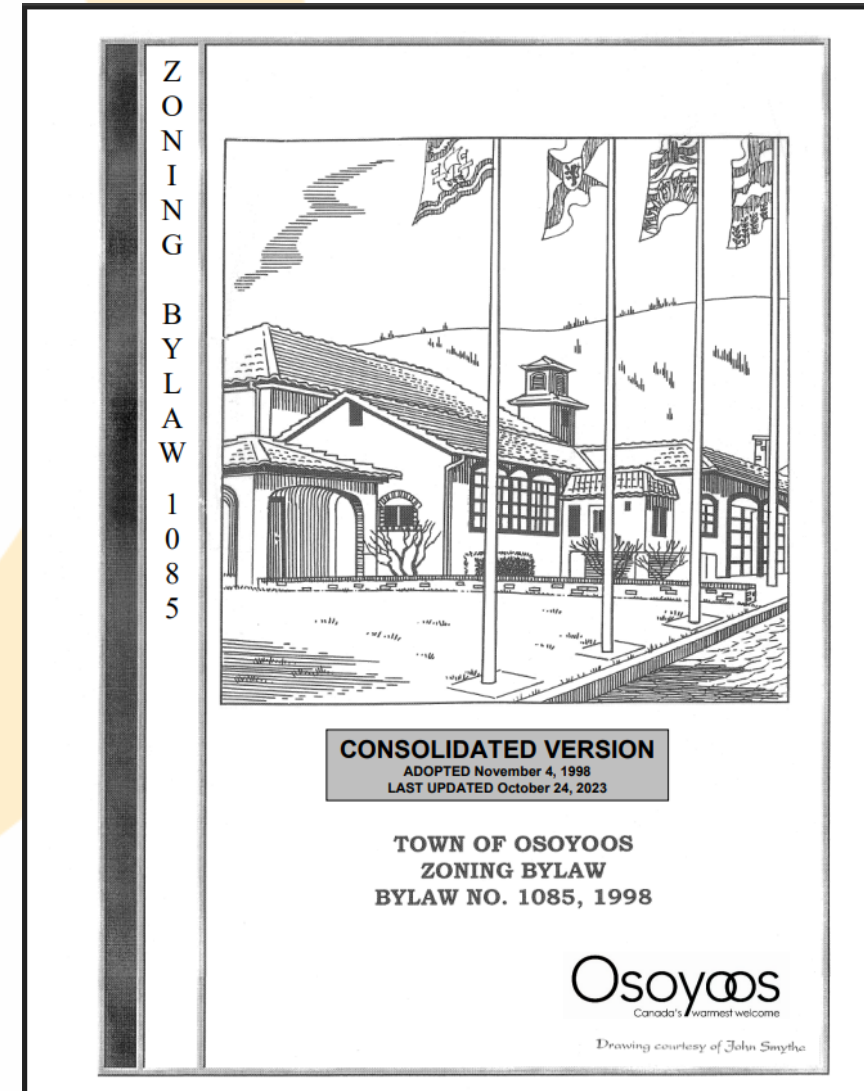


**Zoning Amendment Bylaw No.
1395.12**

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“Alcohol Production Facilities”

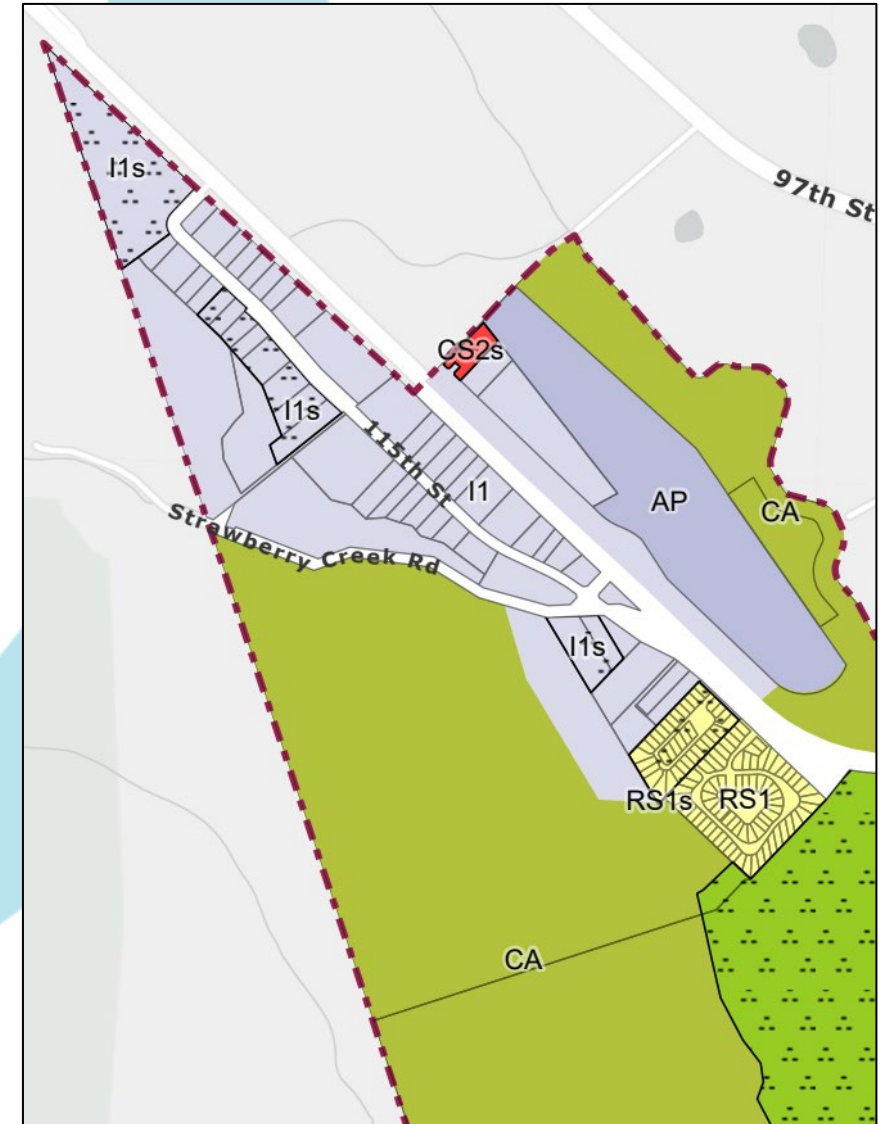
- The Town’s Former Zoning Bylaw allowed “craft brewery / distillery” as a permitted principal use in the (then) General Industrial (M1) Zone.
- Allowance was introduced by amendment in 2019.
- With the transition to a new zoning bylaw in 2024, this allowance was not carried forward to new I1 Zone.



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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.



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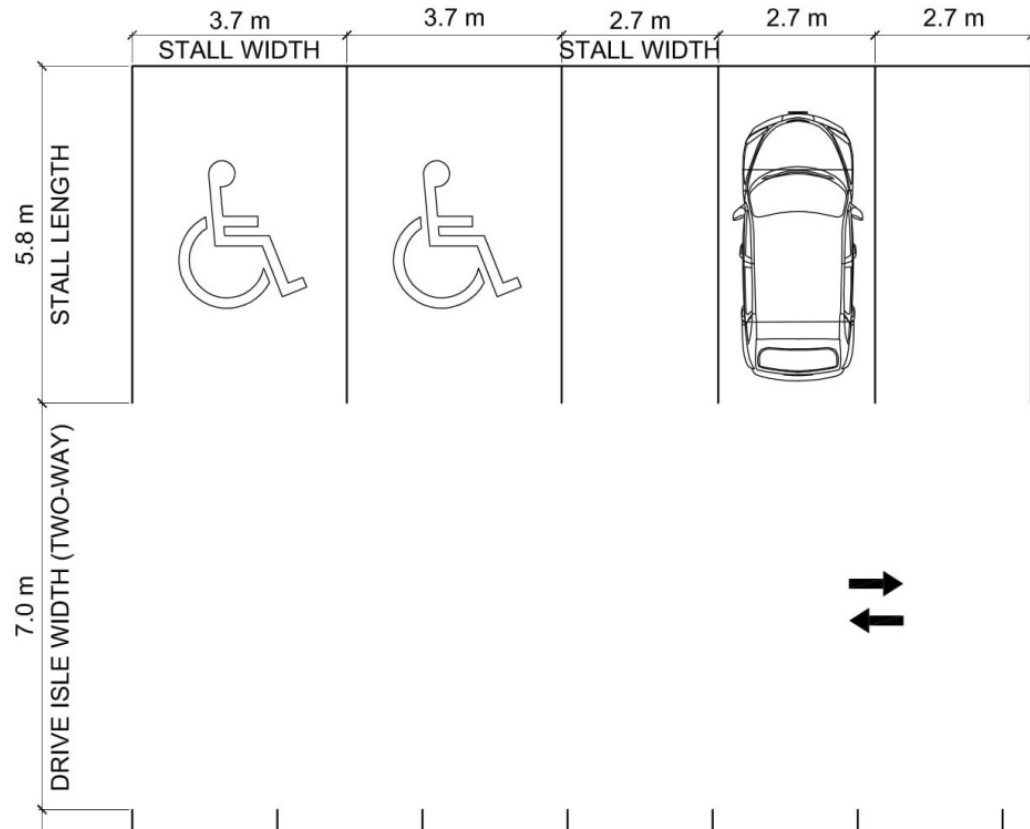
Vehicle Parking Space Regulations

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

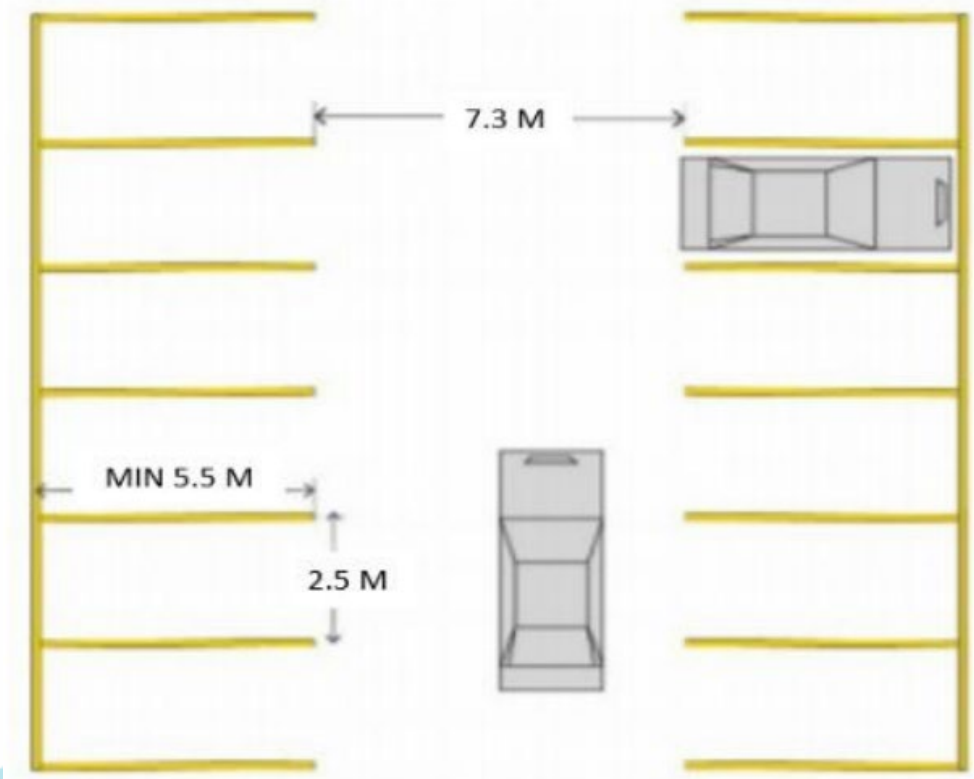
FORMER ZONING BYLAW NO. 1085 ,1998					CURRENT ZONING BYLAW NO. 1395, 2024				
Stall Angle	Minimum Width	Minimum Length	Minimum Aisle Width		Stall Angle	Minimum Width	Minimum Length	Minimum Aisle Width	
			One Way	Two Way				One Way	Two Way
Up to 30	2.6 m	5.1 m	3.4 m	3.4 m	45 or less	2.7 m	6.0 m (7.0 m for parallel stalls)	3.7 m	N/A
31 – 45		5.9 m	4.1 m	4.1 m					
46 to 60		6.3 m	5.7 m	5.7 m	60				
61 to 90		5.8 m	6.7 m	6.7 m	90			7.3 m	7.3 m

Refer to January 27, 2026 Committee Report for Detailed Comparison

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Penticton Zoning Bylaw Diagram



Revelstoke Zoning Bylaw Diagram

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Vehicle Parking Space Regulations

- It is proposed that the parking space & aisle width requirements be amended such that they align with those seen in the Town of Oliver.

CURRENT ZONING BYLAW NO. 1395, 2024					TOWN OF OLIVER ZONING BYLAW NO. 1423, 2024				
Stall Angle	Minimum Width	Minimum Length	Minimum Aisle Width		Stall Angle	Minimum Width	Minimum Length	Minimum Aisle Width	
			One Way	Two Way				One Way	Two Way
45 or less	2.7 m	6.0 m (7.0 m for parallel stalls)	3.7 m	N/A	0	2.6 m	6.6 m	3.7 m	6.1 m
					30		5.1 m		
			45	5.8 m					
			60	6.1 m	5.0 m				
90			7.3 m	7.3 m	90		5.5 m	6.6 m	6.6 m

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Next Steps

- 1st and 2nd readings of the amendment bylaws to be considered by Council at a future Council meeting.
 - Tentative meeting date: March 24th, 2026
- If 1st and 2nd reading are given by Council, a public hearing will be scheduled, notified and held prior to Council considering 3rd reading of the amendment bylaws.

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QUESTIONS?

If you have any other questions or wish to submit feedback,
please email plan@osoyoos.ca