

# **Various Land Use Bylaw Amendments (2026)**

May 26, 2026 Regular Open Council Meeting  
Item No. F.1

# Item No. F.1 – Various Land Use Bylaw Amendments (2026)

## Previous Council Consideration

- **January 27, 2026** – Council initiated OCP Amendment Bylaw No. 1375.11, and Zoning Amendment Bylaw No. 1395.12.
- **March 24, 2026** – Council resolved to refer the amendment bylaws back to Committee to discuss dimensions of parking stalls.
- **April 14, 2026** – Council resolved to initiate Amendment Bylaw No. 1395.12, 2026, subject to the removal of the proposed changes pertaining to parking space dimensions.
- **May 12, 2026** – Council resolved to revise Amendment Bylaw No. 1395.12, 2026 to include a regulation permitting one “duplex dwelling” as a principal use at 4601 97<sup>th</sup> Street.

# Item No. F.1 – Various Land Use Bylaw Amendments (2026)

## Summary of Proposed Amendments

### OCP Amendment Bylaw No. 1375.11, 2026

---

- As it pertains to exemption criteria for Riparian Development Permit (RDP) Areas, add new criteria, clarify existing criteria, and remove redundant criteria.
- Revise the existing Land Use Designation and Industrial, Mixed Use and Commercial, and Multi-Family Residential Development Permit Area maps to reflect previous Council direction.

### Zoning Amendment Bylaw No. 1395.12, 2026

---

- Reintroduce “alcohol production facility” to the General Industrial (I1) Zone.
- Include a new site-specific provision applicable to 4601 97<sup>th</sup> Street, to permit one “duplex dwelling”.
- Clarify an existing site-specific provision applicable to 4601 97<sup>th</sup> Street allowing secondary suites.\*
- Correct a typo within Table 10.7 (Required Off-Street Accessible Parking Spaces).\*

# Item No. F.1 – Various Land Use Bylaw Amendments (2026)

## Options

1. THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.11, 2026, and the Town of Osoyoos Zoning Amendment Bylaw No. 1395.12, 2026, be read a first and second time and proceed to public hearing;  
  
AND THAT Council considers the process, as outlined in this report from the Chief Administrative Officer dated May 26, 2026, 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. 1375.11, 2026, in conjunction with its Financial and applicable Waste Management Plans;  
  
AND THAT the holding of a public hearing be scheduled for the Regular Open Council meeting of June 23, 2026;  
  
AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act
2. THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.11, 2026, and the Town of Osoyoos Zoning Amendment Bylaw No. 1395.12, 2026, be denied.