

**Reasons and Comments in Support of the Application Desert Speed Heritage Museum
Zoning Amendment Application Civic Address: 28 Empire Street, Osoyoos, BC Applicant:
Teresa Launier on behalf of Desert Speed Heritage Society (#S0084719)**

This application seeks a site-specific zoning amendment to redesignate 28 Empire Street from General Industrial (I1) to General Industrial Site Specific (I1s) and add “Indoor Automotive Tourist Attraction” as an additional permitted use (in addition to all existing I1 uses). This will enable the Desert Speed Heritage Museum (operated by the registered non-profit Desert Speed Heritage Society #S0084719) in 6,000 sq ft of the existing 12,000 sq ft building, while preserving the other 6,000 sq ft for ongoing JF Kustoms mechanical/auto shop

Key Reasons in Support:

1. **Strong Precedent from Identical 2014 Approval** This proposal mirrors the successful 2014 site-specific zoning amendment for the Osoyoos Desert Model Railroad Museum at 11611 115th Street (Buena Vista Industrial Park), approved via Zoning Amendment Bylaw No. 1085.92, 2014. That bylaw redesignated the property to General Industrial Site Specific (M1s) and added “Indoor Model Railroad Tourist Attraction” as a permitted use in the industrial zone. Staff and Council supported it because:
 - It was low-impact (quiet, indoor, educational displays only).
 - It provided tourism benefits without conflicting with industrial uses.
 - It restricted the tourist use to the specific parcel to protect scarce industrial land supply.
 - The building met basic code for public access. Our project is even more similar: quiet static custom/heritage vehicle displays, scheduled viewing/educational talks only, no noise/repairs/manufacturing, modest visitors, existing infrastructure (parking, fire exits, accessible bathrooms), and no structural/site changes.
2. **Alignment with Official Community Plan (OCP) Bylaw No. 1375, 2021 Policies**
 - The property remains designated Industrial under Map 2 (no OCP amendment required), which supports light/heavy industrial uses like our existing shop while allowing compatible low-impact additions.
 - OCP policies strongly support tourism as a major economic contributor (Section 6.E.3): capitalize on natural/cultural features, develop year-round attractions, and diversify experiences for residents/visitors.
 - Economic development goals (Section 6.E.4) encourage balanced growth, attracting new businesses, and tourism spin-offs to enhance prosperity without conflicting with industrial primacy.
 - The museum adds educational/heritage value (aligning with community cultural goals) and modest tourism benefits in an industrial area, similar to agri-tourism integrations encouraged elsewhere.
3. **Low-Impact Nature and No Adverse Effects**
 - No manufacturing, repairs, noise, crowds, or structural alterations proposed — only converting existing car storage to scheduled public viewing of static exhibits.
 - Existing on-site parking, fire exits, accessible bathrooms, and municipal water/sewer connections remain unchanged and sufficient.

- Modest visitor numbers (similar to local attractions like the Model Railroad) provide tourism spin-off (e.g., increased local spending) without straining infrastructure or neighboring industrial uses.
4. **Community and Economic Benefits**
- Operated by a non-profit heritage society, promoting Osoyoos automotive/custom vehicle history and education.
 - Enhances local tourism economy (Osoyoos relies on year-round attractions).
 - Preserves primary industrial use (JF Kustoms shop) while adding compatible secondary benefit — no risk to industrial land supply.
 - Supports town goals for economic diversification and community-oriented uses.

This amendment is site-specific, low-risk, precedent-supported, and fully consistent with town policies. It will contribute positively to Osoyoos tourism without impacting industrial operations or requiring any physical changes.