

**To:** Her Worship Mayor McKortoff and Members of Council  
**From:** Shannon Duong, Planner  
**Date:** June 23, 2026  
**Subject:** Various Land Use Bylaw Amendments (2026)  
**Tracker No:** BLW-446, BLW-447

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**Recommendation:**

**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 third time.**

**CAO Comments:**

Approved for Council's consideration.

**Executive Summary:**

The purpose of this report is to seek direction from 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.

**Previous Council Consideration**

At its meeting of January 27, 2026, Council resolved to initiate Amendment Bylaw Nos. 1375.11, 2026 and 1395.12, 2026.

At its meeting of March 24, 2026, Council resolved to refer the amendment bylaws back to the Committee of the Whole to discuss the dimensions of parking stalls.

At its meeting of April 14, 2026, Council resolved to initiate Amendment Bylaw No. 1395.12, 2026 subject to the removal of the proposed changes pertaining to the dimensions of parking spaces.

At its meeting of May 12, 2026, Council resolved to revise Amendment Bylaw No. 1395.12, 2026, in order to include a regulation permitting one “duplex dwelling” as a principal use at the property located at 4601 97<sup>th</sup> Street, legally described as Lot A, District Lot 2450S, SDYD, Plan 30111.

At its meeting of May 26, 2026, the Town of Osoyoos Municipal Council resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of June 23, 2026.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Transit (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3).

### **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:**

Amendment Bylaw No. 1375.11, 2026 proposes changes to the Town of Osoyoos OCP Bylaw No. 1375, 2021, largely relating to development permit areas.

Specifically, as it pertains to the Riparian Development Permit (RDP) Area, the amendment bylaw proposes changes to the exemptions under Section 8.E.5 of the OCP Bylaw. The intent of the proposed changes is generally to more closely align with regulations related to riparian protection that apply to other parts of Osoyoos Lake (i.e., within Electoral Area “A” in the Regional District of Okanagan-Similkameen).

The proposed changes include the addition of new exemption criteria, clarification of existing criteria (e.g., boundary adjustments, emergency works), and removal of redundant exemptions (i.e., where federal/provincial legislation provides for the same exemption, or where works would not otherwise trigger the need for an RDP).

Additionally, Amendment Bylaw No. 1375.11, 2026 also proposes to correct various map schedules within the OCP Bylaw which 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.

#### **Zoning Bylaw:**

Amendment Bylaw No. 1395.12, 2026 proposes changes to permitted uses within the General Industrial (I1) Zone, the accessible parking space requirements to correct a typo, and the site specific allowances for the property at 4601 97<sup>th</sup> Street.

As it pertains to the I1 Zone, Amendment Bylaw No. 1395.12, 2026 proposes to add “alcohol production facility” to the list of principal permitted uses under Section 16.1 of the Zoning Bylaw. This is in recognition that “craft brewery/distillery” was added as a permitted use within the

former General Industrial (M1) Zone under previous Zoning Bylaw No. 1085, 1998, following an amendment to the bylaw in 2019.

In relation to the accessible parking space requirements, Administration notes that the number of off-street accessible parking spaces to be provided is intended to correlate with the total number of parking spaces required for a proposed development. However, Administration has noted that Table 10.7 of the Zoning Bylaw, which sets out the required off-street accessible parking spaces incorrectly refers to “Use” and “Required Number of Spaces”. Amendment Bylaw No. 1395.12, 2026 proposes to correct this error such that the table refers to “Required Number of Spaces” and the associated “Required Number of Accessible Parking Spaces”.

Lastly, in response to Council’s resolution at its meeting of May 12, 2026, Amendment Bylaw No. 1395.12, 2026 proposes to permit, as a site specific allowance, one “duplex dwelling” at the property at 4601 97<sup>th</sup> Street (legally described as Lot A, District Lot 2450S, SDYD, Plan 30111).

In reviewing the Medium Density Residential One Site Specific (RM1s) Zone which applies to the property, it was further noted that the existing site specific allowance permitting “secondary suite” as an accessory use (granted by Council through the adoption of Amendment Bylaw No. 1395.02, 2024 on November 12, 2024) was intended to allow for secondary suites to be included within proposed townhouse units which are to comprise the overarching development. However, the definition of “secondary suite” limits the siting of suites to being within a “single detached dwelling”. Accordingly, and to reflect what is understood to be Council’s direction at their meeting of November 12, 2024, Amendment Bylaw No. 1395.12, 2026 proposes to clarify the site specific provision for secondary suites applies to townhouse and duplex dwelling units.

## Summary

In summary, Administration is supportive of the proposed amendments and recommends that Amendment Bylaw Nos. 1375.11, 2026 and 1395.12, 2026, be read a 3<sup>rd</sup> time.

## **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 third time.
2. THAT first and second readings of 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 rescinded and the bylaws abandoned.

## **Attachments:**

1. Official Community Plan Amendment Bylaw No. 1375.11, 2026
2. Zoning Amendment Bylaw No. 1395.12, 2026
3. Representations