

To: Her Worship Mayor McKortoff and Members of Council
From: Shannon Duong, Planner
Date: July 21, 2026
Subject: Various Land Use Bylaw Amendments (2026)
Tracker No: BLW-446, BLW-447

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 adopted.

CAO Comments:

Approved for Council 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:

On March 12, 2026, a Public Information Meeting (PIM) was held electronically via video conference system (i.e., Zoom) and was not attended by any members of the public.

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.

A public hearing was subsequently held on June 23, 2026 and was attended by one (1) member of the public; following which, Council resolved to give third reading to the amendment bylaws.

Approval from the Ministry of Transportation and Transit (MoTT), due to the amendment applying to land within 800 metres of a controlled area, was obtained on June 29, 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 adopted.
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Community Plan Amendment Bylaw No. 1375.11, 2026, and the Town of Osoyoos Zoning Amendment Bylaw No. 1395.12, 2026, be rescinded and the bylaws abandoned.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

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 26th day of May, 2026.

Public hearing held on the 23rd day of June, 2026.

Read a third time on the 23rd day of June, 2026.

Adopted on the ____ day of _____, 2026.

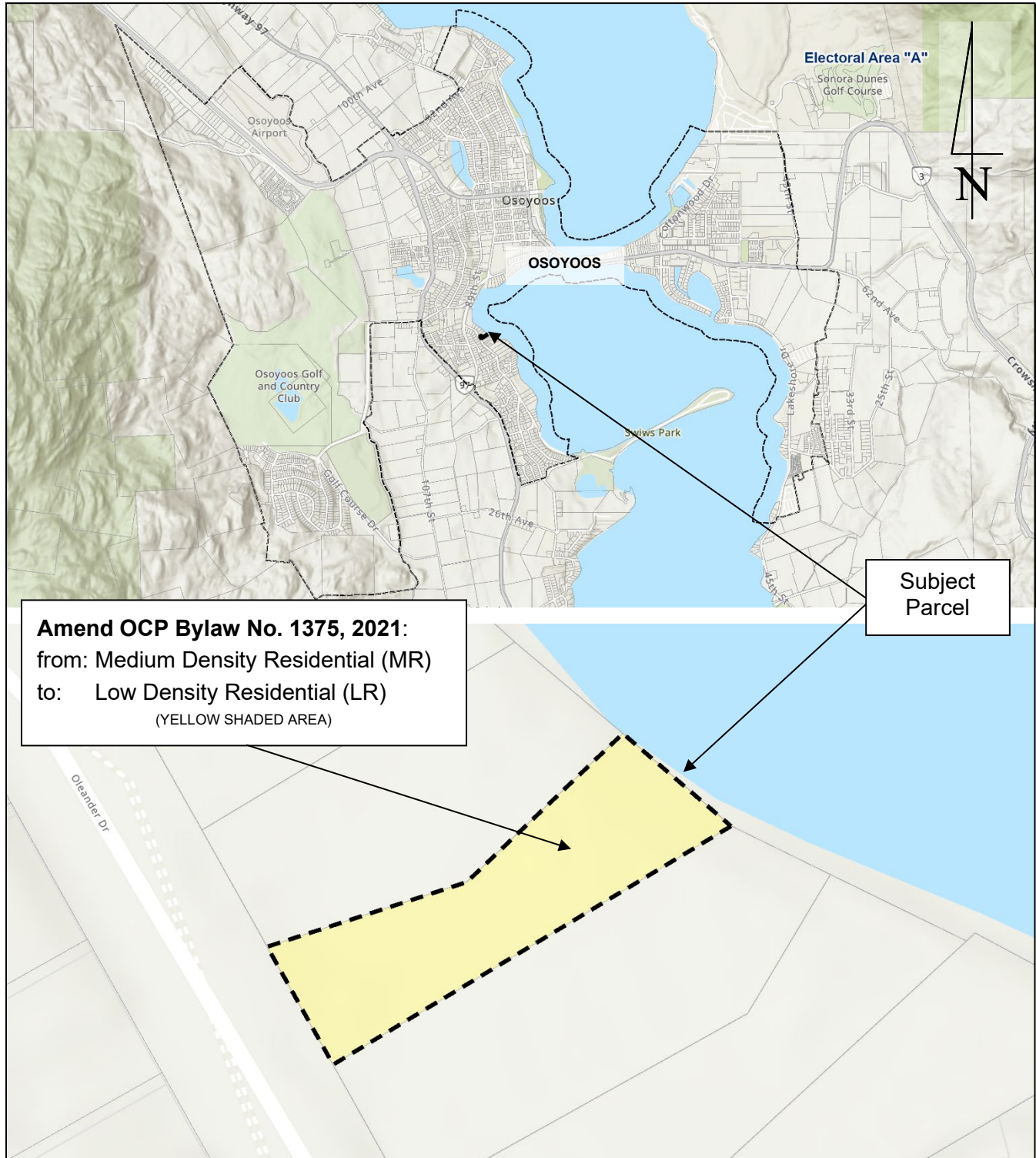
MAYOR

CORPORATE OFFICER

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



File No. Z26-01



Town of Osoyoos

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

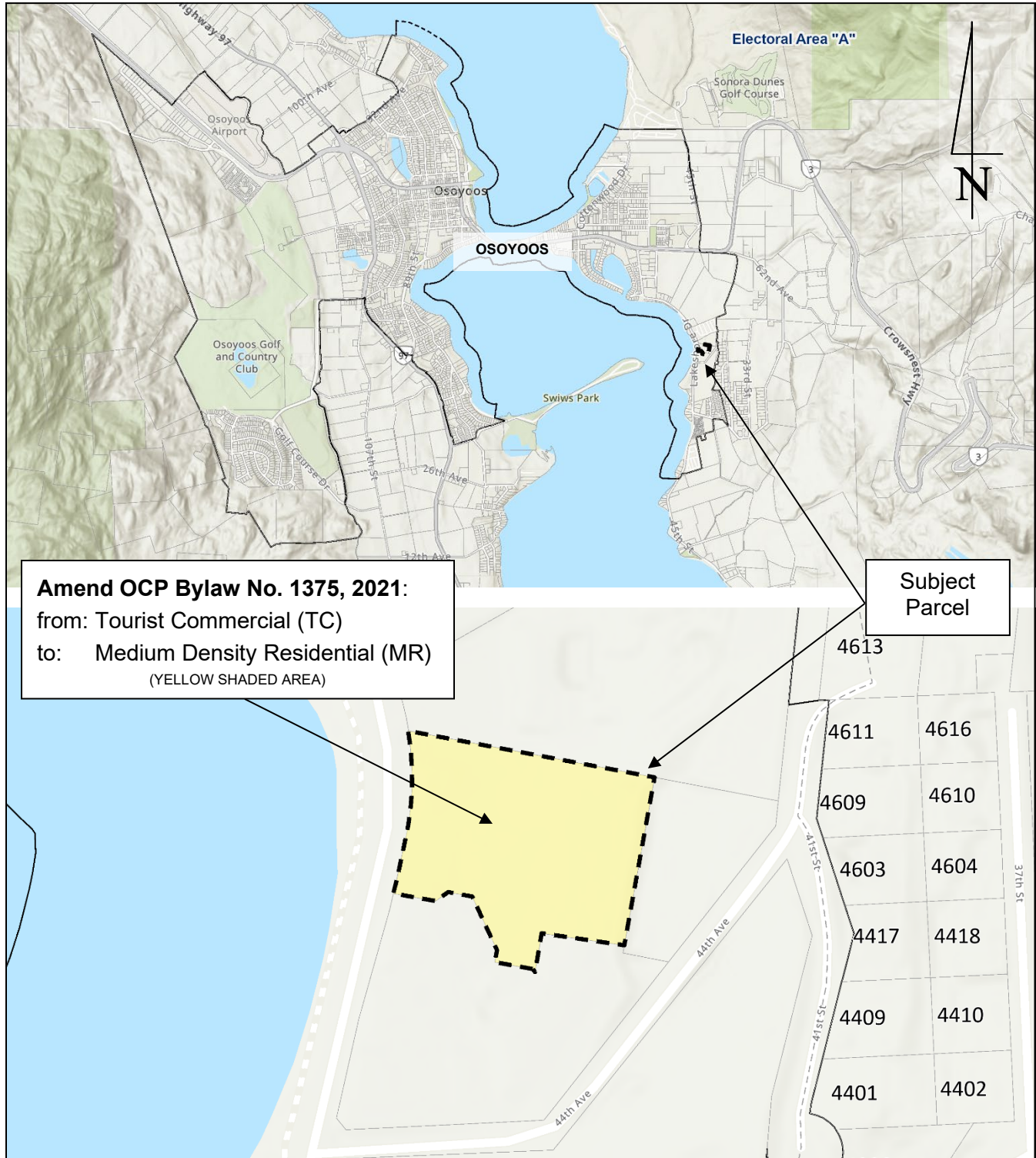
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. Z26-01

Schedule 'B'



Town of Osoyoos

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

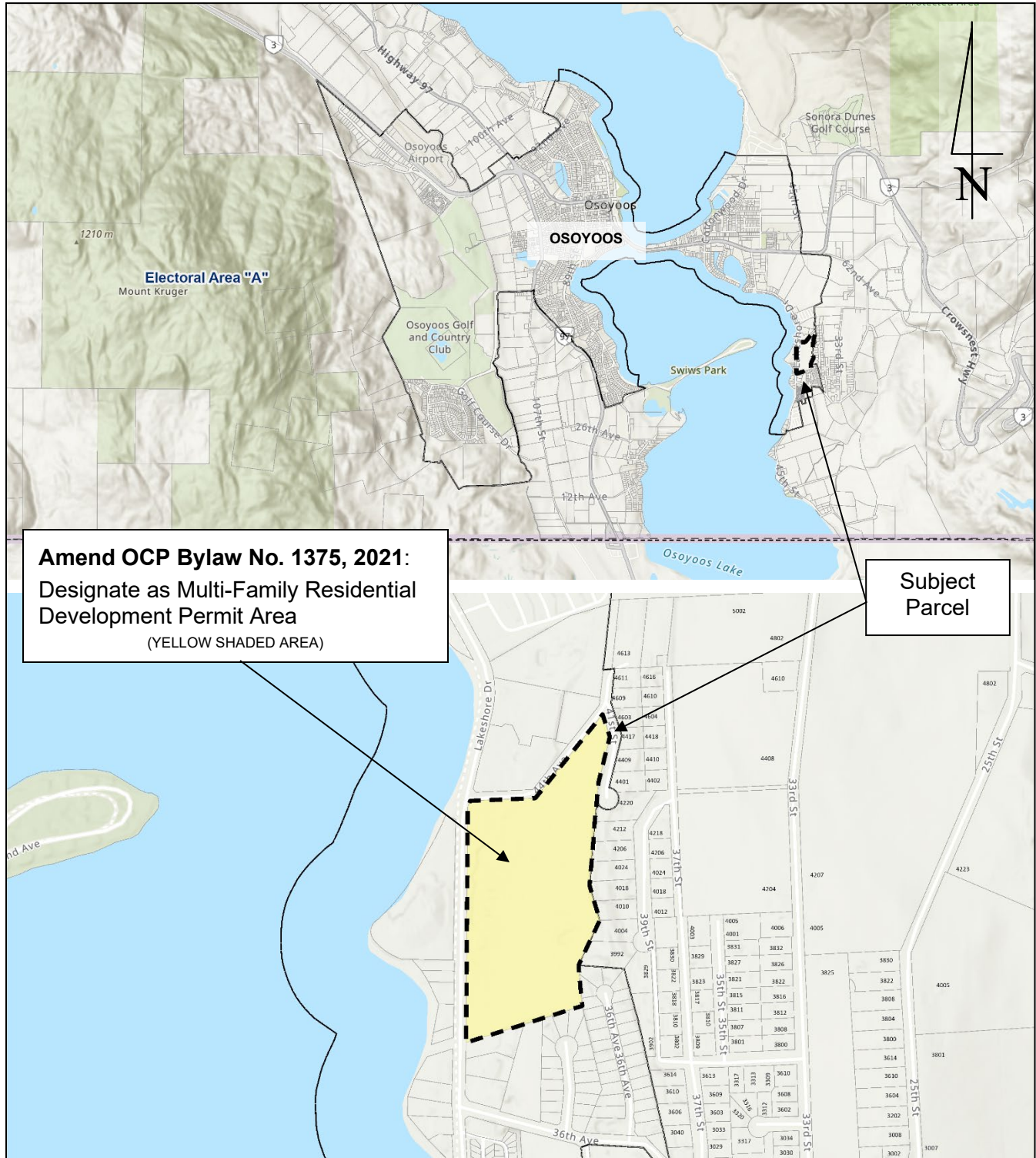
Telephone: 250-496-6191 Email: plan@osooyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. Z26-01

Schedule 'C'



Town of Osoyoos

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

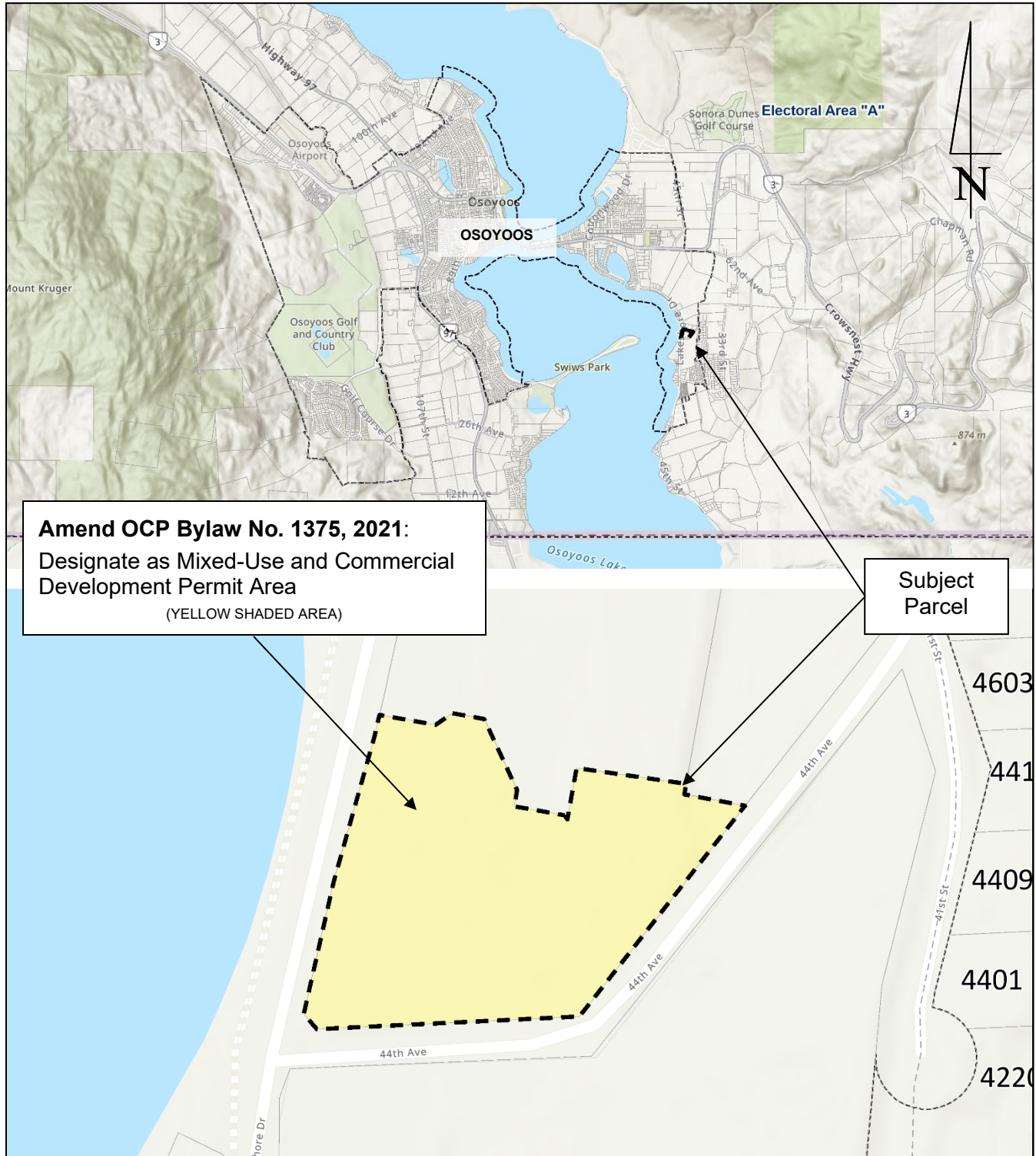
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. Z26-01

Schedule 'D'



Town of Osoyoos

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

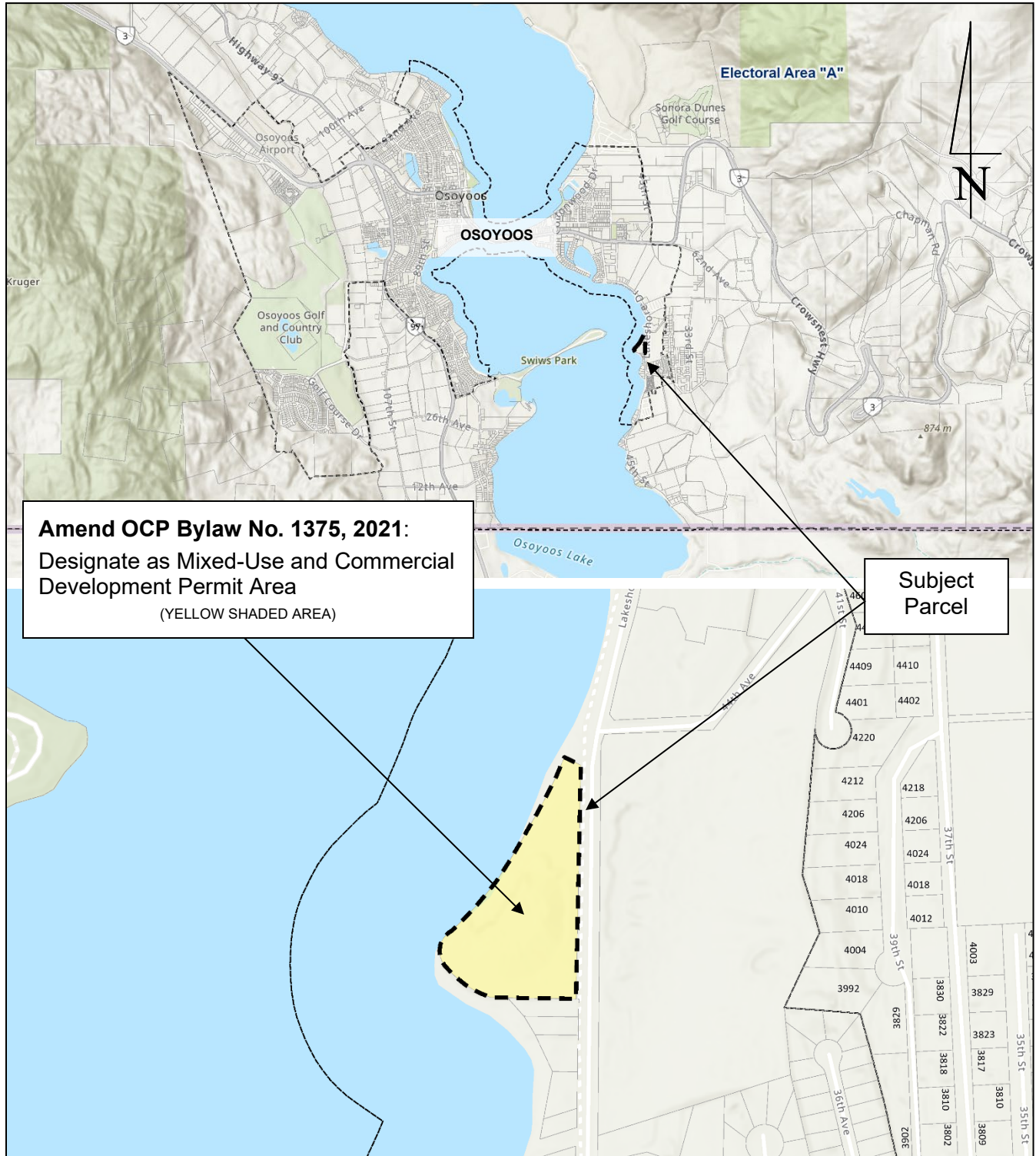
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. Z26-01

Schedule 'E'



Town of Osoyoos

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

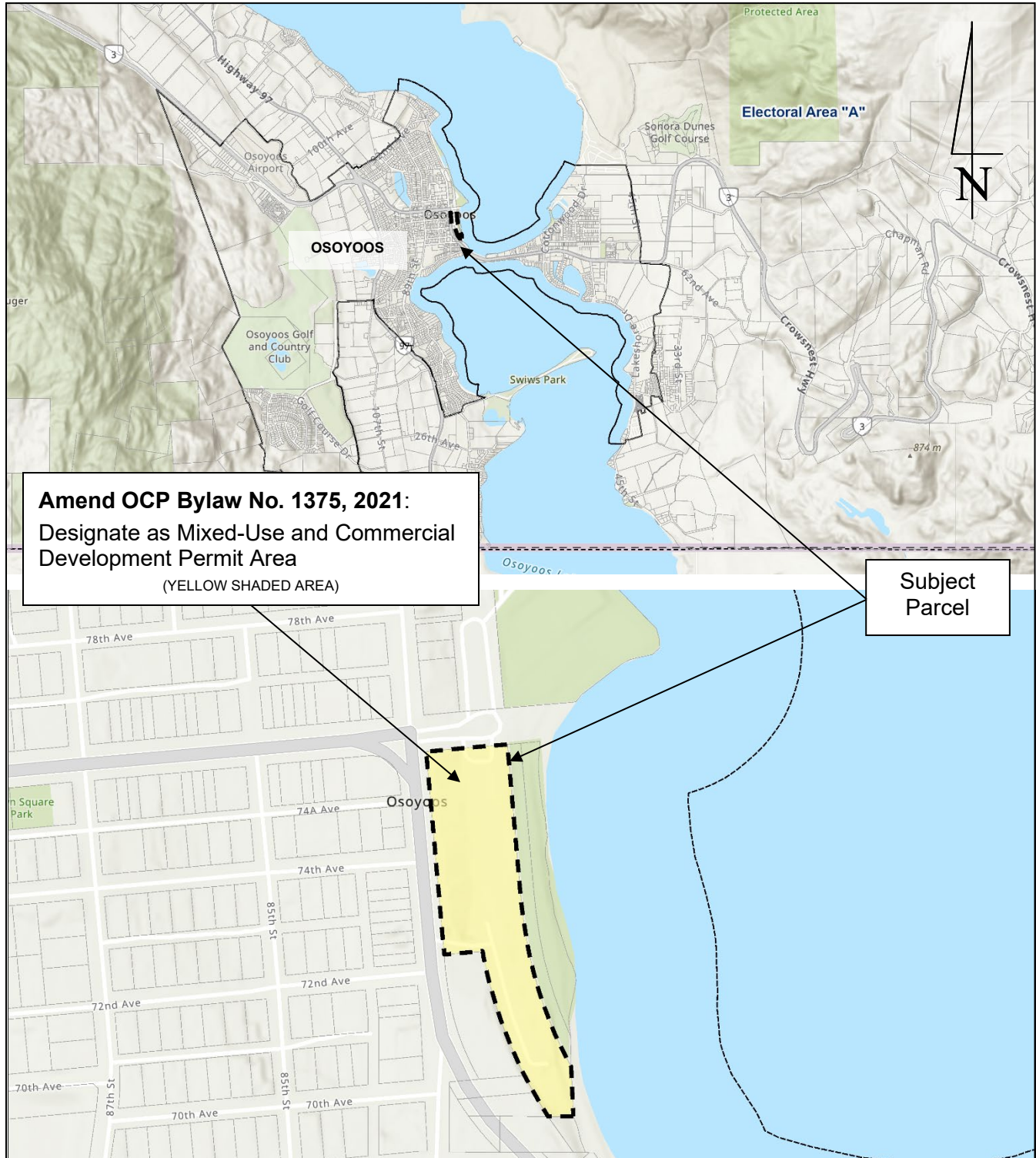
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. Z26-01

Schedule 'F'



Town of Osoyoos

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

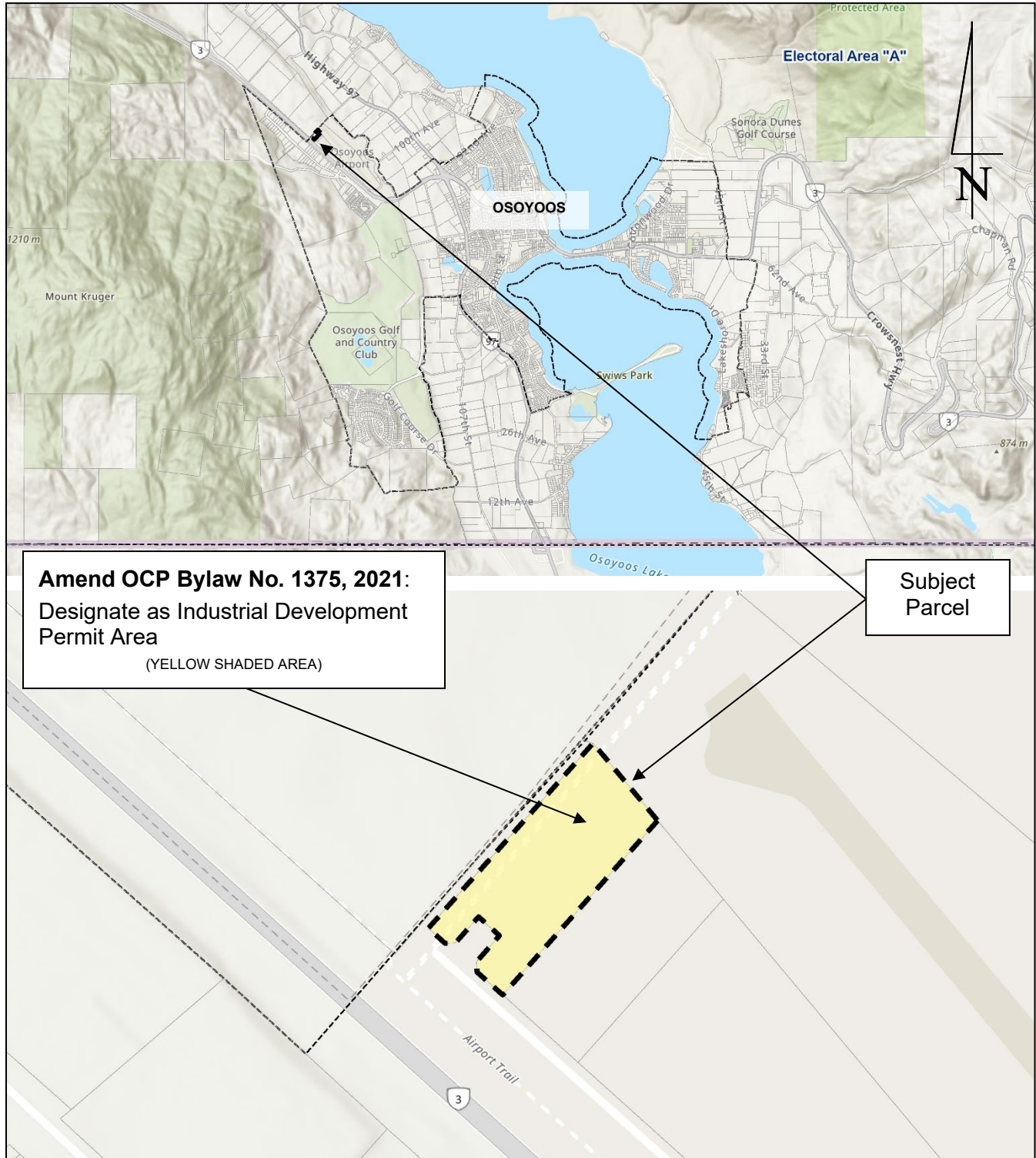
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Amendment Bylaw No. 1375.11, 2026

File No. Z26-01

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) replacing Table 10.7 (Required Off-Street Accessible Parking Spaces) under Section 10.0 (Vehicle Parking & Loading Regulations) in its entirety with the following:

Table 10.7: Required Off-Street Accessible Parking Spaces

REQUIRED NUMBER OF SPACES	REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1-9	0
10-49	1
50-99	2
100-199	3
over 200	3 spaces plus one space per 100 required

- ii) replacing sub-section 12.1.8(e) under Section 12.1 (Medium Density Residential One (RM1) Zone) at Section 12.0 (Medium Density Residential Zones) in its entirety with the following:
 - e) in the case of land described as Lot A, District Lot 2450S, SDYD, Plan 30111 (4601 97th Street), and shown shaded yellow on Figure 12.1.8(e):
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 12.1.1:
 - .1 *duplex dwelling*.
 - ii) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 12.1.1:
 - .1 *secondary suite*.

- iii) despite Section 12.1.4, the maximum density is 75.0 dwelling units per hectare, and there shall be no more than one (1) *duplex dwelling*.
- iv) despite Section 4.0, a *secondary suite* may be located within a *duplex dwelling* or a *townhouse*.

iii) 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*;

READ A FIRST AND SECOND TIME this 26th day of May, 2026.

PUBLIC HEARING held on this 23rd day of June, 2026.

READ A THIRD TIME this 23rd day of June, 2026.

Approved pursuant to Section 52(3)(a) of the *Transportation Act* this 29th day of June, 2026.

ADOPTED this ____ day of _____, 2026.

Mayor

Corporate Officer