

**PLANNING & DEVELOPMENT SERVICES
DEPARTMENT**



The Planning & Development Services Department is responsible for land use planning, growth management, building permits, business licensing, collection of securities and development cost charges and economic development.

LAND USE PLANNING, GROWTH MANAGEMENT AND SPECIAL PROJECTS

Liquor and Cannabis Regulation Branch (LCRB) – Delegation of Authority

The Planning Department brought forward a report to seek direction from Council in relation to the Town’s processing of liquor license referrals from the LCRB.

February 11, 2025:

- Council moved and carried the motion to amend the Delegation of Authority Bylaw to allow for a more streamlined process for liquor license referrals.

Housing Needs Report Update

The Town of Osoyoos has collaborated with the Regional District of Okanagan-Similkameen, City of Penticton and Village of Keremeos to update its 2020 Housing Needs Report (HNR) in order to comply with provincial legislative requirements.

The 2024 Regional Housing Needs Report (HNR) Update was presented to Council at its meeting on February 11, 2025.

Short-Term Rental Regulation Review

The Town of Osoyoos along with Urban Systems hosted two Public Information Meetings in the first quarter. One was in person at the Sonora Centre and one Online via Zoom.

Additional meetings were held in relations to the strata hotels, motels, and resorts within the Tourist Commercial (CT1), Resort Residential (CT4) and Town Centre (TC) Zones in the Town. Individuals were encouraged to submit a Feedback forms and complete the community survey.

Business Licence Bylaw Update

The Planning Department started the review of its business licence bylaw in order to ensure consistency with the recently adopted Zoning Bylaw No. 1395, 2024, and to also update the application fees being charged to businesses.

Notification was mailed to all current business licence holders to give notice of its intention to adopt a new bylaw and, provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council. Feedback forms were available.

CAPITAL PROJECTS

Project Description	Budget	Anticipated Completion Date		Status
Lake Health and Buoy Capacity Assessment Project	\$40,000	Fourth quarter 2025		Not started.
RMI – 45 th Street Pedestrian Connection	\$231,500.00		2026	Delayed. Work has not begun on project.

QUARTERLY REPORT JANUARY 1 – MARCH 31, 2025

ECONOMIC DEVELOPMENT, FOOD TRUCKS & BUSINESS LICENSING

Business Licences

The department received 27 business licence applications in the first quarter. The Building Officials made 3 site visits to commercial properties for inspections.

New Licences Issued:

	2022	2023	2024	2025
1st Quarter	22	37	26	13

*Tracking new for quarterly started 2022

14 Licences waiting for approval (Zoning, Building Code compliance, Interior Health).

Food Trucks

Inquiries have been coming in regarding spots and availability. 2 locations have been secured, one at the Pioneer Walkway and one behind the bandshell at Gyro Beach.

ZONING, OFFICIAL COMMUNITY PLAN AMENDMENTS, DEVELOPMENT PERMITS AND SUBDIVISIONS

1st Quarter (Year to date)- Zoning and Planning Permit Activity

	2019	2020	2021	2022	2023	2024	2025
Development Permits	14	5	14	15	5	11	1
Development Variance Permits	4	8	1	1	3	3	1
Zoning Applications	14	2	9	4	5	4	1
ALR Applications	1	0	0	1	1	1	1
Subdivisions	3	3	4	4	0	4	2
Comfort Letters	0	1	2	5	6	12	5
LCRB Applications	*	*	*	*	*	3	1

*not tracked

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Summary of Residential Development Projects and projected completion dates

	SFD	Duplex	Town Homes	Condos /Apts	Suites	Completed in 2024	Expected Completion 2025/26
COUNCIL APPROVED							
The Villas - 8000 Vedette			54		(28)	54 Townhomes and 28 Suites	
Meadowlark Phase 2	24	4			(10)	2 Duplex's and 4 SFD 2024	3 SFD
Meadowlark Phase 3	17				(11)		17 SFD
Hibiscus Court (Lobelia Drive)	15					2 SFD	1 SFD
5601 Lakeshore Drive				63		44 condos 2024	19 apts 2025/26
Sawgrass	6	1					1 Duplex
* 5003 Lakeshore Drive			40				*
6828 89 th (<i>rentals for minimum of 10 years</i>)				40			40
6811 Nighthawk			5		(4)	5 Townhomes and 4 suites	
* 8000 Cottonwood	6		16	36			*
DEVELOPMENT PERMITS (issued)							
6828 89 th St				40			40 units
4601 Hwy 97			50		(50)		50 TH units with 50 suites
8121 Main St (Mixed Use)				18			18 units atop ground floor commercial
8718 Main Street (Mixed Use)				30			30 units atop ground floor commercial
5801 Oleander		1					Addition to SFD to create duplex
5416 89 th St			7				7 Townhomes
TOTALS	69	5	172	237	103		
GRAND TOTAL =	586						

* Project Servicing Plan review in process

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BUILDING DEPARTMENT

Building Permits

1 st Quarter	2020	2021	2022	2023	2024	2025
Single Family Homes (with or without secondary suites)	1	5	6	0	1	0
Retaining Wall	0	0	0	0	0	0
Accessory Building	1	3	0	0	1	0
Swimming Pool	2	0	2	3	2	0
Demolition	0	0	3	1	1	0
Interior/Exterior Alterations	3	6	2	3	3	2
Wood Burning Appliance	0	0	0	0	0	0
Alterations to Include Secondary Suite	1	0	2	0	1	1
Flood/Fire/Structural Repairs	3	2	3	1	0	0
Industrial Building New or Alterations	0	0	0	0	1	0
Commercial (tenant improvements/upgrades)	3	4	5	0	2	1
New Commercial	0	0	0	1	0	0
Solar Panel Installation	0	0	0	1	1	1
New Multi Family Complex	0	6	1	0	0	1
Fire Sprinkler System	0	0	0	0	0	0
Residential Over Light Industrial	0	1	0	0	0	0
Siting Permit	0	0	0	1	1	0
Temporary Permit	0	0	1	0	0	0
Farm Use Building	0	0	0	0	0	0
Total	14	27	25	11	14	6

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Inspections

Site Visits	2022	2023	2024	2025
1 st Quarter	*not tracked	123	88	60

* Started tracking April 2022

Sign Permits

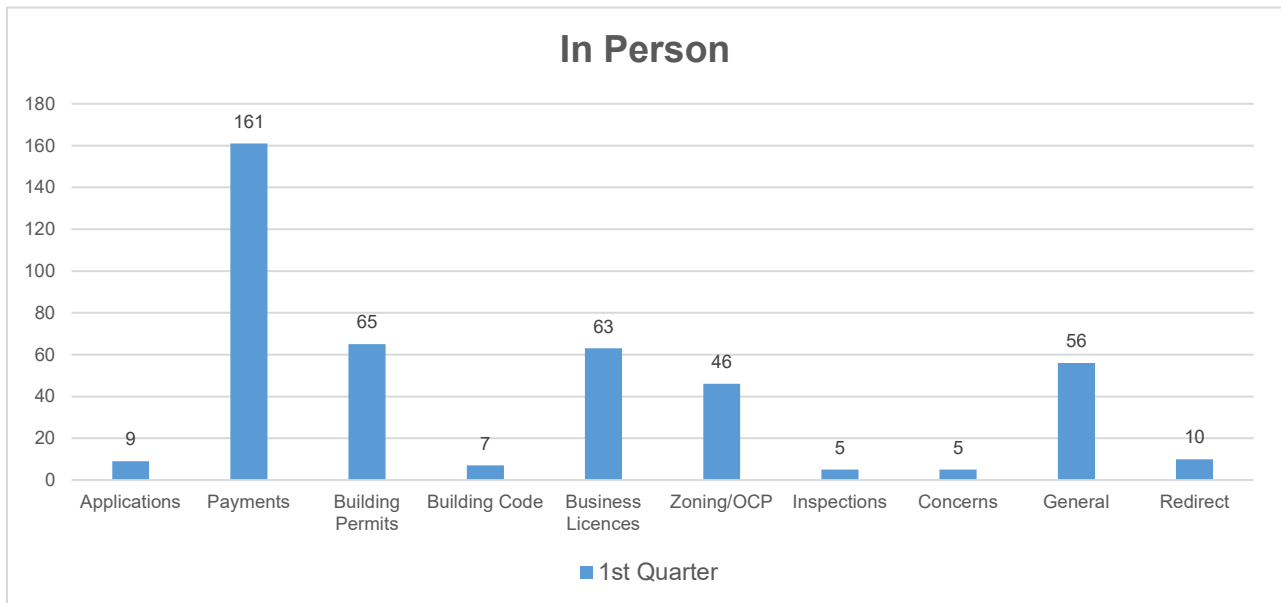
Year	2020	2021	2022	2023	2024	2025
1 st Quarter	3	0	2	5	4	4

Soil Permits

Year	2020	2021	2022	2023	2024	2025
1 st Quarter	0	1	0	1	0	0

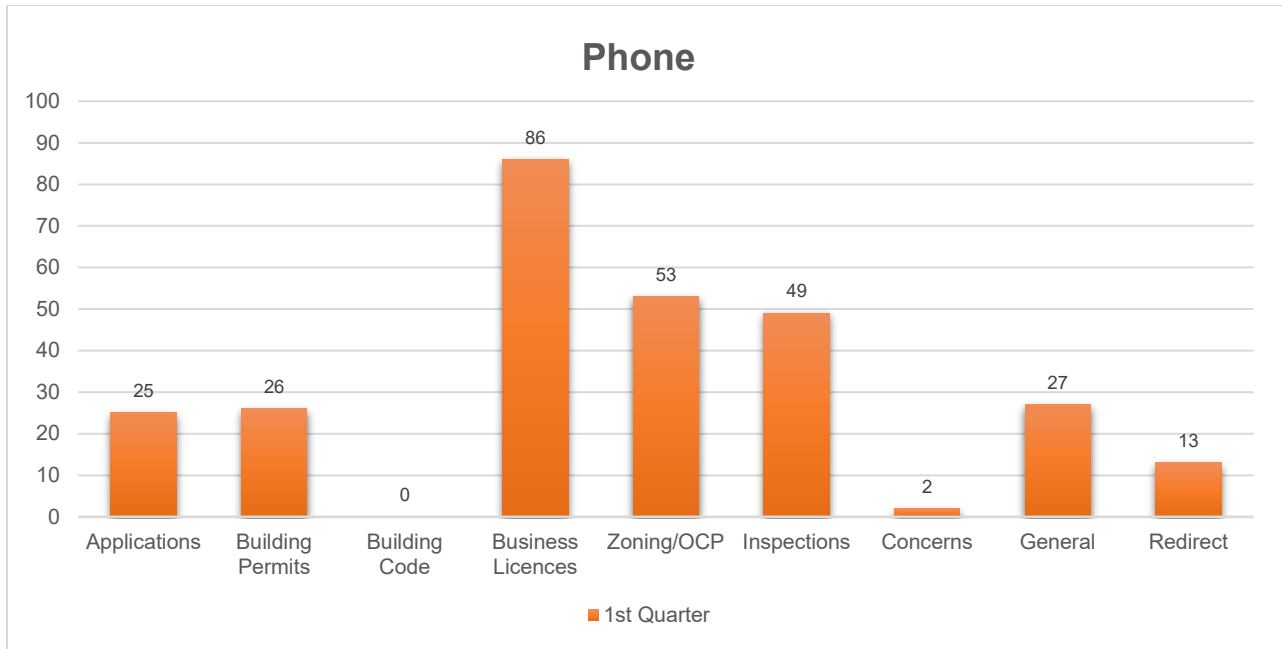
DEPARTMENT INTERACTION TRACKING

Administrative Support Interactions:

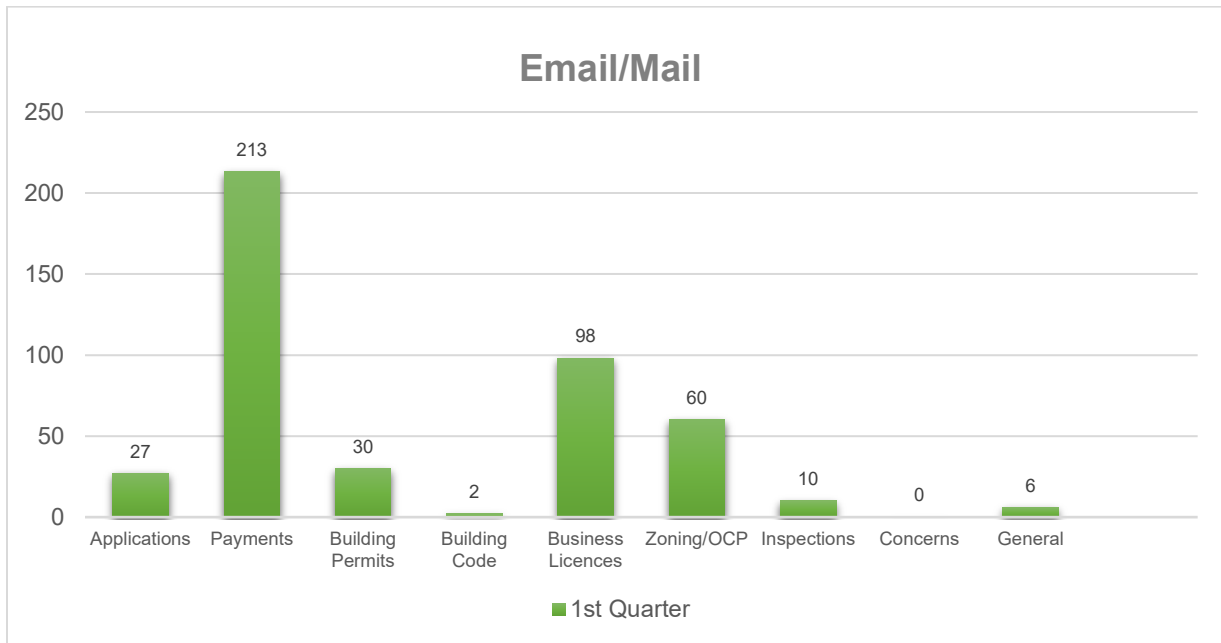


Year	2023	2024	2025
1 st Quarter	464	414	432

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Year	2023	2024	2025
1 st Quarter	404	356	330



Year	2023	2024	2025
1 st Quarter	435	420	446