



**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: Z24-06
eDAS File #: 2024-03266
Date: June 24, 2024

Town of Osoyoos
8711 Main Street
PO Box 3010
Osoyoos, BC V0H 1V0

Attention: Claudia Lenz, Planning & Community Development Services Admin

Re: Proposed Zoning Bylaw 1395, 2024

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions, please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address

Penticton Area Office
102 Industrial Place
Penticton, BC V2A 7C8
Canada
Phone: (250) 712-3660 Fax: (250) 490-2231

From: [Rimell, Janelle \[IH\]](#)
To: [Shannon Duong](#); [Claudia Lenz](#); [Klettke, Bobbi \[IH\]](#)
Cc: [HBE \[IH\]](#); [plan](#)
Subject: RE: Zoning Bylaw Update - Referral
Date: July 12, 2024 3:50:35 PM
Attachments: [image014.png](#)

You don't often get email from janelle.rimell@interiorhealth.ca. [Learn why this is important](#)

Hi Shannon,

Please find the attached comments:

- P.13 “eating and drinking establishment” definition: The BC Food Premises Regulation (B.C. Reg. 76/2022) refers to these facilities as "food service establishments" - if the Town would like to use consistent wording with another piece of legislation, I just wanted to bring this up as something for the Town to consider.
- We've reviewed the draft Foreshore and Lakeshore general regulations document, we have no additional comments for that one.
- Section 8.1.4: Not quite sure what this means - when we look at lot line adjustments, we often want to ensure the lot getting smaller or any major movement of land will still ensure the lots can support onsite sewage systems (primary and back up fields) to ensure the long term sustainability of parcels.
- Section 9: Has the Town considered exploring managing natural assets? Local governments are realizing that natural assets are helpful with building resiliency to climate change. Natural assets include aquifers, foreshores, riparian areas, streams, etc. To learn more about natural asset management: <https://mnai.ca/> This type of planning is an emerging area. Town of Gibsons and the City of Grand Forks (ex. they have done a lot of flood plain work after the catastrophic flood event 5 years ago) have recently completed Natural Asset Planning.
- Section 10: This section looks like it's very car-centric and reinforcing the use of single occupancy vehicles. In order to help to implement the Active Transportation Network Plan (2023), we suggest including provisions for off street bike parking and end of trip facilities that the Zoning Bylaw could be used as a tool to help action this plan to promote people using active transportation (helps to increase opportunities for physical activity, can help to decrease community greenhouse gas emissions, etc) in Osoyoos. One example that comes to mind is the City of Kelowna's Zoning Bylaw Sections 8.5 and 8.6:
<https://www.kelowna.ca/homes-building/zoning-land-use/zoning-bylaw/section-8-parking-loading/sections-85-86-street-bicycle-parking-end-trip-facilities#overlay-context=homes->

[building/zoning-land-use/zoning-bylaw/sections-6-7-general-development-regulations-site-layout/section-6-general-development-regulations](https://revelstoke.civicweb.net/filepro/documents/1049/?preview=193929)

Another example is the City of Revelstoke has provisions for bike stalls in multifamily dwellings and mixed use building developments (Section 13.3 (4)):

<https://revelstoke.civicweb.net/filepro/documents/1049/?preview=193929>

- Section 11.1.8: On Schedule 2, we notice that there are multiple parcels on the corner of 74th Ave and 97th Street that are C1, AI, RS1, and CA. In looking at the community sewer map, it doesn't appear that it is connected? We encourage connection to community sewer for those parcels to ensure the long term sustainability of them and especially if the RS1 zoned parcels will increase in density.
- Section 11.2: Based on looking at the community sewer maps(<https://osoyoos.civicweb.net/document/1434/>), it appears as this parcel is not connected to community sewer. If it is not connected, we strongly advocate for community wastewater servicing, especially those owned and operated by local governments because they have good governance structures and operations as well as having access to funding. In addition, economies of scale can be better achieved with community systems both for infrastructure and maintenance costs. If a connection to community sewer is not going to occur, there must be enough suitable land for primary and backup sewage dispersal fields. All onsite sewage systems have a limited lifespan. Therefore, we would suggest then that a requirement about having an Authorized Person under the BC Sewerage System Regulation identify a back up field and that it is protected.
- Section 13.1: Similar to the comments made in Section 10, is there the opportunity to add provisions for bike stalls for Town Centre zoned parcels to increase infrastructure to help facilitate and encourage active transportation especially if homes are close to daily amenities?
- Section 20.1: Similar to the comments made in Section 10, is there the opportunity to add provisions for bike stalls/parking for this CD1 zoned parcel to increase infrastructure to help facilitate and encourage active transportation especially if homes are close to daily amenities? It appears as there's an existing paved trail that is along Lakeshore Drive and into town.

Let me know if that format works.

Thanks,

Janelle

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C) (she/her)

Healthy Community Development

Interior Health Authority

1440 14th Avenue, Vernon, BC V1B 2T1

Office: 250-549-5758

Cell: 250-540-8380

Email: janelle.rimell@interiorhealth.ca

www.interiorhealth.ca



Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšìlhqot'in Nations where we live, learn, collaborate and work together.

From: Shannon Duong <sduong@rdos.bc.ca>

Sent: Friday, July 12, 2024 3:24 PM

To: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>; Claudia Lenz <CLenz@osoyoos.ca>; Klettke, Bobbi [IH] <Bobbi.Klettke@interiorhealth.ca>

Cc: HBE [IH] <HBE@interiorhealth.ca>; plan <plan@osoyoos.ca>

Subject: RE: Zoning Bylaw Update - Referral

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Hi Janelle,

Thanks for your comments; however, could you please send your comments under a separate cover (i.e., email or letter) as opposed to embedding the comments within the PDF of the draft bylaw?

When application/project files are included in meeting agendas, all feedback received is attached in PDF format to the associated Council/Committee report – attaching the entire draft bylaw as a medium for providing feedback makes it incredibly challenging to access the comments that are being provided and also adds unnecessary bulk to our agenda items. Additionally, please avoid including questions as feedback. While we are happy to address questions that come up (i.e., by email or phone prior to feedback submission), questions should not be posed to Council.

I believe this has previously been raised by us in correspondence with other IHA staff in response to

bylaw/permit referrals – it would be greatly appreciated if future feedback submissions could address the comments we've raised.

Regards,

Shannon Duong MRM | Planner

Tel 250.495.6191 | **Fax** 250.495.2400 | **Toll Free** 1.888.495.6515

Email plan@osoyoos.ca | **Website** www.osoyoos.ca

Town of Osoyoos | 8707 Main Street, Box 3010, Osoyoos BC, V0H 1V0

****Please note that my days of work are Tuesday through Friday. Urgent queries should be directed to plan@osoyoos.ca****

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The Town of Osoyoos is subject to the Freedom of Information and Protection of Privacy Act.

From: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>

Sent: Friday, July 12, 2024 2:57 PM

To: Claudia Lenz <CLenz@osoyoos.ca>; Klettke, Bobbi [IH] <Bobbi.Klettke@interiorhealth.ca>

Cc: HBE [IH] <HBE@interiorhealth.ca>; plan <plan@osoyoos.ca>

Subject: RE: Zoning Bylaw Update - Referral

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Hi Claudia,

Thank you so much for the extension! Please find the attached comments from Interior Health.

If you have any questions, please let me know.

Thanks,

Janelle

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C) (she/her)

Healthy Community Development

Interior Health Authority

1440 14th Avenue, Vernon, BC V1B 2T1

Office: 250-549-5758

Cell: 250-540-8380

Email: janelle.rimell@interiorhealth.ca

www.interiorhealth.ca



Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dákelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and T̓šilhqot'in Nations where we live, learn, collaborate and work together.

From: Claudia Lenz <CLenz@osoyoos.ca>
Sent: Wednesday, July 10, 2024 1:16 PM
To: Klettke, Bobbi [IH] <Bobbi.Klettke@interiorhealth.ca>
Cc: HBE [IH] <HBE@interiorhealth.ca>; plan <plan@osoyoos.ca>; Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>
Subject: RE: Zoning Bylaw Update - Referral

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Hi Bobbi,
Yes this will be a separate project (STR Regulations Review).
Thank you,

*Please note that the Planning and Development Department has moved to Town Hall, 8707 Main Street.

Claudia Lenz | Planning and Development Administrative Support

Tel 250.495.6191 | **Fax** 250.495.2400 | **Toll Free** 1.888.495.6515

Email clenz@osoyoos.ca | **Website** www.osoyoos.ca

Town of Osoyoos | 8707 Main Street, Box 3010, Osoyoos BC, V0H 1V0

From: Klettke, Bobbi [IH] <Bobbi.Klettke@interiorhealth.ca>
Sent: Wednesday, July 10, 2024 11:22 AM
To: Claudia Lenz <CLenz@osoyoos.ca>
Cc: HBE [IH] <HBE@interiorhealth.ca>; plan <plan@osoyoos.ca>; Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>
Subject: RE: Zoning Bylaw Update - Referral

Thanks, Claudia. We'll get it to you asap this week.

And just confirm, based on info in the referral request, you're not looking for comments on STRs right now? That's coming later, correct?

Thanks,
Bobbi

From: Claudia Lenz <CLenz@osoyoos.ca>
Sent: Wednesday, July 10, 2024 8:49 AM
To: Klettke, Bobbi [IH] <Bobbi.Klettke@interiorhealth.ca>
Cc: HBE [IH] <HBE@interiorhealth.ca>; plan <plan@osoyoos.ca>
Subject: RE: Zoning Bylaw Update - Referral

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Hi Bobbi good morning,
The end of week works fine for us.
Thank you,

*Please note that the Planning and Development Department has moved to Town Hall, 8707 Main Street.

Claudia Lenz | Planning and Development Administrative Support

Tel 250.495.6191 | **Fax** 250.495.2400 | **Toll Free** 1.888.495.6515

Email clenz@osoyoos.ca | **Website** www.osoyoos.ca

Town of Osoyoos | 8707 Main Street, Box 3010, Osoyoos BC, V0H 1V0

From: Klettke, Bobbi [IH] <Bobbi.Klettke@interiorhealth.ca>
Sent: Tuesday, July 9, 2024 3:34 PM
To: Claudia Lenz <CLenz@osoyoos.ca>
Cc: HBE [IH] <HBE@interiorhealth.ca>; plan <plan@osoyoos.ca>
Subject: RE: Zoning Bylaw Update - Referral

Some people who received this message don't often get email from bobbi.klettke@interiorhealth.ca. [Learn why this is important](#)

Hi Claudia,

Hope you're well.

Wanted to f/u my voicemail message to you this afternoon...

The deadline to provide comments on the Zoning Bylaw Update looks to be tomorrow (July 10). Our Healthy Communities team would like to provide input, but have been a bit backed up these past weeks with people away.

Would it be at all possible for us to receive a slight extension for it, perhaps until the end of this

week?

Kind regards,
Bobbi

Bobbi Klettke (she/her)
Community Health Facilitator
Healthy Community Development
Interior Health
3090 Skaha Lake Road
Penticton, BC V2A 7H2
c: 250-462-3915
e: bobbi.klettke@interiorhealth.ca
w: www.interiorhealth.ca

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

From: Claudia Lenz <CLenz@osoyoos.ca>
Sent: Wednesday, June 19, 2024 10:45 AM
To: Rod Risling <RRisling@osoyoos.ca>; Amy Robinson <ARobinson@osoyoos.ca>; Jim Zakall <jzakall@osoyoos.ca>; PubWorks <pubworks@osoyoos.ca>; Brian McClure <BMcClure@osoyoos.ca>; agriservicebc@gov.bc.ca; HBE [IH] <HBE@interiorhealth.ca>; referrals@oib.ca; planning@rdos.bc.ca; Jason Bayda Sgt (jason.bayda@rcmp-grc.gc.ca) <jason.bayda@rcmp-grc.gc.ca>; Corey Kortmeyer <CKortmeyer@osoyoos.ca>; Robert Huttema <RHuttema@osoyoos.ca>; Ryan McCaskill <RMcCaskill@osoyoos.ca>
Cc: plan <plan@osoyoos.ca>
Subject: Zoning Bylaw Update - Referral

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Hi Everyone,
Please see attached referral sheet.
Please follow the links in the referral sheet for additional information and documents.
We are hoping to have comments back for the July 16th COTW meeting.

Thank you,

*Please note that the Planning and Development Department has moved to Town Hall, 8707 Main Street.

Claudia Lenz | Planning and Development Administrative Support

Tel 250.495.6191 | **Fax** 250.495.2400 | **Toll Free** 1.888.495.6515

Email clenz@osoyoos.ca | **Website** www.osoyoos.ca
Town of Osoyoos | 8707 Main Street, Box 3010, Osoyoos BC, V0H 1V0

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Robert Rivard & Brenda Carter
3619 Jasmine Dr.
Osoyoos, BC, V0H 1V1
June 24th, 2024

Mayor Sue McKortoff
Town of Osoyoos
8707 Main Street
Osoyoos, BC, V0H 1V1

Dear Mayor Sue McKortoff:

RE: Draft of Zoning Bylaw 1395

I appreciate your time towards this matter and ask that you please forward our concerns to any relevant parties regarding Bylaw 1395.

As I am sure you are aware our specific neighborhood has a unique situation and our properties were included in Osoyoos Foreshore and Lake Zoning Bylaw No 1294, 2012. The draft Zoning Bylaw 1395 section 18.4.1 has (W1) Zone has similar provisions, Zoning Designation Schedule '2' has Osoyoos Lake (W1) along our shoreline.

18.4 OSOYOOS LAKE (W1) ZONE

18.4.1 Permitted Uses:

Principal Uses:

- a) *boat launch;*
- b) *boat lift;*
- c) *dock;*
- d) *group moorage facility;*
- e) *swimming platform; and*
- f) *water-based recreation;*

Accessory Uses:

- g) Not applicable.

If we are in fact included in the proposed (W1) zoning, we would support the proposal and agree.

Please, provide clarification on whether we do fall under this (W1) zoning as this would fall in line with the previous Foreshore and Lake Zoning Bylaw No 1294, 2012.

We thank you again for your time and appreciate any feedback you can provide.

Sincerely,



Robert Rivard & Brenda Carter



Feedback Form

Town of Osoyoos

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

Telephone: 250-496-6191 Email:

plan@osoyoos.ca

Name: Rob Abbott _____
(please print)

Street Address: _____

Date: Jul 30-24 _____

RE: Proposed Zoning Bylaw No. 1395

My comments / concerns are:

- I do support the proposed Town of Osoyoos Zoning Bylaw.
- I do not support the proposed Town of Osoyoos Zoning Bylaw.

Please provide any comments you wish Osoyoos Council to consider

I attended, via zoom, the Draft Zoning Bylaw Information Meeting In-Person/Online on Jul 30th. It sounds as if the town will hopefully be advised by Aug 30th as to whether our request for a 5 yr extension to implementing these zoning changes is granted. The extension was asked for because we do not currently have adequate infrastructure in place to accommodate this increase in density. Should the province deny the request, what are our options? Also, how will the taxpayers be notified of the province's decision?

I think the hybrid in person/ virtual meeting format is effective.

Thank you,
Rob Abbott



Feedback Form

Town of Osoyoos

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

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

Name: BROCK PENDERGRAFT
(please print)

Street Address: 7007-97th STREET, OSOYOOS

Date: JULY 8, 2024

RE: Proposed Zoning Bylaw No. 1395

My comments / concerns are:


- I do support the proposed Town of Osoyoos Zoning Bylaw.
- I do not support the proposed Town of Osoyoos Zoning Bylaw.

Please provide any comments you wish Osoyoos Council to consider

I both support & have serious reservations
about the proposed bylaw.

I outline some of my more serious concerns on the
following letter. In its current form I do NOT support it.

THANK YOU for your considerations

Sincerely,


BROCK PENDERGRAFT, BCCL

For comments to be considered by Council prior to 1st reading they must be submitted by **Tuesday July 9, 2024.**
NOTE: submitted comments will be made public.

Protecting your personal information is an obligation the Town of Osoyoos takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact the Town.

Brock A.W. Pendergraft, B.C.L.S.

July 8, 2024

Town of Osoyoos
Attn: Planning Staff
PO Box 3010 - 8707 Main Street
Osoyoos, BC, V0H 1V0

Planning Staff and/or Councillors,

Re: Comments on Zoning Bylaw Changes

I have read through many of the documents for the proposed zoning changes, available on the Town of Osoyoos website. I am familiar with the current zoning bylaw, as well as the proposed one. I have also read through the Provincial Policy Manual & Site Standards for SSMUH. Although I am not an expert on the latter, I have a fairly strong grasp on its scope and purpose. I have also participated in several of the workshops or engagement seasons in the past several years, which have had input in some of the proposed changes on foreshore zoning & short term rentals. However, these were more limited, and tended not touch as much on the land zonings part of the bylaw.

As a BC Land Surveyor, I work constantly with developers, builders, and owners to practically implement the “rules” created under the zoning bylaw. As such, I am acutely aware of the rules under the zoning bylaw. We need to be familiar in order to carry out our common scopes, such as designing new subdivisions, laying out buildings, or calculating available space for additions or accessory buildings. Even when staking out boundaries for new fences, I am commonly asked “how tall can I build my fence?”.

There are a several items in the proposed zoning that I have concerns about, and I believe should be further looked at. However, these are items where improvement is possible, rather than being a “deal breaker”, in my opinion.

These are:

- 8.1.2 Minimum Parcel Size Exceptions for Subdivision
- 8.4.2 Panhandle Parcels (minimum width)
- 6.12 Visibility at Intersections
- Definitions (various)

My single largest concern, and the reason why I would not support the bylaw at present, is the combination of all residential zones into RS1, and then setting its minimum lot area to 1000 m².

Concerns:

8.1.2 Minimum Parcel Size Exceptions for Subdivision

*An existing parcel that meets the present minimum parcel size requirements of this Bylaw **must**, upon completion of a parcel line alteration, **have a parcel size less than that required** within the respective zone*

This seems highly counterintuitive to enforce **not** meeting a minimum area specified in bylaw, when it otherwise might be possible. I also do not see why it would be applied, or what its purpose is. The use of the term “must” might be leading to my confusion. Perhaps the term “may” might better reflect the intent, to say that is could be allowed, but isn’t a forced requirement.

Example (assuming 1000 m2 area minimum):

Lot A is 1200 m2. Lot B is 900 m2. I want to end with both lots at 1050 m2.

OR

Lot A is 1200 m2. Lot B is 900 m2. I want to end with Lot A at 1150 m2, and Lot B at 950 m2.

This would otherwise meet the criteria in item 8.1.1 b), yet would appear to run afoul of this rule.

The first scenario could either comply fully with area minimums, and the second could be compliant under ordinary Section 8.1.1 b) interpretations. However, as this rule would seem to apply, and force me to lower one lot area below 1000 m2. So rather than have both lots conform to zoning, or be improved in area, the larger one would have to become non-conforming. I fail to see the benefit in this.

I am also not sure how the bullets in this 8.1 section are supposed to read, as I am confused as to whether items 1-4 stand alone, or are meant to be read in conjuncture with the sentence in item 1.

Bullet 1 has the line “*Minimum parcel size for subdivision requirements of this Bylaw do not apply to:*” before breaking off into lists headed with a, b, c, & d.

Yet bullet 3 (and possibly 2), seem to re-use this first sentence of bullet 1. Bullet 3 clearly needs this intro in order to form a complete thought. Yet by having the same level of bullet, it would seem to be an independent thought.

I would advise bringing the starting sentence above the bullets, like is seen in the writing for section 8.2 below it.

8.4.2 Panhandle Parcels (minimum width)

Despite the minimum parcel width provisions for subdivision of this Bylaw, a panhandle lot may be created provided that the minimum parcel width of the panhandle is 8.0 metres and the maximum width shall not exceed 20.0 metres.

I support the creation of a panhandle bylaw. However, the minimum width of 8m seems excessive.

In similar jurisdictions like the Town of Oliver, the minimum width is 4.5m for 1 unit, or 6m for 2 or more units. Their panhandle bylaw has been in place for many years, as has been a useful tool in increasing density by permitting subdivisions that would otherwise not have sufficient road frontage & lot width.

Either of these lower widths (4.5-6m) is more than adequate for a driveway panhandle, and have a proven track record of being sufficient.

For some related examples in Osoyoos, and in the context of the number of units they service:

The width of the common property roadway in Desert Rose Estates (KAS1613) is 8.5m to service 74 strata lots.

The width of the common property roadway in KAS2452 with 37 strata lots (adjacent to Desert Rose Estates) is only 7.0m.

Widths in for panhandles on single family lots in Osoyoos have been approved in the past at:

- 6m on Plan KAP76027 – Cactus Crescent
- 4.5m on Plan 41653 – 62nd Avenue (including servicing building Strata KAS1608 of 4 units)
- 6m on Plan EPP121282 – Wood Duck Way

Requiring 8m for a panhandle, which would only service 3-4 units (likely at most), or 1-2 if less dense, seems overkill. 4.5-6m is more than enough for any typical vehicle to drive on.

I would advise dropping this requirement to 4.5m to 6m, maintaining consistency with nearby jurisdictions, and keeping beneficial use of land higher, rather than have this extra space taken up by driveway (panhandle) space.

6.12 Visibility at Intersections

In all zones, no fence, landscaping, retaining wall, or other obstruction shall be erected or permitted at a height greater than 1.0 metre above the established elevation of the centre point of intersecting highways within a sight triangle, at or within a distance of 6.0 metres from the corner of the parcel at the intersection of the highway

The addition of the 1m above center of the road provides some clarity over the old rule, which only stated “*In any zone, no fence, wall or structure other than a permitted principal building or accessory building shall be erected to a height greater than 1 metre and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by the intersecting lot lines at a street or lane corner and a line joining points along said lot lines 6 metres from their point of intersection as illustrated in Figure 1. A lane intersection shall include the intersection of a lane with any other lane or with a street.*”

I would assume the old rule meant the reference frame was above the natural grade.

However, the new rule does not seem to account for places where there is a larger elevation change from the roadway to the nearby natural grades of the property lines.

Examples

New Meadowlark Development behind the Firehall, intersection of Wren Place & Wren Drive – Lot 20, Plan EPP67132 has a substantial retaining wall maintaining the house above grade. This was designed & engineered as part of the development managed by the Town.

Hummingbird Lane & Nighthawk Drive – REM Lot A, Plan 24047 has various rock walls, which maintain the house at a significantly higher elevation than the nearby road intersection.

Anywhere where this is a corner lot that is a higher grade than the intersection, this new rule could pose a significant challenge.

I ask what the intent of this change is, and whether there is consideration for when the natural grade at the property corner is already higher than the intersection, and methods of retention are needed.

As a side note: the definition for “sight triangle” in the definitions (section 4.0) specifies a 4.5m distance for the triangle, yet the bylaw in 6.12 uses a distance of 6.0m. These feel contradictory, shouldn’t they be the same?

Section 4.0 – Definitions

Lane - means a highway that provides a secondary access to one or more parcels and is less than 8.0 metres in width;

What is the rationale for less than 8m in width qualifier? There are various “lanes” in Osoyoos, which are up to 30’ (9.144m) in width.

Examples: the main “lane” running behind the commercial buildings between Main Street & 78th Avenue. Or the “lane” between 70th & 72nd Avenue by the elementary school.

Does this width limitation have any practical implications? Are these lanes now to be considered main frontage roads for the purpose of determining if a lot has sufficient frontage?

I’d advise increasing this to 9.5m or 10m to cover these 9.144m wide existing lanes if roadways were meant to maintain the status quo, otherwise there might be unintended consequences. Or remove this width qualifier entirely.

There is a lack of definition for Deck, Balcony, Patio, Terrace, or Porch

Yet these terms are referred to in other key parts of the bylaw, and are not always all referred to (meaning they aren’t synonymous), see:

- Gross Floor Area Calculation (Sec.4.0 Definitions)
- Parcel Coverage (Sec.4.0 Definitions) – mentions decks and porches (not others)
- Sec 6.9.1 d) Setback Exemptions – unsupported balconies and porches or canopies mentioned (not decks or patios).
- 15.2.8 d) General Regulations – patios and decks mentioned (not others).
- 7.1.1 Accessory Buildings & structures – balconies or decks mentioned (not others)

I feel this is important to define the difference between these items. It is not as black and white as it seems. I have seen architects swap the terms around on their drawings, as though they were synonymous, which can lead to other implications.

Typically a patio is considered a concrete slab at grade (not subject to setbacks). A deck is supported by posts (typically subject to setbacks, but only to the post, not any cantilevered portion). A Balcony is an unsupported projection from a floor (typically subject to exemptions from setbacks). A porch is out the front of the house, usually covered (typically exempt from setbacks)

However, I know in the Oliver Bylaw, what would otherwise be a “deck” less than 0.6m in height is now not a deck, it is treated like a patio. If I had a wooden structure 50cm off the ground supported by some posts in concrete, it would be considered a deck in Osoyoos, but not in Oliver. Some architects now label things like this as a patio, others as a sundeck. I am left to try to determine how it is treated under setbacks when given a set of plans to lay out. I am often catching non-conforming proposals by architects before they are seen by the town staff.

It should be clarified in the bylaw what each of these terms is, to ensure consistency when determining if another section of bylaw applies or not. A few extra definitions would provide a bunch of clarity.

Definition of “GSC Datum”, and its use in Section 9.0 (Floodplains)

The use of the Term GSC is no longer defined in the bylaw. However, it is known as meaning “Geodetic Survey of Canada”.

However, this in itself is a useless term to anyone who actually deals in datum definitions, as it is not actually a defined datum with a mathematical model. There is no “Geodetic Survey of Canada” Datum. It is typically understood to mean the current official Canadian datum.

The commonly understood terms for datums presently in use are:

- Canadian Geodetic Vertical Datum (CGVD) 1928, using the HTv2.0 geoid model
- Canadian Geodetic Vertical Datum (CGVD) 2013, using the CGG2013a geoid model.

It is important to note that while Canada adopted CGVD2013 as its official datum, BC has not and remains on CGVD1928.

It is further important to note that these 2 datums have a 30cm difference between them. In essence a different “zero” point (think Kelvin vs Centigrade in terms of temperature).

The 280.70m floodplain elevation was originally written and based upon the CGVD1928 datum.

I would encourage you to properly refer to CGVD28 when referring to the 280.70m floodplain. Otherwise the actual representation of this on the ground may be subject to change (30cm or more) as the datum associated with the current “Geodetic Survey of Canada” is updated.

Canada is currently trying to further modernize its datums to align with the USA datums. Thus further changes could be coming in the somewhat near future.

RS1 Zoning & corresponding 1000 m2 Minimum Parcel Area

My single largest concern about this bylaw re-write, is the application of a 1000 m2 minimum parcel area, for the new RS1 zone.

The new RS1 zone will replace/consolidate all other single family dwelling (ie detached house) zones. Yet this new area minimum is excessively larger, compared to any of the prior zones it is meant to consolidate.

This 1000 m2 area minimum is:

- 1.5x larger than the current R1 zone (665 m2)
- 2.5x larger than the current R2 zone (400 m2)
- 1.8x larger than the current R3 zone (557 m2 for single family)
- 3x larger than the current RSS zone (325 m2)
- 3x larger than the current R5 zone (325 m2)

And while the IRD has no official area minimum specified at present, it's use for the meadowlark expansion typically has lots ranging in size from 262 m2 (at the small end), to around 340 m2 (as the average & most common size), to the occasional large size of around 600-700 m2 (where there are access or other design constraints). See Plans EPP67132, EPP121282, and EPP131021 (not yet registered, but next phase of Meadowlark expansion).

Thus, on average, this new zone requirement is 3x larger than the IRD zone.

The 1000 m2 area is the same requirement as the RM1 zone for apartments or townhouses, which are much larger developments footprints.

When I posed some clarifying questions to planning staff before preparing commentary I received back the following commentary, for why 1000m2 was chosen.

In terms of why it is being recommended to move to a 1,000 m² parcel size in the new RS1 Zone, I can offer the following:

- the Town's DCC Bylaw Review has indicated that subdivision potential within the Town is limited;
- Bill 44 changes to the LGA, require the Town to amend its zoning bylaw to allow 3-4 units/parcel;
- Historically, the Town has applied a 1,000 m² parcel size requirement for subdivision where the zoning has allowed dwelling types that permit 3+ units (e.g. "apartment building" and "townhouse");
- Rather than encourage the fragmentation of low density residential zoned lots (and possible need for future "land assembly") preservation of existing parcels should be encouraged; and
- the 2021 Census indicated almost 60% of housing stock within the Town is comprised of single detached dwellings (so the Town is well served in this regard).

I would agree somewhat with his first point. However, development potential does still exist.

I know that larger portions lands have been schemed (potentially by developers), for more single family housing. Such as:

- Subsequent phases of the meadowlark IRD expansion.
- Dividend Ridge, off of Olympic View (below the mine)
- Gravel Pit lot off Braeburn (by the elks hall).

There are also other projects where land is attempted to be removed from the ALR for development. Although rare, this does occasionally happen as the town needs to eventually grow.

Whether these ever would materialize as single family houses is another matter. My point would be that there is still land which has potential.

The second point is a fact.

The third point I take substantial issue with, as to me, it directly contradicts the intent of the government regulations.

The provincial government is saying "You're allowed 4 units on lots above 280 m²." So rather than let density increase on current smaller zoned lots, near or slightly larger than that size; this area minimum is going to force the lots to be as large as they were historically for multi-family developments (1000 m²), just like the RM1 zone. Thus complying with the unit density outlined by government on the per lot basis, but maintaining the overall number of units at its historic level (1 unit per 250 m², approx.).

This rationale feels like an indirect way of avoiding the intent of the legislation, and its overall direction to increase density.

The fourth point is valid, but lacks a background. In Osoyoos there has rarely been the need for any kind of "land assembly". I doubt there would be in the future.

Most of the parcels that strata's were built on were created directly by subdivision for that purpose. The most recent 4-plex style building stratas were built on lots which were single family lots that had existed since their original surveys in 1944.

Most lots in Osoyoos are already large enough to feature this type of building. We do not have much in the way of the history of 25' (7.62m) wide lots, which needed consolidating (as happens in or around Vancouver).

Only the largest multi-building strata developments have ever had the need for consolidation of parcels (eg. Sole Vita or Lakeshore Villas). And usually these were old and/or irregularly shaped

to begin with. They were also part of a much larger development scheme. Not 3-4 units, but 50+ units. Thus the “land assembly” rationale would appear to apply more-so to large developments, rather than developments increasing to 3-4 units on single family dwelling lots, as is intended through the legislation.

The fifth point is again valid, but seems to not account for people’s desires.

If you ask most people what their housing goal is, they will reply it is to own a house (being a single family detached house with a yard). I have friends in strata buildings doing everything they can to try to move out and obtain a house. They are tired of the strata regulations, small space, and strata fees.

Who says they want to live in a condo for the rest of their life? I doubt you’ll find many in our rural setting.

The dream of owning a house is certainly harder to achieve, but it is not dead. While 60% of the housing stock is already single family dwellings, that is because it is seen as the most desirable. This supply should be able to further increase as needed, not be cut off.

By having this new minimum area requirement be grossly larger than any current single family dwelling zone, it would effectively have the purpose of ending the creation of any single family dwelling lots owned in fee simple title, by making it so inefficient & impracticable to meet the area requirement that it just wouldn't happen.

This would effectively kill the prospect of any new single family dwelling lots ever being created again.

Furthermore, it has been demonstrated by recent construction of 4-plexes and multi-unit dwellings that lot sizes of 450 m² – 650 m² can easily handle this type of construction.

If I were a developer, it would be more effective in terms of land use to buy a current lot created under any of the current zoning (size of say 300-700 m²) and put up a 4 unit dwelling. This is simpler than it would be to try to create new 1000 m² parcels by subdivision, then put up a similar building. Since the lot size required for 4 units increases, there is no benefit to try to further develop larger plots of land for 3-4 unit dwellings. They will just be built on existing stock.

Thus, this area minimum is not effective in encouraging any new lots to be created for this purpose. If you were to create a 1000+ m² parcel, you would aim for the RM1 zone, which would permit even higher density.

Also, as a consequence if this area minimum passed, nearly every existing single family lot in Osoyoos would become legal existing, but non-conforming, in terms of area. While this may be easy to disregard by saying there is no immediate consequence, I know that I carry extra insurance because my house is existing-non conforming. There may be unintended and unforeseen consequences by having non-conforming lots in the longer term.

I do not believe that a 1000 m² minimum area requirement fits with the intent of the legislation to increase density. It does not match the purpose in terms of size of any of the zones it is meant to replace.

I would strongly encourage the reduction of this area minimum to be more in line with the current zoning area minimums. In the spirit of realizing an increased density, I would suggest the minimum be around the 400m² minimum area currently utilized by R2 zoning. This would be much more in line with newer developments such as those in the Meadowlark Expansion, or Lobelia Drive. It would permit 4 units buildings to be built as needed, while still leaving open the possibility for single family dwellings (with secondary units).

I would also encourage the review of all other area minimums found within the draft bylaw. As many of the other zones have significantly increased area minimums when compared to their present standard. Many jump to 1000 m², which seems like an arbitrary value rather than an actual assessment of the minimum area required for the specified purpose.

I support many of the other changes within the bylaw. In particular reduced zoning setbacks, and height maximum changes. These were often reduced or increased as part of development variance permits in the past. I also support the addition of a section on panhandles, which in the past was an independent negotiation.

I applaud the efforts of those involved in this rewrite.

I hope that my comments are well received, and that I have the opportunity to provide further feedback as this rewrite progresses.

Sincerely,

Brock Pendergraft, BCLS 986

From: [Jaroslav Chizhov](#)
To: plan; don@timeschronicle.ca
Subject: Re Zoning Bylaw comments and questions in ref. to Jul 30 meeting
Date: July 30, 2024 10:32:06 PM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir/Madam

Comments:

A. Canada is the world second largest country. BC has a territory larger than Germany and France combined. Both these countries have a population of ~150M people, BC ~5.6M people. There is plenty of land in the province for everyone to have a single family home and a vacation property, and still have enough land with beautiful parks to explore.

The need for housing is not disputed but the path outside of metropolitan areas is beyond comprehension.

Questions:

B. One of the participants raised a question on infrastructure, as specifically referred to water supply. But the question is much broader, and goes beyond basic utilities.

1. Have there been studies how many people would come to live in Osoyoos? 1,000, 2,500, 5,000 or 10,000? How they would actually live and what they would do?
2. What will happen to roads? Main street is super busy all summer. It'll probably have to be developed to a 4 lane highway. Bye-bye pedestrian friendly leisurely walkway and boutique shops?
3. What about fire safety in increased density, especially in relation to raging wildfires?
4. What about new schools, recreational facilities, shopping centres?
5. What about work availability in town and vicinity?

Osoyoos is not an urban centre, and these questions must be thoroughly studied.

C. How the process will work in alignment with property taxes? Say a single family property is rezoned to build four houses. The owner doesn't opt out to develop, but zoning is already multi family. Would this drive his or her property taxes up, ultimately forcing the owner to develop or sell?

Thank you,
Jaroslav Chizhov
[REDACTED]

Sent from a mobile device. Misspelling may occur.

Get [BlueMail for Android](#)

[EXTERNAL] This email originated from outside of the organization.

Dear Mr. Garrish,

We the sub-committee of strata-council (KAS 3145) of Lakeshore Villas Resort represent the community also known as Village at the Lake and currently zoned as CD2. Our current land use designation according to the OCP is Tourist Commercial (TC).

We are concerned that the proposed zoning for our resort was presented to Mayor and Council on June 11/24 at the COTW meeting as Medium Density Residential (MR1). All of the owners purchased their property understanding that the property was designed to offer temporary resort accommodations. We believe based on the history of the property (please see attached PDF) that there may have been an unintended omission to the permitted uses in the original CD2 zoning. We believe that “resort multiple family dwelling” should have been a permitted use and thus we are respectfully requesting that Proposed Zoning Bylaw No. 1395 be changed from RM1 to CT4 to allow Lakeshore Villas (aka Village on the Lake) to continue the historical practice of offering resort accommodations.

Kind regards,

Rebecca Thandi
On behalf of Strata KAS 3145

Lakeshore Villas

Providing Family Resort Style Accommodations in the community of Osoyoos since 2007



Developer intent & sold as: "Resort to the standard of a competitive first-class RESORT"

Zoning bylaw permitted uses should have included: *resort multiple family dwelling*

RENTAL AND RESORT MANAGEMENT AGREEMENT

THIS AGREEMENT dated for reference the day of June, 2005.

A. The Strata Corporation wishes to carry on the business of a Resort known as VILLAGE ON THE LAKE, in the Town of Osoyoos, in the Province of British Columbia (the "RESORT").

3. Section 3 of the Schedule of Standard Bylaws shall be amended by adding the following as subsection 3(7):

“3(7) Rental of strata lots shall be permitted as follows:

- a) Chalet strata lot will be used for rental purposes allowing daily, weekly and monthly rentals conducted through the Resort Manager;
- b) Townhouse/Condominium strata lots may be rented on a weekly or monthly basis. Daily rentals are prohibited.”

Disclosure Statement Examples

Town Sign Off & Alignment with OCP & Zoning Bylaws

6.1 Development Approval

The Approving Officer for the Town of Osoyoos, British Columbia, has approved the schedule of phasing as shown on the Form P attached as Exhibit C. A development permit has been granted for Phase 1 and Phase 2 and the Development complies with the existing Official Community Plan and Zoning Bylaws for the Town of Osoyoos. A building permit has been granted for Phase 1 and Phase 2.

The Strata Lots in Phase 1 and Phase 2 may not be used for commercial or other purposes not ancillary to residential purposes or resort purposes.

Original marketing materials



Luxuries

"Everything you need in one place."

Enjoy a nice elegant night of tastes and sights at the lounge on the lake. The Village will have its own full service lounge with patio dining, providing a great place to eat or just sit and enjoy a drink with friends.

So you arrive at your destination, and unpack, ready for a relaxing time in the sun or lounging by the pool, only to notice you forgot to pack your swim trunks. No worries everything you need is just a few steps away. Village on the lake, has 3 retail outlets accommodating your daily needs, from summer wear for both him and her, to a video and convenience store for those little things.



Hotel

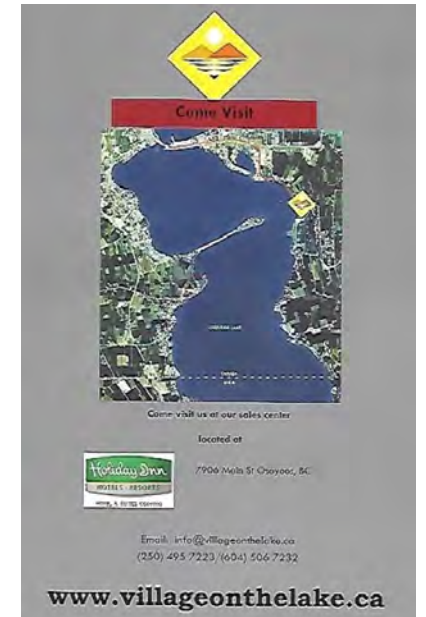
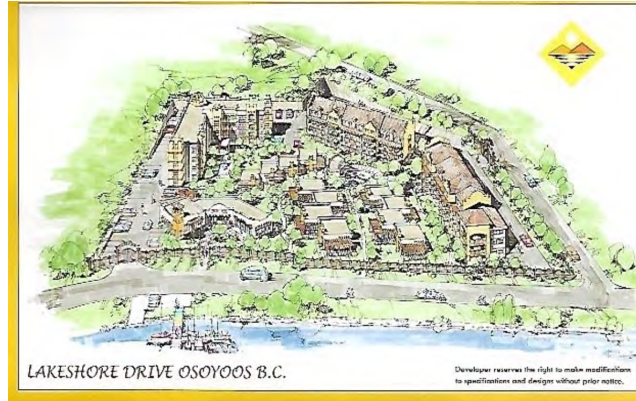


VILLAGE ON THE LAKE HOTEL

For those just looking for a weekend getaway, or a place for friends and relatives when they come to visit there is an internationally franchised boutique hotel, with 50 rooms, its own pool and patio, meeting space, and breakfast lounge.

Original marketing materials

- Marketed as affiliated with Holiday Inn Hotels & Resorts
- All phases to include hotel, lounge, additional pool and retail stores where travelers could purchase things they have forgotten

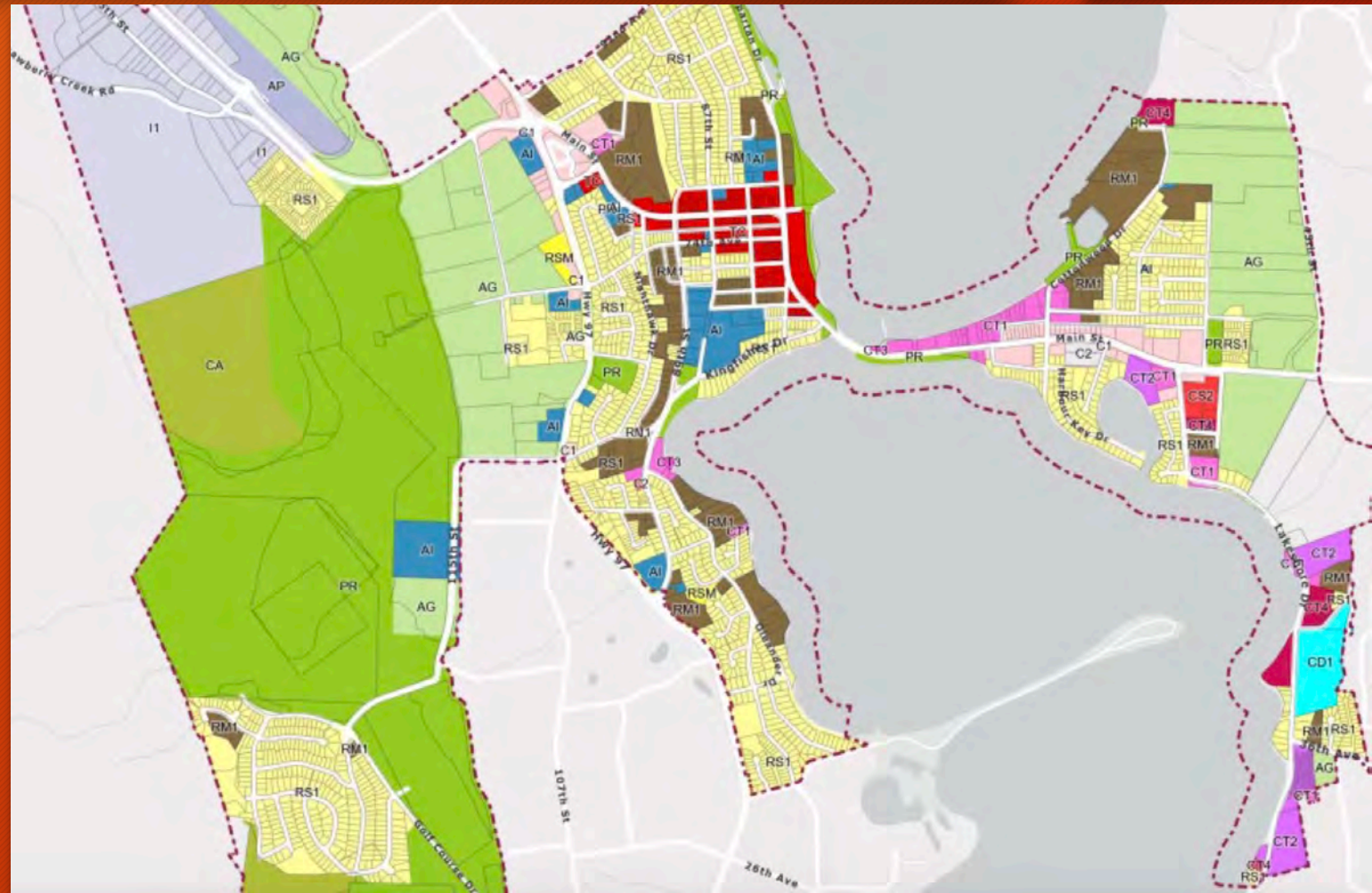


Original MRDT Proposal by Destination Osoyoos

- When Destination Osoyoos originally applied for the MRDT (municipal resort destination tax) they approached Lakeshore Villas management to use the development as part of a hospitality hotel room count to ensure they had enough business votes.

Presented to Council Feb 27, 2024

Commercial Tourist 4 Zoning





Land Use Designations
Map 2

Legend

- Agriculture (AG)
- Low Density Residential (LR)
- Medium Density Residential (MR)
- Downtown Commercial (DC)
- General Commercial (GC)
- Tourist Commercial (TC)
- Airport (AP)
- Industrial (ID)
- Active Parkland (PR)
- Recreation (REC)
- Institutional (INST)
- Environmental Conservation (ENV)
- Future Neighborhood Lakefront Pocket Parks
- Town Boundary
- Parcel
- Indian Reserve

OCP adopted by Council Jun 11/24: Tourist Commercial Land Use Designation



Zoning bylaw permitted uses should have included: *resort multiple family dwelling*

Developer intent & sold as: "Resort to the standard of a competitive first-class RESORT"

Brock A.W. Pendergraft, B.C.L.S.

July 31, 2024

Town of Osoyoos
Attn: Planning Staff
PO Box 3010 - 8707 Main Street
Osoyoos, BC, V0H 1V0

Planning Staff and/or Councillors,

Re: Additional Comments on Zoning Bylaw Changes

Further to my initial set of comments dated July 8, 2024, I attended the public information session last night (July 30, 2024). During which I asked a question regarding the PowerPoint presentation, which indicated panhandle parcels under Section 8.4 would have a Maximum “Length” of 20m, whereas the text of the draft bylaw indicated a Maximum “Width”. In this case, I was informed the PowerPoint was correct, and that the bylaw document was in error. My initial comments did not address this, as I had no comments regarding a max width, but I do regarding a max length.

8.4.2 Panhandle Parcels (maximum length)

Despite the minimum parcel width provisions for subdivision of this Bylaw, a panhandle lot may be created provided that the minimum parcel width of the panhandle is 8.0 metres and the maximum ~~width~~ [length] shall not exceed 20.0 metres.

Again, I emphasize I support the creation of a panhandle bylaw. However, such a short maximum length does not seem to logically fit with the other criteria in the bylaw, or with what I have seen in practice.

The most common use of the panhandle bylaw for independent lot creation has seemed to be on lots which are relatively deep (50-70m), but only a standard or slightly above average width (25-35m). This has been more common in Oliver, particularly on lots along Rockcliffe Road. I would direct you to Plans EPP85840 & EPP113224 as examples (~32m panhandle length). Other common cases are where there is limited road frontage, but a large amount of land at the rear of the parcel.

Creating a panhandle on an existing singular rectangle parcel is also more constrained than utilizing it as part of a new development design, where usually there is more flexibility.

In the cases in Osoyoos mentioned in my earlier comments:

- 27.59m length - Plan KAP76027 – Cactus Crescent
- 37.834m length - Plan 41653 – 62nd Avenue
- 17.0m length Plan EPP121282 – Wood Duck Way

All but one of these 5 examples would exceed the proposed 20m length.

If attempting a panhandle on an existing rectangular lot (and when read in conjuncture with the proposed minimum 1000 m² area sections of the bylaw); in order to create a set of 2 lots in compliance, one would need an original lot that was a minimum of 58m wide by 37.241m deep. The front parcel would need to be 50m wide and only 20m deep in order to meet the area minimum. The rear parcel would need an 8m x 20m panhandle, plus an additional 17.241m of depth by the 58m wide in order to achieve its own area minimum.

In practicality, trying to find an original lot meeting these original width/depth parameters is unlikely, moreso due to the 58m width. In general, lots are more likely to be deeper than they are wide.

By increasing the panhandle length, the overall width of the original lot would be much smaller to be eligible. Example, a 40m max length would only need a lot that was 33m in width by 70.3m in depth. (Lots are 25m x 40m & 33m x 30.3m plus 8m x 40m panhandle). A lot in this configuration is still uncommon, but is more likely to be found.

In a previous version of the Town of Oliver bylaw (which has had an established panhandle bylaw for much longer than Osoyoos), I noted that there was a change in required width of the panhandle at 40m in length. In their current version there is NO maximum length. I believe (but am not certain), that access by larger emergency vehicles (firetrucks), played some determination in the prior 40m cutoff whereby a larger width was required.

I would suggest that any maximum length be increased (possibly to 40m), which would align with what the lengths have been in practice, or remove the maximum length quantifier entirely.

I would also suggest that this comment be read in conjuncture with my prior comments around reducing the required panhandle width, and reducing the minimum lot area from 1000m². If all these items are brought together the number of lots which might be eligible for a panhandle would be much higher, which could allow for more flexibility in how land is utilized.

General comment: Consistency with adjoining municipality (Oliver)

I recently became aware that the Town of Oliver passed a new bylaw on June 24th, 2024. I was not aware of this when I prepared my prior comments at the beginning of July.

In several of my comments (both current & prior) I have alluded to what the Town of Oliver has done or used for values within the bylaw.

As an adjacent municipality, which shares similar sizing and characteristics, a sense of consistency is important. While not always possible, the idea of what is permissible in one should be permissible in both makes some sense. We face similar issues, so should have similar solutions. Sometimes an idea in one municipality could be a good idea for both. Sometimes more unique circumstances mean that it is not.

We have shared building department official multiple times over the years. And the usual/local developers/builders/designers (& surveyors), commonly work in both towns (at a higher proportion than outside areas). The more similar the general design components are, the simpler it is to keep track of all the various rules/requirements.

I note many components of the zoning bylaw already match, or feature similar wordings.

I would suggest that the Osoyoos bylaw look at being aligned with that of Oliver (to the extent that it is possible, and fits with the overall goals of the process). This could apply to items like setbacks, minimum areas, panhandles, definitions, general regulations etc.

Thank you for receiving this feedback, and continuing to put on public engagement sessions.

Sincerely,

Brock Pendergraft, BCLS 986
Osoyoos Zoning Bylaw Comments Part 2.docx



August 1, 2024

Town of Osoyoos
8707 Main Street
Osoyoos, British Columbia
VOH 1V1

Attention: Mr. Christopher Garrish

Dear Mr. Garrish,

RE: Draft Zoning Bylaw No. 1395 – Meeting with Planning Staff

On July 30th, 2024 at 1:00PM, several residents of Jasmine drive had the opportunity to meet with Mr. Christopher Garrish and Ms. Shannon Duong from the RDOS Planning department who were very gracious and provided insight into the reasons for the merging of various Bylaws into one. We outlined our history of meetings and events dating back to 2010 with Town Council as well as all the amendments to the Foreshore and Lake Zoning Bylaw No 1294.

Although the LRCU at the time recommended that we be included in site specific W1 zoning, the wording provided challenges to the Town in implementing the intended objective which was to apply for a permit and formalize the authority to have us retain our docks in front of our properties.

Mr. Garrish instructed us to submit our concerns for Council's consideration as he continues to prepare the final draft of the newly proposed bylaw.

Proposal

We propose that the semi-waterfront parcel owners between Jasmine Drive and Acacia Court (Trail) be a "Site Specific" W1 zoning.

Reasons

- W1 zoning exists according to the map and has allowed the residents along this lakeshore to moor our boats without permits. In the past several years, before purchasing their properties, at least 3 residents were given assurances by the Planning Department that this informal "Legacy Agreement" would continue.
- This strip of land was referred to as "unique" by the LRCU Task Force struck in 2011/2012 and they recommended to Town Council that it could easily be incorporated as Site Specific into the W1 zoning.
- Town Council confirmed their support for this recommendation and on 15 April 2013 the Foreshore and Lake Zoning Bylaw No 1294 (2012) was adopted including the Site Specific provisions.
- The Town may enforce the rules and regulations under the guidelines for W1 zoning.
- Any decision limiting this implied authority would have an adverse impact on the valuation of these properties and the resale given the understanding when these properties were purchased.


- Property owners have taken great pride in voluntarily maintaining this section for the benefit as well as the pleasure and enjoyment of pedestrians walking along the area.

Conclusion

We have always participated in good faith in our discussions with the Town and have shown great patience in believing the Town would deliver the infrastructure to formalize the intent of the Site-Specific provisions outlined in the previous Bylaw.

Unless we can resolve this matter satisfactorily to both ourselves and the Town, allowing this "unique" area to remain as is with our current docks and moorage, we strongly recommend that as our elected officials, you do not support the new Draft Zoning Bylaw 1395 on our behalf.

Sincerely,



Herb and Pat Wycherley

3209 Jasmine Drive, Osoyoos
[REDACTED]

*Residents of Jasmine Drive
Osoyoos, BC*

4 August 2024

Town of Osoyoos
8707 Main Street
Osoyoos, British Columbia
VOH 1V1

Attention: Mayor Sue McKortoff and Councillors

Dear Mayor McKortoff,

RE: Draft Zoning Bylaw No. 1395 – Meeting with Planning Staff

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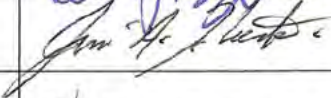
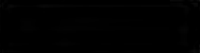








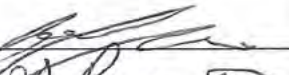

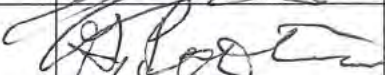

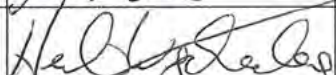

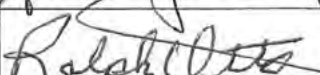

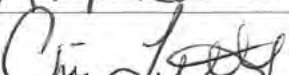
Sincerely,



Ray Renaud
3613 Jasmine Drive
[REDACTED]

Note: Please see attached signature sheet.

As residents located along Acacia Court/Jasmine Drive we support this proposal to be "Site Specific" for W1 zoning.

Name	Signature	Address	Phone
Kelly Paziuk		3815 Jasmine Drive	
Jim Thornton		3811 Jasmine Drive	
Wally Peters		3805 Jasmine Drive	
Rob Rivard		3619 Jasmine Drive	
Harold Cox		3605 Jasmine Drive	
Tim Hickson		3601 Jasmine Drive	
Jack Crespo		3413 Jasmine drive	
Joe Paolino		3405 Jasmine Drive	
Herb Wycherley		3209 Jasmine Drive	
Ralph Otto		3217 Jasmine Drive	
Chris Lowther		8516 32 nd Avenue	