

To: Her Worship Mayor McKortoff and Members of Council

From: Shannon Duong, Planner

Date: September 22, 2026

Subject: Near Market Affordable Housing (NMAH) Program Review

Tracker No: POL-083

Recommendation:

THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.12, 2026, be read a first and second time and proceed to public hearing;

AND THAT Council considers the process, as outlined in this report from the Chief Administrative Officer dated September 22, 2026, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the Local Government Act, Council has considered Amendment Bylaw No. 1375.12, 2026, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regular Open Council meeting of October 13, 2026;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*;

AND THAT the Housing Agreement Bylaw Repeal Bylaw No. 1411, 2026, be read a first and second time.

CAO Comments:

Approved for Council consideration.

Executive Summary:

The purpose of this report is to seek further direction with respect to the Town's Near Market Affordable Housing (NMAH) Program and associated Policy PLA-017, proposed amendments to the Town's Official Community Plan Bylaw No. 1375, 2021 and proposed repeal of Housing Agreement Bylaw No. 1343, 2018.

Background:

In April of 2010, Council adopted Southeast Meadowlark Area (SMA) Plan as a formal Schedule to the (then) Official Community Plan (OCP) Bylaw No. 1230, 2007, through Amendment Bylaw No. 1230.07, 2010.

The SMA Plan was later repealed in 2024 as part of a suite of amendments made to current OCP Bylaw No. 1375, 2021 in response to Provincial legislative changes relating to the provision of Small-Scale Multi-Unit Housing (SSMUH).

An objective of the SMA Plan was to “include a strong affordable housing component for moderate-income working families”, which would involve entering into housing agreements with developers to provide affordable housing.

Importantly, the adoption of the SMA Plan was intended to support an application to the Agricultural Land Commission (ALC) to exclude a number of properties from the Agricultural Land Reserve (ALR) for the purpose of future residential development. Specifically; medium-density residential development with “a strong affordable housing component”. (see Attachment No. 1 for the lands that were subject to the block exclusion)

On October 14, 2010, the Agricultural Land Commission (ALC) approved the exclusion of the Southeast Meadowlark Area by way of ALC Resolution #2638/2010, and subject to the following conditions being satisfied:

1. *Deletion of ALR lands designated as “growth areas” in the Town of Osoyoos OCP (with the exception of those areas approved by the Commission);*
2. *Consistency with the Southeast Meadowlark Area (SMA) Plan policies and Town of Osoyoos OCP policies referenced in the SMA Plan (as endorsed by the Commission on April 2010). These policies include, but are not limited to, overall densities of 30 units per hectare, 30 meter setbacks of residential structures from the ALR boundary, and that appropriate buffering and fencing be located on the excluded land.*

In 2025, the Town submitted a Request for Reconsideration of ALC’s 2010 decision (i.e., Resolution #2638/2010) in order to modify Condition 2, given that the SMA Plan had been repealed in 2024.

In response, the ALC issued the following revised conditions (i.e., ALC Resolution #741/2025):

- a) *Deletion of ALR lands designated as “growth areas” in the Town’s OCP (with the exception of those areas approved by the Commission);*
- b) *Confirmation that the Town’s OCP has been amended to remove PID: 24-592-595 from the Urban Containment Area;*
- c) *A minimum density of 30 residential units per ha;*
- d) *A minimum 30 metre setback from the ALR boundary, with the exception of road reserves within the ALR wherein this requirement does not apply;*
- e) *A vegetative buffer established prior to residential construction, for the purpose of preventing chemical drift from pesticide spray, to be located within the applicable setbacks of proposed parcels which would directly abut the ALR, with the exception of road reserves within the ALR wherein this requirement does not apply; and*

- f) *The construction of a fence for the purpose of screening the ALR boundary from proposed parcels which would directly abut the ALR, with the exception of road reserves within the ALR wherein this requirement does not apply.*

In the last 16 years since the Commission's 2010 decision, only three parcels have been excluded from the ALR (e.g. Osoyoos Fire Hall and Meadowlark Phases 1, 2 and 3; see yellow shaded properties in Attachment No. 1).

Near Market Affordable Housing Program

In 2016, Council adopted its "Near Market Affordable Housing (NMAH) Program Guidelines", being Policy PLA-017, as a way to implement the affordable housing program contemplated by the SMA Plan.

Specifically, the NMAH Program seeks to "deliver lower cost affordable homes at a discount below comparable market housing to qualified applicants" by requiring developers assist by subsidizing and constructing affordable homes within the SMA Plan Area as a condition of a rezoning approval.

The "Near Market Affordable Housing (NMAH) Program Guidelines" policy supported this by indicating that Council's preference was for developers to obtain its approval of OCP and zoning amendments for "Intensive Residential Development (IRD)" on the lands the SMA Plan applied to.

According to the Policy, the OCP and Zoning Bylaw "IRD" designations would facilitate developments consisting of certain housing types, "specifically small lot single detached and two-family housing, as well as row houses" and that these housing types may also be dedicated for affordable housing.

The "Near Market Affordable Housing (NMAH) Program Guidelines" policy further indicates that "any Developer who is the recipient of IRD zoning approval must consent to including a set-aside of affordable homes in their project equal to 15% of their total number of approved residential units".

The policy further establishes the cost of the affordable housing units, the mechanism by which they are to be provided (i.e. housing agreement), program eligibility, developer guidelines and recipient guidelines (program eligibility, use and resale restrictions, etc.).

The roll-out of the NMAH Program has been undertaken in phases as lands have incrementally been excluded from the ALR, rezoned, and then subsequently subdivided and developed by developers.

Since the original adoption of "Near Market Affordable Housing (NMAH) Program Guidelines" policy and the implementation of the NMAH Program approximately 10 years ago, 10 homes have been sold under the Program.

There are homes expected to be included into the Program within Meadowlark Phases 2 and 3. Specifically, one lot within Meadowlark Phase 2 (legally described as Lot 25, District Lot 2450S, SDYD, Plan EPP121282) is the subject of a restrictive covenant requiring the registration of a housing agreement and three lots within Meadowlark Phase 3 are subject to a housing agreement but have not been developed/sold (legally described as Lots 10, 11, and 12, District

Lot 2450S, SDYD, Plan EPP131021).

Official Community Plan (OCP) Bylaw No. 1375, 2021

Section 7.A.2.1(c) of OCP Bylaw No. 1375, 2021 states that the Town:

[Supports] the exclusion of the Southeast Meadowlark area from the Agricultural Land Reserve, in accordance with ALC Resolution #2637/2010, in order to meet the Town's residential growth demands provided that the development includes a 30 m residential building setback, fence, and buffer between agricultural and non agricultural lands, the development is built at a minimum density of 30 units per hectare, and 15% of all new housing units provided are deemed affordable, as per the CMHC's definition of "affordability".

Housing Agreement Bylaw No. 1343, 2018

Housing Agreement Bylaw No. 1343 was originally adopted by Council in 2018 and authorizes the Mayor and Corporate Officer to enter into housing agreements on behalf of the Town of Osoyoos, as set out in the schedules attached to the bylaw. At this time, the scope of Bylaw No. 1343, 2018 is limited to the housing agreements for Phases 1, 2 and 3 of the Meadowlark development.

Previous Council Consideration

At its meeting of August 18, 2026, Council passed a resolution to bring the following resolution from the July 21, 2026 In-Camera meeting out to the Regular open meeting:

THAT the following be initiated:

The "Near Market Affordable Housing Program Guidelines", being Council Policy No. PLA-017, be repealed;

An amendment to the Town Official Community Plan (OCP) Bylaw No. 1375, 2021, be initiated in order to delete Policy No. 7.A.2.1(c);

And the Housing Agreement Bylaw No. 1343, 2018, be repealed.

Discussion:

In reviewing the NMAH Program, it is unclear whether the Program has been effective in its goal to provide affordable housing within the Town and that a mismatch exists between the ambition of the NMAH Program and the administrative capacity of the Town.

Specifically, a fundamental constraint that impacts many small municipalities attempting to administer an affordable housing program is the lack of dedicated staff, with the result being that responsibility for the program is assigned to other positions (e.g. planner, clerk or corporate officer), which may already be at capacity in terms of core responsibilities.

Consequently, it is not unusual for there to be limited institutional knowledge in relation to the program, slow processing times, inconsistent program administration, and a vulnerability to staff turnover (e.g. when a staff person familiar with the program leaves, the program can become moribund).

Reflecting these limitations, the Town's NMAH Program is considered to be administratively burdensome in that it requires the following:

- discretionary rezoning applications (as opposed to pre-zoning land for residential development) in order to require the developer enter into of a housing agreement;
- discretionary amendments to the Housing Agreement Bylaw in order to formalize the requirement for a housing agreement (this also requires the Housing Agreement Bylaw be formally amended to address any subsequent changes, such as changing the applicable parcels);
- extensive reliance on professional legal services in order to assist with the drafting and review of legal documents, such as the housing agreement (NOTE: this also typically involves Town staff and the developer and their legal representation); and
- that the Town verify an applicant's residency, employment and financial situation, enforcing occupancy restrictions (e.g. "primary place of residence"), monitoring resale compliance, and tracking market rates.

Furthermore, the benefits of the program are seen to be relatively weak when considering that the purchaser of an affordable housing unit within the NMAH Program must only retain the property for five (5) years in order to be able to sell the property at market value.

Sales which take place prior to the 5-year mark must be sold in accordance with the registered housing agreement, which typically stipulates a maximum sale price of the original purchase price. Accordingly, homes sold under the NMAH Program *may* only benefit one purchaser per house if the original purchaser owns the property for 5 years.

The NMAH Program also encompasses only below market home sales, and does not contemplate below market rental of housing units, which limits opportunities to provide affordable housing.

Feedback has also been received from developers as it relates to the NMAH Program and the requirements and limitations it imposes on their ability to develop and sell a property.

This includes a concern that developers are subsidizing the purchase of these homes and that buyers under the program could potentially be significantly benefiting from this initial subsidy, with a long-term result being that the Program *may* be creating a disincentive to develop lands within the SMA Plan area.

As well, concerns have been raised with respect to the extent to which the affordable housing units being made available are realistically "affordable" to those waitlisted individuals in the NMAH Program due to rising costs. It is noted that some waitlisted applicants have previously turned down opportunities to purchase a home within the Program.

Lastly, and in light of the recent reconsideration by the ALC, repealing the NMAH Program is not going to impact the ability of the Town to exclude parcels in the SMA Area that remain in the ALR (as consistency with the former SMA Plan, which included the provision of affordable housing, had previously been a condition of the Commission's in relation to further exclusion of lands in the SMA Area). The exclusion of these parcels remains subject to the conditions under ALC Resolution #741/2025.

Proposed Bylaw Changes

Administration have identified two bylaw changes that are seen to be necessary should the NMAH Program be ceased and Policy PLA-017 be repealed.

Firstly, Section 7.A.2.1(c) of the OCP Bylaw contains policy which supports the exclusion of lands within the Southeast Meadowlark Area from the ALR and references the conditions associated with the ALR exclusion approval and the former Southeast Meadowlark Area Plan. Given that the Southeast Meadowlark Area Plan has been repealed and conditions of the ALC's exclusion approval for the area have been revised via ALC Resolution #741/2025 to uncouple it from the Plan, Administration finds that deleting the policy would be appropriate to remove outdated references and information.

Administration notes that the Town typically hosts Public Information Meetings as a means of satisfying its statutory obligation under the *Local Government Act* to consider and provide for early and ongoing consultation. In this instance, it is noted that the proposed amendment is considerably minor in nature and that early and ongoing consultation in this instance is not seen to warrant a Public Information Meeting. Despite this, Council has the option to hold a Public Information Meeting if it deems it appropriate to do so.

Secondly, Housing Agreement Bylaw No. 1343, 2018 was adopted as a means of implementing the NMAH Program and that the Bylaw currently only authorized the Town to enter into specified housing agreements as part of the NMAH Program. Should the NMAH Program be ceased, Administration finds it appropriate to discharge all outstanding housing agreements, as the properties would no longer be maintained as part of the Program. Accordingly, the Housing Agreement Bylaw would no longer be necessary and should be repealed.

Alternative:

Conversely, Council has the options of retaining the "Near Market Affordable Housing (NMAH) Program" (e.g. Policy PLA-017) in its current form is available to Council.

While the NMAH Program has limitations, it represents an established policy tool that has delivered approximately 10 home ownership opportunities over the past decade at rates that have been below "market".

Further, developing and implementing a replacement program – should Council wish to retain opportunities for affordable housing within the Town – would likely require significant staff time, legal costs, and Council deliberation to implement.

The Program also carries institutional value in that its framework — including eligibility criteria, housing agreement templates, resale restrictions, and developer obligations — has already been developed and tested. While the 5-year resale restriction is acknowledged as a relatively small affordability window, it nonetheless may provide short-term relief to qualifying purchasers who may otherwise be priced out of home ownership in the Town.

Finally, repealing the NMAH Program could be perceived as a step back from the Town's affordable housing objectives at a time when housing affordability is a known public policy concern across the province.

Alternately, the option of retaining a revised version of the "Near Market Affordable Housing (NMAH) Program" (i.e., Policy PLA-017) is also available to Council.

A revised program could improve clarity, update outdated provisions, provide greater flexibility, and strengthen the long-term affordability benefits of the program, while building on the policy framework and housing agreements already developed by the Town.

This is, however, seen to constitute a broader strategic planning project and would require substantive background research, identification of potential community and governmental partners, and potential involvement of consultants given the specific expertise required to design such a program in order to inform potential bylaw amendments and policy development. (NOTE: this work is not contemplated in current work plans and would likely require additional staffing resources).

Summary:

For the reasons outlined above, Administration is recommending that OCP Amendment Bylaw No. 1375.12, 2026 and Housing Agreement Bylaw Repeal Bylaw, be read and 1st and 2nd time.

Options:

1. THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.12, 2026, be read a first and second time and proceed to public hearing;

AND THAT Council considers the process, as outlined in this report from the Chief Administrative Officer dated September 22, 2026, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the Local Government Act, Council has considered Amendment Bylaw No. 1375.12, 2026, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regular Open Council meeting of October 13, 2026;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*;

AND THAT the Housing Agreement Bylaw Repeal Bylaw No. 1411, 2026, be read a first and second time.

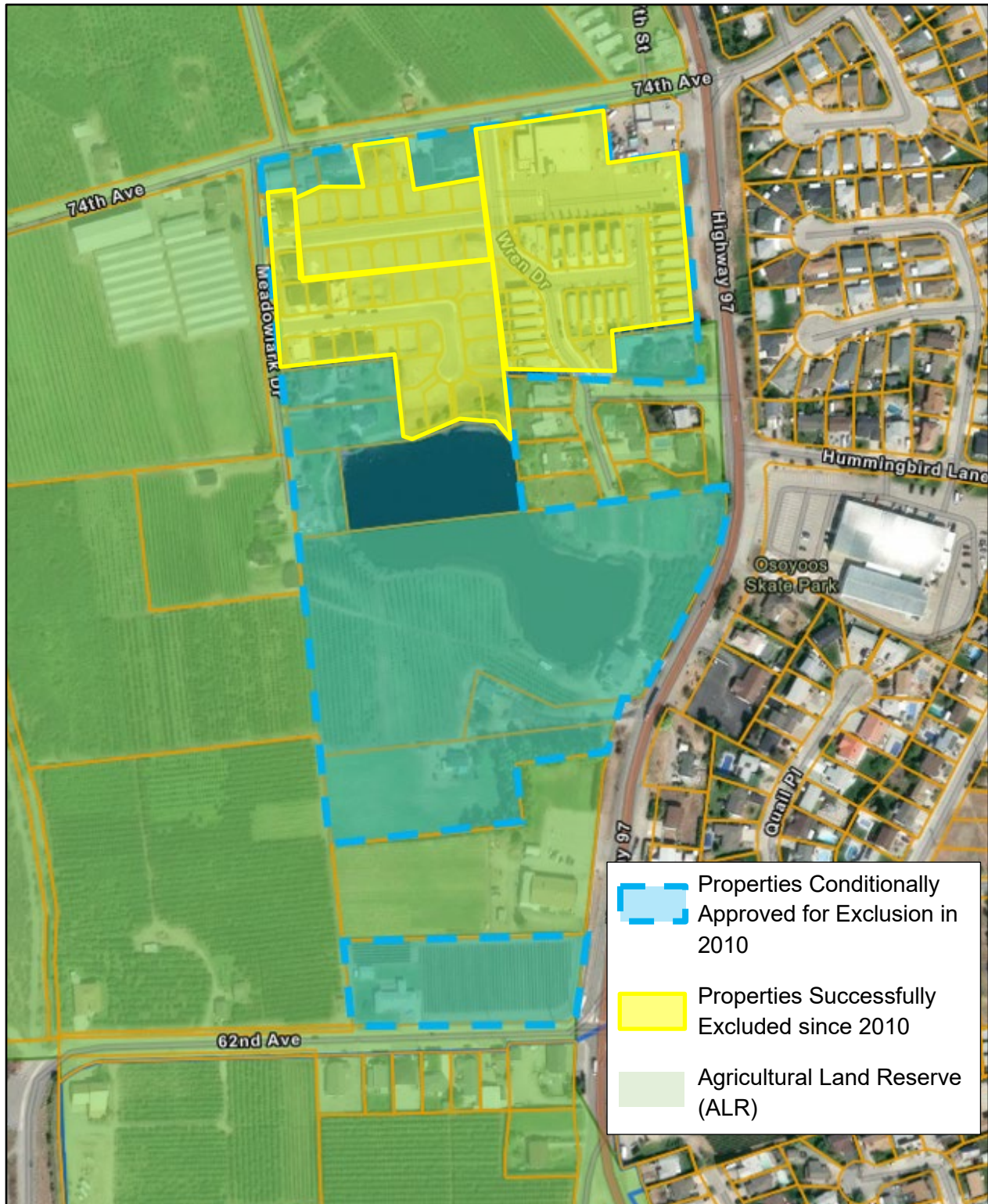
2. THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.12, 2026, be abandoned.

AND THAT Housing Agreement Bylaw Repeal Bylaw No. 1411, 2026, be abandoned.

Attachments:

1. Properties Conditionally Approved for ALR Exclusion
2. Map of Properties Sold Under NMAH Program
3. "Near Market Affordable Housing Program Guidelines" (Council Policy No. PLA-017)
4. Draft Official Community Plan Amendment Bylaw No. 1375.12
5. Draft Housing Agreement Bylaw Repeal Bylaw No. 1411
6. Representations

Attachment No.1 – Properties Conditionally Approved for ALR Exclusion



Attachment No. 2 – Map of Properties Sold Under NMAH Program



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SECTION	PLANNING AND DEVELOPMENT SERVICES
TITLE	NEAR MARKET AFFORDABLE HOUSING (NMAH) PROGRAM GUIDELINES
POLICY NUMBER	PLA-017

A. GENERAL GUIDELINES

A1. Outline

The Near-Market Affordable Housing (NMAH) program will operate in designated areas of the Town of Osoyoos in accordance with the following Program Guidelines. The Program is intended to deliver lower cost affordable homes at a discount below comparable market housing to qualified applicants. Participating developers will build and help subsidize a required share of modestly-priced affordable homes in their residential projects as a condition of zoning approval. The Town will encourage developers take on such mixed housing projects by providing them with otherwise unavailable development rights and, where appropriate, negotiating selective financial incentives. To guard against affordable home recipients receiving windfall profits from a public program and to maintain the Town's affordable housing pool the unit resale conditions are outlined in C5.

A2. Needs

1. As a successful resort community, Osoyoos attracts many retirees and recreation home buyers which inflates local housing prices and, in doing so, creates affordability barriers for lower income households wishing to live and work in the community.
2. According to the affordability threshold set by the Canada Housing and Mortgage Corporation (CMHC), total shelter costs for home purchasers and renters should ideally not exceed 30% of their gross household income. However, data collected for the *Town's 2010 Affordable Housing Strategy* shows that even median-income local households will have difficulties staying within this affordability threshold. Thus, more diverse housing supply is needed to meet all demand sectors.
3. *Council's 2010 Affordable Housing Policies* place a priority on helping working and especially younger households facing housing challenges who want to remain in or relocate to Osoyoos. * See Policy PLA-001.
4. Council's housing efforts are intended to complement business and job creation to achieve sustained community growth and diversification. Also, linking jobs and homes in Osoyoos will reduce commuting demands and promote environmental sustainability.

A3. Program Applicability

The Program will apply to designated areas in the Town of Osoyoos *Official Community Plan* that are subject to "inclusionary zoning" policies. Under these policies developers are required to set-aside a share of their total residential units as a public amenity in the form of affordable housing, in return for receiving otherwise unavailable development rights. Currently the Program encompasses all properties identified for future medium-density residential use in our *Secondary OCP Area Plan for South-East Meadowlark (SEM)*. Approval of development rights on these properties are subject to their release from the *Agricultural Land Reserve (ALR)*, as well as Council approved OCP and zoning amendments for *Intensive Residential Development (IRD)* use. With the Town's consent, certain allowable IRD housing types -- specifically small

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lot single-detached and two-family housing, as well as row houses -- may also be dedicated for use as affordable housing.

A4. Program Duration

The Program will continue at Council's pleasure but will not be terminated or contracted without the Town meeting all its pre-existing written obligations.

A5. Other Program Instructions

From time to time the Town may update these guidelines and attach schedules with detailed instructions, application forms, and legal documentation.

B. DEVELOPER GUIDELINES

B1. Project Size

The Town places a strong priority on developing larger projects with ideally a least 20 housing units to achieve benefits of: (i) servicing and land use economies of scale, (ii) enhanced social viability from mixing numbers of affordable homes in with full market units and incorporating common space amenities, (iii) mixing different housing types together wherever feasible, and (iv) enabling a reasonable profit margin for Developers to cover their costs of including affordable homes. To realize these benefits, Developers may have to consolidate a number of individual properties to make up their projects.

B2. Affordable Housing Set Aside

Any Developer who is the recipient of IRD zoning approval must consent to including a set-aside of affordable homes in their project equal to 15% of their total number of approved residential units, as rounded out to the nearest whole number. If there is a subsequent change in the total number of approved residential units, the set-aside may be recalculated. In the case of phased developments, the required set-aside will be calculated on the basis of the whole project.

B3. Payment in Lieu

In rare circumstances where larger projects are impractical, the Town may approve a project with 6 or less total housing units but on condition the developer elects in advance either to set-aside one designated affordable home, or make payments-in-lieu to the Town equal to 3% of each of their market unit's final selling price within sixty (60) days of their closing date. The payments will be held in a reserve account with the purpose of expanding the Town's supply of affordable housing. Payments-in-lieu are not an alternative in any other applications under the Program.

B4. Sale to Home Recipient

Developers will sell each of their designated affordable homes to an approved recipient registered on the NMAH waiting list at a discounted price of 15% less than the selling price of comparable market homes in their project, as confirmed by an appraiser selected by and under the direction of the Town. At this time the Program does not cover affordable rental units, but Developers may include rentals in their market housing component.

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B6. House Design

All affordable homes must be identical with comparable market housing types in the same project respecting floor space, number of bedrooms, number of vehicle parking spots and parking structures, exterior building appearance, building material finishing and quality, and infrastructure services. All project housing must accord with the same applicable Town design standards. With Town concurrence, less expensive internal features may be substituted in affordable homes respecting plumbing and lighting features, flooring, counter tops and kitchen cupboards, but they must be durable, of good quality, and consistent with contemporary standards for new housing. Affordable homes must contain the same range of household appliances as market units but may be less expensive models.

B7. Financial Incentives

A Developer may apply to the Town for financial incentives to partially compensate for the difficulties of taking on a mixed affordable / market housing project and their reduced profits on the affordable units, and the Town may negotiate without obligation and in accordance with Council approved policy. Density bonuses will not be offered as an incentive because of the already high densities achievable in the IRD zone.

B8. Housing Agreement

Normally, any zoning bylaw amendment approval requiring a Developer to include affordable homes in their project will be subject to an accompanying *Housing Agreement* under *Section 483* of the *Local Government Act*. The Agreement will lay out all relative responsibilities and rights of the Town, the Developer, and NMAH home purchasers regarding all applicable matters under these Program Guidelines and will be placed on title. In the case where the Town is selling its own property with an affordable housing component, the Offer to Purchase Agreement will include provisions for an affordable set-aside and discounted sale price, to be followed by the Town entering into such a Housing Agreement with itself as the owner prior to selling any property.

C. RECIPIENT GUIDELINES

C1. Program Eligibility Priorities

The Town will manage the Program fairly in accordance with the *Human Rights Code*. Applicants registering on the Waiting List will be considered on a first come, first serve basis for assessment against the Program's following eligibility priorities:

1. Applicants must be a current resident of the Osoyoos area extending out to the region as defined by the Regional District of the Okanagan Similkameen (RDOS);
2. Applicants must be a Canadian Citizen or Permanent Resident;
3. Applicants must not own or be a party to any real estate property in Canada;
4. Must be employed in or near the Town of Osoyoos or within the area defined as the RDOS;
5. Applicant's financial institution confirms that the applicant would not qualify for a mortgage for a home with a value greater than 25% of the homes in the program.

C2. House Offer and Applicant's Right of Refusal

When a suitable affordable home becomes available, the Town will offer first right of purchase to the leading registered applicant on the Waiting List recommended for that type of home. If the selected applicant refuses the home an offer will be made to the next leading applicant. A selected applicant has two opportunities to refuse purchasing any affordable home before being moved to the bottom of the

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Waiting List, and if they refuse a third time will be removed entirely from the Waiting List.

C3. Resale Restrictions

The resale of the near market home (home) is subject to the provisions of the Housing Agreement. Each home may be maintained in the Town's Affordable Housing Pool for a fifteen (15) year term from the date of first occupancy. Within that term it can only be resold by the homeowner at a maximum fixed price equal to the original purchase price, plus an annualized rate of interest for the period in question calculated according to the BC Based Consumption Price Index (All Items). Notwithstanding the home having a 15-year term in the near market program, if a home owner has ownership of the property for a period of 5 years in that 15-year period the owner may sell the home at market value. Any Homeowner wishing to sell their home within the 5-year term must give ninety (90) days' notice to the Town. The Town of Osoyoos will have first right of refusal to purchase the home but, if not exercised will notify Waiting List registrants of its availability and if the Town does not take up the option to purchase it can be offered for sale as outlined in the Housing Agreement.

C4. House Use and Maintenance Restrictions

Every affordable home shall be purchased and maintained as the home owner's primary place of residence. No affordable home will be sublet, leased or used as a vacation rental. The home owner is required to maintain their buildings and grounds in a decent, safe and sanitary condition at their cost.

C5. Right of Appeal

Any person aggrieved by a decision of the Town may appeal in writing within 30 days to Osoyoos Town Council for a determination and may be heard at a closed Council meeting under a relevant provision of Section 90 of the *Community Charter*.

APPROVAL DATE	October 3, 2016	MEETING	REGULAR
AMENDED	May 7, 2018	MEETING	In-Camera – IC 48/18
AMENDED	October 15, 2018	MEETING	REGULAR
AMENDED	July 25, 2023	MEETING	REGULAR

TOWN OF OSOYOOS
BYLAW NO. 1375.12, 2026

A Bylaw to amend the Official Community Plan Bylaw No. 1375, 2021

WHEREAS Council deems it desirable to amend the Official Community Plan 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 “Official Community Plan Amendment Bylaw No. 1375.12, 2026”.

2. The “Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021,” is amended by:
 - i) replacing Section 7.A.2.1(c) in its entirety with the following:
c) deleted.

READ A FIRST AND SECOND TIME this ____ day of _____, 2026.

PUBLIC HEARING held on this ____ day of _____, 2026.

READ A THIRD TIME this ____ day of _____, 2026.

ADOPTED this ____ day of _____, 2026.

Mayor

Corporate Officer

TOWN OF OSOYOOS
BYLAW NO. 1411, 2026

A Bylaw to repeal Housing Agreement Bylaw No. 1343, 2018

WHEREAS Council deems it desirable to repeal Housing Agreement Bylaw No. 1343, 2018.

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 “Housing Agreement Bylaw Repeal Bylaw No. 1411, 2026”.
2. The “Town of Osoyoos Housing Agreement Bylaw No. 1343, 2018” is hereby repealed.

READ A FIRST AND SECOND TIME this ____ day of _____, 2026.

READ A THIRD TIME this ____ day of _____, 2026.

ADOPTED this ____ day of _____, 2026.

Mayor

Corporate Officer

Attachment No. 6

From: [Fox, Alison AF:EX](#)
To: [Shannon Duong](#)
Cc: [Hainstock, Lindsay AF:EX](#); [ALC Referrals ALC:EX](#)
Subject: RE: Bylaw Referral - Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.12, 2026
Date: September 18, 2026 11:24:04 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender.

Hi Shannon,
Ministry staff have reviewed the OCP amendment and the subsequent materials you provided. We have no issues with the amendment, provided that it results in consistency with the ALC reconsideration (Resolution #741/2025).
Thank you for the opportunity to review this referral.
Alison

Alison Fox, P.Ag.
Land Use Agrologist
Strengthening Farming Program
BC Ministry of Agriculture and Food
778 666-0566
Alison.Fox@gov.bc.ca

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Wednesday, September 2, 2026 3:55 PM
Cc: Claudia Lenz <clenz@osoyoos.ca>
Subject: Bylaw Referral - Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.12, 2026

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon,

Please find attached a referral in relation to the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.12, 2026.

If you have any questions, please let me know.

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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