

To: Her Worship Mayor McKortoff and Members of Council

From: Christopher Garrish, Planner

Date: September 9, 2025

Subject: Small-Scale Multi-Unit Housing (SSMUH) Implementation – Phase 2

Tracker No: BLW-423

Recommendation:

THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.09, be read a first and second time and proceed to public hearing;

AND THAT Council considers the process, as outlined in this report September 9, 2025, 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. 1375.09, 2025, 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 14, 2025;

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

CAO Comments:

Approved for Council consideration.

Executive Summary:

The proposed amendments to the Town of Osoyoos Official Community Plan (OCP) Bylaw No. 1375, 2021, are intended to ensure statutory compliance with the *Local Government Act* as it related to Housing Needs Reports and Small-Scale Multi-Unit Housing (SSMUH).

Background:

On November 30, 2023, the provincial government amended the *Local Government Act* in order to deliver “more small-scale, multi-unit housing for people, including townhomes, triplexes and laneway homes, and fix outdated zoning rules to help build more homes faster.”

Amongst other things, this included new requirements in relation to the completion of Housing Needs Reports and associated Official Community Plan (OCP) and zoning bylaw amendments. These requirements and their deadlines are summarized as follows:

- **January 1, 2025**, local governments must complete an Interim Housing Needs Report detailing the total number of housing units required to meet the anticipated housing needs of the local government for the next 5 years and the next 20 years; and
- **December 31, 2025**, municipalities must complete their first OCP and zoning bylaw amendments to “pre-zone” for the number of required housing units identified under the Interim Housing Needs Report;
- **December 31, 2028**, and then every five years thereafter, local governments must complete their next “regular” Housing Needs Report; and
- **December 31, 3030**, and then every five years thereafter, municipalities must amend their OCP and zoning bylaws accordingly.

At its meeting of February 11, 2025, the Committee of the Whole (COTW) of Council received the “Housing Needs Report Update (2024)”, in accordance with Section 585.31 of the *Local Government Act*.

At that time, Council was advised that “following the receipt of this report, it is anticipated that Administration will prepare associated OCP and zoning amendment bylaws for Council’s consideration dependent on further direction from the Ministry of Housing.”

In support of complying with these legislative requirements a “Zoning Capacity Analysis” was completed on June 2, 2025, by Urban Systems and determined that there is existing zoning capacity for 6,375 units, whereas the *Housing Needs Report Update (2024)* identified a need for 1,018 units over the next 20 years.

At its meeting of July 15, 2025, the Committee of the Whole (COTW) of Council resolved that “the Official Community Plan (OCP) Amendment Bylaw No. 1375.09 be initiated.”

Referrals:

Approval from the Ministry of Transportation and Transit (MoTT) is not required prior to adoption as the proposed amendments involve an Official Community Plan (OCP) bylaw.

Pursuant to Section 476 of the *Local Government Act*, the Town must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 has been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading Council must consider the proposed OCP amendment in conjunction with current Town financial plan and Regional District waste management plan.

The proposed OCP amendment has been reviewed by the Regional District of Okanagan-Similkameen Solid Waste Department and the Town’s Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS’s current waste management plan and the Town’s financial plan.

Pursuant to Section 475 of the *Local Government Act*, the Town must consult with the Agricultural Land Commission (ALC) when proposing to amend an OCP which might affect

agricultural land. Both the ALC and the Ministry of Agriculture have been made aware of the proposed amendment bylaw.

Public Process:

On September 2, 2025, a Public Information Meeting (PIM) was held online, and was attended by approximately 9 members of the public.

Administration recommends that the written notification of affected property owners, the public meetings as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to further ongoing.

All comments received to date in relation to this application are included as a separate item on the Regular Open Council Meeting Agenda.

Analysis:

Administration considers that amendments are required to the Town's Official Community Plan (OCP) Bylaw in relation to Section 473.1(4) of the Act and the requirement that an OCP "must include housing policies of the local government respecting each class of housing needs required to be addressed in the most recent housing needs report ..."

In response, it is being proposed that Section 6.B (Housing and Our Neighbourhoods) of the OCP be amended to include the required information from the Housing Needs Report.

Alternative:

Conversely, the status quo is an option that is available to Council but is not recommended due to the statutory requirement to include the most recent Housing Needs Report information in the Town's OCP Bylaw.

Options/discussion:

1. THAT the Town of Osoyoos Official Community Plan Amendment Bylaw No. 1375.09, be read a first and second time and proceed to public hearing;

AND THAT Council considers the process, as outlined in this dated September 9, 2025, 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. 1375.09, 2025, 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 14, 2025;

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

2. Status quo.

Implications:

- a) Community: The amendments support increased housing diversity and affordability within established neighbourhoods.
- b) Organizational: Staff resources have already been allocated to preparing and implementing the proposed amendments.
- c) Budget / Financial / Risk Implications: The amendments can be accommodated within existing budgets and pose minimal financial risk.
- d) Significant Dates: Adoption is targeted to occur prior to provincial SMMUH implementation deadlines (e.g. December 31, 2025).
- e) Sustainability: The amendments encourage more efficient land use and support climate-resilient, sustainable growth.

Others Consulted:

See Attachment No. 1

Attachments: No. 1 – Agency Referral List
No. 2 – OCP Amendment Bylaw No. 1375.09, 2025

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following departments and agencies as highlighted with a , prior to Council considering first reading of Official Community Plan Amendment Bylaw No. 1375.09:

	Ministry of Transportation and Infrastructure		Chief Administrative Officer
✓	Agricultural Land Commission		Corporate Officer
	Archaeology Branch (MFLNRORD)	✓	Chief Financial Officer
	Interior Health Authority	✓	Operational Services
✓	Ministry of Agriculture & Lands		Building Inspector
	Ecosystem Section (MFLNRORD)		Fire Department
✓	School District	✓	Osoyoos Indian Band
	Fortis BC	✓	RDOS
	Eastlink		RCMP
	Telus		