

# TOWN OF OSOYOOS

## BYLAW 1375.09, 2025

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

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**WHEREAS** Council deems it desirable to amend the Official Community Plan Bylaw No. 1375, 2021;

**NOW THEREFORE** the Council of the Town of Osoyoos in open Meeting assembled **ENACTS AS FOLLOWS:**

1. This bylaw may be cited for all purposes as “Official Community Plan Amendment Bylaw 1375.09, 2025.”
2. The Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021, is amended by:
  - i) replacing Section 6.B (Housing and Our Neighbourhoods) under Section 6 (Community Goals and Policies) in its entirety with the following:

## 6.B. HOUSING AND OUR NEIGHBOURHOODS

### .1 Community Goal

Provide for neighbourhoods that offer an array of housing types and affordable options and provide connections to everyday amenities and services.

### .2 Citizen Direction

A range of housing types is necessary to ensure that individuals and families from all demographic groups or stages of life are able to live in Osoyoos and achieve a high quality of life.

The long-term vision is for a community in which housing is attainable for both renters and those who are first-time home buyers. This will encourage families and young working professionals to choose Osoyoos as their home.

More intensive forms of housing will be necessary to accommodate additional growth in the community while maintaining the compact form of Osoyoos. Ensuring that the population is able to age-in-place, and therefore not be required to relocate out of Osoyoos due to housing challenges, is a key priority.

Accordingly, having a sufficient supply of adequate and affordable housing is integral to ensuring the health of the local economy.

### .3 Provincial Direction

In 2023, the provincial government amended the *Local Government Act* (the “Act”) in order require the preparation of housing needs reports (HNR) every five years on the basis that:

*Housing Needs Reports help communities better understand their current and future housing needs. These reports help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, household incomes, housing stock, and other factors. A Housing Needs Report is critical to developing a housing strategy or action plan and informing land use planning.*

Pursuant to the *Local Government Act Housing Needs Report Regulation*, an HNR is now required to provide a 5-year and 20-year housing demand estimate based on a standardized methodology which includes consideration of the following:

- the number of housing units for households in extreme core housing need;
- the number of housing units for individuals experiencing homelessness;
- the number of housing units for suppressed housing demand;
- the number of housing units for anticipated household growth;
- the number of housing units required to increase the rental vacancy rate to 3%;
- the number of housing units needed to meet additional local housing priorities (the “demand buffer”).

Once a Housing Needs Report is complete, the Town is required, pursuant to Section 473.1 of the Act, to consider the housing information on which the report is based when developing an official community plan.

The most recent Report prepared for the Town and received by Council in 2025 indicates that housing need is primarily driven by population growth projections based on the Province’s projections on fertility, mortality, in-migration, out-migration and household formation over the coming decades.

*Table 6: Housing Need*

<b>Component</b>	<b>5-Year Need</b>	<b>20-Year Need</b>
Extreme Core Housing Need	9.32	37.27
Persons Experiencing Homelessness	15.15	30.3
Suppressed Household Formation	31.61	126.45
Anticipated Growth	206.66	661.44
Rental Vacancy Rate Adjustment	2.13	8.53
Additional Local Demand	38.56	154.23
<b>Total New Units</b>	<b>303</b>	<b>1,018</b>

## **.4 Policies**

### **.1 Provide a range of housing options to address the diverse needs of the community based on the most recent Housing Needs Report.**

- a) Support accommodating a variety of housing typologies and tenures within the Urban Containment Area where necessary infrastructure, essential amenities and services are in place to accommodate growth, including:
  - i) affordable housing
  - ii) rental housing
  - iii) special needs housing
  - iv) seniors housing
  - v) family housing
  - vi) homeless shelters
  - vii) workforce housing
- b) Support the creation of a favourable regulatory environment to help overcome barriers to housing construction, by:
  - i) encouraging land use patterns that promote efficient use of land, resources and services in the Urban Containment Area;
  - ii) exploring opportunities to improve the development approval process for small-scale multi-unit housing; and
  - iii) considering opportunities to expedite permitting procedures for development applications proposing the provision of attainable ownership units, rental units, special needs housing, seniors housing, or congregate care facilities.
- c) Encourage a mix of housing types to provide lower-cost options, such as duplex developments, apartments, townhouses, small homes, and secondary dwelling units.
- d) Acknowledge the diversity of household sizes in the community. Encourage a maximum of 70% of new multi-family units to include 1- and 2-bedroom units each, respectively.
- e) Support the provision of affordable rental and owner-occupied housing through private sector, public private-partnerships, and senior government support.
- f) Recognize the interconnection between a solid supply of affordable housing forms and new job creation.

- g) Support the regulation of short-term rental accommodations to ensure that long-term rental housing stock is protected.
  - h) Discourage strata conversions of rental multi-family buildings that would impair the supply of affordable housing.
  - i) Support the development of market and non-market rental housing.
  - j) Develop a seniors housing inventory that outlines the types of seniors housing currently available and identifies additional housing types that are needed to address the needs of seniors.
  - k) Promote the development of accessible seniors housing to better support this demographic’s ability to age-in-place.
  - l) Consider implementing a housing incentive program which offers municipal financial incentives such as reduced property taxes, DCC’s or density bonuses to encourage multi-family development in or around the core area.
  - m) Encourage agricultural and tourism businesses to provide housing for their staff.
  - n) Advocate to the provincial government in support of the following with respect to housing and homelessness:
    - i) that improvements to the development approval process be considered through updates to the *Local Government Act*.
- ii) replacing the sub-section entitled “Projects” under Section 9. (Implementation) in its entirety with the following:

## Projects

A series of projects are outlined in the table below with recommended completion terms. These projects may be considered by Council and included in future Strategic Plans and budgets.

SHORT-TERM (2021 – 2026)	
PROJECT	DESCRIPTION
Wayfinding and Informational Signage Program	Resort Municipality Initiative Strategy identifies this project with the goal of celebrating Osoyoos’s rich heritage and that of the Syilx Peoples.
Public Art Program	Partner with the Osoyoos Arts Council to identify funding opportunities to create a program to select, commission, acquire, install, and maintain public art pieces.
Housing Strategy Update	Update the 2010 strategy to reflect the findings of the 2020 Housing Needs Report

Economic Development Plan	Work with the South Okanagan Chamber of Commerce, Destination Osoyoos, Osoyoos Indian Band, and the RDOS to devise a strategy for business attraction and retention.
Infrastructure Master Plans (Sewer, Water, Roads)	Create new master plans that guide the provision of infrastructure, including extensions and upgrades.
Parks and Trails Master Plan Update	Update the existing parks and trails master plan to include a recreation and culture component, as well as better reflect the direction outlined in this OCP.
Affordable Housing Reserve Fund	Establish a fund to support new affordable housing initiatives

Read a first and second time on the 9<sup>th</sup> day of September, 2025.

Public hearing held on the 14<sup>th</sup> day of October, 2025.

Read a third time and adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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MAYOR

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CORPORATE OFFICER