
DATE: July 15, 2026 File No.

TO: Mayor and Council

FROM: Paul Sizemore, Director of Development Services

RE: Official Community Plan Bylaw 1436

RATIONALE:

The purpose of this report is to present Official Community Plan (OCP) Bylaw 1436 for consideration of first and second reading. The proposed bylaw represents Phase II of the Town's comprehensive OCP update initiated in 2025.

OPTIONS:

1. Council may wish to support the staff recommendation
2. Council may wish to not support the staff recommendation
3. Council may wish to refer back to staff for additional information

RECOMMENDATION:

That Council considers the engagement process, as outlined in the staff report attached to the July 20, 2026 Regular Open agenda, 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 Official Community Plan Bylaw 1436 in conjunction with its Financial and applicable Waste Management Plans; and

That Council give first and second reading to Official Community Plan Bylaw 1436; and

That holding of the public hearing be scheduled for August 10, 2026; and

That Staff give notice of the Public Hearing in accordance with the requirements of the *Local Government Act*.

RECOMMENDATION IMPLICATIONS:

Council approval of first and second reading enables the Town to proceed through the statutory adoption process. The next step will be a public hearing, followed by third reading. Adoption of the updated OCP will reorganize and modernize the document, as well as bring it into alignment with Council and public feedback.

BACKGROUND:

A comprehensive update to the Official Community Plan is being completed in two phases. Phase I focused on housing and land-use policy alignment and was adopted by Council on February 23, 2026. Phase II addresses all other aspects of the Plan through a reorganization and modernization of the document, driven by public and stakeholder engagement throughout.

Because of the extensive reorganization of the Plan (compared to the 2017 OCP as amended), the bylaw is being presented as an entirely new document rather than as a redlined version of the previous Plan. The new OCP does represent a continuation in the policy direction and trajectory of the previous OCP rather than an abrupt departure. An example of this can be seen in the Development Permit Area Guidelines, which reflect a continuation of the design expectations already in place within the community. Wherever possible, existing foundational goals, objectives, and policies have been preserved.

Affordable Housing Considerations

This OCP update was funded through provincial Local Government Housing Initiatives Capacity Funding, which was awarded to the Town in 2024. Although Phase I included most of the direct housing-related amendments in this process, it is notable to reflect on the overall impact that both phases have on the policy environment for housing affordability. Council's Strategic Plan includes goals related to providing affordable housing, which have been advanced in the following ways:

- Phase I policies supporting infill and residential development in the Town Centre
- Phase I policies supporting more dedicated rental housing
- Phase I policies supporting collaboration with non-profit providers, co-ops, and senior levels of government to provide more housing
- Phase I policies supporting seasonal worker housing
- Phase II engagement with social service providers, facilitated by Interior Health staff, to encourage a broad view of how housing and other social factors affect one another

- Phase II policies supporting expansion of allowable housing types in medium density districts, enabling more housing choice
- Phase II policies supporting live/work arrangements in commercial and industrial areas where appropriate
- Phase II policies supporting Heritage Revitalization Agreements, providing another tool to preserve older housing stock alongside infill development

Although not a direct outcome of the OCP update process, parallel mapping efforts have led to an inventory of Town-owned properties available in an easy-to-access GIS format. This can now be used as a resource for Town staff, private developers, and affordable housing partners to quickly and easily identify Town land that might work for Public Private Partnerships or other similar arrangements to provide affordable housing. This data is now available on the RDOS parcel viewer and will be made available on the Town's custom parcel viewer.

Engagement Process

Throughout 2025, Council reviewed successive drafts of the Phase I amendments and received input from the community through a public open house on August 26, 2025, and an online survey with over 100 responses.

Phase II engagement for the OCP Update began in early 2026 and included a broad range of in-person and online opportunities for residents, stakeholders, and partner agencies to participate in shaping the draft document. Community engagement activities included an open house on February 25, a community walking tour on March 6, and an online survey that was open from February 25 to March 31. An additional open house was held on June 9 to present the draft plan and all changes (compared to the 2017 plan) to the public. Feedback from these activities has been positive, and no significant community objections have been identified.

Targeted stakeholder engagement was also undertaken through six focused meetings involving more than twenty participants representing local economic sectors, the school district and education partners, non-profit and community organizations, and health and social service agencies.

Engagement with the Osoyoos Indian Band (OIB) was a key component of this phase. Staff met with the OIB Chief and staff on March 24, 2026, and have continued dialogue on shared areas of interest, including environmentally sensitive development permit areas, climate resilience, reconciliation, parks and recreation, and watercourse planning. The OIB Referrals Manager provided detailed recommendations and suggestions, many of which have been incorporated into the document.

In addition, youth-specific engagement was conducted by visiting Social Studies classes at Southern Okanagan Secondary School. Feedback from these sessions brought a fresh perspective to the planning process and had a genuine impact on the resulting product.

Latest Revisions

Based on Council discussion and comments on the draft OCP document, as well as ongoing staff review, the following updates have been made since the June 8, 2026, Committee of the Whole meeting:

- Wording adjustments to reaffirm the role of the OCP as a document that provides guidance to staff and Council, without committing Council to specific expenditures.
- Addition of details in the Administration section to clarify the meaning and applicability of “goals, objectives, and policies” as they appear in the plan, consistent with provincial statutes and planning best practices.
- Expanded guidance in the Implementation section that speaks about annual monitoring and evaluation of the Plan by staff and reinforcing its role as a living document subject to updates and revisions to respond to changing conditions and Council priorities.
- Inclusion of additional photos and graphics.
- Other minor revisions based on final staff and consultant review.

Plan Content

The Town initiated Phase II of the OCP update in early 2026 as a comprehensive policy review building on the legislative updates addressed in Phase I. In addition to policy updates, the draft OCP reflects a reorganization of the document to improve readability and align with best practices. The revised structure consolidates overlapping content, introduces new thematic areas, and clarifies policy direction. Key changes from the 2017 Plan are summarized below.

Community Context

The Community Context section has been updated to include revised demographic information based on the 2021 Census, along with refreshed community profile information and updated goal statements. The section also strengthens alignment with the Regional Growth Strategy through a revised consistency table.

Collaboration

A new Collaboration section has been introduced to consolidate policies related to community engagement, partnerships, and reconciliation. This section formalizes the Town’s commitment to working with First Nations, community organizations, and other partners, and strengthens policy direction around inclusive and ongoing engagement processes.

Land Use

The Land Use section remains central to the OCP but has been reorganized for clarity. It continues to address residential, commercial, industrial, agricultural, institutional, and temporary use permit areas. Additional policies address walkability and intensification in the Town Centre, as well as provisions supporting workforce and attainable housing.

Economic Development

Economic Development policies have been updated to align with the Grow Oliver Plan and reflect current priorities related to business attraction and retention. The section places increased emphasis on strengthening the Town Centre and supporting the attraction and retention of families, youth, and a diverse workforce.

Parks and Recreation

The Parks and Recreation section has been refined to focus on facilities, programs, and long-term planning. References to the Parks and Recreation Society have been updated to reflect the current advisory structure. The draft also recommends consolidating existing plans into a more comprehensive framework that integrates parks, recreation, and trails planning.

Transportation

The Transportation section continues to address the road network, active transportation, and transit. New policies expand support for active transportation, including infrastructure that serves both cyclists and emerging e-device users. Additional emphasis is placed on enhancing public transit and improving connectivity across the community.

Infrastructure

The Infrastructure section addresses water, sanitary sewer, stormwater, utilities, and solid waste. Updates include referencing long-term sustainability of infrastructure, including policies supporting the canal system and protection of the Town's water supply- including an aquifer protection area to ensure best practices are observed near the Town's potable water wells.

Environmental and Hazard Lands

Environmental and Hazard Lands have been integrated into a single section to better connect natural asset protection with risk management. New policies strengthen habitat protection through recognition of wildlife corridors and ecological connectivity, reflecting current best practices in environmental planning.

Climate Resilience

Climate Resilience is now presented as a standalone section, highlighting its importance as a core policy area. Updates include incorporation of key recommendations from the Corporate and Community Climate Action Plans, and clearer policies related to wildfire mitigation, water conservation, and energy efficiency.

Health, Wellbeing, and Community Development

This section has been expanded to address a broader range of social considerations, including partnerships with Interior Health and community organizations. New policies respond to mental health, housing stability, and community safety, alongside updates to emergency management and fire services planning.

Arts, Culture, and Heritage

A new Arts, Culture, and Heritage section has been added to the OCP. This section establishes guidance to support opportunities for local artists, cultural events, and heritage conservation, recognizing the role these elements play in community identity and quality of life.

Implementation

The Implementation section has been strengthened to clarify how OCP policies will be carried out. This includes the development of a consolidated table identifying priority bylaws, plans, and studies for the Town to consider updating in the future as part of the implementation of the OCP.

Statutory Requirements

This update to the OCP has been prepared consistent with the requirements of the *Local Government Act*. Some key requirements include:

Consideration of the Plan in relation to the Financial Plan and waste management plans.

Throughout development of the updated OCP, Staff and Council discussions have included consideration of financial and budgetary realities facing the Town. Significant feedback has been received, and is reflected in the Plan's policies, regarding the need for ongoing asset management and the high costs associated with maintaining aging infrastructure. The Town's Public Works department manages the sanitary sewer system in compliance with all provincial regulations, and the Plan supports these efforts by encouraging ongoing prudent investment in the plans and maintenance activities needed to keep these systems functional.

Referral to the Agricultural Land Commission and Board of the Regional District.

Town staff involved the Agricultural Land Commission (ALC) early in the Phase II process. Comments received from the ALC were minor in nature, reflecting the care taken to ensure agricultural uses are protected and preserved. A draft of the Plan was referred to Regional District of Okanagan-Similkameen (RDOS) staff, who arranged for the Board to consider the OCP's Regional Context Statement at the July 16, 2026, RDOS Board of Directors meeting.

Next Steps

Following first and second reading, a public hearing will be scheduled to consider the proposed OCP bylaw. Upon completion of the public hearing, third reading may occur. Once third reading is approved, the bylaw may proceed to adoption at the following regular meeting.

<i>General:</i>	N/A
<i>Organizational:</i>	N/A
<i>Financial:</i>	N/A
<i>Legal/Statutory Authority:</i>	N/A
<i>Strategic Plan:</i>	Good Governance

REFERRALS:

Consistent with statutory requirements, the draft OCP has been referred to the Agricultural Land Commission and the Board of the Regional District for acceptance of the Regional Context Statement.

PUBLIC PROCESS:

Extensive public engagement occurred as a part of the development of the Plan, as documented in this staff report. A public hearing will be held prior to third reading, during which members of the public may comment on the proposed OCP.

COUNCIL REPORT/RESOLUTION HISTORY:

CAO COMMENTS:

Report Approval Details

Document Title:	Official Community Plan Phase II First and Second Reading.docx
Attachments:	- Oliver OCP Bylaw 1436.pdf - Schedule A- Official Community Plan 7.16 (1).pdf - Schedule B (Official Community Plan Land Use Map).pdf - Schedule C (Hazard Lands Map).pdf - Schedule D (Parks and Recreation and Trails Network Map).pdf - Schedule E (Transportation Network Map).pdf - Schedule F (Form and Character Development Permit Areas Map).pdf - Schedule G (Environmentally Sensitive Development Permit Area Map).pdf - Schedule H (Watercourse Development Permit Area Map).pdf - Schedule I (Wellhead and Aquifer Protection Development Permit Area Map).pdf
Final Approval Date:	Jul 16, 2026

This report and all of its attachments were approved and signed as outlined below:

Rochelle Lougheed - Jul 16, 2026 - 5:30 AM

John Kurvink - Jul 16, 2026 - 2:24 PM