

TOWN OF OLIVER

BYLAW 1370.12

A Bylaw to Amend The Town of Oliver's Official Community Plan Bylaw 1370
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The Council of the Town of Oliver, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw 1370.12."
2. Official Community Plan Bylaw 1370, as amended, is further amended by:
 - i) Adding the following text in a new section numbered 2.3:

2.3 Housing Needs Report

The Town of Oliver completed a Housing Needs Report (HNR) in 2024 to inform decision making around housing development and policy. As required by the Province, the OCP must be updated to provide adequate land capacity to accommodate future housing needs as projected in the HNR. The report indicates that current planning practices are encouraging a mix of housing choices and that existing zoning capacity will meet housing needs in the short and medium terms. However, additional capacity is needed for long-term needs to be met.

The HNR indicates more specifically that more purpose-built rental housing is needed in Oliver, as well as housing for seniors, housing for temporary and seasonal workers, and supportive housing with wrap-around services.

The projected five-year housing need is 302 units. The projected 20-year housing need is 1,107 units.

The OCP must be aligned with the most recent Housing Needs Report.

- ii) Deleting the text in paragraphs 1 and 2 of Section 3.4 and replacing it with the following:

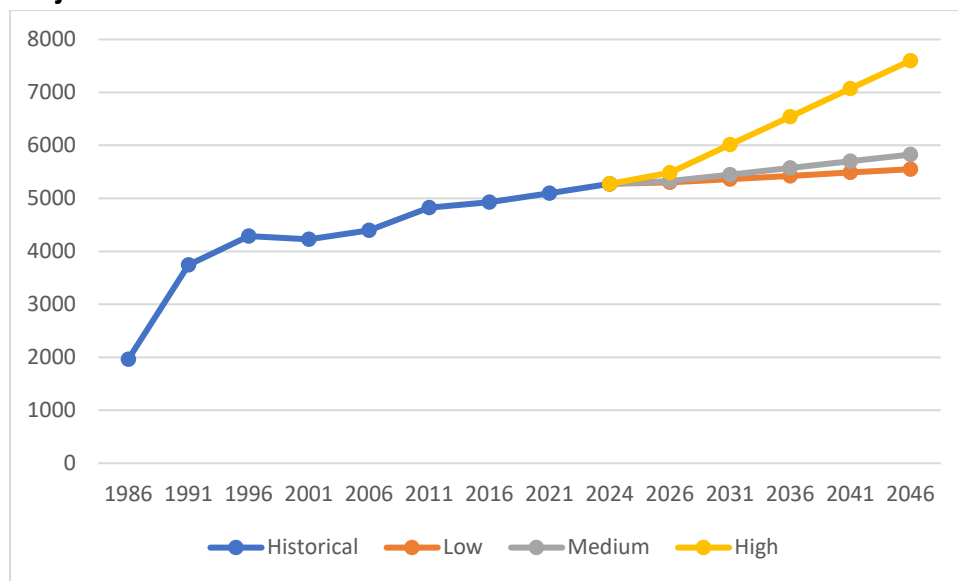
The Town of Oliver's population was 5,094 in 2021 (Statistics Canada), with approximately an additional 4,000 people living in the surrounding rural areas (Electoral

Area “C”). The most recent estimate in 2024 (BC Stats) indicates a population of 5,274. The trend prior to 2021 shows modest but steady population growth between 1% and 3%. Table 1 illustrates the Town of Oliver’s growth over the decades. Some of the increases between 1986 and 1991 were due to the Town of Oliver’s boundary expansion.

Reflective of the modest growth in the past decade, BC Stats projects a modest growth rate of 0.25% for the Town of Oliver between 2025 and 2046, which would translate to a population of 5,550 people by 2046. However, in the past two census periods, the annual population increase has averaged 0.45% and 0.65%, respectively. Furthermore, the Housing Needs Report projects that 1,107 housing units will be needed over the next 20 years. Assuming 2.1 persons per household and that housing needs are met, the population could increase to 7,599. With these trends and projections in mind, the Town of Oliver could anticipate a 2046 population of between 5,550 and 7,599. These projections do not include the possibility of a boundary expansion.

- iii) Deleting Figure 1 and replacing it with the following:

Figure 1: Town of Oliver Historical Population Growth and Future Population Projections



Low = 0.25%

Medium = 0.5%

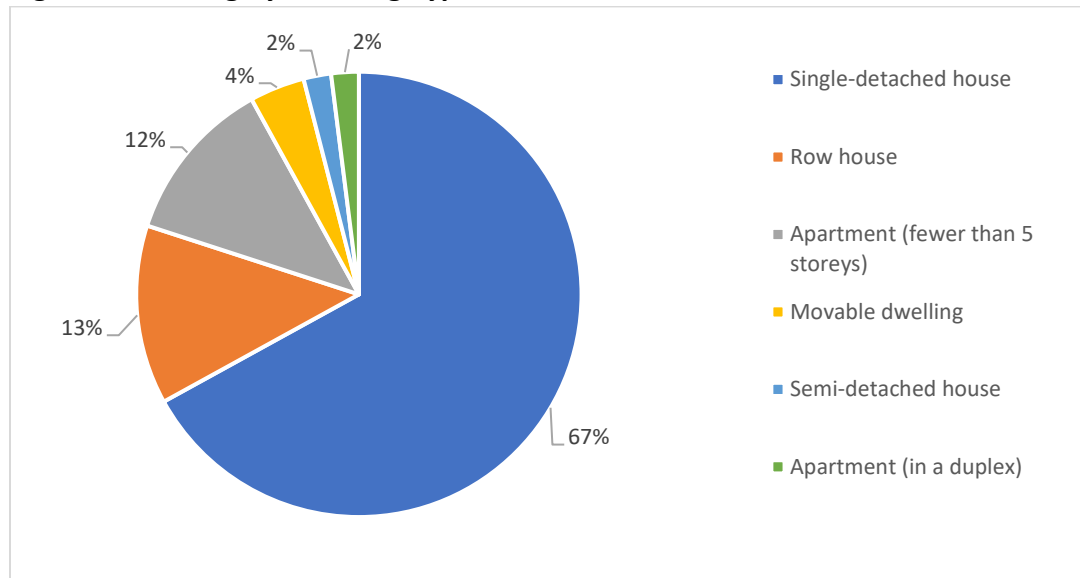
High = 1.84%

- iv) Deleting the text in paragraph 2 of Section 3.6 and replacing it with the following:

According to the 2021 Census, two-thirds (67%) of housing in the Town of Oliver is single-detached homes. This is followed by a smaller percentage of row houses (13%) and low-rise apartments (12%). The figure below illustrates housing type in the Town of Oliver.

- v) Deleting Figure 4 and replacing it with the following:

Figure 4: Housing by Dwelling Type



- vi) Deleting Table 2 and replacing it with the following:

Table 2: Regional Context Statement

South Okanagan RGS Goals	South Okanagan RGS Objectives	Supporting Policies Town of Oliver OCP
HOUSING AND DEVELOPMENT Focus development to serviced areas in designated Primary	Collaborate and coordinate among regional partners to direct most new development to Primary Growth Areas .	6.4.1, 6.4.5, 9.2.14
	Create walkable, liveable, mixed-use neighbourhoods and communities.	8.2.2, 8.2.15, 9.2.1, 9.2.16, 10.3.6, 11.2.13
	Protect character of rural areas .	16 .2.1, 16.2.2

Growth Areas and Rural Growth Areas.	Protect the agricultural land base.	6.4.3, 12.2.1, 12.2.2
	Recognize the critical links between social, environmental and economic sustainability and infrastructure in effective growth management.	6.4.10, 18.2.5, 20.2.4, 21.2.1 8
ECOSYSTEMS, NATURAL AREAS AND PARKS Protect the health and biodiversity of ecosystems in the south Okanagan.	Coordinate regional biodiversity conservation and management.	15.2.2, 15.2.3
	Support environmental stewardship .	15.2.1
	Protect regional air quality .	15.2.7, 15.2.8
	Promote and enhance water conservation and sustainability.	15.2.9, 15.2.10, 15.2.11
INFRASTRUCTURE AND TRANSPORTATION Support efficient and effective infrastructure services and an accessible multi-modal transportation network.	Direct development to areas with publicly operated services and infrastructure.	8.2.1, 8.2.2
	Reduce solid and liquid waste.	18.2.4
	Minimize environmental impacts of infrastructure and services.	18.2.1
	Expand safe, accessible, efficient transportation options and connections, including transit, cycling and walking.	8.2.4, 20.2.5, 20.2.8
	Protect and improve Highway 97 as a key transportation corridor.	22.2.3

COMMUNITY HEALTH AND WELLBEING Foster healthy, safe communities that provide accessible recreational, educational and cultural opportunities.	Support regional partnerships and collaborate for safe, healthy and active communities.	13.2.4, 20.2.3
	Enhance community wellbeing by supporting diversity.	20.2.12
	Support regional arts and culture and educational opportunities.	13.2.8, 13.2.9, 13.2.10, 13.2.14

REGIONAL ECONOMIC DEVELOPMENT Achieve a sustainable, resilient and prosperous South Okanagan regional economy.	Coordinate and cooperate to support regional economic diversification.	9.2.4, 21.2.1
	Encourage business development in employment lands areas.	9.2.3, 9.2.4
	Support and promote tourism and tourism-related activity.	17.2.14, 21.2.8
	Support local agriculture and related businesses.	21.2.12
ENGAGEMENT AND COLLABORATION Foster and support regional cooperation, collaboration and civic engagement.	Enhance regional-local government partnerships	6.4.5, 14.2.13
	Build and enhance communications and relationships with regional Syilx / Okanagan Nation communities.	6.4.6
	Facilitate ongoing participation and engagement in local and regional governance.	11.2.6, 8.2.11, 20.2.16, 20.2.23
	Cultivate effective, accountable, accessible, and transparent governance.	8.2.12, 24.1, 24.3
ENERGY EMISSIONS AND CLIMATE CHANGE Reduce energy emissions and ensure the South Okanagan is prepared for a changing climate.	Plan for climate change adaptation and support ongoing mitigation efforts.	19.2.1, 19.2.2, 19.2.3, 19.2.4

vii) Revising Map 1 to remove the date (2016) from the title.

viii) Deleting paragraph 3 of Section 6.1 and replacing it with the following:

Section 3.4 projects that the Town of Oliver could anticipate a growth rate of between 0.25% and 1.84%, and a population between 5,550 and 7,599 by 2046. The highest population projection is based on Town of Oliver's Housing Needs Report (2024), which projects a five-year housing need of 302 units and a 20-year housing need of 1,107 units, and the assumption of 2.1 persons per household.

- ix) Deleting paragraph 1 of Section 6.2 and replacing it with the following:

Development capacity is estimated based on vacant developable properties and recent subdivision and development protocols. There are several large projects that are unrealized but indicate potential unit capacity.

- x) Deleting paragraph 3 of Section 6.2 and replacing it with the following:

Overall, the estimates that there is capacity for 1,781 new residential units in the Town of Oliver, including 705 low density residential units. Low density residential units could include a mixture of small-scale multi unit housing types, including single-detached, semi-detached, townhomes, apartments, secondary suites, and accessory dwelling units.

- xi) Deleting Table 3 and replacing it with the following:

Table 3: Residential Development Capacity by Land Use Category

Land Use Category	Residential Units
Low Density Residential	705
Medium Density Residential	403
High Density Residential	432
Town Centre/ Other Mixed Use	241
Total	1,781

- xii) Deleting Table 4 and replacing it with the following:

Table 4: Residential Development Capacity by Type

Development Type	Residential Units	Percentage of Total
Vacant and Subdivision Lots	129	7.24%

Greenfield Development Projects	759	42.62%
Redevelopment Projects	245	13.76%
Secondary Suite Uptake	407	22.85%
Mixed Use Projects	241	13.53%
Total	1,781	100%

- xiii) Adding following text as a new objective numbered 6.3.6:

Ensure there is enough land capacity to meet Oliver's 20-year housing need, as projected in the Housing Needs Report.

- xiv) Deleting the text of Section 6.4.1 and replacing it with the following:

Will ensure that new development is consistent with the Urban Growth Boundary as shown on Map 1: Town of Oliver's Growth Containment Boundary.

- xv) Adding the following text as a new policy numbered 6.4.9:

Supports a variety of housing types including semi-detached, townhouses, apartments, secondary suites and accessory suites.

- xvi) Adding the following text as a new policy numbered 6.4.10:

Supports the development of housing to address extreme core housing need, persons experiencing homelessness, suppressed household formation, anticipated household growth, rental housing need, and additional housing demand, as per the Housing Needs Report.

- xvii) Adding the following text as a new policy numbered 6.4.11:

Supports a range of housing densities including low, medium, and high density residential.

- xviii) Deleting paragraph 2 of Section 8 and replacing it with the following:

The Town of Oliver's population in 2024 was approximately 5,274. This is a modest increase from a 2021 population of 5,094, but regional and longer-term growth trends indicate that the Town of Oliver's population could grow to 7,599 people in 20 years.

This potential population growth is reflective of a 20-year housing need of 1,107 new residential units. Current development proposals and land use policies indicate that the Town of Oliver's potential capacity for new housing exceeds this demand.

- xix) Deleting paragraph 3 of Section 8 and replacing it with the following:

Low Density Residential (LR): generally, includes single detached dwellings, duplexes, triplexes, fourplexes, secondary suites, accessory suites, and complementary uses such as daycares, preschools, parks and small-scale neighbourhood commercial uses such as local convenience stores.

- xx) Adding the following text as a new objective numbered 8.1.7:

Facilitate increased residential density in all areas of the community, not only in the Town Centre and adjacent neighbourhoods, to facilitate small-scale, multi-unit housing.

- xxi) Adding the following text as a new objective numbered 8.1.8:

Support an increase in the amount of purpose-built rental housing.

- xxii) Adding the following text as a new objective numbered 8.1.9:

Provide opportunities for more accommodation for temporary and seasonal workers.

- xxiii) Adding the following text as a new objective numbered 8.1.10:

Provide opportunities for engagement and collaboration when updating land use plans and bylaws.

- xxiv) Adding the following text as a new objective numbered 8.1.11:

Consider the creation of a housing corporation.

- xxv) Deleting the text of Section 8.2.4 and replacing it with the following:

Encourages development of small scale, multi-unit housing, including semi-detached, triplexes, fourplexes, and secondary suites and accessory suites, in residential areas throughout Oliver.

- xxvi) Adding the following text as a new policy numbered 8.2.9:

Supports non-profit housing agencies to develop non-market housing through the provision of letters of support for grant applications and financial incentives such as discounting the sale or leasing of Town-owned land, fee waivers, and other incentives.

xxvii) Adding the following text as a new policy numbered 8.2.10:

Prioritises applications for purpose-built rental housing.

xxviii) Adding the following text as a new policy numbered 8.2.11:

Include opportunities for public engagement when updating land use plans and bylaws.

xxix) Adding the following text as a new policy numbered 8.2.12:

Provide educational information to inform residents about land use matters, such as policy and regulation updates, Provincially mandated amendments to bylaws and plans, and other useful land use and housing information.

xxx) Adding the following text as a new policy numbered 8.2.13:

Consider the creation of pre-approved building plans for accessory dwelling units as a means of reducing application processing and approvals timelines.

xxxi) Adding the following text as a new policy numbered 8.2.14:

Consider implementing incentives for the creation of secondary suites and accessory dwelling units, such as reduced building inspection fees.

xxxii) Adding the following text as a new policy numbered 8.2.15:

Encourage the implementation of lanes in greenfield development, with driveway access off the lanes, which will increase the amount of space available along street frontages for on-street parking.

xxxiii) Adding the following text as a new policy numbered 8.2.16:

Consider the creation of a Town of Oliver run corporation to facilitate and construct affordable housing.

xxxiv) Deleting the text of Section 8.3.1 and replacing it with the following:

Supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single-detached dwellings, duplexes, triplexes, fourplexes, secondary suites and accessory dwelling units, accessory structures, manufactured homes, parks, institutional buildings, and neighbourhood commercial uses.

xxxv) Deleting the text of Section 8.3.2 and replacing it with the following:

Establishes maximum net density for detached primary residences in Low Density Residential (LR) areas to be 3 units for parcels equal to or less than 280 m² and 4 units for parcels greater than 280 m². The calculation of net density does not include accessory dwelling units or secondary suites, roads, right of ways, or parks.

xxxvi) Deleting the text of Section 8.3.3 and replacing it with the following:

Establishes maximum net density for attached primary residences (duplexes, triplexes, and fourplexes) in Low Density Residential (LR) areas to be 3 units for parcels equal to or less than 280 m² and 4 units for parcels greater than 280 m². The calculation of net density does not include accessory dwelling units or secondary suites, roads, right of ways, or parks.

xxxvii) Deleting the text of Section 8.3.4 and replacing it with the following:

Requires a high standard of architectural building design and landscaping for low density residential development by including multiple unit residential (3 or more units) on lands designated as Low Density Residential (LR) in the Multi-Family Development Permit Area.

xxxviii) Deleting Section 8.3.7 and renumbering subsequent sections accordingly.

xxxix) Deleting the text of Section 8.4.2 and replacing it with the following:

Establishes a minimum net density in Medium Density Residential (MR) areas to be 3 units per parcel or 50 units per hectare, whichever is less. The calculation of net density does not include carriage houses and secondary suites, roads, right of way, or parks.

xl) Adding the following text as a new policy numbered 8.4.7:

There is no maximum density in Medium Density Residential (MR) areas.

xli) Adding the following text as a new policy numbered 8.4.8:

Prioritises applications for purpose-built rental development such as low-rise apartment buildings through provision of letters of support, fast-tracked processes, and potential incentives.

- xliv) Adding the following text as a new policy numbered 8.4.9:

Maximum height in Medium Density Residential (MR) should enable low-rise and mid-rise residential.

- xliv) Deleting the text of Section 8.5.2 and replacing it with the following:

Establishes a minimum net density in High Density Residential (HR) areas to be 50 units per hectare. The calculation of net density does not include accessory dwelling units and secondary suites, roads, right of way, or parks.

- xliv) Deleting the text of Section 8.5.6 and replacing it with the following:

Encourages the provision of affordable, community care housing, seniors housing, temporary and seasonal workers' housing, and special needs housing in areas designated High Density Residential (HR).

- xliv) Adding the following text as a new policy numbered 8.5.8:

There is no maximum density in High Density Residential (HR) areas.

- xlvi) Adding the following text as a new policy numbered 8.5.9:

Prioritises applications for purpose-built rental development such as mid-rise apartment buildings through provision of letters of support, fast-tracked processes, and potential incentives.

- xlvi) Adding the following text as a new policy numbered 8.5.10:

Maximum height in High Density Residential (HR) should enable low-rise and mid-rise residential.

- xlvi) Deleting the text of Section 9.1.1 and replacing it with the following:

Revitalise the Town Centre and reinforce its role as the commercial, institutional, residential, and social heart of the community.

- xlix) Deleting the text of Section 9.1.3 and replacing it with the following:

Support additional mixed-use, commercial/office/residential uses, including development that includes multiple residential dwellings and temporary and seasonal workers' housing.

- l) Adding the following text as a new objective numbered 9.1.7:

Support the development of purpose-built multiple residential rental housing in the Town Centre.

- li) Adding the following text as a new objective numbered 9.1.8:

Increase opportunities for affordable housing in mixed use developments in the Town Centre.

- lii) Adding the following text as a new policy numbered 9.2.14:

Supports non-profit housing agencies to develop non-market housing in the Town Centre.

- liii) Adding the following text as a new policy numbered 9.2.15:

Encourages the provision of more accommodation for temporary and seasonal workers downtown.

- liv) Adding the following text as a new policy numbered 9.2.16:

Prioritises applications for purpose-built rental development above commercial uses through provisions of letters of support, fast-tracked processes, and potential incentives.

- lv) Adding the following text as a new policy numbered 9.2.17:

Maximum height in Town Centre (TC) should enable low-rise and mid-rise buildings.

- lvi) Adding the following text as a new objective numbered 10.1.4:

Support residential development above commercial uses, particularly purpose-built rental and temporary and seasonal workers' housing.

- lvii) Adding the following text as a new policy numbered 10.3.6:

Encourages the provision of temporary and seasonal workers' housing above commercial uses.

- lviii) Adding the following text as a new objective numbered 11.1.6:

Consider opportunities for mixed-use live-work arrangements in light industrial areas and in downtown.

- lix) Adding the following text as a new policy numbered 11.2.12:

Will consider opportunities for mixed-use live-work arrangements in light industrial areas, where appropriate, including for temporary or seasonal workers.

- lx) Adding the following text as a new policy numbered 11.2.13:

Will consider opportunities for mixed-use live-work arrangements in downtown, where appropriate, including for temporary or seasonal workers. Ensure that any live-work uses do not cause conflicts with adjacent uses.

- lxi) Adding the following text as a new objective numbered 18.1.6:

Continually review infrastructure plans to ensure they are aligned with land use planning.

- lxii) Deleting the text of Section 18.2.5 and replacing it with the following:

Will continue to upgrade and expand the Town of Oliver's water and sewage facilities in accordance with the Official Community Plan and the recommendations outlined in the approved Water Capital Plan and Liquid Waste Management Plan.

- lxiii) Deleting paragraph 1 of Section 20 and replacing it with the following:

The Town of Oliver recognises the connections between land use planning and development and public health, wellbeing and quality of life. Beyond healthier built environments, the Town of Oliver also plays a role in supporting other health and wellbeing concerns, including food security, housing (one of the most important social determinants of individual health), and social development. The Housing Needs Report 2024 has also drawn focus on those in extreme core housing need and those

experiencing homelessness in Oliver. While not all health and social issues can be addressed through an Official Community Plan, the Town of Oliver has identified several issues that can be partially addressed through OCP policies.

lxiv) Adding the following text as a new objective numbered 20.1.5:

Support those in extreme core housing need and those experiencing homelessness.

lxv) Adding the following text as a new policy numbered 20.2.28:

Prioritises strategies to meet the needs of families and individuals experiencing homelessness.

lxvi) Adding the following text as a new policy numbered 20.2.29:

Prioritises strategies to meet the needs of those in extreme core housing need.

Read a first and second time on the 27th day of October, 2025.

Public hearing held on the ___ day of ____, 20__.

Read a third time on the ___ day of ____, 20__.

Adopted on the ___ day of ____, 20__.

Mayor

Corporate Officer