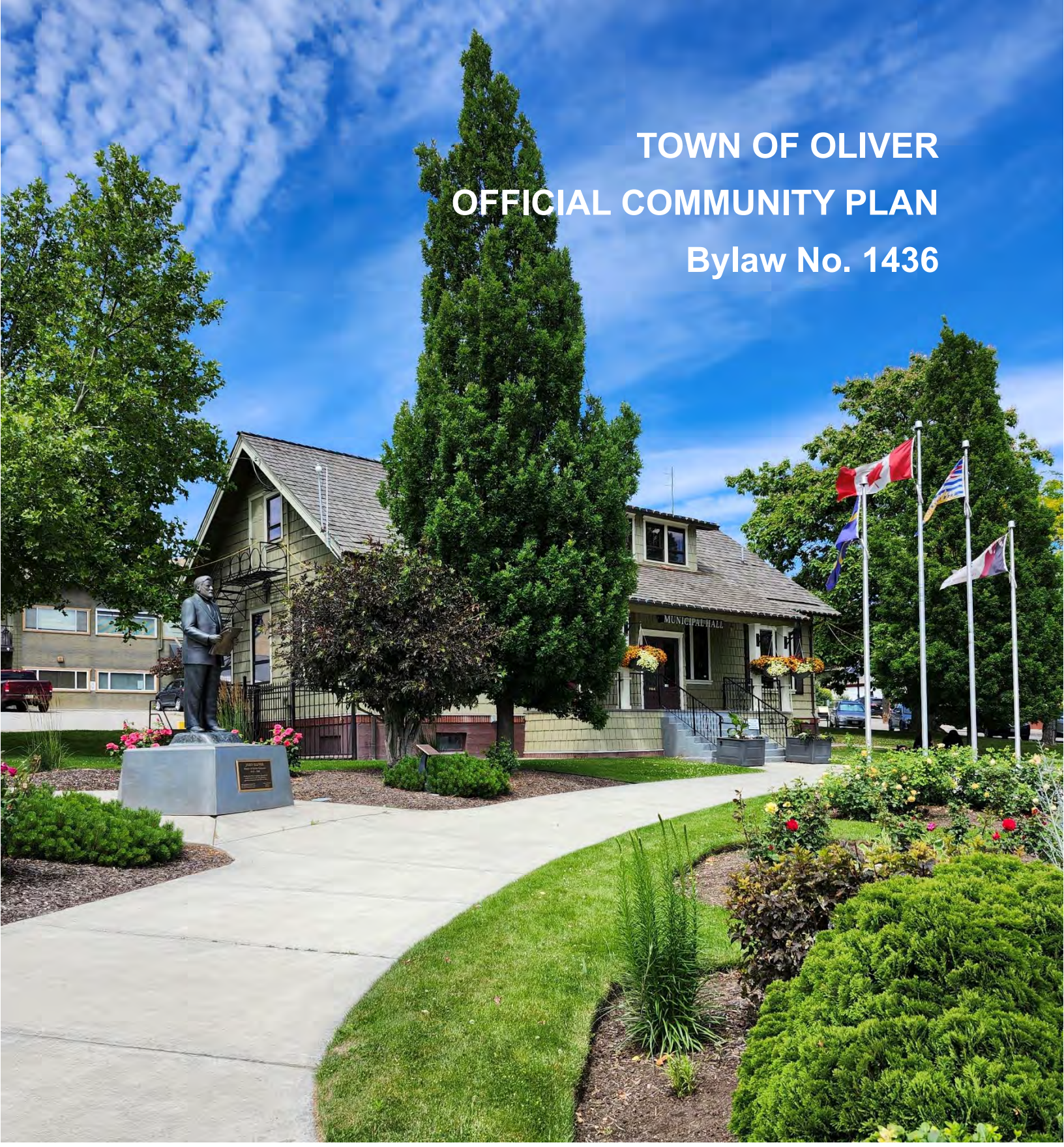
TOWN OF OLIVER
OFFICIAL COMMUNITY PLAN
Bylaw No. 1436



Town of Oliver
CANADA'S WINE CAPITAL

wsp

ACKNOWLEDGEMENTS

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1

COMMUNITY CONTEXT

1. Community Context

1.1 Interpretation and Administration

Interpretation

An OCP means an Official Community Plan as referred to in the *Local Government Act,* and as adopted by the Town of Oliver in accordance with the requirements of the *Local Government Act.*

Administration

This OCP comes into effect as of the date of adoption by the Town of Oliver.

The Zoning Bylaw will be used to regulate development. All rezoning proposals must be consistent with this OCP, which serves as a policy foundation for the Zoning Bylaw.

This OCP will be reviewed on a regular basis and, in order to ensure that the document complies with Provincial legislation and that it continues to accurately reflect the long-range planning objectives of the Town of Oliver, the OCP must undergo a comprehensive review every 5 years.

The OCP can only encourage senior levels of government to take action; it cannot force or require senior governments to act. Furthermore, although the OCP cannot commit the Town of Oliver to specific expenditures, the Town of Oliver cannot enact bylaws or undertake works that are not consistent with it without first amending it.

No one goal, objective or policy contained within this OCP should be read in isolation from the others to imply a particular action or consequence. All are nested together, flowing in sequence from one to the next in support of the vision. A goal is a high-level statement of ideal conditions for a specific planning category. Objectives are measurable statements for what is to be achieved by realising the goal, providing guidance for decision-making. Each policy, in turn, offers a specific course of action.

Amending the Plan

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the Town of Oliver, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act.*

Agricultural Land Reserve

In order for land in the Agricultural Land Reserve to be used in accordance with a land use designation under this bylaw, a property owner must ensure that the proposed use complies with the regulations applied by the Agricultural Land Commission.

Notwithstanding any other provisions of this bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act (ALCA)*, its regulations, and any resolutions of the Agricultural Land Commission (ALC).

Development Approval Information

The Plan Area is a Development Approval Information Area, and the Town of Oliver may require development approval information for a Zoning Bylaw amendment application, Development Permit application, or Temporary Use Permit application.

The objective in designating the Plan Area as a Development Approval Information Area is to ensure that the Town of Oliver can obtain sufficient information from a proponent to understand the anticipated impact of the proposed activity or development on the community and to make a well-informed decision regarding such applications. Where deemed relevant, an applicant may be expected to provide information regarding:

1.1.1 The impact of the proposed development on surrounding land uses and the community generally.

1.1.2 The consideration of public facilities such as schools, parkland, public spaces, and/or amenities.

1.1.3 The impact of the proposed development on groundwater quantity and quality, surface water runoff generated by the proposed development, and the options for collection, storage, and dispersal of such runoff.

1.1.4 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, Environmentally Sensitive Development Permit Areas, Watercourse Development Permit Areas, and rare or endangered plant or animal species.

1.1.5 The impact of the proposed development on public infrastructure and community services, such as water supply, sewer, fire protection, solid waste management and recycling.

1.1.6 The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.

1.1.7 The impact of proposed development on traffic volumes and roads.

1.1.8 How the proposed development provides buffers for any adjoining Agricultural Land Reserve areas to ensure no negative impact is caused.

1.1.9 Consideration of hazard area impacts, including steep slopes, flood prone areas and wildfire interfaces areas.

1.2 Introduction

Role, Purpose and Scope

An official community plan provides guidance and policies on a broad range of topics including land use, transportation, housing, parks and infrastructure.

Official community plans are developed through public consultation. The objectives and policy statements within them should reflect the collective desires of the people within the planning area. Local governments like the Town of Oliver then use official community plans to help guide and support decision-making on many important community matters including economic development, transportation, recreation, environmental protection, and more. Official community plans also designate land for specific purposes, like commercial office, retail, residential, park, and industrial. While this OCP does not commit the Town of Oliver to proceed with any particular project, subsequent bylaws and decisions by Council must be consistent with this OCP.

Municipalities in British Columbia are given the authority to adopt an official community plan through the *Local Government Act* (LGA), which describes what must be included an official community plan, what may optionally be included in it, and what steps need to be followed for it to be adopted. The required content of an official community plan is defined in Section 471 of the *Act.*

This OCP must be re-examined and updated every 5 years to ensure it complies with Provincial legislation and that it continues to reflect the long-range planning objectives of residents and the Town of Oliver. Updates also ensure that it remains consistent with other procedures, bylaws and government implementation tools.

The principal functions of this OCP are to:

1.2.1 Establish goals, directions and broad development strategies to guide the future growth of the Town of Oliver.

1.2.2 Provide policy guidance for development, programs, municipal budgets, actions and services.

1.2.3 Provide a basis for coordinating land use decisions.

1.2.4 Provide a basis for the amendment of land use regulations, such as the Zoning Bylaw.

1.2.5 Provide a general policy basis for assessing proposals for change or development not currently anticipated.

Planning Process

This OCP was developed over a period of twelve months, commencing in July 2025. Development of the OCP included a substantial community outreach component, which included three open houses, a walking tour, meetings with community organisations, First Nations consultation, community surveys, a project webpage on the Town of Oliver's website where all information was posted for public review, regular social media updates, and meetings and correspondence with affected agencies throughout the process.

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.

1.3 Community Profile

Location and Geography

The Town of Oliver is located in the southern Okanagan Valley, approximately 24 km north of the Canada-U.S. border. Oliver is situated on the valley floor, and ranges in elevation from approximately 296 metres above sea level (geodetic survey of Canada datum) to approximately 345 metres above sea level.

Glacial features are typical in the valley bottom landscape, including kettles (large depressions in the valley floor), and sorted and unsorted glacial deposits of clay, silt, sand and gravel. Tuc-el-nuit Lake, in the northeast portion of the Town of Oliver, is one of the kettles created by the glacial action.

Historically, the Okanagan River, which connects Vaseux Lake to Osoyoos Lake, meandered through the valley bottom, creating oxbows. Although the river was channelised in the 1950s, mainly as a flood control effort, many portions of the historic oxbows remain, and currently exist as habitat for fish, wildlife and waterfowl. The Okanagan River Channel bisects the community, flowing in a north-south direction.

Natural Environment

The Town of Oliver is located within one of the three most endangered natural systems in Canada. This area supports one of the country's greatest concentrations of species diversity, including plant, amphibian, reptile, bird and mammal species. The area is also home to 23 species of plants and animals currently listed as nationally threatened, endangered or vulnerable.

Town of Oliver's landscape includes part of the "pocket desert" ecosystem of the Southern Interior. This ecosystem contributes to the critical ecological corridor between the dry ecosystems in the south and the arid grasslands to the north. The Town of Oliver's connectivity with this ecological corridor contributes to the range of habitats and diversity of wildlife and plant species, all within the narrow Okanagan

Valley. For these reasons, the Town of Oliver is considered a biodiversity hotspot in British Columbia.

This area's natural environment is important for supporting species that depend on functioning ecosystems connected by corridors, and unstressed by unnatural disturbances. Natural features also contribute to the built/urban environment in terms of the character and charm of the community, and add to the quality of life that Oliver's residents enjoy, including the natural viewscapes, wildlife observation, hiking and other recreational activities.

Although the boundaries of the Town of Oliver are relatively compact, there are areas within it that warrant special attention because of their extraordinary value to the community and their environmental sensitivity. These areas include sensitive ecosystems such as grasslands, rugged terrain and steep slopes, treed slopes, Tuc-el-nuit Lake, the Okanagan River and the numerous wetlands and riparian areas that exist adjacent to the river channel.

History

Indigenous people lived in the Town of Oliver region for thousands of years prior to the arrival of Europeans. The original people of the Okanagan are known as the Syilx speaking people – the "Okanagans." The Okanagans (Syilx) occupied an area that extended over approximately 69,000 square kilometres. The northern area of this territory is close to the area of Mica Creek, just north of Revelstoke, BC, and the eastern boundary is Kootenay Lake. The southern boundary extends to the vicinity of Wilbur, Washington and the western border extends into the Nicola Valley.

The Osoyoos Indian Band was formed in 1877. Today, their principal reserve stretches from Town of Oliver to the Town of Osoyoos and is home to over 400 band members living and working on the reserve.

Part of the OCP plan area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. As of 2026, the OCP plan area contains several recorded archaeological sites and has the potential to contain more. The Province protects these sites, whether known or as-yet unrecorded, through the *Heritage Conservation Act*. This protection applies to both private and Crown land and means that any person wishing to undertake any land-altering activities must have a provincial heritage permit to alter or develop within an archaeological site.

The settler history of the area dates back to 1821 with establishment of the Hudson's Bay Fur Brigade trail. The trail was a fur trading supply route through the Okanagan Valley north to Kamloops. With the United States and Canada boundary settlement in 1846, alternative trails were developed from Kamloops through the Fraser Canyon to Fort Langley. The last brigade took the trail in 1847.

The first European activity in the Town of Oliver area was gold mining, with the staking of the first claim occurring in 1887. Shortly thereafter, in 1890, the community of

Fairview was established on the bench lands west of Town of Oliver. Following the gold rush, Fairview's population declined. The Fairview post office closed in 1926, signaling the end of the community.

In 1923, the Southern Okanagan Lands Project and the construction of an irrigation canal were completed, irrigating land that was to be settled by soldiers returning from the First World War. The project was sponsored by the provincial government of the day, led by Premier John Oliver, after whom the community was named. The town site of Town of Oliver was laid out in 1921 and it was during this time that agricultural settlement of the area began in earnest. With the arrival of the Canadian Pacific Railway in the early 1920s, Town of Oliver continued to grow as an agricultural service centre, and in 1945 was incorporated as the Village of Oliver. After the Second World War, the region experienced rapid growth with an influx of agricultural settlers including European settlers of German and Portuguese origin.

Manufacturing followed the agricultural industry, with a sawmill and packinghouses established in the 1930s and farm equipment plants in the 1960s. Agriculture remains an important industry.

Population and Demographics

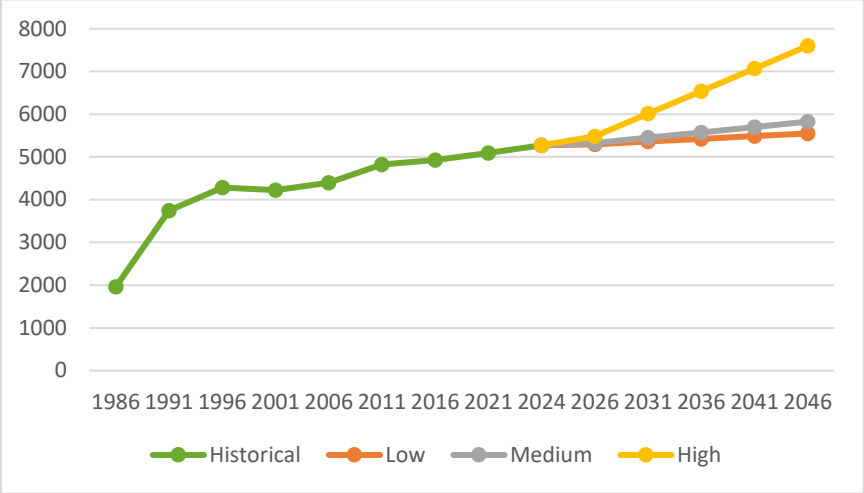
The Town of Oliver's population was 5,094 in 2021 (Statistics Canada), with approximately an additional 4,000 people living in the surrounding rural areas (Electoral Area "C"). The most recent estimate in 2024 (BC Stats) indicates a population of 5,274. The trend prior to 2021 shows modest but steady 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.

Table 1: Town of Oliver Population, 1986-2024

Year	Population	Average annual population change
1986	2,028	
1991	3,825	
1996	4,434	3.0%
2001	4,224	-1.0%
2006	4,395	0.8%
2011	4,824	1.9%
2016	4,928	0.4%
2021	5,094	0.7%
2024	5,274	0.7%

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.

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



Low = 0.25%
Medium = 0.5%
High = 1.84%

The age and gender distribution of the population is approximately 46.9% male, while 53.1% of the population is female. The most significant proportion of the population, particularly in comparison to the number of residents aged 20-39, is aged between 45 and 74. This data suggests that the population of the Town of Oliver is aging, which is a consistent trend across the province.

Compared to the province, the Town of Oliver has an older population. Its 2021 median age is approximately 58.0, which is higher than the region (56.0) and significantly higher than the provincial median age (42.8). The Town of Oliver has a significantly higher percentage of residents aged 65 and over (37.4%) compared to the province (20.3%). The percentage of the population under the age of 15 is also less than the average for the rest of the province (11.6% vs 14.3%).

Figure 2: Town of Oliver 2021 Population by Gender and Age Cohort

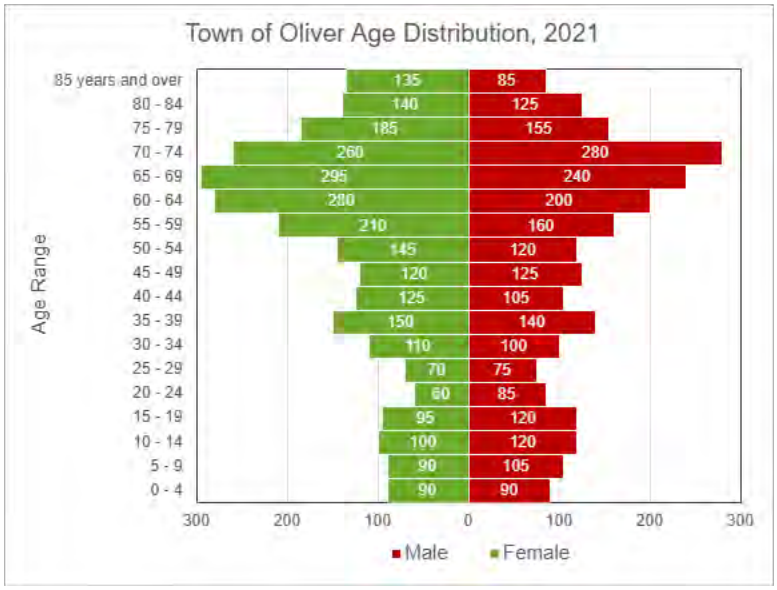
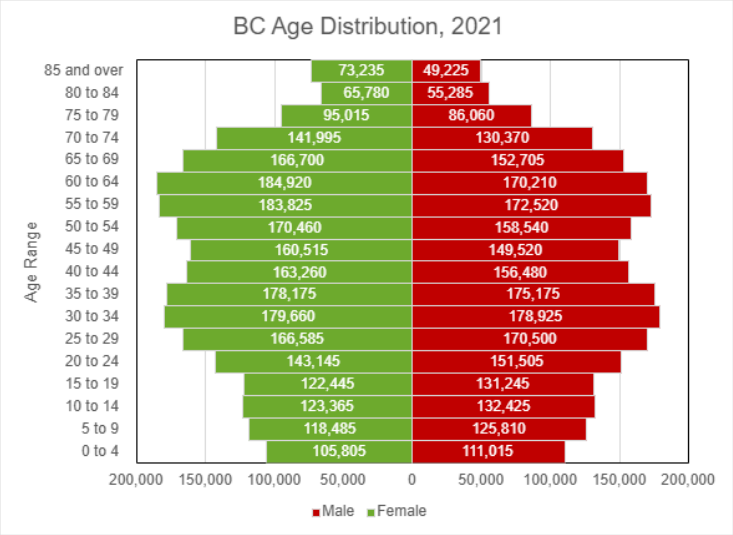


Figure 3: BC 2021 Population by Gender and Age Cohort



Household Size

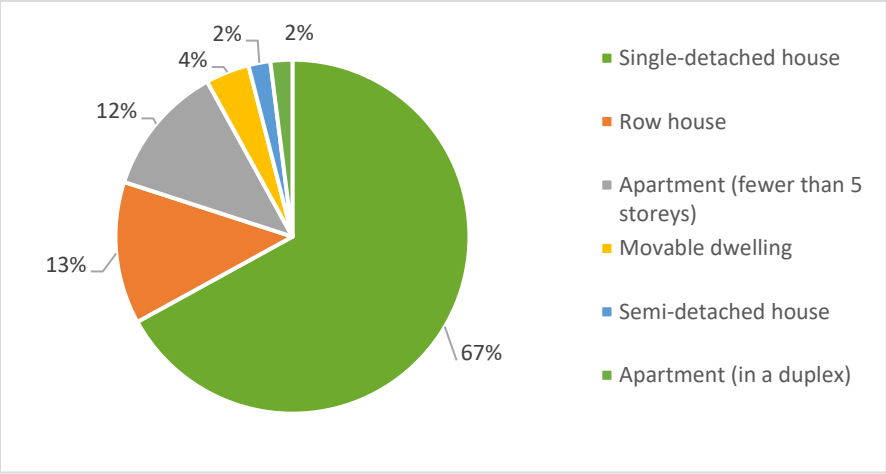
On average, there were 2.2 persons per house in the Town of Oliver in 2021. In that year, the largest number of households were two-person (46.5%) or one-person households (30.5%). The smaller household sizes are consistent with the older population in the area.

Housing Type

Homes and communities are a vital component of community quality of life. Thriving and resilient towns include housing opportunities for people in all stages of life, different family types, a range of financial situations, and for individuals and families with special needs.

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.

Figure 4: Housing by Dwelling Type

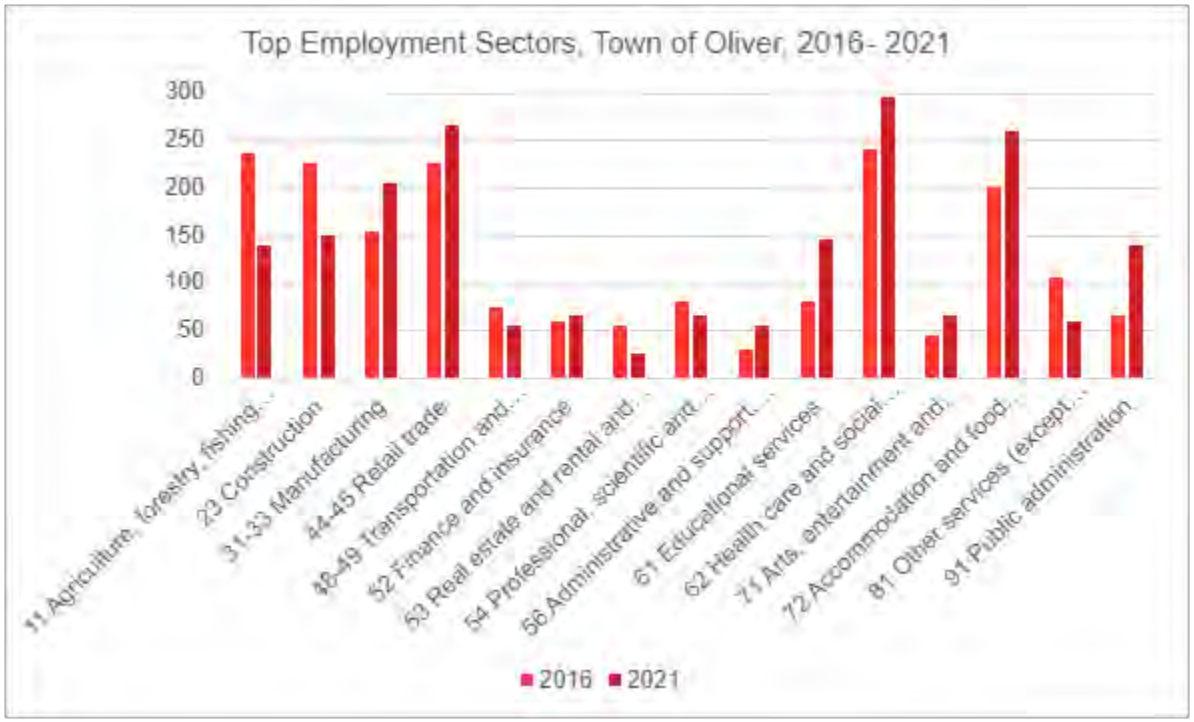


Local Economy

From 2011 to 2021, the labour force participation rate in the Town of Oliver grew from 46.7% to 50.3%, but was still slightly lower than the RDOS participation rate of 52.3%. During this time, the unemployment rate in Oliver varied from year to year, but was 8.4% in 2021. The RDOS unemployment rate for the entire region followed a similar pattern.

The table below illustrates the ten sectors with the highest employment in Oliver in 2011. Healthcare and social assistance is the largest sector representing 16% of total employment. Accommodation and food services, retail, construction, and education all follow this at around 10% each of total employment. Between 2001 and 2011, accommodation and food service employment levels have remained steady, while the other three industries have grown. Industries that have declining employment numbers include transportation, warehousing, manufacturing, and agriculture.

Figure 5: Top sectors for employment in the Town of Oliver, 2006- 2021



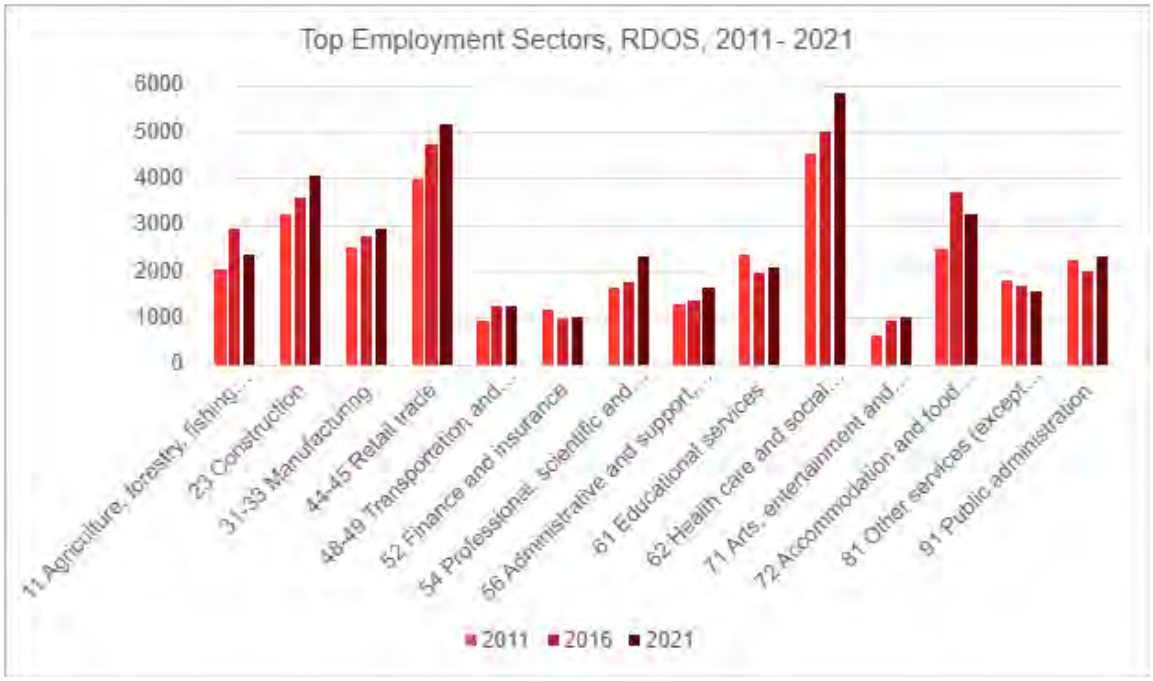
The growth in Health care and social assistance typically tracks with an aging population, a fact consistent between RDOS and the Town of Oliver.

The trends in the Town of Oliver are reflected in a similar pattern in the region. The shift away from employment in agriculture and manufacturing and towards healthcare and services is explained by the shift in an economy historically dominated by

agricultural to an economy based on lifestyle, amenities and services for an aging population.

It should be noted that tourism is a challenging sector to track as tourism-related employment can fall under many categories (e.g. accommodation services, retail trade) and can be impacted by other sectors or non-tourism related activity. The drop in accommodation and food services suggest tourism declined during the period.

Figure 6: Employment by sector – RDOS, 2011- 2021



The Okanagan Correctional Centre, located on Osoyoos Indian Band reserve land north of the Town of Oliver, is a major employer for the area. Completed in the fall of 2016, the 29,000 square metre facility created 240 full-time positions and additional indirect and induced employment, providing a major boost to the local economy.

In 2020, the Town developed the Grow Oliver Economic Development Strategy with priorities including attraction of investment and jobs, supporting tourism and small business, encouraging affordable commercial space and housing, and promoting a green and resilient economy.

In 2022, the District Wine Village opened in the Osoyoos Indian Band's Senkulmen Business Park. It's the first project of its kind in Canada, consisting of a cluster of small winery locations plus brewery, distillery, restaurant and retail organised around a central plaza and amphitheatre.

1.4 Community Goals

The following broad community goals were established by the Town of Oliver as a foundation for the growth management and land use policies that are outlined in this OCP. The Town of Oliver will strive to achieve these goals through the implementation of, or adherence to the policies outlined in this plan.

They are organised according to community priority, as determined through OCP outreach and public engagement, which included a broad-based Community Survey.

Broad Community Goals

1.4.1 **Collaboration:** Encourage public participation in Town projects, collaborate with partner organisations and other levels of government, and work with Osoyoos Indian Band to promote Indigenous culture and heritage.

1.4.2 **Land Use:** Encourage a diversity of housing options, support and enhance Downtown Oliver as the community's commercial hub and activity centre, protect the community's agricultural legacy, and enhance the community's small town, rural character.

1.4.3 **Economic Development:** Support and retain existing businesses, while encouraging new businesses to locate in the Town of Oliver.

1.4.4 **Parks and Recreation:** Maintain and enhance existing parks and recreation facilities and ensure residents have access to recreation programs.

1.4.5 **Transportation:** Maintain a safe and effective transportation system for all, including pedestrians and cyclists.

1.4.6 **Infrastructure:** Maintain and enhance the Town of Oliver's high quality municipal infrastructure and services.

1.4.7 **Environmental and Hazard Lands:** Steward and protect the Town of Oliver's natural features and systems, including sensitive and endangered grasslands and bluffs, Tuc-el-nuit Lake and the Okanagan River, and manage water resources for residential and agricultural uses and for ecosystem health.

1.4.8 **Climate Resilience:** Implement improvements to safeguard the community against climate change impacts.

1.4.9 **Health, Wellbeing, and Community Development:** Promote community health, active living and recreation and support the area's aging population.

1.4.10 **Arts, Culture, and Heritage:** Promote arts, culture, and heritage in the community.

1.5 Regional Growth Strategy

The South Okanagan Regional Growth Strategy (RGS) was developed between 2004 and 2010 as a collaborative effort between the local governments in the south Okanagan (Town of Oliver, District of Summerland, Town of Osoyoos, City of Penticton, Regional District of Okanagan-Similkameen). The RGS was assessed again in 2019-2020, resulting in draft amendments in 2022-2023. In the following

years, additional consultation regarding Kaleden and Naramata were undertaken, and in 2026 public consultation was initiated on the amendment process.

The purpose of the RGS is to ensure that growth and development in the south Okanagan take place in a sustainable manner, recognizing that growth management issues reach beyond the boundaries of individual local governments. To achieve this, the RGS identifies broad goals across the region in an effort to meet common land use, social, economic and environmental objectives.

As a requirement of the RGS implementation, each member municipality must include a Regional Context Statement (RCS) in its official community plan. The Regional Context Statement summarises the relationship between the RGS and this OCP, and how any inconsistencies identified will be resolved over time. Context statements form an integral part of RGS implementation, ensuring that local government official community plans are generally consistent with broader RGS objectives.

The RGS identifies seven key general policy areas with a guiding policy goal for each. Each policy goal is supported by a range of more detailed objectives. These objectives are, in turn, each supported by specific policy measures. The seven policy areas are:

1.5.1 **Housing and Development:** Direct development to serviced areas in designated Primary Growth Areas and Rural Growth Areas.

1.5.2 **Ecosystems, Natural Areas & Parks:** Protect, steward and enhance the natural environment and ecosystems across the region.

1.5.3 **Transportation and Infrastructure:** Support efficient and effective infrastructure services and an accessible multi-modal transportation network.

1.5.4 **Community Health and Wellbeing:** Foster healthier, safer communities that provide accessible recreational, educational and cultural opportunities.

1.5.5 **Local Economic Development:** Achieve a sustainable, resilient and prosperous South Okanagan regional economy.

1.5.6 **Engagement and Collaboration:** Foster and support regional cooperation, collaboration and civic engagement.

1.5.7 **Energy Emissions and Climate Change:** Reduce energy emissions and ensure the South Okanagan is prepared for a changing climate.

This OCP contains supportive and related policies in each of the seven RGS policy areas. The table summarises key OCP policy references for these RGS policy areas.

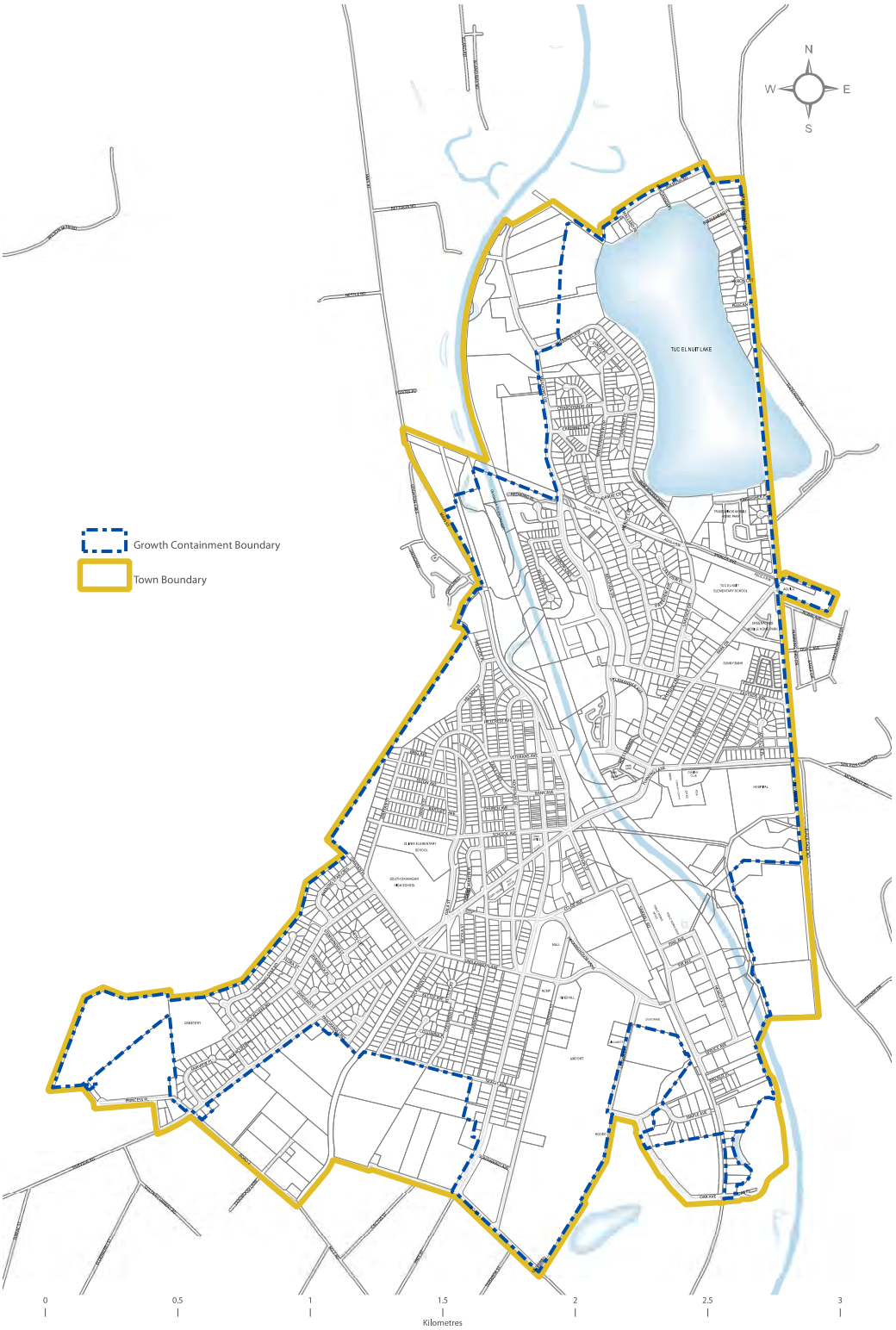
The table is followed by a map illustrating the Town of Oliver's Growth Containment Boundary.

Table 2: Regional Context Statement

South Okanagan RGS Goals	South Okanagan RGS Objectives	Town of Oliver OCP Supporting Policies
Housing and Development Focus development to serviced areas in designated Primary Growth Areas and Rural Growth Areas.	Collaborate and coordinate among regional partners to direct most new development to Primary Growth Areas.	1.6.7, 1.6.11, 3.2.20, 3.3.32
	Create walkable, liveable, mixed-use neighbourhoods and communities.	3.2.13, 3.2.26, 3.3.13, 3.3.25, 3.3.39, 3.4.18
	Protect character of rural areas.	1.6.13, 8.2.5, 8.2.6
	Protect the agricultural land base.	1.6.9, 3.6.6, 3.6.7
	Recognise the critical links between social, environmental and economic sustainability and infrastructure in effective growth management.	1.6.16, 7.1.10, 8.1.14, 10.1.14
Ecosystems, Natural Areas and Parks Protect the health and biodiversity of ecosystems in the south Okanagan.	Coordinate regional biodiversity conservation and management.	8.1.7, 8.1.8
	Support environmental stewardship.	8.1.6
	Protect regional air quality.	8.1.16, 8.1.17
	Promote and enhance water conservation and sustainability.	7.1.12, 8.1.18, 8.1.19, 8.1.20
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.	3.2.12, 3.2.13
	Reduce solid and liquid waste.	7.1.9, 7.1.18, 8.1.21
	Minimise environmental impacts of infrastructure and services.	7.1.6
	Expand safe, accessible, efficient transportation options and connections, including transit, cycling and walking.	6.1.10, 6.1.11, 6.1.21, 6.1.22, 10.1.15, 10.1.18
	Protect and improve Highway 97 as a key transportation corridor.	3.4.7, 3.4.8, 6.1.15, 6.1.19, 6.1.20
Community Health and Wellbeing Foster healthy, safe communities that provide accessible recreational,	Support regional partnerships and collaborate for safe, healthy and active communities.	2.1.8, 3.7.9, 10.1.12, 10.1.14
	Enhance community wellbeing by supporting diversity.	4.1.25, 10.1.23
	Support regional arts and culture and educational opportunities.	11.1.18, 11.1.19, 11.1.20, 11.1.24

educational and cultural opportunities.		
Regional Economic Development Achieve a sustainable, resilient and prosperous South Okanagan regional economy.	Coordinate and cooperate to support regional economic diversification.	2.1.4, 3.3.16, 4.1.7, 4.1.8, 4.1.10
	Encourage business development in employment lands areas.	3.3.15, 3.4.5, 3.4.7, 3.4.13, 3.4.15, 3.5.7, 3.5.11
	Support and promote tourism and tourism-related activity.	3.4.13, 3.4.14, 3.6.13, 4.1.18, 4.1.23, 4.1.24, 6.1.29, 8.1.14
	Support local agriculture and related businesses.	3.6.2, 3.6.11, 3.6.13, 4.1.18
Engagement and Collaboration Foster and support regional cooperation, collaboration and civic engagement.	Enhance regional-local government partnerships	1.6.11, 2.1.15, 5.1.26
	Build and enhance communications and relationships with regional Syilx / Okanagan Nation communities.	1.6.12, 2.2.8, 2.2.9, 2.2.10, 2.2.11, 2.2.12
	Facilitate ongoing participation and engagement in local and regional governance.	3.2.10, 2.1.4, 2.1.10, 2.1.12, 2.1.17, 2.1.21, 2.1.23, 3.2.22, 10.1.26, 10.1.27
	Cultivate effective, accountable, accessible, and transparent governance.	3.2.23
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.	9.1.6, 9.1.7, 9.1.8, 9.1.9

Figure 7: Town of Oliver Growth Containment Boundary Map



1.6 Growth Management

Background

Growth Management is an important component of planning for the Town of Oliver's future. By anticipating future land use requirements, the Town of Oliver can allocate land uses, determine the necessary intensity of land uses, and the consequent development of infrastructure and amenities in a manner that is consistent with the community's vision and objectives.

The Town of Oliver is one of five designated "Primary Growth Areas" in the RGS. The RGS identifies Primary Growth Areas specifically as having:

- Essential services and amenities in place to accommodate growth; and
- All necessary infrastructure in place.

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.

Capacity

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

The tables below indicate estimated residential capacity. There are no market assumptions and there is no time horizon. The estimate assumes that every parcel will eventually be built out to its maximum allowed unit capacity. Estimated unit yields per parcel were based on current zoning for vacant or underdeveloped properties, or on unit totals proposed by developers for major projects. Vacant properties were identified as those with an assessed improvement value of $0. These were checked against recent satellite imagery and physical and environmental constraints. Most of the vacant single-detached parcels were found in the Tuc-el-nuit Residential subdivision in the northeast area of the community.

Overall, the Housing Needs Assessment 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.

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**

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%**

Objectives

1.6.1 Accommodate anticipated growth while maintaining the Town of Oliver's small-town character and protecting its natural environment and land in the Agricultural Land Reserve.

1.6.2 Monitor residential, commercial and industrial land availability.

1.6.3 Support efficient use of land within the Town of Oliver's boundaries, including the infilling of vacant lots and supporting medium and higher density development in residential areas designated for such development.

1.6.4 Ensure new development is consistent with this OCP's broad goals and policies.

1.6.5 Encourage new development that will have a positive impact on surrounding land uses and natural areas.

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

Policies

The Town of Oliver:

1.6.7 Will ensure that new development is consistent with the Urban Growth Boundary as shown on Figure 7: Town of Oliver Growth Containment Boundary Map.

1.6.8 Directs development away from designated hazard lands, environmentally sensitive areas, and watercourses.

1.6.9 Directs residential, commercial and industrial development away from the Agricultural Land Reserve and lands designated Agriculture.

1.6.10 Supports increased residential development densities as shown on Schedule 'B' (Official Community Plan Land Use Map) to increase land utilisation efficiency.

1.6.11 Will collaborate with the Regional District of Okanagan-Similkameen to plan land uses in Electoral Area "C" in a manner that will minimise the development of residential and commercial areas, which may make demands on the Town of Oliver's servicing in the future.

1.6.12 Welcomes collaboration and coordination with the Osoyoos Indian Band on planning development in areas abutting the Town of Oliver/Osoyoos Indian Band reserve boundaries.

1.6.13 Discourages the RDOS from approving linear commercial development along Highway 97 south and north of the Town of Oliver.

1.6.14 Will monitor the Town of Oliver's growth rate and associated demand for services to ensure that sufficient services are maintained.

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

1.6.16 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.

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



2

COLLABORATION

2. Collaboration

2.1 General Collaboration

Objectives

2.1.1 Work cooperatively with partners to identify and enhance the Town of Oliver's amenities and services.

2.1.2 Promote public engagement when revising Town bylaws and plans.

2.1.3 Engage with local First Nations to further reconciliation.

Policies

The Town of Oliver:

2.1.4 Encourages collaboration and coordination with the Regional District of Okanagan-Similkameen to plan land uses in Electoral Area "C" in a manner that will minimise the development of residential and commercial areas, which may make demands of the Town of Oliver's servicing in the future.

2.1.5 Will collaborate and coordinate with interested parties, organisations, and business groups, including the South Okanagan Chamber of Commerce, landowners, residents, and the development industry, to explore opportunities for Town Centre revitalisation and development.

2.1.6 Will work with RDOS to encourage sustainable industrial development to the Town of Oliver's light industrial area, where municipal infrastructure and appropriate support services can be provided.

2.1.7 Supports the Agricultural Land Commission in its efforts to protect and enhance farmland.

2.1.8 Supports the Interior Health Authority and other partners developing a range of health services required to address the physical and psychological health needs of Oliver residents.

2.1.9 Will work with the Interior Health Authority and private care providers to identify lands suitable for the development of assisted living and supportive housing opportunities.

2.1.10 Will work with the RCMP and other groups on crime prevention awareness, including the RCMP's "Crime Stoppers" initiative.

2.1.11 Will work with the arts and cultural community to continue to cultivate the town of Oliver's artistic character by supporting artwork and performances in public places.

2.1.12 Will work with the Oliver and District Recreational Advisory Committee and other recreation groups to develop a new Parks, Recreation, and Trails Master Plan to set direction and priorities for community parks and trails in Oliver over the next 10 to 20 years.

2.1.13 Continue working with the Oliver and District Recreation Advisory Committee in providing recreation facilities and opportunities for residents and visitors of all ages.

2.1.14 Will continue to cooperate with School District #53 in sharing the use of school and public recreation facilities.

2.1.15 Continue to work with service clubs and other organisations to provide public washrooms and other facilities within parks.

2.1.16 Supports and will work with the Oliver and District Recreational Advisory Committee, the RDOS, and other partners in implementing the Oliver and Area Trail Master Plan (2009), including trail connections to Electoral Area "C".

2.1.17 Coordinate with the Interior Health Authority's Healthy Built Environment program on the review of the Town of Oliver plans and larger-scale development proposals.

2.1.18 Will continue working with non-profit groups and partners to identify barriers to accessibility and prioritise investment in improvements.

2.1.19 Supports senior governments in their providing the necessary care services to enable aging in place for existing residents.

2.1.20 Will continue cooperation with the RCMP to engage and involve residents in public safety awareness.

2.1.21 Will work with the RCMP, local businesses and other community groups to develop a Safer Community Strategy for the Town of Oliver.

2.1.22 Will work with private and public agencies to provide the greatest possible opportunities for the Town of Oliver's youth.

2.1.23 Seeks opportunities to collaborate with the Interior Health Authority on programs for families and children.

2.1.24 Will work with partners to ensure year-round access to safe, affordable, locally sourced nutritious food for Town of Oliver residents.

2.1.25 Will coordinate with the BC Archaeology Branch to support compliance with the *Heritage Conservation Act* through the sharing of archaeological inventory data and noncompliant sites.

2.2 Reconciliation

Objectives

2.2.1 Raise public awareness about the nature and value of archaeological sites and their protection under the provisions of the *Heritage Conservation Act*.

2.2.2 Raise awareness for property owners and developers of their responsibilities under the *Heritage Conservation Act* when conducting land-altering activities.

2.2.3 Enhance the Town's relationship with Indigenous populations, through sound land-use decisions.

2.2.4 Avoid unauthorised damage to protected archaeological sites in accordance with the *Heritage Conservation Act*.

2.2.5 Encourage protection of archaeological sites.

Policies

The Town of Oliver:

2.2.6 Takes notice of the Syilx Nation, including the Osoyoos Indian Band, and their connection to this land.

2.2.7 Takes notice of the Truth and Reconciliation Commission's Calls to Action that reference municipal governments.

2.2.8 Will continue to work with Osoyoos Indian Band on a Memorandum of Understanding.

2.2.9 Will engage with Osoyoos Indian Band to understand how to identify, manage, and preserve traditional use areas and areas of cultural significance.

2.2.10 Supports collaboration with the Osoyoos Indian Band and other Okanagan Nation Alliance members in processes related to establishing parks, recreation areas and trails.

2.2.11 Will confer with Osoyoos Indian Band on the establishment of a development referral process.

2.2.12 Will collaborate with Osoyoos Indian Band to advance policy to guide the Town in managing and protecting archaeological sites and Indigenous cultural sites located on Town lands.

2.2.13 Upon receipt of a development application, planning staff will review the subject property to determine whether there are known and protected archaeological sites or if the property is in an area of potential sites. The applicant will be informed if the property overlaps with an area of archaeological concern.

2.2.14 Will notify development applicants of archaeological conflicts of which the Town is aware and direct applicants to Provincial information on their responsibilities for protection of archeological sites.

2.2.15 Will raise awareness with the development industry about the importance and process of protecting archaeological resources.

2.2.16 Will confer with Osoyoos Indian Band on opportunities for storytelling and public education on the contributions of Indigenous peoples, culture, and history.

2.2.17 Will confer with Osoyoos Indian Band on ways to incorporate Syilx language and arts into wayfinding and signage, street, park, and civic facilities naming, design of civic spaces, community events, and other opportunities to recognise culture and history.

2.2.18 Will collaborate with Osoyoos Indian Band on potential integration of Indigenous values and knowledge with respect to environmental management and stewardship practices to enhance environmental protection.

2.2.19 Will continue collaborating with Osoyoos Indian Band on shared use of facilities, including parks and recreation facilities.

2.2.20 Will continue to provide infrastructure servicing to Osoyoos Indian Band and will collaborate on any potential additional servicing, where appropriate.

2.2.21 Will continue engaging in Indigenous-informed training for Council and Town staff.

2.2.22 Will consider partnering with Osoyoos Indian Band Development Corporation on mutually beneficial economic, social, and cultural development initiatives.

2.2.23 Will confer with Osoyoos Indian Band about mapping culturally sensitive areas within Town boundaries and discuss how to protect and appropriately manage archaeological and culturally important values and sites.

2.2.24 Will confer with Osoyoos Indian Band on how to commemorate cultural and archaeological sites.



3

LAND USE

3. Land Use

3.1 OCP Map Designations

The future use and development of land within the Town of Oliver must be consistent with the overall pattern of land use depicted on Schedule ‘B’ (Official Community Plan Map), and based on the following land use designations:

Table 5: Land Use Designations

Residential:	
Low Density Residential	LR
Medium Density Residential	MR
High Density Residential	HR
Town Centre:	
Town Centre	TC
Commercial:	
Commercial Highway	CH
Commercial Tourist	CT
Industrial:	
Industrial	I
Agricultural:	
Agriculture	AG
Administrative, Institutional and Cultural:	
Administrative, Institutional and Cultural	AI
Parks, Recreation and Open Space:	
Parks, Recreation and Open Space	P

The general types of uses encouraged in each land use designation are explained in subsequent sections of this OCP.

The Town of Oliver recognises that some existing land uses do not conform to the designations shown on Schedule 'B' (Official Community Plan Map). The intent of the Council is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this OCP is in force.

3.2 Residential Land Use

Residential areas are essential to the livability of a community. The homes, streets and neighbourhoods provide the setting in which families are raised, neighbours socialise with one another, and residents make significant financial investments. The quality of a neighbourhood can have a profound impact on its residents and visitors, and can influence perceptions and attitudes towards the community as a whole.

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.

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.

Medium Density Residential (MR): generally, includes townhouses and low-rise (two to four storeys) apartment buildings, assisted living and special needs housing, and complementary uses such as daycares, preschools, parks and small-scale neighbourhood commercial uses such as local convenience stores.

High Density Residential (HR): generally, includes townhouses, apartment buildings, assisted living and special needs housing, and complementary uses such as daycares, preschools, parks and small-scale neighbourhood commercial uses such as local convenience stores.

Objectives

3.2.1 Provide for a variety of housing types and tenures to meet the socio-economic needs of the community, including seniors and those with special housing needs.

3.2.2 Provide a residential land use mix that will accommodate Oliver's estimated housing needs over the next 20 years.

3.2.3 Facilitate the residential densification of the Town of Oliver's designated Town Centre and adjacent neighbourhoods.

3.2.4 Encourage opportunities for affordable housing.

3.2.5 Minimise impacts from residential development on the natural environment.

3.2.6 Maximise residential land use efficiency.

3.2.7 Support appropriate home-based businesses in residential areas.

3.2.8 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.

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

3.2.10 Provide opportunities for more accommodation for temporary and seasonal workers.

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

3.2.12 Consider the creation of a housing corporation.

Policies: General Residential

The Town of Oliver:

3.2.13 Prioritises residential growth and infill within the Town of Oliver's boundaries over the expansion of services or extension of boundaries to include residential growth beyond its boundaries.

3.2.14 Encourages higher density forms of development to maximise land use and servicing efficiencies. Suitable locations for higher density development are indicated in the Schedule 'B' (Official Community Plan Land Use Map).

3.2.15 Recognises the need to retain land for multi-family development in centrally located areas where services are readily accessible, as this is an important element of housing affordability, and to accommodate demographic changes.

3.2.16 Encourages and supports affordable housing strategies, including provision for secondary suites and carriage houses in residential areas.

3.2.17 Encourages the design of new compact residential areas that incorporate walkway systems linking residential areas and providing ready pedestrian access to neighbourhood facilities, parks and public open lands.

3.2.18 Requires dedication for public walkways and trails as part of the residential subdivision process, with a priority on providing public access to both sides of the river dyke and to Tuc-el-nuit Lake.

3.2.19 Requires that all new residences be connected to the Town of Oliver sanitary sewer, municipal water, and other utilities in accordance with the Town's Subdivision and Development Servicing Bylaw.

3.2.20 Supports community gardens in all residential designations.

3.2.21 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.

3.2.22 Prioritises applications for purpose-built rental housing.

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

3.2.24 Provides educational information to 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.

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

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

3.2.27 Encourages 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.

3.2.28 Considers the creation of a Town of Oliver-run corporation to facilitate and construct affordable housing.

1586

The number of residential properties in Oliver (as of 2026).

Policies: Low Density Residential (LR)

The Town of Oliver:

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

3.2.30 Establishes maximum net density for detached primary residences in Low Density Residential (LR) areas to be 30 units per hectare. The calculation of net density does not include carriage houses and secondary suites, roads, rights-of-way, or parks.

3.2.31 Establishes maximum net density for attached primary residences (duplexes) in Low Density Residential (LR) areas to be 45 units per hectare. The calculation of net density does not include carriage houses and secondary suites, roads, rights-of-way, or parks.

3.2.32 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.

3.2.33 Supports Low Density Residential (LR) areas to include home occupations, bed and breakfast operations and vacation rentals provided the operation does not have an unacceptable negative impact on surrounding homes.

3.2.34 Supports Low Density Residential (LR) areas to include CSA A277 compliant manufactured homes that are situated on permanent foundations.

3.2.35 Supports churches and other places of worship zoned Administrative and Institutional (AI) in areas designated Low Density Residential (LR).

Policies: Medium Density Residential (MR)

The Town of Oliver:

3.2.36 Supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' (Official Community Plan Map) for townhomes and other ground oriented attached housing types, low-rise apartment buildings, accessory structures, parks, institutional buildings, and neighbourhood commercial uses. Where appropriate, support flexible housing types including duplexes when they are part of a configuration that allows for the achievement of minimum net density on the property.

3.2.37 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, rights-of-way, or parks.

3.2.38 Requires a high standard of architectural building design and landscaping for medium density residential development by including lands designated as Medium Density Residential (MR) in the Multi-Family Development Permit Area.

3.2.39 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.

3.2.40 Supports the protection of existing Medium Density Residential (MR) designated lands from redevelopment proposals seeking to rezone to lower density residential development.

3.2.41 Supports churches and other places of worship zoned Administrative and Institutional (AI) in areas designated Residential: Medium Density (MR).

3.2.42 Does not establish (or define?) a maximum density in Medium Density Residential (MR) areas.

3.2.43 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.

3.2.44 Supports a maximum height in Medium Density Residential (MR) that enables low-rise and mid-rise residential.

Policies: High Density Residential (HR)

The Town of Oliver:

3.2.45 Supports the use of lands designated High Density Residential (HR) identified in Schedule 'B' (Official Community Plan Map) for townhomes and apartment buildings, accessory structures, parks, and neighbourhood commercial uses.

3.2.46 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, rights-of-way, or parks.

3.2.47 Directs high density residential development to the designated Town Centre, provided that commercial uses are provided on the ground floor.

3.2.48 Supports high density residential development in areas surrounding the Town Centre including east of the Okanagan River.

3.2.49 Requires a high standard of architectural building design and landscaping for high density residential development by including lands designated High Density Residential (HR) in the Multi-Family Development Permit Area.

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

3.2.51 Supports the protection of existing High Density Residential (HR) designated lands from redevelopment proposals seeking to rezone to lower density residential development.

3.2.52 Does not establish a maximum density in High Density Residential (HR) areas.

3.2.53 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.

3.2.54 Supports a maximum height in High Density Residential (HR) that enables low-rise and mid-rise residential.

3.3 Town Centre

Town Centre, or Downtown as it is commonly referred to, is a relatively diverse, mixed-use centre that is highly valued by residents and serves as an important business and service centre. The area accommodates a broad range of commercial and institutional uses with some residential uses. It includes a number of heritage storefronts from the 1920s, the only movie theatre outside of Penticton in the larger South Okanagan region, and a pedestrian-friendly public realm that the Town of Oliver has worked to improve over the past several years.

The area includes Kootenay Street and Main Street (Highway 97) between Veterans Avenue and Co-op Avenue. The Town Centre area extends to the Okanagan River Channel and includes the full extent of Station Street from Main Street to Fairview Road, the east side of Main Street between Hillcrest and Veterans Avenues, and a small number of parcels on the south east corner where Fairview Road, Station Street, and School Avenue meet.

Along Main Street, the Town Centre area includes a wide range of pedestrian-oriented retail, offices, service, entertainment, food and beverage, accommodation, and some upper-floor residential above commercial. Institutional uses can be found along and around Fairview Road,

including Oliver Town Hall and the Town Office, the Court Building, Archives, and Post Office. There are some single-family residential homes along Kootenay Street and Fairview Road. The former “Wine Village Core” includes existing commercial uses, a branch of the Okanagan Regional Library, and the Visitors Centre, which is located in the former Kettle Valley Railroad train station that gives Station Street its name.

The area includes a significant number of vacant and underutilised properties, including vacant properties and buildings along Main Street (Highway 97), Kootenay Street, Station Street and Fairview Road. Station Street, in particular, includes multiple empty lots.

Public engagement conducted as part of the OCP update process confirmed that Downtown Oliver is a highly valued community place, but also an area that residents and business owners would like to see improved and revitalised. In the minds of many, Downtown is the heart of the Town of Oliver.

In the summer of 2000, the Oliver and District Community Economic Development Society adopted the ‘Wine Capital of Canada’ as the organisation’s branding for community development and marketing purposes, and in February of 2001, the Town of Oliver publicly declared itself the Wine Capital of Canada.

Many aspects of the Wine Village vision remain intact, including the gradual expansion of the Town Centre eastwards to strengthen connections to the Okanagan River and develop a pedestrian-friendly, mixed-use area. Many policies and objectives of the original Wine Village Core Area Concept Plan remain relevant and are included in the Town Centre policies.

Objectives

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

3.3.2 Retain existing business and institutional uses, while supporting their expansion and attracting additional cultural, entertainment, and commercial development to the area.

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

3.3.4 Encourage the integration of multi-family residential uses above ground floor commercial uses.

3.3.5 Support the strategic, coordinated and gradual expansion of mixed-use commercial - residential or high density residential development along Station Street, south of Fairview Road.

3.3.6 Enhance the Town of Oliver's image as the "Wine Capital of Canada".

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

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

3.3.9 Ensure a variety of housing types are encouraged to be developed within Downtown.

3.3.10 Support beautification efforts in Downtown.

3.3.11 Consider appropriate uses for Town-owned lands and the potential disposition of those lands.

3.3.12 Consider allowing vacation rentals in Downtown.

Policies

The Town of Oliver:

3.3.13 Supports the use of lands designated Town Centre (TC) identified in Schedule 'B' (Official Community Plan Land Use Map) for pedestrian oriented, mixed-use retail, office, food and beverage, tourist commercial, and medium and high density multi-family residential, primarily above commercial uses.

3.3.14 Supports multi-family residential development along Main Street provided the ground floor uses are retail, office, food and beverage, or tourist commercial, and the total number of storeys does not exceed four.

3.3.15 Encourages the continued intensification and growth of commercial activities in the Town Centre.

3.3.16 Will collaborate and coordinate with partners and business groups, including the South Okanagan Chamber of Commerce, landowners, residents, and the development community, to explore opportunities for Town Centre revitalisation and development.

3.3.17 Requires a high standard of architectural building design and landscaping for commercial development within the Town Centre by designating this area as the Town Centre Development Permit Area.

3.3.18 Supports initiatives that will retain the Town Centre as a compact, well-defined and pedestrian-oriented area with accessible connections between parking areas and retail establishments, and between the Town Centre and the Okanagan River and potential future river development.

3.3.19 Funds beautification efforts for Main Street between Co-op Avenue and Kootenay Street. Improvements could include public art, murals, banners, street trees, benches, bike racks, bus shelters, flower planters, wayfinding, charging stations for bikes/e-scooters and vehicles, crosswalk enhancements, and other street furniture to improve the feel of Main Street.

3.3.20 Encourages property owners of vacant land to develop their properties.

3.3.21 Considers the acquisition of vacant properties on Main Street, and subsequent disposition to developers or Town-led development, to ensure a continuous street wall.

3.3.22 Will leverage the Town of Oliver's ownership of commercial properties as a catalyst to assist in meeting the Town Centre objectives.

3.3.23 May implement any appropriate Town Centre related land use and zoning for Town-owned lands along Station Street, including but not limited to housing, commercial offices, administrative/institutional, or park uses.

3.3.24 Continues to evaluate future uses of Town-owned land adjacent to Lions Park on Station Street. In the meantime, the Town will enable the property to continue to be utilised for activities such as the farmer's market.

3.3.25 Continues to identify opportunities to provide additional and convenient off-street parking facilities within walking distance of the Town Centre area to support commercial activities.

3.3.26 Will continue initiatives to support broader "Wine Village" goals of developing a pedestrian-friendly, mixed-use area, featuring hotel, commercial and residential uses along Station Street with clear connections to both Main Street and the Okanagan River.

3.3.27 Supports ongoing Town Centre beautification and public realm initiatives to support Town Centre revitalisation, improve accessibility and mobility for all visitors and shoppers, develop Town Centre entrance features, and enhance landscaping.

3.3.28 Supports the creation and development of public art in the Town Centre.

3.3.29 Supports commercial uses and public events along Town Centre alleyways.

3.3.30 Will continue to work with the Ministry of Transportation and Transit to manage traffic along Highway #97 in the Town Centre area.

3.3.31 Will work with Ministry of Transportation and Transit to consider pedestrian crossing improvements at the intersections of Main Street and Hillcrest Avenue (crosswalk) and Main Street and Kootenay Street (overpass/underpass).

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

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

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

3.3.35 Maximum height in Town Centre (TC) should enable low-rise and mid-rise buildings. Height on Main Street should be limited to two storeys to maintain the historic character of the street. Buildings on Station Street and Co-op Avenue should be mid-rise.

3.3.36 Considers flexible housing types that contribute to dense, mixed-use development and encourage activated street-level spaces.

3.3.37 Supports the development of spaces for youth activities in Downtown, including youth drop-in centres and businesses which cater to a range of clientele, including teenagers.

3.3.38 Enables vacation rentals in Downtown as appropriate and consistent with applicable bylaws.

3.3.39 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.

3.3.40 Considers exploring the possibility of a viewpoint structure in Downtown to enable views to the surrounding countryside.

3.3.41 Supports the expansion of the Sunday Market.

3.3.42 Supports the potential development of a second river crossing.

3.4 Commercial

Commercial areas outside the Town Centre consist of a broad mix of land uses that serve both local residents and visitors to the Town of Oliver. These commercial areas provide an important contribution to the local economy. They consist of the three following commercial groupings.

Highway 97 Commercial Corridor (designated Commercial Highway) contains a mixture of uses including highway commercial, service commercial, business offices, shopping malls, and tourist commercial. The corridor is interspersed with single and multiple family residential developments. The area extends along Main Street (Highway 97) from Hillcrest Avenue on the northern edge of town to Road 1 at the southern edge and, to a limited extent, on adjacent side streets as well as north of the Town Centre on Highway 97.

Tourist Commercial Areas (designated Commercial Tourist) include the accommodation facilities that currently exist on the north and south sides of Tuc-el-nuit Lake, as well as lands adjacent to Highway 97 near the south entrance to the community, as well as an undeveloped area in the southwest corner of town.

The OCP includes two commercial land use designations outside of the mixed-use commercial-residential Town Centre area. These two areas, as described above, accommodate the remainder of the Town of Oliver's commercial trade and commerce as well as destinations for tourists and other visitors.

Commercial Highway (CH): applies to suitable lands north and south of the Town Centre along and in close proximity to Highway 97.

Commercial Tourist (CT): applies to sites along the shoreline of Tuc-el-nuit Lake and Highway 97 and other locations with distinctly suitable attributes.

Objectives

3.4.1 Support a vibrant local economy by encouraging a wide range of commercial uses for both residents and visitors.

3.4.2 Establish and maintain accessible, pedestrian-friendly streetscapes along the Town of Oliver's commercial corridors.

3.4.3 Support accessible, pedestrian-friendly commercial development.

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

Policies: Commercial Highway (CH)

The Town of Oliver:

3.4.5 Supports the use of lands designated Commercial Highway (CH) identified in Schedule ‘B’ (Official Community Plan Land Use Map) for gas stations, other automobile-oriented products and services, as well as a wide range of retail, office, institutional, service commercial, social and cultural activities, shopping centers, commercial entertainment and recreation, food and beverage, and accommodation facilities. This land use designation may also accommodate multi-family residential uses above the ground floor commercial uses.

3.4.6 Will strive to ensure that all development within the Commercial Highway (CH) designation provides for good traffic circulation patterns, and entrance and exit points that do not conflict with adjoining traffic flows.

3.4.7 Encourages commercial development oriented to highway traffic and/or tourist markets to be located along Highway 97 or with direct visibility and convenient access to Highway 97.

3.4.8 Will work with the Ministry of Transportation and Transit to help ensure safe access and egress for areas fronting Highway 97.

3.4.9 Encourages accessible, pedestrian-friendly commercial development.

3.4.10 Encourages secure bike parking in new commercial developments including along sidewalks provided pedestrian movement is not restricted.

3.4.11 Designates a Commercial Development Permit Area for the purposes achieving a high standard of architectural building design and landscaping for commercial areas.

3.4.12 Encourages developers to incorporate energy conservation features and green building, site design and construction standards, such as Leadership in Energy and Environmental Design (LEED ©).

Policies: Commercial Tourist (CT)

The Town of Oliver:

3.4.13 Supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' (Official Community Plan Land Use Map) for hotels, motels, recreational vehicle accommodation, food and beverage, recreation and entertainment uses for both visitors and residents.

3.4.14 Encourages innovative tourist and visitor-oriented uses on lands designated Commercial Tourist (CT) that will enhance the Town of Oliver's reputation as a sport, leisure and recreation community.

3.4.15 Discourages the designation of new commercial lands prior to the development of vacant commercial lands and the redevelopment of underutilised commercial lands.

3.4.16 Designates a Commercial Development Permit Area for the purposes achieving a high standard of architectural building design and landscaping for commercial areas.

3.4.17 Encourages developers to incorporate energy conservation features and green building, site design and construction standards, such as Leadership in Energy and Environmental Design (LEED ©).

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

3.5 Industrial

The Town of Oliver has a diverse light industrial base that includes agricultural product packaging and processing, manufacturing and assembly, industrial and commercial machining, and automotive services. The Town of Oliver supports and encourages growth in the industrial sector and is supportive of industry that recognises the importance of a healthy environment.

The Town of Oliver's light industrial and manufacturing activity is limited to an area in the southeast portion of the community, along Sawmill Road and Co-op Avenue. The existing light industrial / manufacturing area is bounded by the Okanagan River Channel to the east, the Town of Oliver boundary to the south, the airport to the west, and by other urban uses to the north. As such, there are limited opportunities for industrial expansion within the Town of Oliver's Boundaries, but potential for industrial development on underutilised and vacant land.

This land use includes the airport lands, including the vacant lands adjacent to the airstrip. These lands are owned by the Town of Oliver but are restricted to airport-related uses.

The recent development of an industrial park near Gallagher Lake by the Osoyoos Indian Band is providing additional industrial capacity within the greater area.

Objectives

3.5.1 Support the retention and expansion of existing light industrial and manufacturing activity in the Town of Oliver.

3.5.2 Ensure an adequate supply of industrial land to meet anticipated needs through the efficient use of underutilised and vacant light industrial land.

3.5.3 Encourage and attract new "clean and green" light industrial and manufacturing businesses.

3.5.4 Minimise conflicts between industrial and non-industrial uses through effective land use planning, including setbacks, fencing and landscaping.

3.5.5 Maintain the Town of Oliver Airport lands for airport-related uses.

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

Policies

The Town of Oliver:

3.5.7 Supports the use of lands designated Industrial (I) identified in Schedule 'B' (Official Community Plan Land Use Map) for light manufacturing; warehousing, wholesaling and storage; processing, packaging and assembly; service and repair of industrial equipment; general service and repair; building and garden supplies; utilities and public works; abattoirs; sawmills; concrete ready-mix plants; and high technology businesses. Other uses include offices and showrooms for building trades, building material sales, and commercial business services.

3.5.8 Encourages existing industries to remain and expand in the Town of Oliver.

3.5.9 Will not consider heavy industrial uses, such as asphalt plants or gravel crushing operations, in the Town of Oliver.

3.5.10 Will preserve the industrial land base.

3.5.11 Will work with the RDOS to encourage sustainable industrial development to the Town of Oliver's light industrial area, where municipal infrastructure and appropriate support services can be provided.

3.5.12 Limits retail and/or other non-industrial activity on industrial lands in order to support the development of the Town Centre.

3.5.13 Maintains the Town of Oliver's airport for airport related uses only.

3.5.14 Supports the upgrading of the airport lands and recognises they must be used for airport related purposes.

3.5.15 Develops an airport industrial zone for the Zoning Bylaw.

3.5.16 Will not support rezoning for new industrial uses that conflict with adjacent land uses or are detrimental to the environment.

3.5.17 Will enhance industrial lands by upgrading infrastructure and services in consultation with the affected property owners.

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

3.6 Agriculture and Food Systems

The Town of Oliver is situated within a rural area that is predominantly agricultural. Within the town, there are three distinct areas that are currently used for agricultural purposes: west of Tuc-el-nuit Lake, south of the South Okanagan General Hospital and in the south-west portion of the Town.

Existing agricultural areas consist mainly of orchards and vineyards. They also include agri-tourism and other secondary uses that contribute to the viability of the agricultural sector. While the direct agricultural economic benefit from agricultural lands within the Town of Oliver

is relatively modest, the Town obtains a tremendous benefit from the surrounding agricultural community and the processing of agricultural products. The BC Tree Fruits packinghouse processes a large amount of fruit from the south Okanagan. The region's thriving viticulture and wine industry are also vital components of the Oliver's economic wellbeing and the basis of the Town's branding as "The Wine Capital of Canada."

Objectives

3.6.1 Protect land within the ALR for existing and future agricultural purposes.

3.6.2 Recognise the economic contribution of the Town of Oliver's agricultural sector and encourage its improvement.

3.6.3 Encourage traditional and non-traditional viticulture and urban agricultural opportunities within the Town of Oliver.

3.6.4 Support education and awareness of local food systems and food security.

3.6.5 Minimise conflicts between agricultural and non-agricultural uses.

Policies

The Town of Oliver:

3.6.6 Supports the use of lands designated Agriculture (A) identified in Schedule 'B' (Official Community Plan Land Use Map) for farming operations, cultivation of orchards and crops, rotating fallow land, agri-tourism operations and other secondary uses which complement agriculture and do not negatively affect agricultural land.

3.6.7 Supports the Agriculture Land Commission in its efforts to protect and enhance farmland.

3.6.8 Will evaluate new developments in respect to their implications and impacts on the agriculture uses and potential of the area.

3.6.9 Encourages new development abutting lands designated as Agriculture to provide and maintain a distinct buffer in the form of setbacks, fencing or landscaping that is consistent with the Ministry of Agriculture Guidelines and/or take advantage of naturally occurring buffers, such as roads, topographic features, watercourses and transitional land uses.

3.6.10 Supports second dwellings within the ALR where they are used to support agricultural activities and purposes (e.g., workers' housing).

3.6.11 Encourages economic development initiatives that support traditional and non- traditional agriculture activities, including urban agriculture where appropriate.

3.6.12 Continues to support viticulture and the wine industry by collaborating with the local wine industry to promote the Town of Oliver at the regional, national and international levels.

3.6.13 Continues to support agri-tourism activities and secondary uses, subject to the *ALR Use Regulation*, that contribute to the economic viability of farm operations, including:

a) an agricultural heritage exhibit displayed on the farm;

b) a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;

c) cart, sleigh and tractor rides on the land comprising the farm;

d) harvest festivals and other seasonal events held at the farm for promoting or marketing farm products produced on the farm;

e) small-scale weddings and receptions; and

f) agri-tourism accommodation and bed and breakfast operations.

3.6.14 Supports measures to reduce agricultural/residential conflicts through communication, aimed at helping urban residents better understand the requirements of farm operations, and helping farm operations use different methods that may create fewer conflicts.

3.6.15 Will continue to support the recommendations from Food Secure Oliver, a long-range plan for increasing food security in the Town of Oliver and RDOS Electoral Area "C".

3.6.16 Encourages urban agriculture including community gardens, a farmers' market, and accessory uses where agriculture is not a principal use.

3.6.17 Recognises that urban agriculture includes community gardens, school gardens, entrepreneurial gardens, demonstration gardens, edible landscapes, urban fruit trees, roof top gardens and personal backyard/balcony gardens.

3.6.18 Recognises climate change will impact the region and encourages community organisations and partners to continue adaptation actions.

3.7 Administrative, Institutional and Cultural

The Town of Oliver houses a number of administrative, institutional and cultural facilities used by residents, the larger region and visitors.

Educational Facilities: Elementary and Secondary school education is delivered by School District #53 (Okanagan Similkameen). Currently the School District operates two elementary schools at Oliver Elementary and Tuc-el-nuit Elementary, offering instruction from kindergarten to grade 7. Oliver Elementary has a capacity of 425 students and Tuc-el-nuit Elementary has a capacity of 250 students. The Southern Okanagan Secondary School offers instruction from grades 8 to 12 with a capacity of 700 students.

Historic enrolment data indicate the Town of Oliver's two elementary schools fluctuated between 500 and 545 students from 2010 to 2015. During that same time period, secondary enrolment declined steadily from 489 to 445 students. Projected enrolment over the next decade shows significant fluctuations but an overall trend with a modest decline of approximately 7% for both elementary and secondary students. This is based on births from Interior Health and could change depending on in-migration patterns.

The School District has indicated that at this time there are no plans for acquisition of land for future schools.

Administrative Facilities: The Town of Oliver operates two administrative buildings (Town Hall and Town Offices). School District #53 also has their administrative offices in Oliver.

Cultural Facilities: Cultural facilities include the Regional Library, Museum and Archives, and the region-serving Frank Venables Theatre.

Institutional Facilities: Institutional facilities include both health and emergency services. The Town of Oliver is within the Oliver/Osoyoos Health Region, which forms part of the Okanagan Health Service Area of the Interior Health Authority (IHA). IHA operates several health facilities in the Town of Oliver including the South Okanagan General Hospital, McKinney Place extended care facility, the Sunnybank retirement facility, and the Oliver Public Health Office. There are also a few privately owned, government subsidised seniors and assisted living facilities in the Town of Oliver.

The Town of Oliver operates a predominantly volunteer Fire and Rescue Service with a modern facility (2001). The Oliver Fire and Rescue service building is located at 369 Similkameen Avenue at the north end of the Oliver Airport. Fire services are also provided to the Osoyoos Indian Band and to the Oliver Fire Protection District (in areas outside Oliver's boundaries) on a fee-for service basis.

The RCMP provides the Town of Oliver's police protection. The South Okanagan detachment is located at 425 Similkameen Avenue, one block east of Highway 97 and across the street from the Oliver Fire and Rescue service building.

The B.C. Ambulance Service provides ambulance service in the Town of Oliver. It is centrally located in the Town Centre at 6070 Station Street.

Oliver and Osoyoos Search and Rescue (SAR) is one of 80 Search and Rescue groups in B.C. The non-profit organisation has approximately 30 unpaid professional volunteers maintained and coordinated by the Provincial Emergency Program. The Oliver SAR is located at 6878 Cessna Street on the east side of the Oliver Airport and its response area includes the South Okanagan region.

Objectives

3.7.1 Enhance existing administrative, institutional and cultural assets.

3.7.2 Ensure institutional land uses are located where they can best serve the needs of residents.

3.7.3 Work cooperatively with partners, including the Oliver and District Heritage Society to identify and enhance the Town of Oliver's heritage assets.

3.7.4 Work cooperatively with partners, including the Oliver Arts Council, to further develop and enhance the artistic and cultural fabric of the community.

3.7.5 Seek opportunities to work with the Osoyoos Indian Band and other Okanagan Nation Alliance members to recognise, protect and, where appropriate and feasible, interpret important cultural sites and features in the Town of Oliver.

Policies

The Town of Oliver:

3.7.6 Supports the use of lands designated Administrative, Institutional and Cultural (AIC) identified in Schedule 'B' (Official Community Plan Land Use Map) for public, non-profit or utility uses such as schools, colleges, churches, hospitals, public health facilities, community care housing, special needs housing, government buildings, and some municipal buildings and utility structures. For-profit institutional uses, such as assisted living facility and community care facilities are also supported in this designation.

3.7.7 Supports joint use of existing school facilities for broader community use.

3.7.8 Supports Interior Health Authority and other partners developing a range of health services required to address the physical and psychological health needs of Oliver residents.

3.7.9 Will identify lands suitable for the development of assisted living and supportive housing opportunities.

3.7.10 Will work with the RCMP and other partners on crime prevention awareness, including the RCMP's "Crime Stoppers" initiative.

3.7.11 Supports the siting of the Oliver RCMP detachment within the Town of Oliver to allow for the quick and effective delivery of police services.

3.7.12 Will research options to locate municipal offices to help consolidate and improve services and access to them.

3.8 Temporary Use Permits

Temporary Use Permits may be considered by the Town of Oliver to allow specific land uses to occur for a short period of time. The permit can contain detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and the other conditions.

Such permits are provided at the discretion of the Town of Oliver Council and are only in effect for a limited period of time. Temporary Use Permits are not a substitute for a rezoning.

Objectives

3.8.1 Avoid conflicts between different types of uses (i.e., residential, commercial, agricultural).

3.8.2 Provide for temporary approval of transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide rezoning and long-term land use patterns.

3.8.3 Ensure that Temporary Use Permits are not considered a substitute for a rezoning application.

Policies

The Town of Oliver:

3.8.4 Designates all land within the Town of Oliver under Section 492 of the Local Government Act as an area in which Temporary Use Permits may be issued.

3.8.5 Requires review and approval by the Ministry of Transportation and Transit for any development subject to Section 52 (1) of the Transportation Act.

3.8.6 May consider the following criteria in evaluating a Temporary Use Permit application submitted to the Town of Oliver:

a) the use must be clearly temporary or seasonal in nature;

b) compatibility of the proposal with adjacent uses;

c) impact of the proposed use on the natural environment, including groundwater, wildlife and all Environmentally Sensitive Development Permit and Riparian Area Permit Areas;

d) intensity of the proposed use;

e) opportunity to conduct the proposed use on land elsewhere in the community; and

f) the remedial measures to be carried out to mitigate any damage to the natural environment as a result of the temporary use.

3.8.7 In issuing a Temporary Use Permit, the Town of Oliver may specify conditions including, but not limited to:

a) the buildings to be used;

b) the area of use;

c) the hours of use;

d) appearance;

e) environmental protection measures; and

f) groundwater protection.

3.8.8 As a condition of issuing a Temporary Use Permit, the Town of Oliver may require the posting of a bond or other applicable security to ensure compliance with the conditions of a permit.



4

ECONOMIC DEVELOPMENT

4. Economic Development

4.1 Economic Development

The Town of Oliver boasts a relatively diversified economy for a town its size with a mix of public (healthcare, education, government) and private industry, including light industrial and manufacturing businesses. While not as significant as it was historically, the agricultural industry is still a major component of the local economy and Oliver boasts active agricultural producers within the Town's boundary.

Though some new investment and business development has been attracted to Oliver, the Town Centre is in decline and in need of revitalisation.

Objectives

4.1.1 Support Town Centre revitalisation, including mixed-use development.

4.1.2 Encourage local economic diversification.

4.1.3 Support development of Station Street, in conjunction with Town Centre revitalisation.

4.1.4 Support opportunities to enhance the Town of Oliver's brand as the "Wine Capital of Canada."

4.1.5 Support economic diversification within the Town and region.

4.1.6 Support business retention and attraction.

4.1.7 Align actions with the Grow Oliver Economic Development Strategy.

Policies

The Town of Oliver:

4.1.8 Will work with the South Okanagan Chamber of Commerce and other partners to identify opportunities for economic development in the Town of Oliver.

4.1.9 Will work with the South Okanagan Chamber of Commerce and local businesses to encourage and promote local shopping and services.

4.1.10 Will collaborate with partners to support the implementation of actions identified in the Grow Oliver Economic Development Strategy.

4.1.11 Supports local employment and business opportunities by permitting home businesses provided that the business does not have a detrimental effect (e.g., traffic, parking, signage, outdoor storage, lighting, noise) on existing residential neighbourhoods.

4.1.12 Will work with the South Okanagan Chamber of Commerce, local businesses and other partners to retain and expand existing Downtown businesses, while attracting new investment and businesses to the Town Centre.

4.1.13 Supports ongoing Town Centre revitalisation efforts, including, but not limited to:

a) public realm improvements and investments;

b) facilitating the retention and expansion of existing business;

c) encouraging mixed-used development on vacant properties, including Town of Oliver-owned parcels;

d) Station Street redevelopment that connects the two areas to one another and the Okanagan River; and

e) attracting new business and development to both Downtown and Station Street.

4.1.14 Will research options to locate municipal offices in downtown to help consolidate and improve services and access to them.

4.1.15 Will consider developing a Feasibility Study and Business Case to determine the best uses for Centennial Park.

4.1.16 Supports and encourages existing and new business opportunities that directly or indirectly support the wine industry to locate in the Town of Oliver.

4.1.17 Will continue to promote the wine industry in the Oliver area.

4.1.18 Work with partners to investigate ways to support value-added, community-based business development.

4.1.19 Will continue to promote and encourage agritourism activities on farms in the Town of Oliver.

4.1.20 Prioritises light industrial/ manufacturing development that is "clean and green."

4.1.21 Will support renewable energy projects to be established in the Town and region, where appropriate.

4.1.22 Will work with public and private sector companies, organisations and societies, to identify seniors housing needs and opportunities.

4.1.23 Will support and encourage the establishment of business opportunities and activities in the Town of Oliver that will cater to the specific health, fitness, recreation and leisure activity needs of seniors.

4.1.24 Will continue to monitor its level of sport and recreation infrastructure, services and facilities, to ensure that the needs of Oliver's seniors are met, and to ensure that Oliver is viewed as a desirable location for tourists.

4.1.25 Will work with the RDOS to evaluate appropriate trail linkages and connections to activities, facilities and tourist opportunities outside of the Town.

4.1.26 Will consider developing a Youth Strategy to attract, retain, and engage youth and young families in the Town of Oliver to help support local schools, diversify community demographics, and create economic prosperity.

4.1.27 Will encourage the development of housing in Downtown to ensure there is sufficient population to support Downtown businesses.



5

PARKS AND RECREATION

5. Parks and Recreation

5.1 Parks and Recreation

The Town of Oliver offers an impressive array of indoor and outdoor parks and recreation facilities for the size of the community. Most public recreation facilities are centrally located at the Oliver & District Recreation Centre and Oliver Community Park. Indoor facilities include the Oliver & District Community Hall and Fitness Centre, Oliver & District Arena, the Clubhouse multi-purpose building, and the privately operated Oliver Curling Centre, which provide excellent venues for fitness and recreational programming, sport, special events, and private rentals. Outdoor facilities at Oliver Community Park consist of five multi-use fields, tennis and pickleball courts, a sand volleyball court, a basketball court, a nine-hole disc golf course, an outdoor stage, and the Oliver & District Community Pool. Other outdoor recreation facilities include the Kinsmen Playground and Spray Park and the off-leash dog area, outdoor fitness circuit, skateboard park, and public shower facility at Lions Park. The Town of Oliver also maintains Rotary Beach, on the south-west shore of Tuc-el-nuit Lake. Local schools provide three sports fields and two playgrounds.

The Town of Oliver is further enhanced by a paved multiuse pathway that passes through the community on the west side of the Okanagan River Flood Protection Dyke. The path is a portion of a larger hiking and cycling path that extends from the McAlpine Bridge, approximately 5 km north of the Town of Oliver, to the north end of Osoyoos Lake approximately 15 km south of Oliver. There is also a 2.4 km paved path on the east side of the Flood Protection Dyke from Drop Structure 13 south to Drop Structure 11. Construction of the Ditch Trail, a multi-use path along the irrigation canal south of Similkameen Avenue, was completed in 2024.

Objectives

5.1.1 Provide and maintain parks, recreation facilities, and open space opportunities sufficient to meet the needs of the Town of Oliver's residents, balancing affordability with cost recovery for inclusivity and sustainability.

5.1.2 Promote the development of an integrated and accessible parks, trails and open space network with connections to other important destinations, including schools and the Town Centre, and trails and open space in Electoral Area "C".

5.1.3 Improve and maintain barrier-free public access to high-quality parks and recreation services and resources.

5.1.4 Enhance and expand indoor and outdoor recreational facilities and areas in the Town of Oliver when and where required.

5.1.5 Utilise existing and future parks trail systems as alternative modes of travel and movement throughout the community.

Policies

The Town of Oliver:

5.1.6 Supports the use of lands designated Parks, Recreation and Open Space (P) identified in Schedule 'B' (Official Community Plan Land Use Map) for community social and recreation facilities and features.

5.1.7 Will continue implementing the Park Improvement Plan (2015) and Recreation Plan (2024) in consultation with the Oliver and District Recreational Advisory Committee and other partners.

5.1.8 Will work with the Oliver and District Recreational Advisory Committee and other partners in maintaining the level of park space recommended in the Park Improvement Plan (2015).

5.1.9 Will work with the Oliver and District Recreational Advisory Committee and other partners, once the objectives of the existing Park Improvement Plan, Recreation Plan, and Oliver and Area Trails Master Plan have been successfully completed, to develop a new Parks, Recreation, and Trails Master Plan, combining the Park Improvement Plan, Recreation Plan, and Oliver and District Trails Master Plan into one document, to set direction and priorities for parks, recreation facilities, and trails in Oliver over the next 10 to 20 years.

5.1.10 Ensures the Parks, Recreation, and Trails Master Plan considers whether existing sports fields, spaces, and facilities are meeting the needs of all users, including youth and seniors.

5.1.11 Ensures parks are programmed to provide amenities for users of all ages, including youth and seniors.

5.1.12 Ensures parks and public spaces incorporate universal design standards when establishing or upgrading public spaces, such as recreation facilities, parks, playgrounds, trails, and associated parking lots.

5.1.13 Maintains and improves physical access to parks and recreation facilities, including the installation of crosswalks, paths, ramps, and paving of parking areas.

5.1.14 Continues to monitor the use and space in the Oliver Community Centre.

5.1.15 Continues working with the Oliver and District Recreational Advisory Committee and other partners in providing recreation facilities and opportunities for residents and visitors of all ages.

5.1.16 Supports the stewardship, enhancement and interpretation of important environmental features and areas in the Town of Oliver's parks, open space and recreation areas.

5.1.17 Encourages and facilitates the provision of recreation opportunities and facilities by sports groups, service clubs, cultural groups and other community groups.

5.1.18 Explores opportunities for discounted programming and facility rates for non-profit organisations and community groups, seniors, youth, and low-income persons.

5.1.19 Will continue to cooperate with School District #53 in sharing the use of school and public recreation facilities.

5.1.20 Will continue to explore opportunities for recreation facility improvement and renewal, ensuring spaces and equipment are multi-functional, adaptable to evolving community needs, and accessible to all users, including youth and seniors.

5.1.21 Encourages the development of private recreation facilities.

5.1.22 Will explore opportunities to activate underutilised indoor and outdoor spaces with recreation programming and community events.

5.1.23 Will continue to provide access to public washrooms in parks and recreation facilities.

5.1.24 Will collaborate with partners to build community capacity, encourage volunteerism and stewardship, and recognise that partnerships and collaboration are essential in ensuring the sustainability and expansion of high-quality recreation facilities and services.

5.1.25 Supports discussions with the Osoyoos Indian Band and other Okanagan Nation Alliance members in all processes related to establishing parks, recreation areas and trails.

5.1.26 Will work with the Oliver and District Recreational Advisory Committee, RDOS, and other partners in implementing the Oliver and Area Trail Master Plan (2009), including trail connections to Electoral Area "C".

5.1.27 Designates public lands that are undevelopable due to flood plain, topography, or natural or ecological features as Parks, Recreation and Open Space, which may be developed with recreation infrastructure including trails.

13.65

The number of hectares of park land in Oliver (as of 2026).

5.1.28 Shall levy Development Cost Charges, as prescribed in the DCC Bylaw, for parks against new development to assist in offsetting the cost of parkland acquisition and development.

5.1.29 Ensures major trail and greenway linkages are accessible for all, including wheelchairs and motorised scooters wherever feasible and appropriate.

5.1.30 Supports the improvement and enhancement of existing public access points on Tuc-el-nuit Lake.

5.1.31 Supports the identification and development of additional public waterfront accesses on Tuc-el-nuit Lake and the Okanagan River Channel.

5.1.32 Supports planning for enhanced trail linkages between Tuc-el-nuit Lake and the Okanagan River Hike and Bike Trail.

5.1.33 Recognises the Hike and Bike Trail as an important component of the community's recreation infrastructure, and as such, the Town of Oliver will continue to encourage ongoing improvement and enhancement of the walkway.

5.1.34 Supports development of public access points to the Hike and Bike Trail through gradual right-of-way acquisitions and through dedication at the time of subdivision.

5.1.35 Continues to promote Parks and Recreation programming through education campaigns and distribution of educational materials.

5.1.36 Continues to support the development and improvement of the ditch trail along the Town's irrigation canal.

5.1.37 Will assess the potential of current facilities to function as emergency or resilience hubs during extreme weather or other emergencies.



6

TRANSPORTATION

6. Transportation

The Town of Oliver is responsible for the operation and maintenance of all roads within its municipal boundaries except the curb-to-curb portion of Highway 97, which is maintained by a private contractor under contract to the Ministry of Transportation and Infrastructure. There are approximately 39 km of local streets in the Town of Oliver that are maintained by the municipal crews. Maintenance includes patching, major repairs, sweeping, snow removal, signage and street lighting.

The road network is based on a hierarchy of streets differing in function, traffic service, traffic volumes and provision for on-street parking. The Town of Oliver's road classification system and hierarchy is composed of:

- Primary Highway: Provincial Highway 97
- Arterial Roads: These link major areas of the community and to Highway 97.
- Major Collectors: These roads provide links between groups of local roads in neighbourhoods and transfer traffic to major Arterial Roads.
- Minor Collectors: These provide everyday access to individual homes and transfer traffic to Major Collector and Arterial Roads.
- Local Roads: All other streets not noted above. These streets are designed primarily to provide local access.

As growth areas develop within the Town of Oliver, increases in traffic volumes on main road intersections will likely occur and will require design upgrading to provide safe and uncongested through traffic movements.

Public Transit: Although public transportation within the Town of Oliver is not provided, BC Transit does operate a community shuttle between the Town of Osoyoos, District of Summerland, and City of Penticton daily on weekdays.

Oliver Airport: The Town of Oliver also maintains a municipal airport with a 975 metre paved runway. The Oliver Airport is a valuable community facility from an economic development perspective, providing fly-in business and recreation opportunities. The Province sold the land on which the airport is situated to the Town of Oliver, with the condition that the land be used for airport purposes. The vision of the Oliver Airport is to become the premier regional airfield for the South Okanagan providing excellence in services and facilities available to air travelers and aircraft operators and to become recognised as a model for convenient access, cost effectiveness and effective partnerships with the Town's residents and businesses. In response to a 2012 plan, several capital improvements, including construction of a taxiway adjacent to the runway, was completed with funding from senior levels of government.

Trails, Paths, and Walkways: The Oliver and Area Hiking and Bicycling Society was instrumental in planning, fund-raising and constructing a hike and bike trail that extends from the McAlpine Bridge approximately 5 km north of the Town of Oliver, through the Town of Oliver to the head of Osoyoos Lake. The northern 15 km of the 20 km long trail is paved, with the balance of the trail surfaced with gravel. The trail is utilised by recreationalists for exercise, wildlife interpretation and as a medium for non-motorised transportation.

The Town of Oliver is interested in pursuing other multi-use trail options within Oliver that will link important areas within the community to each other and to areas outside of the community. One such proposed trail is being contemplated on the existing irrigation right-of-way in the southwest portion of the community.

The Oliver and Area Trails Master Plan (2009) indicates existing and proposed trails within and around the Town of Oliver, some of which have been implemented. The Town of Oliver's strategic plan also recommends the completion of a Parks and Trails Master Plan, which will likely result in updates to this OCP. Town of Oliver trails and trail plans are noted on Schedule 'D' (Parks and Recreation and Trails Network Map).

Existing and planned transportation infrastructure including roads and trails are shown on Schedule 'E' (Transportation Network). Specific aspects such as pedestrian infrastructure improvements, parking, and traffic calming measures are not shown.

6.1 Transportation

Objectives

6.1.1 Provide a road network for safe, efficient, convenient and economic transportation for all modes of traffic, and for all traffic destinations.

6.1.2 Promote active transportation within the Town of Oliver, including the provision of infrastructure to accommodate multi-modal transportation.

6.1.3 Provide transportation infrastructure (roads, sidewalks, and crosswalks) that facilitates the mobility and accessibility needs of youth, seniors, and persons with disabilities.

6.1.4 Improve public transportation opportunities for residents of the Town of Oliver to access locations both within and outside the Town of Oliver.

6.1.5 Support expansion of transit within the community and connections to other communities.

6.1.6 Continue to support a multi-purpose trail network that will connect residential, recreation, cultural, economic, tourist and community destinations within the Town of Oliver and the greater area.

6.1.7 Enhance the operation and utilisation of the Oliver airport and strive for financial self-sufficiency.

Policies

The Town of Oliver:

6.1.8 Will continue to update and implement a road capital improvement plan for roads within the Town of Oliver.

6.1.9 Will update the Town of Oliver Subdivision and Development Services Bylaw as required, to ensure that road infrastructure standards are consistent with the road hierarchy outlined on Schedule 'E' (Transportation Network Map), and meet the needs of seniors and persons with disabilities.

6.1.10 Will work to develop a Sidewalk Implementation Strategy to enhance pedestrian infrastructure, making the Town of Oliver more pedestrian friendly and encourage its

residents to be more physically active. This will include a review of the quality and functioning of existing pedestrian infrastructure including crosswalks, sidewalks, crossing signals and sidewalk-street transitions, with a focus on designing for the needs of youth, seniors, and persons with disabilities.

6.1.11 Supports the installation of active transportation infrastructure and amenities, including multi-use paths, cycle lanes, street furniture such as benches, bicycle/e-scooter parking, and charging stations, wayfinding, lighting, and other design elements.

6.1.12 Will ensure new pedestrian infrastructure is accessible for youth, seniors, and persons with disabilities.

6.1.13 Will continue to evaluate whether sidewalks are adequately designed for persons with visual impairments.

6.1.14 Will review and refine guidance for the placement of street furniture, including sandwich boards, on sidewalks to ensure objects do not impede pedestrian movement.

6.1.15 Will consider raised crosswalks at intersections to improve pedestrian mobility and safety. For intersections on Highway 97 and BC Transit routes, consult with the Provincial ministries for possible alternative solutions.

6.1.16 Supports study of traffic calming measures, including reduced speed limits and design interventions, to enhance the road infrastructure and safety for vehicle, pedestrian and bicycle travel.

6.1.17 Will explore the possibility of installing infrastructure to accommodate e-scooters to increase safety for users, including youth. The Town will consider the co-use of bicycle facilities for this purpose as appropriate.

6.1.18 Will explore options to provide additional parking opportunities within the Town Centre.

6.1.19 Opposes the removal of on-street parking that currently exist on Main Street (i.e. Highway 97 in the designated Town Centre).

6.1.20 Will continue to work with the Ministry of Transportation and Transit to mitigate the negative effects of Highway 97 being located through the middle of Oliver's downtown.

6.1.21 Will work with BC Transit to evaluate the need and viability of providing public transit opportunities within the Town of Oliver as well as more frequently scheduled public transit service from the Town of Oliver to larger centers in the Okanagan, including Penticton and Kelowna.

6.1.22 Will evaluate potential improvement of amenities at BC Transit stops, such as bus shelters, benches, bicycle/e-scooter parking, waste receptacles, lighting, and other improvements.

6.1.23 Supports the trail network goals, plans and standards described in the Oliver and Area Trails Master Plan (2009).

6.1.24 Will seek funding opportunities to implement the recommendations of the Accessibility Plan.

6.1.25 Will continue to support private groups, societies, and service clubs, in their efforts to raise funds and design and construct paths and trails such as the Hike and Bike Trail.

6.1.26 Maintains and enhances trails in the community.

6.1.27 Will continue to require that new local trail connections to service the new subdivision and surrounding areas are installed by new developments as a condition of subdivision approval.

6.1.28 Supports the installation of a second river crossing, which should be designed for use of emergency vehicles and active transportation users.

6.1.29 Will continue to promote and encourage the use of the Oliver Airport, and will consider the expanded use of the airport lands for airport-related uses that promote the facility and enhance economic development and tourism within the Town of Oliver and the surrounding rural area.

6.1.30 Will continue to work cooperatively with the Airport Advisory Committee to improve the management of the airport and the airport lands.



7

INFRASTRUCTURE

7. Infrastructure

The residents of Oliver are well served with modern urban infrastructure including transportation (roads, trails, airport), municipal water, municipal sanitary sewer services, storm water drainage, a solid waste disposal site, and electrical, natural gas, telephone and cable television utilities.

Water: The Town of Oliver operates a pressurised domestic water system for the community that includes seven well sites and one water reservoir. The Town of Oliver also provides the domestic and irrigation water for residents in the RDOS Electoral Area "C" within the former S.O.L.I.D. (South Okanagan Lands Irrigation District) area. Rural irrigation water and domestic drinking water are separated. Rural domestic water is supplied from the Town of Oliver's system of wells, while irrigation water is distributed to rural users through a system of pipes and an open irrigation canal, which transports water from the Okanagan River Channel. The Town of Oliver will continue to pursue water quality improvements for rural residents, contingent on available funds.

Sewer Service: The Liquid Waste Management Plan provides a plan for the collection, treatment and disposal of wastewater in the Town of Oliver in compliance with regulatory and public health standards. Sewage is collected by gravity mains and pumped from a wastewater pump station by force main to a series of aerated lagoons west of the Town of Oliver for treatment. Treated effluent is reclaimed for irrigation purposes on selective sites including the Fairview Mountain Golf Course, cemetery, some parks, the airport lands and some vineyards. All reclaimed water is reused and a winter storage reservoir has created a new habitat area for a variety of native plant and animal species.

Solid Waste: The Town of Oliver provides mandatory municipal garbage collection service to small residential properties in the municipality through a private contractor. Optional service is offered to other selected residential properties. The Town of Oliver also provides curbside collection of yard waste and recyclable materials for all residential dwelling units inside the municipal boundaries. The Oliver and District Landfill is operated as a jointly funded, town-rural facility by the RDOS. A Solid Waste Management Plan (SWMP) specifies how the Town of Oliver and the RDOS as a whole will evolve the solid waste management system to achieve a waste diversion rate of over 70%. The focus of the plan is on maximizing the diversion of organic waste from landfilling or burning through increased composting; recycling at multi-family residences and workplaces; and increasing the reuse and recycling of construction, demolition and renovation waste. It is anticipated that the Oliver landfill site will serve the needs of the Town of Oliver and the surrounding rural area to the year 2065. Without the current level of recycling and diversion efforts from the landfill site, the life expectancy of the landfill site would be considerably less.

Private Utilities in the Town of Oliver include electrical service, natural gas, cellular telephone infrastructure, fibre optic internet, and cable television.

7.1 Infrastructure

Objectives

7.1.1 Provide leadership in sustainable municipal infrastructure servicing, including the conservation of energy, water and material resources.

7.1.2 Maintain a level of sanitary sewer and domestic water infrastructure to efficiently serve the Town of Oliver's needs.

7.1.3 Continue to provide quality domestic and irrigation water to the rural service area.

7.1.4 Treat and re-use effluent wastewater in an environmentally responsible manner.

7.1.5 Continue to increase recycling and solid waste diversion from the Oliver Landfill site to maximise its life expectancy.

41.5

The number of kilometres of sanitary sewer pipe in Oliver (as of 2026).

Policies

The Town of Oliver:

7.1.6 Will adopt an Asset Management Policy that will provide guiding principles for sustainable service delivery across the organisation.

7.1.7 Will develop a Corporate Asset Management Plan to establish an affordable, balanced and well-maintained suite of infrastructure that supports the economic health of the community.

7.1.8 Will seek alternative energy sources when appropriate to decrease the possibility of service disruption and reduce energy costs.

7.1.9 Will continue to monitor and update when appropriate the Town of Oliver Liquid Waste Management Plan (2002).

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

7.1.11 Will work to develop a Sanitary Sewer Master Plan.

7.1.12 Requires new development to connect to the Town of Oliver's sewage facilities, if available.

7.1.13 Will work to develop a Water System Master Plan.

7.1.14 Will continue to monitor the quality of the Town of Oliver's domestic water and will make all necessary adjustments and improvements to the water sources and distribution system in compliance with the Guidelines for Canadian Drinking Water Quality.

7.1.15 Will continue to follow and update a workplan for undertaking improvements to optimise the life of the Irrigation Canal system and work with senior levels of government on establishing sustainable funding for maintenance of the canal and related infrastructure.

7.1.16 Will continue to provide water to rural residents outside the Town of Oliver within the rural water district on the basis of full cost recovery, and will continue to maintain and upgrade rural water system infrastructure including the irrigation canal.

7.1.17 Will manage stormwater/rainwater in accordance with the most recent integrated watershed management or rainwater best practices and design manuals, including the management of rainwater on site and maintaining pre-development drainage flows.

7.1.18 Will implement and evaluate methods and measures that would promote water conservation and reduce demand on the liquid waste treatment facility.

7.1.19 Will support implementation of the Solid Waste Management Plan, adopted in 2012 by the RDOS.

7.1.20 Will promote and enhance recycling efforts, and implement means of diverting waste from the Oliver landfill site including curbside food waste collection and a regional composting facility.

7.1.21 Will work with the RDOS to maximise the useful life of the Oliver landfill site.

7.1.22 Will review the Subdivision and Development Servicing Bylaw to ensure that private utility installation standards are appropriate.

7.1.23 Will maintain its current utility installation policy of minimising overhead power, telephone, and cable television lines, and minimising the number of utility poles within the Town of Oliver.

7.1.24 Will collaborate with public and private utility companies to reduce application review timelines.

7.1.25 Will work cooperatively with private utility companies to facilitate the safe and efficient installation of private utilities.

7.1.26 Encourages the cooperation and coordination of utility companies in utilising existing utility corridors for multiple uses.

7.1.27 Encourages the colocation of multiple cell phone providers on cellular towers.

7.1.28 Ensures an adequate water supply for fire protection in compliance with the Canadian Fire Underwriters' Association standards and the BC Building Code.



8

ENVIRONMENTAL AND HAZARD LANDS

8. Environmental and Hazard Lands

Environmental Lands

The South Okanagan-Similkameen is recognised as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The Town of Oliver area is also home to one of the largest concentrations of endangered and threatened species of plants and animals in BC and Canada. The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. The Plan Area contains significant developed areas and land uses like agriculture, as well as Critical Habitat for several species at risk including Lewis's Woodpecker (a threatened bird), Yellow-breasted Chat (an endangered bird) and Behr's Hairstreak (an endangered butterfly). The Plan Area itself is home to many unique environmental features, including Tuc-el-nuit Lake, the Okanagan River and the silt bluffs. Sensitive ecosystems include antelope brush grasslands, riparian areas, oxbow wetlands and rock outcrops. Connectivity between these habitats is critical to allow for the movement, genetic exchange, and long-term survival of species, especially those at risk. Features and sensitive ecosystems together contribute to the wide diversity of species, both common and rare, that are found within the Town of Oliver's boundaries.

Environmentally sensitive ecosystems include grasslands, rugged terrain and steep slopes, treed slopes, Tuc-el-nuit Lake, Okanagan River and the numerous wetlands and riparian areas that exist adjacent to the river channel.

Grasslands and Rugged Terrain: Grasslands, rugged terrain and steep, vegetated slopes form a significant part of the Town of Oliver's natural areas. These ecosystems are integral ecological systems, providing summer and winter habitat for many species and function as a significant wild land and buffer between the Town of Oliver and semi-arid lands vulnerable to the impacts of human settlement. These areas are also home to many at-risk and threatened species, including the American badger.

Tuc-el-nuit Lake: Located in the northeast portion of the Town of Oliver, the lake provides habitat for a number of species of fish, reptiles, and songbirds, and is a staging area for many species of migratory birds. The lake is strongly valued by residents for its environmental and recreational values. Gasoline powered boats are prohibited on the lake.

Okanagan River*:* The Okanagan River Channel connects Vaseux Lake to Osoyoos Lake and is a critical migration route and habitat for different species of salmon, trout and whitefish. The river is one of only two remaining spawning areas for sockeye salmon within the Canadian portion of the Columbia River watershed. The Okanagan River's varied and extensive riparian area also supports many migratory birds and other wildlife species, some of them at risk.

Oxbows and Other Wetland Areas: Prior to the Okanagan River being channelised to its present configuration, it meandered through the valley bottom in the same general location as the current channel. During this historic meandering process and the eventual channelisation of the river, a number of oxbows were created. Wetland and riparian (waterside) habitats are ecologically very important but many were eliminated through the

channelisation of the Okanagan River and historic development adjacent to the river channel. The remaining oxbows on both the east and west sides of the Okanagan River Channel provide critical habitat for a variety of flora and fauna, including provincial 'Red Listed' species that are threatened, endangered or extirpated (locally extinct). In addition to the oxbows, there is a natural spring that creates a small creek that flows behind the Okanagan Similkameen Growers packinghouse. It flows through the industrial park in open ditches and culverts, eventually disappearing into the ground near the river channel.

Habitat Connectivity: Maintaining and restoring connectivity between natural areas via corridors, riparian buffers, and stepping-stone patches facilitates wildlife movement and seasonal migration, supports gene flow, increases resilience to disturbance and climate change, and helps maintain populations of common and at-risk species in and around the Town of Oliver.

The Town of Oliver's natural areas are generally shown on Schedule 'G' (Environmentally Sensitive Development Permit Areas Map) and Schedule 'H' (Watercourse Development Permit Areas Map).

In addition to the protection of environmentally sensitive areas and natural features, there are several related environmental considerations to ensure a high quality of life for the Town of Oliver's residents. These include air and water quality, water conservation, solid waste reduction and remediation of any contaminated sites.

Air Quality: The Town of Oliver recognises the importance of maintaining good air quality. The Town of Oliver does not allow open burning within its limits for safety and air quality reasons. Burning within the surrounding Regional District is only permitted between October 15 and April 15.

Water Quality and Quantity: The Town of Oliver is very conscious about water quality and quantity, and is constantly in pursuit of initiatives that will maintain and further enhance water quality. Given the arid climate, the Town of Oliver is aware that water resources are precious, and as such, the Town of Oliver distributes educational literature promoting water conservation in household and yard and garden applications. The Town of Oliver also supports water conservation measures in agricultural, commercial and industrial operations.

Liquid Waste Treatment: The Town of Oliver operates an efficient liquid waste collection and treatment system that minimises the impact of the effluent on the environment and the risk to human health. The effluent quality from the aerated lagoon system west of the cemetery complies with the Operational Certificate issued by the Ministry of Environment. Reclaimed water is used for irrigation purposes, primarily at the Fairview Mountain Golf Course, Airport and cemetery.

Oliver Landfill: The Oliver landfill is located approximately six kilometres southeast of the Town of Oliver. The landfill is operated by the RDOS and is funded by the Town of Oliver and the RDOS.

Hazard Lands

Portions of the Town of Oliver are located on lands considered to be hazardous for development. These lands include slopes that are unstable and susceptible to sliding or

slumping, lands that are within the flood plain, and lands within an identified wildfire hazard area are shown on Schedule 'C' (Hazard Lands Map).

Steep and Unstable Lands: Lands that are considered potentially unstable include slopes that are in excess of 30% (3 metres of vertical elevation for every 10 metres of horizontal distance) and that have the potential for rock fall, land slip, or land slide. Areas of concern in the Town of Oliver include the escarpment between Bellevue Drive and Meadows Drive, and the area in the southeast portion of the community, east of the Okanagan River Channel.

Flood Plain: The Ministry of Environment has prepared floodplain mapping which indicates that there are areas within the Town of Oliver, adjacent to the Okanagan River Channel, that are within the Okanagan River Channel Flood Plain. The Okanagan River Channel Flood Plain outlines areas adjacent to the Channel that are less than 1.5 metres above the Channel's design water level. The flood elevation level for areas adjacent to the river channel varies from 299.0 metres GSC (Geodetic Survey of Canada) at the north end of the Town of Oliver to 295.3 metres GSC at the south end of the Town of Oliver.

Wildfire Hazards: Although the Town of Oliver's surrounding natural area is mainly grassland rather than forest, the Wilson Mountain blaze in 2015 reminded residents that fire hazards are possible, and that appropriate mitigation measures should be addressed in this OCP. As the South Okanagan Valley contains ecosystems within which wildfire is a natural disturbance, and since wildfire cannot be eliminated from these ecosystems, the threat of wildfire will always be present. However, the risk wildfire poses to development can be managed through appropriate development policies and continual management efforts.

Contaminated Sites: Site contamination is caused when chemicals or toxic materials are spilled or deposited on the ground. A site is contaminated if its land, water and/or sediment are unsuitable for particular uses. This includes contamination of the soil, groundwater or sediment in an amount or concentration that exceeds environmental quality standards. Remediation requirements for contaminated sites are provided by the Ministry of Environment, and known contaminated sites are registered in the Province's contaminated sites registry. These procedures are important to ensure that contaminated sites are remediated by the current owners, not unsuspecting future owners. There are presently no contaminated sites that have been identified and registered in the Province's contaminated sites registry.

8.1 Environmental Lands

Objectives

8.1.1 Preserve and protect sensitive ecological systems and biological diversity in the Town of Oliver.

8.1.2 Promote awareness of the important linkage between the long-term health of the Town of Oliver's natural environment, economy and community livability.

8.1.3 Promote initiatives to enhance air quality in the South Okanagan.

8.1.4 Preserve and protect the quality and quantity of groundwater and surface water.

8.1.5 Implement the Solid Waste Management Plan adopted by the RDOS in September 2012.

Policies

The Town of Oliver:

8.1.6 Recognises environmentally sensitive lands and has designated these lands as Environmentally Sensitive Development Permit Areas (ESDP). These areas are identified in Schedule 'G' (Environmentally Sensitive Development Permit Areas Map). Development in designated ESDP areas is to occur according to guidelines outlined in Section 23.5 of this OCP.

8.1.7 Requires that land designated as environmentally sensitive on Schedule 'G' (Environmentally Sensitive Development Permit Areas Map) shall be retained in its natural state and not be developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP).

8.1.8 Recognises riparian values and, in accordance with the provincial Riparian Area Regulation, has designated watercourses and adjacent upland areas as Watercourse Development Permit (WDP) Areas as identified in Schedule 'H' (Watercourse Development Permit Areas Map). Development in designated WDP Areas is to occur according to guidelines outlined in Section 23.6 of this OCP.

8.1.9 Requires that where a report by a Qualified Environmental Professional has been requested, the report must be prepared by a relevant qualified professional (e.g., RPBio, certified arborist, BCSLA, P. Ag.) in accordance with the requirements contained in the Town of Oliver's Land Use Procedures Bylaw.

8.1.10 Encourages the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:

a. donation of land to the Town of Oliver or provincial government;

b. donation of land to a Land Trust or registered charitable conservation organisation;

c. creation of conservation covenants in favour of municipal, provincial government, or private conservation organisations;

d. registration of covenants to restrict uses or require undertakings under the *Land Title Act* for affected areas;

e. establishment of long-term leases for environmentally sensitive areas; and,

f. participation of land stewardship and conservation initiatives by private landowners.

8.1.11 Encourages and supports conservation organisations to acquire or protect by covenant lands within the Town of Oliver that have a high or very high environmentally sensitive ranking.

8.1.12 Supports and encourages senior levels of government and habitat preservation groups to enhance fish habitat in the Okanagan River Channel.

8.1.13 Supports the identification of potential wildlife corridors and ecosystem connectivity within the Town of Oliver using best available resources. These corridors are intended to maintain ecological function, support species movement, and provide important habitat for biodiversity.

8.1.14 Will make efforts to protect the natural environment to the greatest possible extent, to ensure that this resource is protected, preserved and maintained for the enjoyment and benefit of residents, tourists and visitors to the Town of Oliver.

8.1.15 Will encourage development applicants of properties located within identified corridors to demonstrate how ecological connectivity will be maintained or enhanced. This may include retaining natural vegetation, minimizing fragmentation, avoiding the creation of narrow pinch points that restrict wildlife movement, and including best management practices such as wildlife-friendly fencing, vegetated buffers, reduced lighting, and wildlife-sensitive road design.

8.1.16 Recognises the importance of high air quality and will continue to promote nonpolluting means of transportation and enforce the Town of Oliver's ban on open burning.

8.1.17 Will work with residents, the agricultural sector, the forestry industry, provincial ministries and the RDOS to avoid or mitigate air quality impact from the burning of yard waste, agricultural prunings and wood waste.

8.1.18 Will continue to heighten public awareness of the potential for ground water contamination and health hazards related to the discharge of toxic substances into the municipal drainage system.

8.1.19 Will continue to support water restrictive provisions in the Town of Oliver's Building Bylaw that require the installation of low flow/low water consumption plumbing fixtures in all new developments. Water conservation efforts may also include water recycling, and promotion of xeriscape landscaping (the use of drought tolerant plant material).

8.1.20 Will continue to support the sustainable use of water and promote water conservation practices in household and yard use and in business, industry and agricultural operations.

8.1.21 Supports the continued diversion of solid waste through implementation of the RDOS Solid Waste Management Plan (2012).

8.2 Hazard Lands

Objectives

8.2.1 Prevent injury and loss of life and prevent or minimise property damage as a result of natural hazards.

8.2.2 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.

8.2.3 Recognise that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimised.

8.2.4 Reduce wildfire hazard threats to proposed new and existing development in the wildfire interface area.

Policies

The Town of Oliver:

8.2.5 Will strive to prevent development on lands that may be susceptible to a potential hazard, or have been identified as hazardous by the Town of Oliver, unless the applicant can prove the land can be safely used for the use intended.

8.2.6 Will direct development away from lands identified as being susceptible to soil instability and potential geotechnical hazards, including slopes with grades in excess of 30%.

8.2.7 Permits development on potentially unstable lands subject to conditions established by a qualified professional registered by APEGBC. Where a geotechnical report has been provided in support of a development application, the owner must include the report in a covenant with the Town of Oliver registered on title.

8.2.8 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.

8.2.9 Requires that where land subject to flooding is required for development and no alternative land is available, construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with Provincial Flood Hazard Area Management Guidelines or the recommendations of a geotechnical report prepared by a qualified professional engineer or geoscientist in accordance with applicable APEGBC Guidelines.

8.2.10 Will continue to participate in the process to assist the Province in the creation of a provincial contaminated sites inventory and ensure that lands used for redevelopment are appropriately remediated, including requiring property owners to complete a *Site Disclosure Statement* as per Provincial regulation.

8.2.11 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Town of Oliver.

8.2.12 Encourages residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.

8.2.13 Supports providing information on radon and radon mitigation opportunities to residents of the Town of Oliver.

8.2.14 Will foster wildfire awareness and resiliency through public education materials, programs and events, including the FireSmart Communities program.

8.2.15 Will review and update wildfire protection approaches as based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.

8.2.16 Supports investigating the feasibility of a Wildfire Development Permit Area for the Town of Oliver within which future development will be undertaken in a manner that reduces home ignition through utilising construction material and landscaping guidelines as per the FireSmart Guidebook.

8.2.17 Encourages property owners to adhere to FireSmart Guidelines to protect their properties and neighbourhood from wildfire risk through measures that minimise the opportunity for home ignition. Such measure can include maintaining a clean roof and gutters and removing or not planting flammable vegetation and landscaping material from within 10m of homes to reduce fuel loads.

8.2.18 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the wildfire urban interface areas.



9

CLIMATE RESILIENCE

9. Climate Resilience

The scientific community has a global consensus that the increasing emissions of human-caused greenhouse gases (GHGs) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however, they are a growing concern for residents of the Town of Oliver and critical industries, including both the wine and fruit tree industries.

As one of 182 local governments that are signatory to the B.C. Climate Action Charter, the Town of Oliver has committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s *Local Government Act* was amended in 2008 to require all official community plans to set targets for the reduction of GHGs, as well as policies and actions to achieve the targets set.

Under the *Greenhouse Gas Reduction Targets Act*, B.C.'s GHG emissions are to be reduced by at least 80% below 2007 levels by 2050. The three areas where the Town of Oliver can play a role in reducing GHG emissions are in the transportation, waste management and building sectors.

9.1 Climate Resilience

Objectives

9.1.1 Understand the likely impacts and vulnerabilities of climate change to the Town of Oliver.

9.1.2 Take action to respond to climate impacts.

9.1.3 Reduce GHG emissions in the Town of Oliver as per the B.C. Climate Action Charter reduction targets.

9.1.4 Work to achieve carbon neutral Town of Oliver government operations.

9.1.5 Promote and provide community outreach and education related to climate change and reduction of GHG emissions.

Policies

The Town of Oliver:

9.1.6 Targets reducing corporate GHG's emissions by 30% from 2022 baseline levels by 2030 and net zero by 2050 taking initiatives described in the Town of Oliver's Corporate Energy and Emissions Plan (2024) and summarised below, some of which have already been initiated:

a) **New Buildings and Infrastructure:** Improve energy performance and lower GHG emissions in new Town buildings and infrastructure.

b) **Existing Buildings and Infrastructure:** Improve energy performance and lower GHG emissions in existing Town buildings and infrastructure.

c) **Renewable Energy:** Increase the use of renewable energy.

d) **Transportation:** Improve energy efficiency and reduce GHG emissions in the Town's fleet.

e) **Enabling Actions and Corporate Leadership:** Institutionalise the plan and demonstrate leadership on waste and water.

9.1.7 Targets reducing community GHG emissions by 40% from 2007 levels by 2030 and by 80% from 2007 levels by 2050, through taking initiatives described in the Town of Oliver's Community Energy and Emissions Plan (2024) and summarised below:

a) Optimise land use planning tools to enable complete and compact community growth.

b) Increase walking, cycling and other forms of zero emission mobility.

c) Increase transit ridership and support a transition to a zero emissions transit network.

d) Enable electric vehicle charging on-the-go.

e) Enable electric vehicle charging at home and work.

f) Encourage electric vehicles through outreach and supportive policies.

g) Accelerate the adoption of zero emission vehicles for commercial fleets.

h) Lead by example by transitioning Oliver's municipal fleet.

i) Adopt the Energy Step Code with a low carbon approach.

j) Build industry capacity for new buildings.

k) Improve energy efficiency and enable fuel switching.

l) Build industry capacity for existing buildings and increase demand.

m) Divert waste & organics from landfill.

9.1.8 Advances Corporate Energy and Emissions Plan (2024) initiatives by means of OCP and other bylaw amendments, regulation and other Council policy documents, as appropriate, and by follow-up action.

9.1.9 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations.

9.1.10 Manages the Town's water supply to improve climate resiliency, including the promotion of xeriscaping and water conservation, and use of water restrictions, when needed.

9.1.11 Considers creation of educational materials on climate resiliency in Oliver for distribution to residents and visitors.

9.1.12 Supports the implementation of FireSmart practices.

9.1.13 Supports restricting planting of vegetation species that use excessive amounts of water and/or increase fire risk, including cedars and junipers.

9.1.14 Considers the implementation of programs that encourage xeriscaping, such as property tax discounts or grant funding for vegetation replacement.

9.1.15 Supports providing cooling centre spaces during extreme heat events and smoke events for the use of residents and visitors, including persons experiencing homelessness.

9.1.16 Works to analyse the potential flood risk within the community.



10

HEALTH, WELLBEING AND COMMUNITY DEVELOPMENT

10. Health, Wellbeing and Community Development

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.

10.1 Health, Wellbeing, and Community Development

Objectives

10.1.1 Encourage the creation of a healthier built environment that supports more active transportation choices and improves public safety.

10.1.2 Increase the number of pedestrians and cyclists in the Town of Oliver.

10.1.3 Improve public education and awareness around the links between population health and land use planning.

10.1.4 Support social development initiatives and programs where practical and feasible.

10.1.5 Support the provision of mental health supports and programming within the community.

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

10.1.7 Support organisational collaboration and integrated service delivery within the community.

Policies

The Town of Oliver:

10.1.8 Supports the ongoing coordination and integration of local and regional pedestrian and bicycle plans and planning.

10.1.9 Supports the reduction of vehicle speed limits within the Town to improve safety for pedestrians, cyclists, and drivers, where appropriate.

10.1.10 Supports the enhancement of crosswalks, including improved painting designs and raised crosswalks.

10.1.11 Will ensure all new public facilities are accessible via accessible and active transportation routes (i.e., trails, greenways).

10.1.12 Will coordinate with the Interior Health Authority's Healthy Built Environment program on the review of Town of Oliver plans and larger-scale development proposals.

10.1.13 Will engage with Interior Health to explore how the Town can support improvements to the South Okanagan Regional Hospital, including a reduction of ER closures and wait times.

10.1.14 Encourages new development to incorporate healthy built environment best practices.

10.1.15 Supports bicycle amenities and infrastructure in public developments and larger-scale private developments.

10.1.16 Supports ongoing implementation of recommendations from the Oliver Measuring Up Report (2009) and subsequent Accessibility and Age Friendly plans.

10.1.17 Supports initiatives and programs that reduce social isolation.

10.1.18 Will work towards universal physical accessibility in all Town of Oliver buildings and facilities.

10.1.19 Will ensure all new sidewalks and crosswalks are constructed for universal physical accessibility.

10.1.20 Will continue working with non-profit groups and other partners to identify barriers to accessibility and prioritise investment in improvements.

10.1.21 Will continue support for the use of secondary suites and carriage houses as a form of affordable housing.

10.1.22 Will continue to investigate ways and means of encouraging the development of affordable seniors housing through grants, programs and legislation provided by senior levels of government.

10.1.23 Supports senior governments in their providing the necessary care services to enable aging in place for existing residents.

10.1.24 Encourages the attraction, retention, and engagement of youth and young families in the Town of Oliver to help support local schools, diversify community demographics, and create economic prosperity.

10.1.25 Will continue cooperation with the RCMP to engage and involve residents in public safety awareness.

10.1.26 Will work with the RCMP, local businesses and other community partners to develop a Safer Community Strategy for the Town of Oliver.

10.1.27 Will provide appropriate funding, training, and equipment to the Oliver & District Fire Department in conjunction with partners.

10.1.28 Will work with private and public agencies to provide the greatest possible opportunities for the Town of Oliver's youth.

10.1.29 Invites youth to be active members on community committees wherever practical.

10.1.30 Encourages Oliver's youth to participate in stewardship opportunities, environmental programs and community projects.

10.1.31 Supports and encourages the development of childcare and day care facilities within the Town of Oliver.

10.1.32 Continues to support community development that supports the health and wellbeing of families and children.

10.1.33 Seeks opportunities to collaborate with the Interior Health Authority on programs for families and children.

10.1.34 Supports the accommodation of childcare services in recreation facilities, where feasible.

10.1.35 Will work to implement the recommendations from Food Secure Oliver, a long-range plan for increasing food security in the Town of Oliver and RDOS Electoral Area “C”.

10.1.36 Supports urban agriculture, such as community gardens, in all land use designations.

10.1.37 Supports the ongoing work of food security and healthy living committees, groups and organisations in Oliver.

10.1.38 Will work with partners to ensure year-round access to safe, affordable, locally sourced nutritious food for Town of Oliver residents.

10.1.39 Encourages the offering of counselling and mental health supports and programming with the community, including for youth.

10.1.40 Will work to develop strategies to meet the needs of families and individuals experiencing homelessness.

10.1.41 Will work to develop strategies to meet the needs of those in extreme core housing need.

10.1.42 Encourages organisations to collaborate and provide integrated services for residents.

10.1.43 Support the potential creation of a hub space for social services providers.

10.1.44 Supports improved transportation networks to ensure residents can access needed services within the community and elsewhere.

10.1.45 Will collaborate with RDOS on emergency management and emergency operations centre activities and programming.



11

ARTS, CULTURE, AND HERITAGE

11. Arts, Culture, and Heritage

The Town of Oliver recognises and celebrates the connections between arts, culture, and heritage and the vibrancy, livability, and economic health of the community.

11.1 Arts, Culture, and Heritage

Objectives

11.1.1 Encourage the display of public art throughout the community, including in Downtown, ensuring supportive policies for the creation, ongoing maintenance, and disposal of public art.

11.1.2 Support cultural activities and events, working collaboratively with local cultural groups, to ensure the community is a vibrant place in which to live and visit.

11.1.3 Enable the provision of appropriate space for arts, culture, and heritage organisations.

11.1.4 Celebrate the history and heritage of the community.

11.1.5 Honour Indigenous heritage of the region, including the protection of archaeological artifacts and cultural material.

Policies

The Town of Oliver:

11.1.6 Enables the availability of spaces for arts, culture, and heritage organisations through land use, zoning and lease of Town-owned facilities and spaces.

11.1.7 Supports the installation of murals, including removable murals, in the Downtown.

11.1.8 Explores ways in which Parks and Recreation programming can incorporate the inclusion of arts, culture, and heritage programming.

11.1.9 Supports opportunities for the inclusion of Indigenous arts to be incorporated into programs and spaces.

11.1.10 Creates opportunities for the inclusion of arts that celebrate multiculturalism into programs and spaces.

11.1.11 Supports volunteer opportunities with respect to arts, culture, and heritage.

11.1.12 Considers the inclusion of arts, culture, and heritage organisations when developing new, or upgrading existing, facilities and spaces.

11.1.13 Encourages the incorporation of Indigenous culture, language, and heritage in public events.

11.1.14 Encourages the celebration of multiculturalism through incorporation of culture, language, and heritage in public events.

11.1.15 Supports undertaking the update of the Town's Heritage Strategy.

11.1.16 Will consider the implementation of the existing legislative tools for local governments that enable private sector involvement in preserving privately owned historic structures, including Heritage Revitalisation Agreements, covenants, zoning changes, consideration of planning flexibility in terms of building usage, stipulation of heritage regions or zones within the town by heritage features, facade and other upgrade grants over single or multiple years, short term or longer term tax advantages and incentives, and any other tools permissible under planning and heritage legislation.

11.1.17 Will work with the Heritage Society to develop a plan for improved artifact and archival collection storage and public access.

11.1.18 Considers history and heritage when improving streetscapes and public spaces.

11.1.19 Will explore methods to ensure buildings fronting Main Street (Highway 97) between Hillcrest Avenue and Fairview Road have a two storey profile adjacent to the street, so that a streamlined modern or other authentic heritage appearance grounded in Oliver's history is maintained in Downtown.

11.1.20 Will continue to support the Oliver Arts Council in their efforts in promoting and enhancing arts and culture within the Town of Oliver.

11.1.21 Will work with the arts and cultural community to continue to cultivate the Town of Oliver's artistic character by supporting artwork and performances in public places.

11.1.22 Encourages the Oliver Arts Council and cultural partners to define a strategy to introduce exciting, interesting and innovative arts, entertainment and cultural expressions within the Town of Oliver's downtown.

11.1.23 Supports existing cultural facilities and organisations, and encourages multicultural activities and festivals that promote or foster multicultural understanding.

11.1.24 Continues to explore the concept of providing an outdoor arts performance facility in, or in close proximity to, the Town Centre.

11.1.25 Continues to support the Oliver and District Heritage Society and their efforts to protect, steward and interpret the Town of Oliver's history.

11.1.26 Continues to participate with the RDOS to provide annual funding to the Oliver and District Heritage Society.

11.1.27 Supports and encourages community events.

11.1.28 Supports the preparation of an inventory of heritage buildings and sites within the Town of Oliver.

11.1.29 Supports the preservation and enhancement of buildings and sites that have historical significance.

11.1.30 Recognises and celebrates the rich Syilx/Okanagan culture and cultural features that exist in and around Oliver.

11.1.31 Will design and manage parks, plazas, streetscapes, and civic spaces to accommodate performances, markets, festivals, and informal cultural activity.

11.1.32 Will advocate for the continued use of Venables Theatre by community organisations.

11.1.33 Supports the retention, enhancement, and development of cultural facilities, including galleries, performance spaces, community studios, and cultural hubs.



12

IMPLEMENTATION

12. Implementation

Overview

To ensure the objectives of the Official Community Plan are realised over time, the following table outlines key plans, strategies, and regulatory documents that support the goals of the Official Community Plan. For each item, the table identifies the recommended action—whether to develop a new document or update an existing one—and suggests a target date for completion. This table is intended to guide Town staff, Council, and community partners in prioritising work, allocating resources, and tracking progress over time. It should be reviewed regularly and updated as needed to reflect evolving community needs, emerging opportunities, and completed initiatives.

12.1 Implementation Table

Table 6: Plans and Bylaws to be Updated or Developed

Plan or Bylaw	Action (update or develop)	Potential Creation/ Next Update	Suggested Frequency
Accessibility Plan	Update (in conjunction with Age Friendly Plan)	2027	5 years
Active Transportation Downtown Beautification & Wayfinding Plan	Update (and separate into three plans)	2032	10 years
Age Friendly Plan	Update (in conjunction with Accessibility Plan)	2027	10 years
Airport Master Plan	Update	2026	As needed
Animal Control Bylaw	Update	2026	As needed
Building Bylaw	Update	2026	5 years
Business Licence Bylaw	Update	2027	As needed
Civic Addressing Bylaw	Update	2027	10 years
Community Energy and Emissions Plan	Update	2029	5 years
Corporate Energy and Emissions Plan	Update	2029	5 years
Development Cost Charges Bylaw	Update	2026	5 years

Downtown Oliver Action Plan	Update (in conjunction with Downtown Beautification)	2032	10 years
Fees and Charges Bylaw	Update	2027	As needed
Food Secure Oliver	Update	2028	10 years
Grow Oliver Economic Development Strategy	Update	2030	10 years
Heritage Procedure Bylaw	Update	2030	10 years
Housing Needs Report	Update	2030	5 years
Liquid Waste Management Plan	Update	2032	10 years
Official Community Plan Bylaw	Update	2028	5 years
Oliver and Area Trails Master Plan	Update (combine with Park Improvement Plan, Recreation Plan)	2034	10 years
Oliver and District Community Heritage Strategic Plan	Update (collaboration with partner organisations)	2028	10 years
Park Improvements Plan	Update (combine with Recreation Plan, Trails Master Plan)	2034	10 years
Recreation Plan	Update (combine with Trails Master Plan, Park Improvements Plan)	2034	10 years
Safer Community Strategy	Develop	2029	10 years
Sanitary Sewer Master Plan	Develop	2027	10 years
Sewer and Water System Capacity Assessment	Update	2034	10 years
Sidewalk Implementation Strategy	Develop	2032	10 years

Sign Regulation Bylaw	Update	2026	10 years
Social Development Plan	Update	2034	10 years
Solid Waste Services Bylaw	Update	2035	10 years
Street Name Referendum Bylaw	Update	2028	10 years
Subdivision and Development Servicing Standards Bylaw	Update	2031	10 years
Traffic Bylaw	Update	2031	10 years
Traffic Calming Study	Update	2030	10 years
Water Capital Plan	Update	2027	10 years
Water Regulation Bylaw	Update	2035	10 years
Water System Master Plan	Develop	2027	10 years
Wildfire Resiliency Plan	Update	2029	5 years
Youth Strategy	Develop	2028	10 years
Zoning Bylaw	Update	2029	5 years

12.2 Evaluation

The Town of Oliver will monitor the implementation of the OCP and evaluate its efficacy annually. Amendments will be proposed as required to keep information in the document up-to-date. This is an important step in the cycle to capture any changes in community needs and aspirations, and to ensure the OCP remains a living document that is relevant and useful.

As part of the Town of Oliver's Annual Report, the Town may report on any changes in the following areas, as necessary:

- Population and demographics
- Water supply, consumption and management issues
- Land supply and demand
- Housing requirements
- Economic, social, cultural and environmental factors
- Major external initiatives or events that have an impact on the Oliver OCP

The Town will also review *Table 6: Plans and Bylaws to be Updated or Developed*, annually, and identify which plans or bylaws may be initiated in the subsequent year.



13

DEVELOPMENT PERMIT AREAS

13. Development Permit Areas

13.1 Town Centre Development Permit Area

13.1.1 Category

The Town Centre Development Permit Area is designated for the establishment of objectives for the form and character of commercial and mixed-use commercial residential buildings, and to promote energy conservation, water conservation and the reduction of greenhouse gas emissions, pursuant to Sections 488(1)(f)(h)(i) and (j) of the *Local Government Act.*

13.1.2 Area

The areas designated within the Town Centre Development Permit Area are shown on Schedule **'F'** (Form and Character Development Permit Areas Map).

13.1.3 Justification

The Town of Oliver's Town Centre is the primary commercial area and is geographically central to the community. It is also located prominently along Highway 97. The form and character of buildings here can have a significant impact on the overall image of the community, the pedestrian experience, and on the adjacent residential areas.

13.1.4 Objectives

The objectives of this designation are to:

a. Provide an attractive, comfortable, safe environment for pedestrians;

b. Maintain and enhance the appearance of the downtown area by establishing a consistently high standard for development; and

c. Ensure that site access and parking is adequately addressed.

13.1.5 Development Requiring a Permit

In the Town Centre Development Permit Area, except where exempted below a Development Permit is required for the following:

a. Construction of, addition to or alteration of a building or other structure.

13.1.6 Exemptions

The following do not require a Development Permit:

a. Routine building repairs and/or maintenance, including "like for like" replacement of roofing, siding, windows and/or doors.;

b. Internal renovations;

c. Installation of canopies, awnings, or signs;

d. Building Code and safety requirements and upgrades such as the installation of fire protections systems, installation of fire exits, construction of ramps for persons with disabilities, etc;

e. Subdivision of land; and

f. Construction of a new building or structure that does not require the issuance of a building permit.

13.1.7 Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines: **13.1.7.1 Siting and Massing of Buildings**

a) Buildings must be oriented to face the street.

b) Corner buildings must face both adjacent streets.

Figure 8: Town Centre DPA Corner Building Example



c) The ground floor and second floor of a building must not be set back from the public sidewalk, except where:

i. It is required, such as recessed building entrances;

ii. A setback provides space for pedestrian amenities such as small plazas or outdoor seating areas; or

iii. A setback provides space for a porch or patio for a ground floor residential unit.

Figure 9: Town Centre DPA Setbacks for Entrances and Patios



d) Any storey above the second floor must be articulated in a manner that reduces the appearance of the size of the building. This could include upper floor setbacks from the front and sides of the building; awnings, pergolas, cornices, balconies, or other architectural features which visually screen the upper floors from the public sidewalk; and/or changes in

exterior materials.

Figure 10: Town Centre DPA Upper Floors Setback



e) If development occurs on Lot A, Plan EPP31652, District Lot 2450S, SDYD between Station Street and the Okanagan River Channel, open space must be maintained, and no new structures should be erected, within the area extending directly east from the ends of Bank and Veterans Avenue right of ways. This is to preserve views from Main Street to the Okanagan River Channel and beyond.

13.1.7.2 Pedestrian-oriented Architecture

a) The principal entrance to a building should be accessible by persons with disabilities.

b) Front and side entrances should be an architectural focal point for the building and should be recessed from the main facade of the building.

c) Building entrances should be accessed directly from the public sidewalk without crossing any parking areas. This means that building entrances should be on the front of the building (facing the street), or on the side of the building where a pathway leads from the sidewalk directly to the entrance without crossing any internal roads, driveways, or parking areas.

d) Ground floor units, both commercial and residential, should have individual entrances from the street.

e) Awnings that extend over the public sidewalk should be included wherever the building abuts the sidewalk.

13.1.7.3 Form and Character of Buildings

a) Building facades should be articulated in a regular pattern at least every 7.5 metres in order to reflect the historic pattern of lot and building widths along Main Street.

Figure 11: Town Centre DPA Building Facade Articulation



b) Buildings should not present blank walls to any public sidewalk. Instead they should include a regular pattern of vertically and horizontally aligned, windows on all walls that face a public sidewalk. The ground floor window area should be at least 75% of the total wall area, and upper floor window areas should be 50-75% of the total wall area on each floor.

Figure 12: Town Centre DPA Buildings and Sidewalk Orientation and Presentation



c) The shape, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.

13.1.7.4 Private Outdoor Spaces

a) All residential units should have access to private or semi-private outdoor space or on balconies or roof decks.

b) Private or semi-private outdoor patios, balconies or roof decks should be no smaller than 10 m^2.

13.1.7.5 Vehicle Parking & Access

a) Parking areas should be located to the rear, side, or below the building and may not be located between the building and a public sidewalk.

b) Parking area entrances should be from a side street or rear lane wherever possible. Parking area entrances from Main Street are discouraged.

c) Any surface parking or internal driveways or roads should be set back from the public sidewalk. This set back area should include landscaping but should not completely block the view between the sidewalk and the parking area.

d) Off-street surface parking should incorporate walkways as an integral element of the design in order to ensure safe separation of pedestrians and vehicles.

e) Parking within a structure should be screened from view at sidewalk level.

f) Under building or parkade buildings should be arranged so that the parking itself is located behind or obscured by commercial or retail development on the ground floor.

13.1.7.6 Bicycle & Mobility Scooter Parking

a) Bicycle parking facilities should be provided in visible locations near principal building entrances. Strategically located electric bicycle and scooter recharging stations are encouraged.

b) Long-term indoor bicycle parking facilities for residential uses shall be provided and should be located close to elevators and/or access points in the form of a cage or locked room where bicycles can be fastened to a rack.

c) Secure storage for mobility scooters and other personal motorised transportation methods are encouraged for residential uses and should be located close to elevators and/or access points.

d) Improvements to a private parcel may include the provision of streetscape furnishings on adjacent public lands (i.e. sidewalk) in the form of bicycle racks.

13.1.7.7 Screening and Landscaping

a) A landscaped island should be located at each end of every surface parking aisle. Landscaped islands should be a minimum width of 2 m where feasible and practical.

b) Outdoor storage areas, waste disposal containers, and heating and cooling equipment should be screened from view with fencing or landscaping.

c) Site design should seek opportunities to incorporate a low impact approach to managing stormwater. This may include swales, bio-retention and rain gardens to reduce both peak stormwater flows and contaminant loadings.

13.1.7.8 Energy and Conservation

a) The use of solar panels and geothermal energy technology is encouraged.

b) The construction of buildings using advanced building technologies and industry certified programs such as Leadership in Energy and Environmental Design (LEED) and BUILT GREEN® to reduce their environmental impact, lower energy consumption, and improve longevity is encouraged.

13.2 Multi-Family Development Permit Area

13.2.1 Category

The Multiple Family Development Permit Area is designated for the establishment of objectives for the form and character of multiple family residential development, including duplexes, and to promote energy conservation, water conservation and the reduction of greenhouse gas emissions, pursuant to Sections 488(1)(f)(h)(i) and (j) of the *Local Government Act.*

13.2.2 Area

The Multiple Family Development Permit Area consists of lands designated for Low Density Residential, Medium Density Residential and High Density Residential use as shown on Schedule 'F' (Form and Character Development Permit Areas Map)."

13.2.3 Justification

Most multiple family developments in the Town of Oliver are located in a prominent location, often along a collector road and adjacent to single-family residential areas. The massing and location of multiple family developments can have a significant visual impact on the surrounding neighbourhood. This may result in a positive or a negative impact on both residents and visitors. Well-crafted design guidelines for multiple family developments can be used to integrate diverse building forms within neighbourhoods, minimise neighbourhood friction, and create a positive impression for the community. As a higher density form of development, multiple family housing can make a significant contribution to energy and water conservation measures and the reduction of GHG emissions if appropriate conservation measures are included.

13.2.4 Objectives

The objectives of this designation are to ensure that the siting, form, character and landscaping of new multiple family development and exterior renovations and additions to existing buildings are compatible with the surrounding neighbourhood. This includes the overall aesthetic quality of the development as well as site plan elements including access, parking, storage and landscaping. New housing development should foster a sense of community, enhance the existing streetscape, and maintain or enhance the area's livability. Multi-family objectives include energy and water conservation as well as greenhouse gas reduction measures to help ensure a more sustainable development approach is taken.

13.2.5 Development Requiring a Permit

In the Multiple Family Development Permit Area, except where exempt, Development Permit is required for the following:

a) Construction of, addition to or alteration of a building or other structure.

13.2.6 Exemptions

The following do not require a Development Permit:

a) Routine building repairs and/or maintenance, including "like for like" replacement of roofing, siding, windows and/or doors;
b) Internal renovations;
c) Installation of canopies, awnings, or decks; and
d) Building Code and safety requirements and upgrades such as the installation of fire protections systems, installation of fire exits, construction of ramps for persons with disabilities, etc.;
e) Subdivision of land;
f) Construction or alteration of a single detached dwelling, mobile home or secondary suite; and
g) Construction of a new building or structure that does not require the issuance of a building permit.

13.2.7 Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines:

13.2.7.1 Siting and Massing of Buildings

a) Buildings should include individual units or lobby entrances that face the street, including internal strata streets.

b) Large buildings should be designed in a way that creates the impression of smaller units and less bulk by using articulated building walls and irregular faces.

c) Garages should be visually subordinate to residential units and pedestrian entrances. This may be achieved by setting the garage further back from the street than the principle structure and the pedestrian entryways, or by grouping garages together in a separate area to the rear of the principle structure.

d) The design and siting of buildings and individual units should take advantage of views, natural amenities and adjacent open spaces, as well as opportunities for passive solar orientation for energy conservation.

13.2.7.2 Pedestrian-Oriented Architecture

a) Apartments should contain an entrance feature that is visible from the street.

b) Building lobby or private unit entrances that face a public sidewalk should be accessed directly from the public sidewalk without crossing any parking areas.

c) Building lobby or private unit entrances that do not face a public sidewalk should have pedestrian access to the public sidewalk that does not cross any parking areas.

13.2.7.3 Form and Character of Buildings

a) The design and introduction of new building types to a residential neighbourhood, should lend continuity to the neighbourhood without clashing with the visual character of the neighbourhood.

b) Building shape, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.

c) On sloped streets, buildings should be stepped to mirror the slope of the street.

Figure 13: Multi-Family DPA Stepping of Buildings on Slopes



13.2.7.4 Private Outdoor Spaces

a) Ground floor residential units should include a patio or porch.

b) All residential units should have access to private or shared outdoor space at ground level or on balconies or roof decks.

13.2.7.5 Vehicle Parking and Access

a) Where individual townhouses or multi-family units have vehicular access via public streets, combined driveway access points are required to improve traffic safety and minimise interruptions of landscaping along boulevards.

b) Parking areas should be located to the rear, side, or below the building and should not be located between the building and a public sidewalk.

c) Parking area entrances should be from a side street or rear lane, wherever possible.

d) Any surface parking or internal driveways or roads should be set back from side and front parcel lines. This set back area should include landscaping but should not completely block the view between the sidewalk and the parking area.

e) Off-street surface parking should incorporate walkways as an integral element of the design to ensure safe separation of pedestrians and vehicles.

f) Parking within a structure should be screened from view at sidewalk level.

g) Large surface parking areas should be broken down into smaller parking lots dispersed throughout the development and integrated with planted landscaped areas. Tree planting is required in landscaping adjacent to parking areas, both for energy conservation and aesthetic purposes.

13.2.7.6 Bicycle & Mobility Scooter Parking

a) Short-term outdoor bicycle parking facilities shall be provided and should be in well-lit locations clearly visible from and close to a building entrance and protected from the weather.
b) Bicycle racks shall be made of sturdy, theft resistant material that is securely anchored to the floor or ground and shall be designed to support the bicycle frame (not the wheels).
c) Long-term indoor bicycle parking facilities shall be provided and should be located close to elevators and/or access points and in the form of a cage or locked room where bicycles can be fastened to a rack.
d) Secure storage for mobility scooters and other personal motorised transportation methods are encouraged and should be located close to elevators and/or access points.

13.2.7.7 Screening and Landscaping

a) Landscape designs for new development should retain, where possible, existing mature trees.

b) A landscaped island should be located at each end of every parking aisle. Landscaped islands should be a minimum width of 2 m.

c) Outdoor storage areas, waste disposal containers, and heating and cooling equipment must not be located in front yards and must be screened from view with fencing or landscaping.

d) Site design should incorporate a low impact approach to managing stormwater. This may include swales, bio-retention and rain gardens to reduce stormwater flows and contaminant loadings.

e) Xeriscape landscaping (designed specifically for areas that are susceptible to drought) is encouraged.

f) Age-friendly outdoor recreation, play or open green areas should be provided within each project.

g) Setback areas adjacent to streets should be planted with boulevard trees and turf.

13.2.7.8 Energy and Conservation

a) The use of solar panels and geothermal energy technology is encouraged for residential buildings and for accessory structures such as swimming pools.

b) Buildings shall make provision for solid waste reduction measures including provision for garbage, recycling, yard waste, organic (food) waste and recycling collection including source separation.

c) The construction of mult i-family buildings using advanced building technologies and industry certified programs such as Leadership in Energy and Environmental Design (LEED}, BUILT GREEN ® and Passive House performance standards to reduce their environmental impact, lower energy consumption, and improve longevity is encouraged.

d) The orientation of buildings to take advantage of passive solar gain is encouraged.

13.3 Commercial Development Permit Area

13.3.1 Category

The Commercial Development Permit Area is designated for the establishment of objectives for the form and character of commercial development, and to promote energy conservation, water conservation and the reduction of greenhouse gas emissions, pursuant to Sections 488(1)(f)(h)(i) and (j) of the *Local Government Act.*

13.3.2 Area

The Commercial Development Permit Area consists of lands designated for Highway Commercial and Tourist Commercial use as shown on Schedule 'F' (Form and Character Development Permit Areas Map).

13.3.3 Justification

Highway Commercial development in the Town of Oliver is located along Highway 97 to the north and south of the Town Centre. Tourist Commercial development is located generally in destination locations such as Tuc-el-nuit Lake. The massing and location of both highway and tourist commercial developments can have a significant visual impact on surrounding neighbourhoods and land uses. This may result in a positive or a negative impact on both residents and visitors. Well-crafted design guidelines for commercial developments can be used to improve the ambiance of destination locations and along Highway 97, and minimise neighbourhood friction. Commercial development can contribute to energy and water conservation consumption and GHG emissions when appropriate conservation measures are not included.

13.3.4 Objectives

The objectives of this designation are to ensure that the siting, form, character and landscaping of new commercial development and exterior renovations and additions to existing buildings is compatible with the surrounding neighbourhood. This includes the overall aesthetic quality of the development as well as site plan elements including access, parking, storage and landscaping. Commercial development objectives include energy and water conservation as well as greenhouse gas reduction measures to help ensure a more sustainable development approach is taken.

13.3.5 Development Requiring a Permit

In the Commercial Development Permit Area, except where noted below, a Development Permit is required for the following:

a) Construction of, addition to or alteration of a building or other structure.

13.3.6 Exemptions

The following do not require a Development Permit:

a) Routine building repairs and/or maintenance, including "like for like" replacement of roofing,

siding, windows and/or doors;

b) Internal renovations;

c) installation of canopies, awnings, decks or signs;

d) Building Code and safety requirements and upgrades such as the installation of fire protections systems, installation of fire exits, construction of ramps for persons with disabilities, etc.;

e) Subdivision of land; and

f) Construction of a new building or structure that does not require the issuance of a building permit.

13.3.7 Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines:

13.3.7.1 Siting and Massing of Buildings

a) Buildings should be oriented to face the adjacent street or streets;

b) Long building walls shall be visually relieved by a combination of windows, variety in exterior finishes, varied rooflines, and architectural features;

c) Where more than one building is to be constructed on the site, the buildings should share common architectural features; and,

d) The design and siting of buildings should take advantage of views, natural amenities and adjacent open spaces, as well as opportunities for passive solar orientation for energy conservation.

13.3.7.2 Pedestrian-Oriented Architecture

a) Building entrances must be accessed directly from adjacent public sidewalks or any crosswalk without crossing any parking areas.

13.3.7.3 Form and Character of Buildings

a) Building architecture should complement the architectural character of the area and should maintain or enhance the "Wine Capital" image the Town is promoting.

b) Any building elevation, including the roofline, that faces the street should be articulated and finished in such a way that the building is sufficiently varied to create interest and avoid a monotonous appearance.

13.3.7.4 Vehicle Parking and Access

a) Any surface parking or internal driveways or roads should be set back from the public sidewalk or from the shoulder of the road where there is no sidewalk. This set back area should include landscaping but should not completely block the view between the sidewalk or road and the parking area.

b) Off-street surface parking should incorporate walkways as an integral element of the design to ensure safe separation of pedestrians and vehicles.

c) Parking within a structure should be screened from view at sidewalk level.

d) Large surface parking areas should be broken down into smaller parking lots dispersed throughout the development and integrated with planted landscaped areas. Tree planting is required in landscaping adjacent to parking areas, both for energy conservation and aesthetic purposes.

e) Parking areas may be gated, provided that required parking is accessible during business hours.

13.3.7.5 Bicycle & Mobility Scooter Parking

a) Bicycle and mobility scooter parking facilities should be providedin visible locations adjacent to principal building entrances. They should be protected from the weather, and provide safe and secure parking.

13.3.7.6 Screening and Landscaping

a) Landscape designs for new development should retain, where possible, existing mature trees.

b) A landscaped island should be planted with trees and located at each end of every parking aisle. Landscaped islands should be a minimum width of 2 m.

c) A boulevard of trees should be planted between the road and any parking area.

d) Landscaped areas should be used to frame driveway entrances to create a focal point at the entrance to the site.

e) Outdoor storage areas, waste disposal containers, and heating and cooling equipment that is not located behind the building must be screened from view with fencing or landscaping.

f) Site design should incorporate a low impact approach to managing stormwater. This may include swales, bio-retention and rain gardens to reduce stormwater flows and contaminant loadings.

g) Xeriscape landscaping (designed specifically for areas that are susceptible to drought) is encouraged.

h) Landscaped areas with an area of over 20 m^2 should include an underground irrigation system.

13.3.7.7 Energy and Conservation

a) Buildings shall make provision for solid waste reduction measures including provision for garbage, recycling, yard waste, organic (food) waste and recycling collection including source separation.

b) The construction of commercial buildings using advanced building technologies and industry certified programs such as LEED®, BUILT GREEN® a to reduce their environmental impact,

lower energy consumption, and improve longevity is encouraged.

13.3.7.8 Form and Character - Tourist Commercial

a) For Tourist Commercial uses where the principal use is a campground, Guidelines 13.3.7.1 to 13.3.7.3 do not apply.

13.4 Industrial Development Permit Area

13.4.1 Category

The Industrial Development Permit Area is designated for the establishment of objectives for the character of industrial development, pursuant to Sections 488(1)(f)(h)(i} and (j} of the *Local Government Act.*

13.4.2 Area

The Industrial Development Permit Area consists of lands designated for Industrial use as shown on Schedule **'F'** (Form and Character Development Permit Areas Map).

13.4.3 Justification

The overall image and impression of a community is created from the aesthetic value of all components of the community. Achieving a high aesthetic standard for the Town of Oliver's industrial lands is important in creating and maintaining the positive community image that is desired for the Town of Oliver. Industrial land is an important source of employment for the labour force and serves as a major economic generator for the Town of Oliver. In addition, industrial land is in close proximity to the Town Centre and other commercial, residential and institutional uses. Providing an attractive work environment and minimizing negative impacts on adjacent land uses all contribute to the quality of life in the Town of Oliver.

13.4.4 Objectives

The objectives of this designation are to focus on landscaping, screening, fencing on industrial lands in order to provide an attractive environment for the work force, minimise negative impacts on nearby land uses and contribute to a positive image and impression about the Town of Oliver.

13.4.5 Development Requiring a Permit

In the Industrial Development Permit Area, except where exempted below, a Development Permit is required for the following:

a) Construction of, addition to or alteration of a building or other structure.

13.4.6 Exemptions

The following do not require a Development Permit:

a) Routine building repairs and/or maintenance, including "like for like" replacement of roofing, siding, windows and/or doors;

b) Internal renovations;

c) Building Code and safety requirements and upgrades such as the installation of fire protections systems, installation of fire exits, construction of ramps for persons with disabilities, etc.;

d) Subdivision of land; and

e) Construction of a new building or structure that does not require the issuance of a building permit.

13.4.7 Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines:

13.4.7.1 Setbacks

a) Buildings and parking should be set back from parcel lines to create an attractive and harmonious relationship between building sites and the street, parking, and landscaped buffers.

b) Any site adjacent to an Environmentally Sensitive Development Permit Area or Watercourse Development Permit Area should complement and enhance the site edges with a minimum 4.0 metre landscaped buffer.

c) No storage of materials, waste, or parking should occur in required setback areas.

13.4.7.2 Parking

a) Any surface parking or internal driveways or roads should be separated from the public sidewalk by a landscaped area.

b) Parking within a structure should be screened from view at sidewalk level.

c) Limit asphalt to drive aisles, accessible parking locations or main truck maneuvering areas where possible. Gravel parking surfaces and permeable paving materials are recommended. Dust must be controlled and all surfaces to receive regular topping courses and maintenance.

d) Avoid standard curbs and gutters. Parking areas should take advantage of natural drainage patterns on site through use of curb- cuts or wheel stops to allow run-off into planting islands. Grading and drainage plans are to be provided.

e) Use bio-swales at edges of parking lots where possible, to encourage natural drainage, filter run-off, avoid artificial costly drain structures, and help recharge ground water.

f) The provision of an electric charging station for employees is encouraged.

13.4.7.3 Landscaping

a) Landscape designs for new development should retain, where possible, existing mature trees and native vegetation.

b) Landscaped parking islands (minimum width 1.5 metres) and use of landscape medians (minimum width 3.0 metres) will be required to shade the parking lot and provide amenity. An overall ratio of 1 tree for every 5 cars is recommended. Native and drought tolerant

plants should be used.

c) Landscaped areas with an area of over 20 m^2 should include an underground irrigation system.

13.4.7.4 Screening and Fencing

a) Fences should be semitransparent to permit views into and out of sites.

b) Fences should have a high design quality and shall be constructed of highly durable materials. The use of materials made of wood and stone, and metal is encouraged.

c) Razor wire, electrified wire and barbed wire are not permitted.

d) Fencing shall not impair traffic safety by obscuring views.

e) The maximum height of a fence or wall shall be 2.4 metres.

f) Screens may be used to define outdoor spaces, to partially hide storage, or to accent an entry to the building, using complimentary materials. They should not exceed a height of 1.8 metres.

g) Horizontal design and proportions are encouraged. Staggered placement should be used to avoid monotonous lines.

13.5 Environmentally Sensitive Development Permit Area

13.5.1 Category

The Environmentally Sensitive Development Permit Area (Environmentally Sensitive DPA) is designated for the protection of the natural environment, its ecosystems and biological diversity, pursuant to Section 488(1)(a) of the Local Government Act.

13.5.2 Area

The areas designated within the Environmentally Sensitive DPA are shown on Schedule G' (Environmentally Sensitive Development Permit Areas Map).

13.5.3 Justification

The Town of Oliver is within the South Okanagan, an area considered to be one of the most ecologically diverse in British Columbia and Canada. It includes environmentally sensitive areas and ecosystems, including grasslands, shrub-steppe, wetlands, riparian areas, old growth and mature forest, and rugged terrain. These sensitive areas and ecosystems support many federally listed Species at Risk (species which are endangered, threatened or of special concern), provincially ranked (Red or Blue) and regionally significant species, making it one of Canada' s most endangered landscapes.

13.5.4 Objectives

To preserve sensitive ecosystems, their functioning, connectivity and the species therein, and ensure that development within and adjacent to these ecosystems is carried out in accordance with established guidelines.

13.5.5 Development Requiring a Permit

In the Environmentally Sensitive DPA, except where exempted below, a Development Permit is required for the following:

a) subdivision;

b) the construction of, addition to or alteration of a building or other structure; and

c) alteration of the land, including grading, removal, deposit or moving of soil, paving, installation of drainage or underground services.

13.5.6 Exemptions

An Environmentally Sensitive Development Permit is not required under this section for any of the following:

a) The construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space or trails;

b) The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works;

c) The repair, alteration, or addition to an existing building or structure, provided the footprint of the building or structure is not expanded;

d) An area where the applicant can demonstrate that:

   i. the conditions of the ESDP Area have already been satisfied;

   ii. a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met; or

   iii. the conditions addressed in the previous Development Permit will not be affected.

e) The construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the Agricultural Land Commission Act on land located in the ALR and classified as farm" under the Assessment Act;

f) Any farm use as defined in the Agriculture Land Commission Act on land located in the ALR;

g) The repair of existing fences; and

h) Subdivisions that propose to:

   i. consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or

   ii. alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration**.**

13.5.7 Guidelines

Where a Development Permit is required within the Environmentally Sensitive DPA, it shall be in accordance with the following guidelines:

13.5.7.1 An Environmental Assessment (EA) Report must be prepared by a Qualified Environmental Professional (QEP). The QEP must be a Registered Professional Biologist (RPBio) familiar with the species and ecosystems in the southern Okanagan. Other qualified professionals may be required to supplement the findings of the RPBio and satisfy the requirements of the EA report. The environmental assessment provides the foundation for new development proposals.

13.5.7.2 The EA will include two phases of assessment as follows, which can be completed together or separately:

a) The Ecological Assessment Phase is intended to assess both the biological conditions and physical conditions of a site. It should be carried out in advance of any preliminary layout plan and prior to any preparatory site disturbances. The Ecological Assessment Phase determines a development footprint respectful of species and sensitive ecosystems.

b) The Impact Assessment and Mitigation Phase is generally carried out after the preliminary layout plan and outlines the impact, if any, of the development footprint on sensitive ecosystems and species and recommends compensation and/ or mitigation measures to minimise or cause no impact.

13.5.7.3 In accordance with the environmental assessment, lands deemed environmentally sensitive must be designated in the development permit as 'non- disturbance areas' and could involve lands on the periphery of the development footprint as well as some lands within the development area itself. These areas are to be cordoned off or fenced during construction and where and when deemed necessary based on recommendations in the EA (based on provincial Best Management Practices ‘ BMPs’) completed by the QEP and in accordance with the development permit.

13.5.7.4 Slopes in excess of 30 % are to remain free of development including buildings, roads/ driveways and wherever possible, utility corridors.

13.5.7.5 The planning, design and construction of all development should avoid encroachment on sensitive ecosystems identified in the environmental assessment. This includes, but is not exclusive to, habitat values for federally listed Species at Risk (endangered, threatened, or special concern), provincially ranked Red or Blue). Development should also maintain ecological connectivity between habitats, including wildlife corridors, and avoid fragmentation of these areas. Wherever possible, development should be designed to buffer sensitive ecosystems from adjacent land uses and incorporate best management practices to support habitat function and connectivity, such as wildlife-friendly fencing, culvert underpasses and other mitigation measures.

13.5.7.6 Development should result in no net increase in post-development surface water flows and impermeability or affect the quality of water available within the nondisturbance areas unless specified otherwise in the development permit.

13.5.7.7 Construction of underground service utilities and access roads may be considered providing disturbance to the natural environment is minimal and restoration and enhancement of disturbed areas is undertaken upon completion of construction, as specified in the development permit.

13.5.7.8 Manage erosion and sediment impacts during and after construction according to measures prescribed in current BMPs or other standards or guidelines of the Town.

13.5.7.9 Design linear corridors such as roads, driveways, trails and utility corridors with alternative construction standards (e.g. narrow, permeable surfaces) wherever possible to minimise impacts on the environment, reduce habitat fragmentation, and to allow for wildlife crossings.

13.5.7.10 Avoid any disturbance or fragmentation of native vegetation in the non-disturbance areas and wherever possible retain existing native vegetation within the development area and encourage the planting of native and dry land plant landscaping in disturbed areas.

13.5.7.11 Control invasive plant species using site and species appropriate methods (e.g. hand pulling, digging, cutting and mowing).

13.5.7.12 Landscape plans approved by the QEP conducting the EA, are required where environmental restoration is a condition of the development permit.

13.6 Watercourse Development Permit Area

13.6.1 Category

The Watercourse Development Permit Area (Watercourse DPA) is designated for the protection of the natural environment, its ecosystems and biological diversity pursuant to Section 488(1)(a) of the *Local Government Act.*

13.6.2 Area

The areas designated within the Watercourse DPA are shown on Schedule 'H' (Watercourse Development Permit Areas Map).

The definitions used in the *Local Government Act* and Provincial *Riparian Areas Protection Regulation* (RAPR) shall apply.

13.6.3 Justification

To regulate land use in accordance with the RAPR.

13.6.4 Objectives

To protect aquatic habitat, enhance, conserve and restore watercourses and associated riparian areas.

13.6.5 Development Requiring a Permit

In the Watercourse DPA, except where exempted below, is required for the following:

a) removal, alteration, disruption or destruction of vegetation;

b) disturbance of soils;

c) construction or erection of buildings and structures;

d) creation of non-structural impervious or semi-impervious surfaces;

e) flood protection works;

f) construction of roads, docks, wharves and bridges;

g) development of drainage systems;

h) development of utility corridors; and

i) subdivision of land.

13.6.6 Exemptions

A Watercourse Development Permit is not required for any of the following within the Watercourse DPA:

a. The construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails;

b. The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable or telecommunications works;

c. The repair, alteration or addition to an existing permanent building or structure, provided the foundation of the existing building or structure is not expanded;

d. If a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;

e. The construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as "farm" under the *Assessment Act;*

f. Any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;

g. Development Permit provisions do not apply to activities such as gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.

13.6.7 Guidelines

Where a Development Permit is required within the Watercourse DPA, it shall be in accordance with the following guidelines:

13.6.7.1 An Environmental Assessment (EA) Report must be prepared by a Qualified Environmental Professional (QEP). The QEP must be a Registered Professional Biologist (RPBio) familiar with the species and ecosystems in the southern Okanagan. Other qualified professionals may be required to supplement the findings of the RPBio and satisfy the requirements of the EA report. The environmental assessment provides the foundation for new development proposals.

13.6.7.2 The Assessment Report must be submitted to the Town of Oliver in respect of the proposed development by a QEP under contract to the development applicant, including:

a) certification that the professional is qualified to undertake the assessment and has used the appropriate assessment methods, all in accordance with the Provincial RAR;

b) description and map of all pertinent aspects of the proposed development;

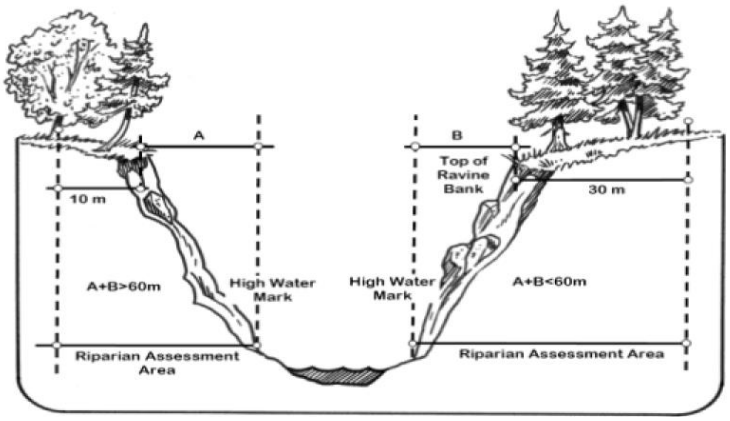
c) confirmation of the boundaries of the Riparian Assessment Area (RAA), and within that, the determined width of the Streamside Protection and Enhancement Area (SPEA);

d) description of the natural features, functions and conditions in the riparian area that support fish life processes;

e) recommended measures necessary for conserving, restoring or enhancing the integrity of the riparian area; and

f) professional opinion that the development as proposed would not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.

Figure 14: Watercourse DPA Riparian Assessment Area



13.6.7.3 Unless the proposed development or alteration of land is clearly outside (1.5 m) the Watercourse DPA, the location of the development shall be determined by survey to be undertaken through the supervision of QEP in relation to the Watercourse DPA to determine whether a development permit application is required.

13.6.7.4 In the event that a QEP determines that a proposed development will not be within a Watercourse DPA or have no impact on a Watercourse DPA, the QEP shall submit a written report with such documentation and a Watercourse Development Permit will not be required.

13.6.7.5 The provision of a security deposit may be required in the amount outlined in the QEP's assessment report.

13.6.7.6 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the Local Government Act, the Town of Oliver requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area

under this bylaw and, if approved, issued under a combined development permit.

13.7 Wellhead/Aquifer Protection Development Permit Area

13.7.1 Category

The Wellhead/Aquifer Protection Development Permit Area (DPA) is designated for the protection of the natural environment, its ecosystems and biological diversity pursuant to Section 488(1)(a) of the *Local Government Act.*

13.7.2 Area

The areas designated within the Wellhead/Aquifer Protection DPA are shown on Schedule 'I' (Wellhead/Aquifer Protection Development Permit Area Map). These areas are intended to represent a 70% probability that groundwater within this area will reach the pumping well within a simulated timeframe of 365 days, based on the study “Aquifer Characterization, Recharge Modeling and Groundwater Flow Modeling for Well Capture Zone Analysis in the Oliver Area of the Southern Okanagan, BC” (Toews and Allen, 2007).

13.7.3 Justification

The *Local Government Act* provides local governments with the authority to require development approval information. The Town of Oliver wishes to use this authority for developments that may have an impact on the environment, ground and surface water, hydrology, natural conditions, and surrounding properties.

13.7.4 Objectives

The intent of establishing this DPA is to ensure that potential negative impacts of proposed major developments are identified and documented as part of the development review process and to provide the Town of Oliver with complete information to properly assess and mitigate conditions caused by that development. Where reports identify negative impacts, the Town of Oliver will require mitigation by the applicant as part of a development permit to improve the proposal and minimise potential negative impacts on hydrology, the environment, and the neighbourhood.

13.7.5 Development Requiring a Permit

In the Wellhead/Aquifer Protection DPA, except where exempted below, a development permit is required for the following:

a) construction or erection of buildings and structures, except for replacement of or addition to existing structures if utilising the existing foundation area;

b) creation of non-structural impervious or semi-impervious surfaces;

c) construction of roads;

d) development of drainage systems; and

e) subdivision of land.

13.7.6 Exemptions

A Wellhead/Aquifer Protection Development Permit is not required for any of the following within the Wellhead/Aquifer Protection DPA:

a) The construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails;

b) The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable or telecommunications works;

c) The repair, alteration or addition to an existing permanent building or structure, provided the foundation of the existing building or structure is not expanded;

d) Construction of accessory structures for properties designated Low Density Residential or Medium Density Residential;

e) If a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;

f) The construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as "farm" under the *Assessment Act;*

g) Any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR.

13.7.7 Guidelines

13.7.7.1 All applications for a Wellhead/Aquifer Protection Development Permit shall be accompanied by a report certified by a Professional Geoscientist, Limited Licensee or Engineer registered with Engineers and Geoscientists British Columbia and experienced in hydrogeological investigations, including drinking water supply capture zone analysis, source protection and groundwater stewardship. The report will recommend best management practices with a view to ensuring that the development does not compromise the water quality integrity of the underlying aquifer being used as a source of drinking water. The definition of water quality integrity means that the aquifer providing water to the drinking water supply well will continue to meet (1) Guidelines for Canadian Drinking Water Quality for parameters with drinking water guidelines, (2) the Provincial treatment objectives (microbiological) for a well that is determined to be groundwater at risk of containing pathogens – viruses only. These parameters must be met year-round and during both drought and flood conditions. These recommendations will be incorporated into the Development Permit conditions. Additional guidelines apply if the proposed development:

a) will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation, (B.C. Reg. 375/96); or

13.7.7.2 Reports for developments under 13.7.7.1(a) will address the following using best management practices with a view to ensuring that the development does not compromise the integrity of the underlying aquifer:

a) site design;

b) sewage disposal;

c) hazardous materials storage;

d) hazardous materials handling procedures;

e) facility design; and

f) facility operation.

13.7.7.3 Specified mitigative measures may include descriptions of physical structures and/or facility-specific operational plans and guidelines. The location of any existing or proposed aboveground or underground fuel storage tanks, abandoned or operational water wells, and underground pipelines such as water, sewer or natural gas shall be identified in the report.

13.7.7.4 The report may include recommendations pertaining to registration of a Restrictive Covenant to prohibit particular high-risk land uses or activities or to specify other restrictions on use of the property.



Town of Oliver
CANADA'S WINE CAPITAL

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Town of
Oliver
CANADA'S WINE CAPITAL

Town of Oliver
Official Community Plan

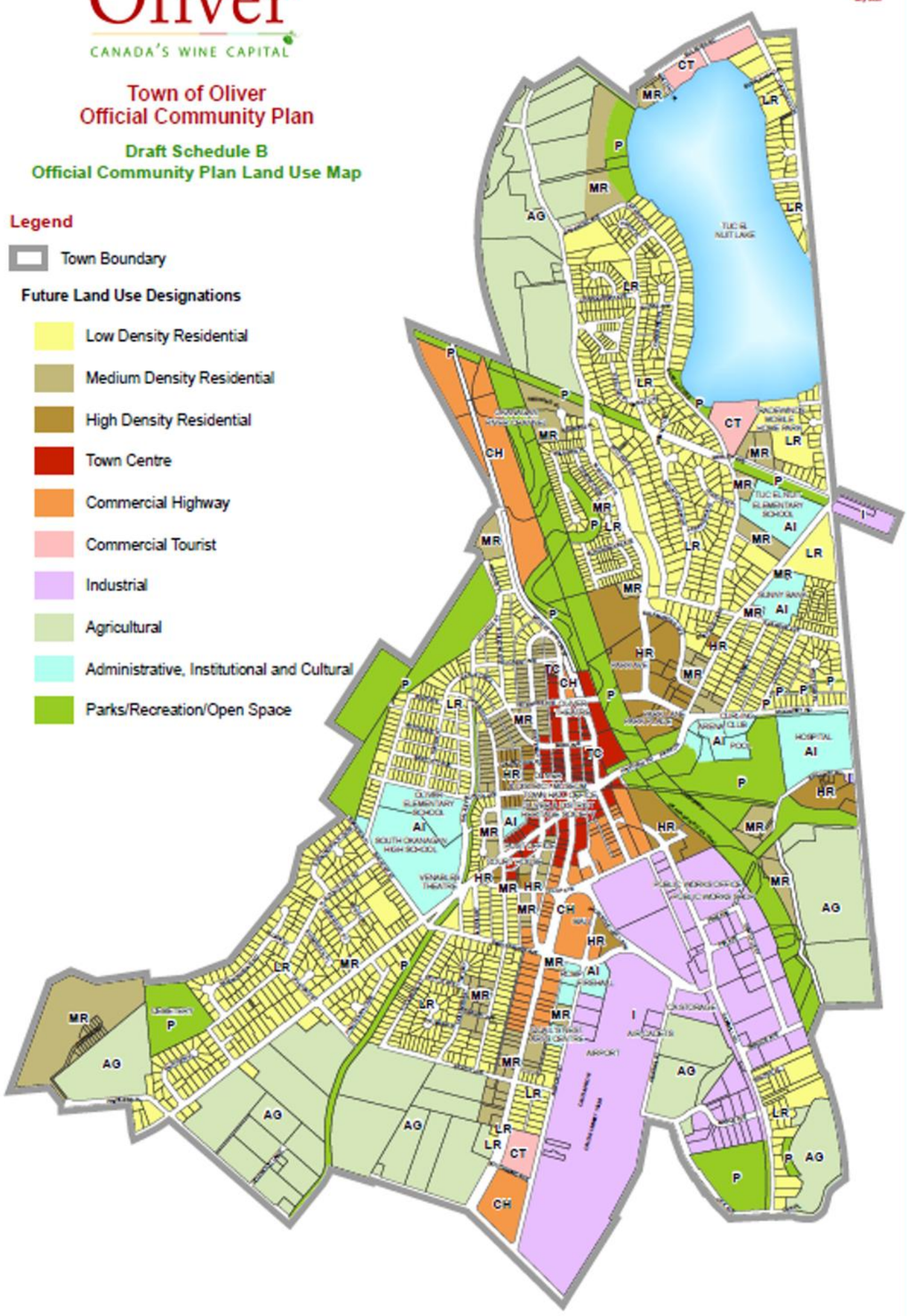
Draft Schedule B
Official Community Plan Land Use Map

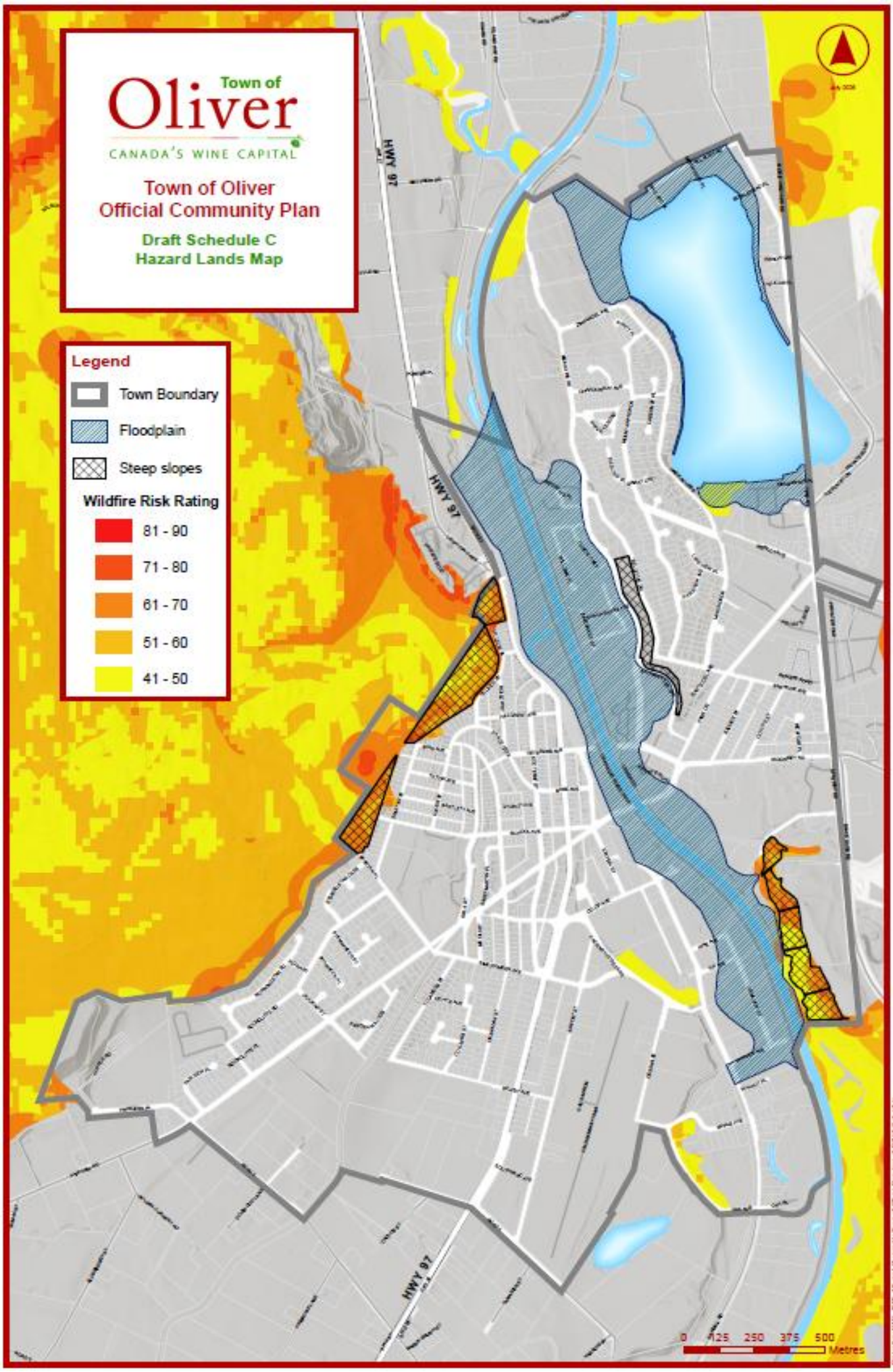
Legend

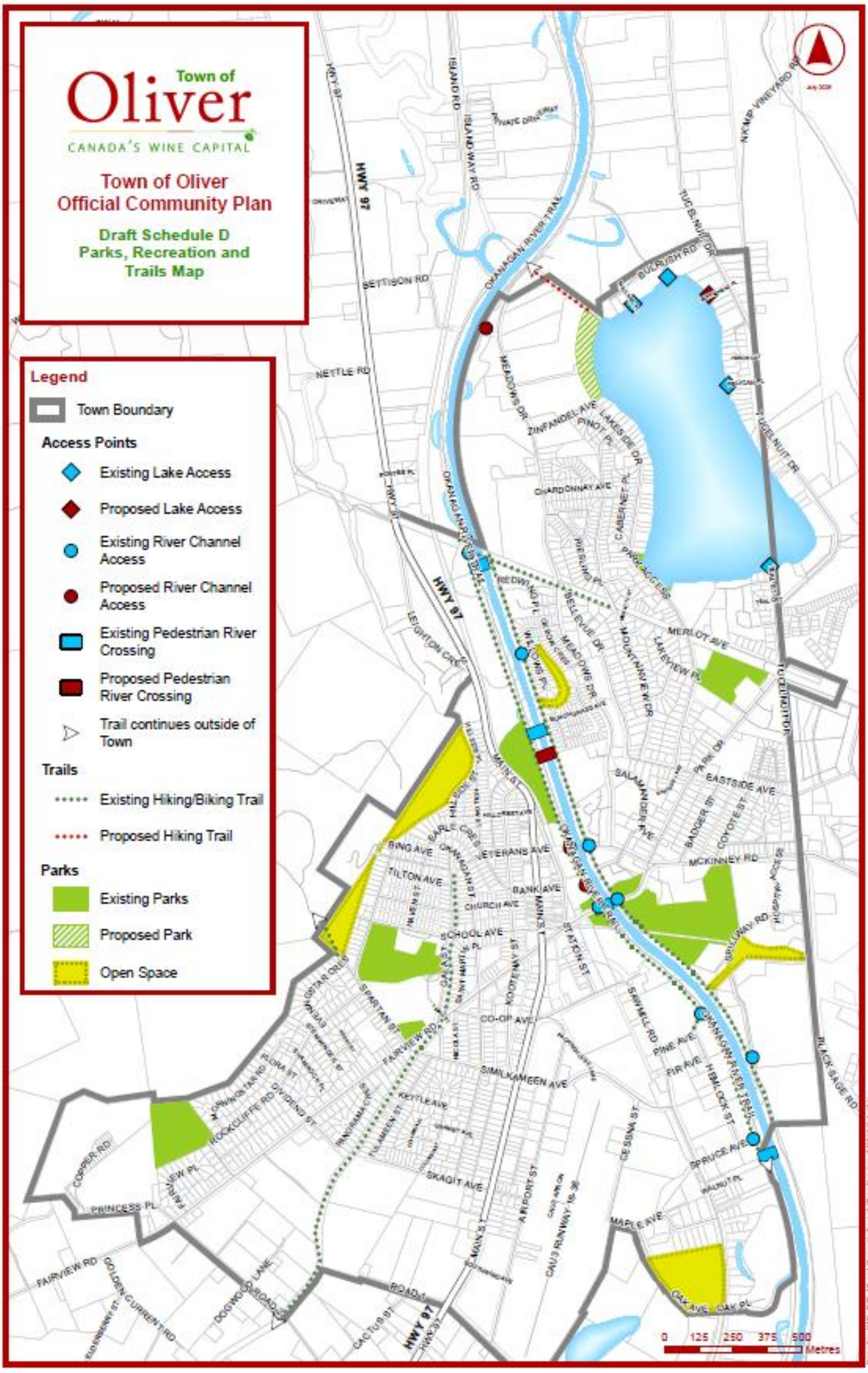
Town Boundary

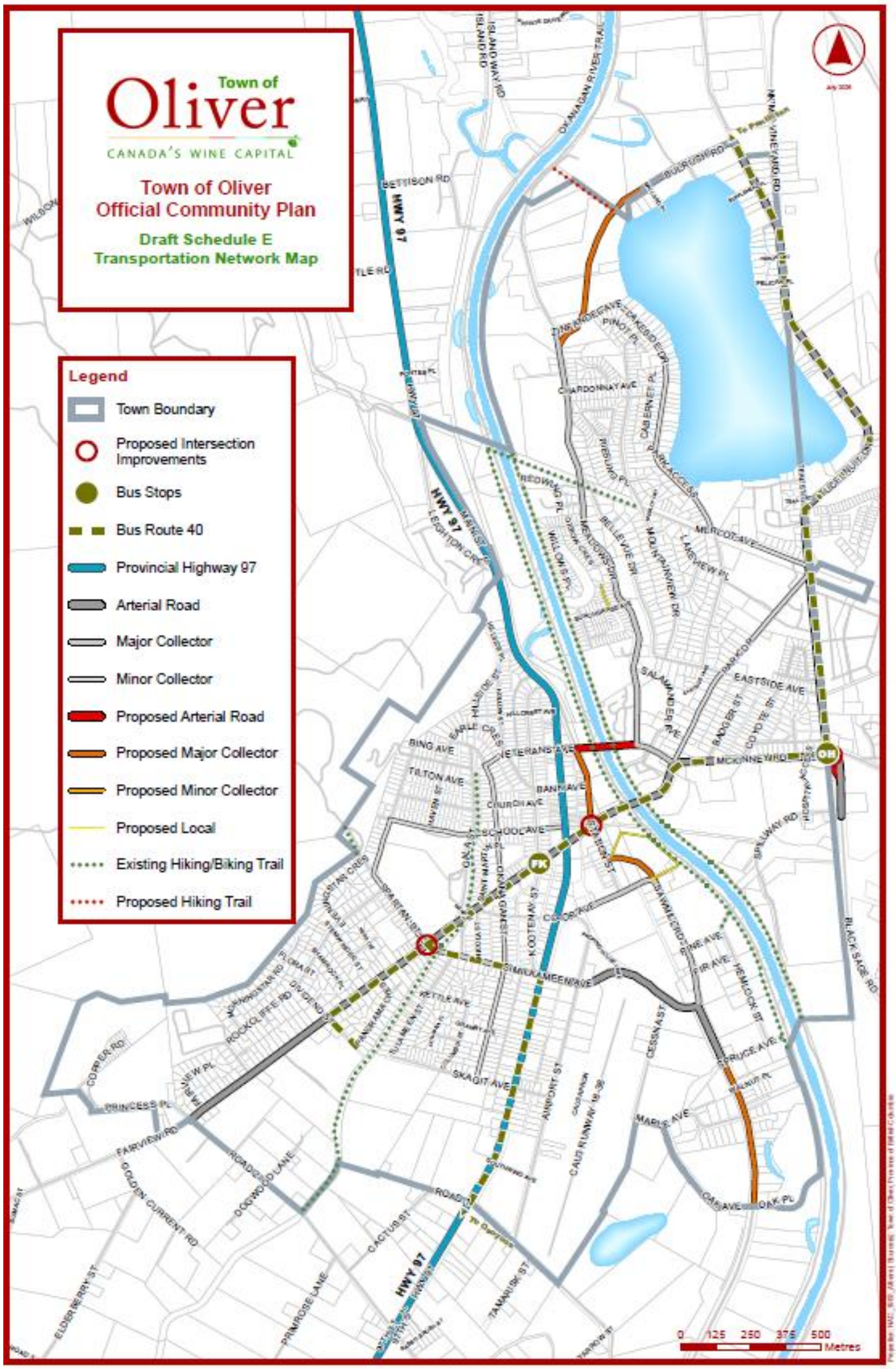
Future Land Use Designations

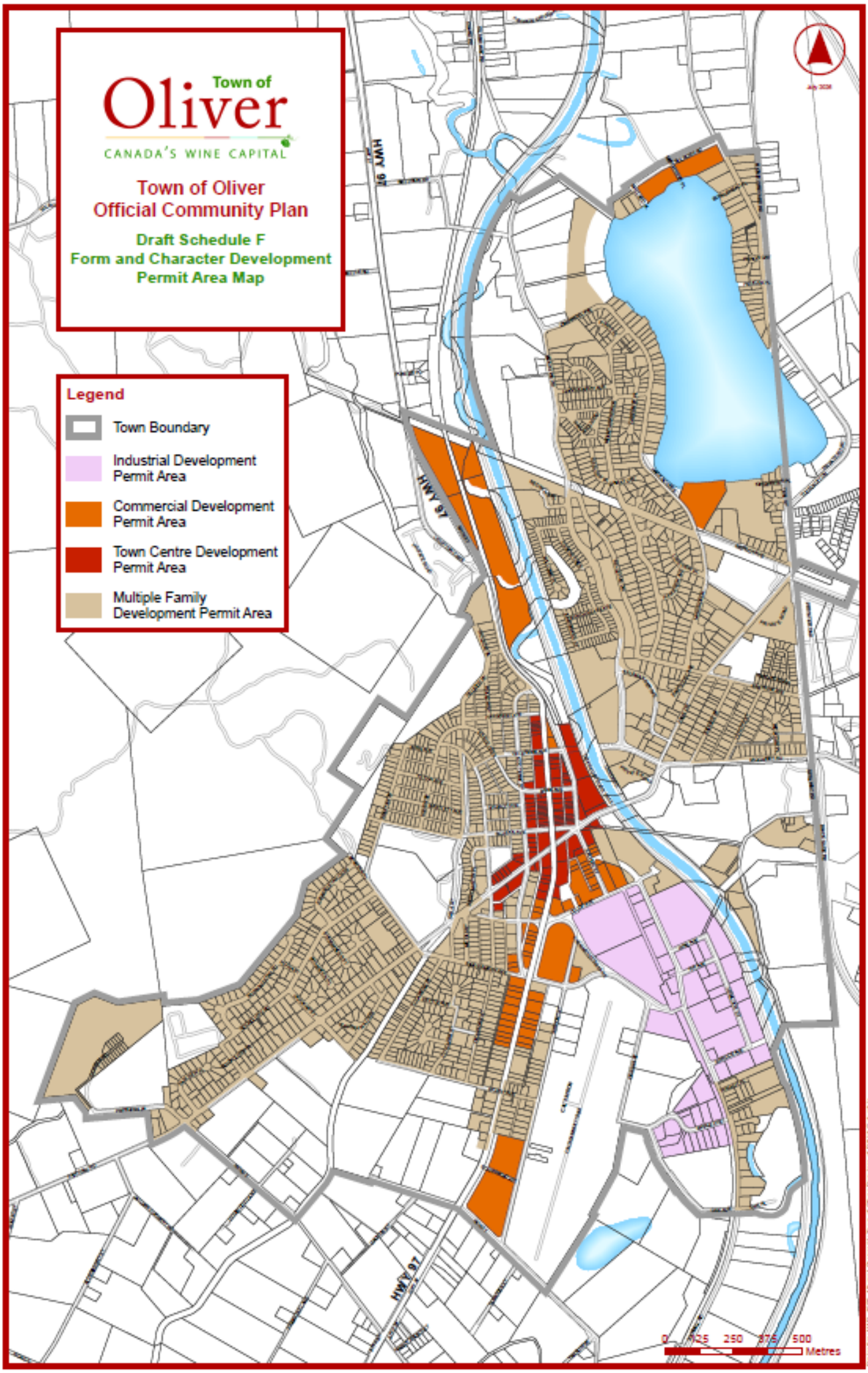
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Town Centre
- Commercial Highway
- Commercial Tourist
- Industrial
- Agricultural
- Administrative, Institutional and Cultural
- Parks/Recreation/Open Space

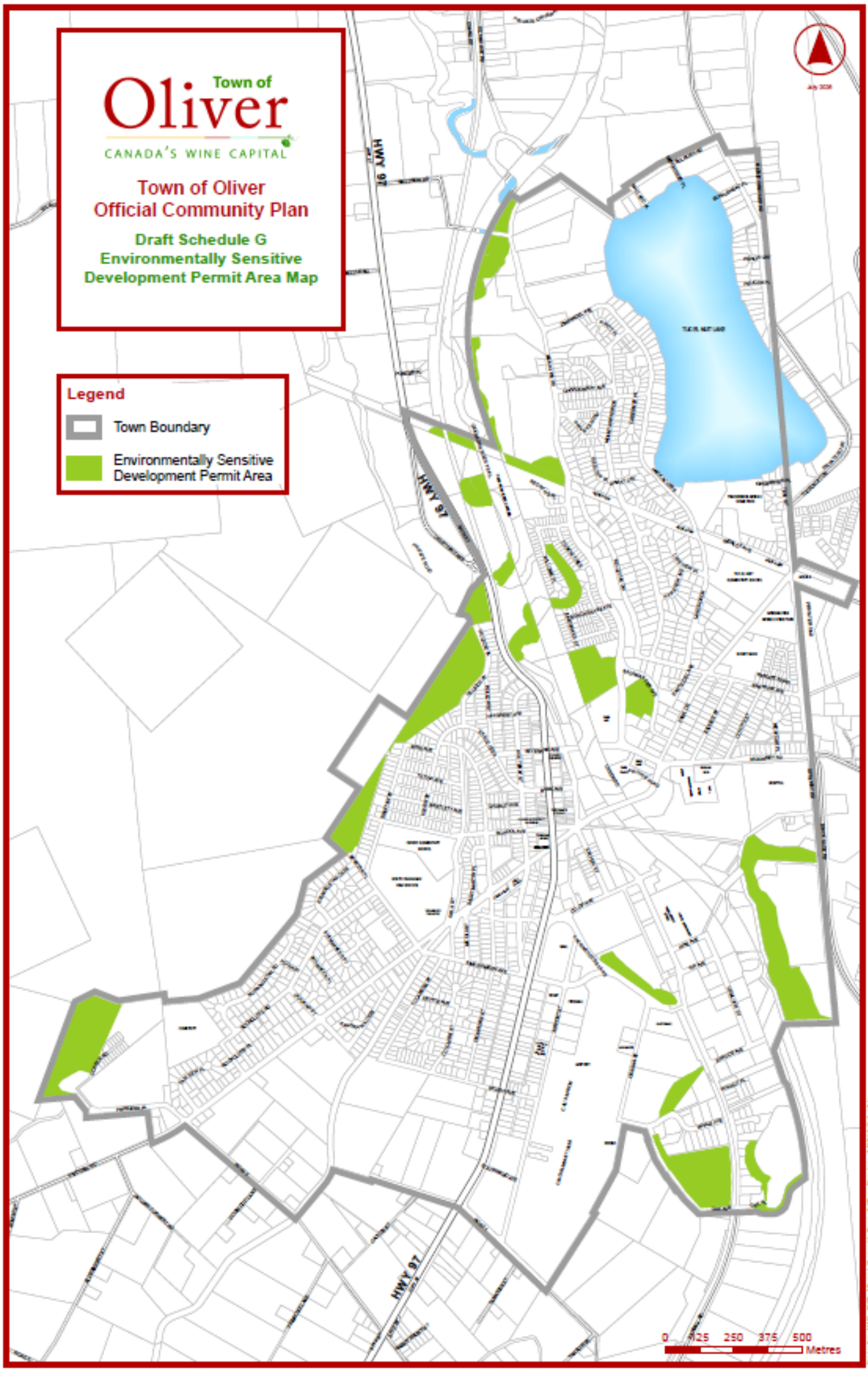



Town of
Oliver
CANADA'S WINE CAPITAL
Town of Oliver
Official Community Plan
Draft Schedule C
Hazard Lands Map
Legend
Town Boundary
Floodplain
Steep slopes
Wildfire Risk Rating
81 - 90
71 - 80
61 - 70
51 - 60
41 - 50
HWY 97
HWY 97
HWY 97
0 125 250 375 500
Metres


Town of
Oliver
CANADA'S WINE CAPITAL
Town of Oliver
Official Community Plan
Draft Schedule D
Parks, Recreation and
Trails Map
Legend
Town Boundary
Access Points
Existing Lake Access
Proposed Lake Access
Existing River Channel Access
Proposed River Channel Access
Existing Pedestrian River Crossing
Proposed Pedestrian River Crossing
Trail continues outside of Town
Trails
Existing Hiking/Biking Trail
Proposed Hiking Trail
Parks
Existing Parks
Proposed Park
Open Space
HWY 97
HWY 97
HWY 97
HWY 97
ISLAND RD
ISLAND WAY RD
OKANAGAN RIVER TRAIL
SETTISON RD
NETTLE RD
BULRUSH RD
TUC EL NUIT DR
NKMP VINEYARD RD
MEADOWS DR
ZINFANDEL AVE
LAKESIDE DR
PINOT PL
CHARDONNAY AVE
CABERNET PL
RIESLING PL
REDWING PL
BELLEVUE DR
MOUNTAINVIEW DR
LAKEVIEW PL
MERLOT AVE
TUC EL NUIT DR
LEIGHTON CRES
MAIN ST
HILLSIDE ST
SALAMANDER AVE
EASTSIDE AVE
BADGER ST
COYOTE ST
MCKINNEY RD
BING AVE
TILTON AVE
VETERANS AVE
BANK AVE
CHURCH AVE
SCHOOL AVE
STATION ST
KOOTENAY ST
GRIST MILL RD
SAWMILL RD
PINE AVE
FIR AVE
HEMLOCK ST
SPRUCE AVE
BLACK SAGE RD
CO-OP AVE
SPARTAN ST
FAIRVIEW RD
SIMILKAMEEN AVE
KEYTLE AVE
SKAGIT AVE
AIRPORT ST
CESSNA ST
MAPLE AVE
OAK AVE
OAK PL
COPPER RD
PRINCESS PL
ROCKCLIFFE RD
DIVIDEND ST
FAIRVIEW RD
GOLDEN CURRENT RD
DOGWOOD LANE
CACTUS ST
0 125 250 375 500
Metres


Town of
Oliver
CANADA'S WINE CAPITAL
Town of Oliver
Official Community Plan
Draft Schedule E
Transportation Network Map
Legend
Town Boundary
Proposed Intersection Improvements
Bus Stops
Bus Route 40
Provincial Highway 97
Arterial Road
Major Collector
Minor Collector
Proposed Arterial Road
Proposed Major Collector
Proposed Minor Collector
Proposed Local
Existing Hiking/Biking Trail
Proposed Hiking Trail
HWY 97
BETTISON RD
OKANAGAN RIVER TRAIL
MAIN ST
SCHOOL AVE
VETERANS AVE
MCKINNEY RD
EASTSIDE AVE
SIMILKAMEEN AVE
FAIRVIEW RD
CORBER RD
PRINCESS PL
GOLDEN CURRENT RD
DOGWOOD LANE
ROAD 22
CACTUS ST
ELDERBERRY ST
PRIMROSE LANE
TAMARISK ST
SKAGIT AVE
AIRPORT ST
CAUS RUNWAY 18-36
MAPLE AVE
CEDAR AVE
OAK PL
SPILLWAY RD
BLACK SAGE RD
0 125 250 375 500
Metres

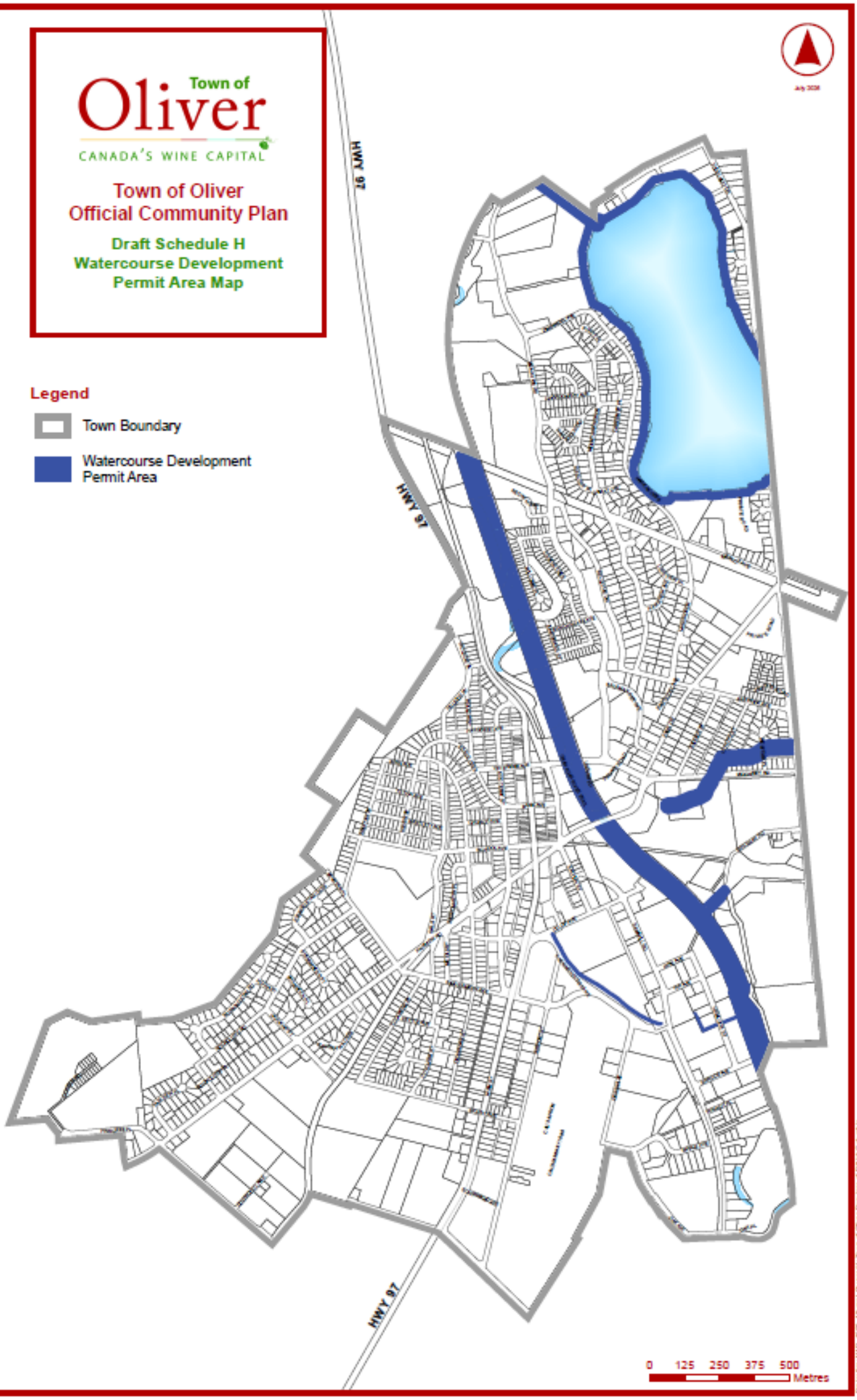

Town of
Oliver
CANADA'S WINE CAPITAL
Town of Oliver
Official Community Plan
Draft Schedule F
Form and Character Development
Permit Area Map
Legend
Town Boundary
Industrial Development Permit Area
Commercial Development Permit Area
Town Centre Development Permit Area
Multiple Family Development Permit Area
HWY 97
HWY 97
HWY 97
0 125 250 375 500
Metres


Town of
Oliver
CANADA'S WINE CAPITAL
Town of Oliver
Official Community Plan
Draft Schedule G
Environmentally Sensitive
Development Permit Area Map
Legend
Town Boundary
Environmentally Sensitive
Development Permit Area
HWY 97
HWY 97
HWY 97
0 125 250 375 500
Metres

Town of
Oliver
CANADA'S WINE CAPITAL

Town of Oliver
Official Community Plan

Draft Schedule H
Watercourse Development
Permit Area Map



Town of
Oliver
CANADA'S WINE CAPITAL

Town of Oliver
Official Community Plan

Draft Schedule I
Wellhead/Aquifer Protection
Development Permit Area Map

