



May 8, 2024

File: 0280-30

Local Government File: Z24-07

Planning and Development Services Department

Town of Osoyoos

Via E-mail: plan@osoyoos.ca

Dear Planning and Development Services:

Re: Official Community Plan (OCP) amendments related to Small-Scale Multi-Unit Housing (SSMUH).

Thank you for providing B.C. Ministry of Agriculture and Food staff the opportunity to comment on the proposed OCP amendments related to Small-Scale Multi-Unit Housing (SSMUH).

Ministry staff generally have no issues with the proposed approach to meet the provincial guidelines and regulations for Small-Scale Multi-Unit housing. We have specific comments on the proposed changes as follows:

2.(xi) While it is true that the Town's growth containment boundary will help dampen speculation on the Agricultural Land Reserve (ALR) lands outside of the growth containment boundary, it is unclear how the Town's growth containment boundary will dampen speculation on the ALR lands within the growth containment boundary. Given the possible impact of the provincial SSMUH legislation on lands within growth containment boundaries, Ministry staff strongly recommend amending the growth containment boundary to exclude all of the ALR lands within the Town. In addition, future changes to the zoning of these lands should ensure that agriculture is identified as the principal use, rather than residential.

2.(xii) This policy is good but could be made stronger by stipulating that the principal use of these lands is agriculture.

In addition, as residential uses adjacent to the ALR tend to be one of the least compatible uses with agricultural production, Ministry staff recommend that where any new proposed increases in density will be located adjacent to the ALR, 30 metre setbacks for residential structures and 15 metre vegetative buffers be required that are consistent with the Ministry's [Guide to Edge Planning](#) (the Guide). Specifically, the vegetative buffers and setbacks should be in line with the Level 1 buffer recommendations outlined in s. 3.8 of the Guide.

If you have any questions, please contact us directly at the numbers and email addresses below.

Sincerely,

A handwritten signature in black ink that reads "Alison Fox". The signature is written in a cursive, flowing style.

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