Near Market Affordable Housing (NMAH) Program Review

Official Community Plan Amendment Bylaw No. 1375.12, 2026

October 13, 2026 Public Hearing

NMAH Program Review

July 21 Closed Meeting	Council resolved that the following be initiated: *The "Near Market Affordable Housing Program Guidelines", being Council Policy No. PLA-017, be repealed;* *An amendment to the Town Official Community Plan (OCP) Bylaw No.1375, 2021, be initiated in order to delete Policy No. 7.A.2.1(c); and* *The Housing Agreement Bylaw No. 1343, 2018, be repealed.*
September 22 Council Meeting	• OCP Amendment Bylaw No. 1375.12, 2026 given 1st and 2nd readings and directed to a public hearing on October 13, 2026; • Housing Agreement Bylaw Repeal Bylaw No. 1411 given 1st and 2nd readings.

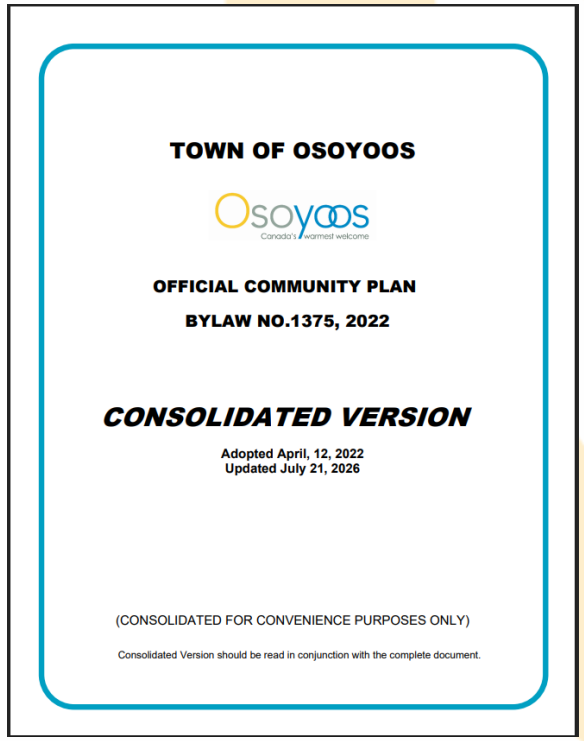
NMAH Program Review

Statutory Requirements:

- Under the *Local Government Act*, an Official Community Plan bylaw cannot be adopted without holding a public hearing on the bylaw.
- The *Local Government Act* does not set out public hearing requirements pertaining to housing agreement bylaws.

This public hearing pertains specifically to Official Community Plan Amendment Bylaw No. 1375.12, 2026.

NMAH Program Review


TOWN OF OSOYOOS

Osoyoos
Canada's warmest welcome

OFFICIAL COMMUNITY PLAN

BYLAW NO.1375, 2022

CONSOLIDATED VERSION

Adopted April, 12, 2022
Updated July 21, 2026

(CONSOLIDATED FOR CONVENIENCE PURPOSES ONLY)

Consolidated Version should be read in conjunction with the complete document.

Section 7.A.2.1(c), OCP Bylaw No. 1375, 2021:

Support the exclusion of the Southeast Meadowlark area from the Agricultural Land Reserve, in accordance with ALC Resolution [#2638/2010], *in order to meet the Town's residential growth demands provided that the development includes a 30 m residential building setback, fence, and buffer between agricultural and non agricultural lands, the development is built at a minimum density of 30 units per hectare, and 15% of all new housing units provided are deemed affordable, as per the CMHC's definition of "affordability".*

NMAH Program Review

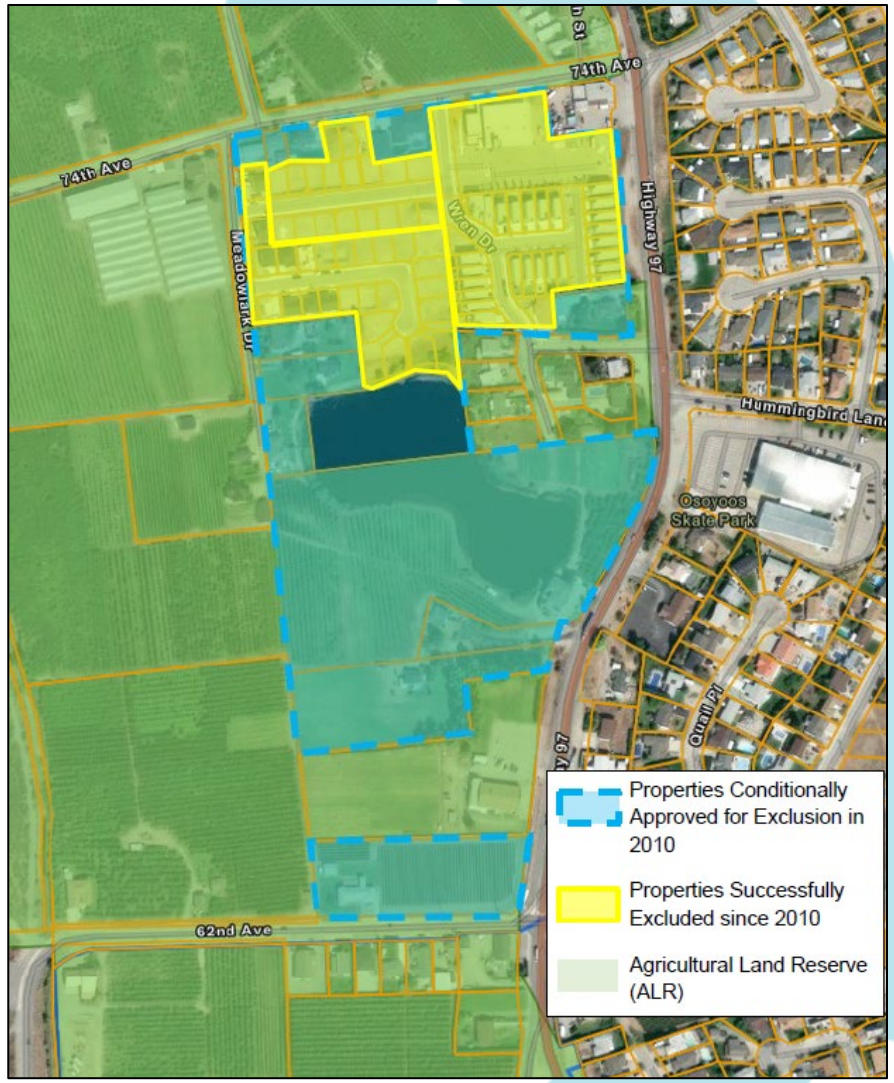
Southeast Meadowlark Area (SMA) Plan:

- Southeast Meadowlark Area (SMA) Plan was adopted in 2010 and was partly intended to "include a strong affordable housing component for moderate income working families".
- The SMA Plan was repealed in 2024 as part of the implementation of Small-Scale Multi-Unit Housing (SSMUH).





NMAH Program Review



Background:

- The SMA Plan supported an application to the ALC to exclude lands from the ALR for residential development which was conditionally approved by the ALC in 2010.
- ALC reconsidered the decision in 2025, after the SMA Plan was repealed, to clarify & de-couple the conditions from the Plan.

NMAH Program Review

Proposed Amendment Bylaw No. 1375.12:

- Proposes to delete Section 7.A.2.1(c) of the OCP to remove outdated references to components of the now-repealed SMA Plan and the original conditions of the ALC's exclusion approval.

Support the exclusion of the Southeast Meadowlark area from the Agricultural Land Reserve, in accordance with ALC Resolution #2637/2010, in order to meet the Town's residential growth demands provided that the development includes a 30 m residential building setback, fence, and buffer between agricultural and non-agricultural lands, the development is built at a minimum density of 30 units per hectare, and 15% of all new housing units provided are deemed affordable, as per the CMHC's definition of "affordability".

Section 7.A.1(c), OCP Bylaw No. 1375, 2021