

Okanagan Falls OCP & Zoning Bylaws

Public Information Meeting
June 23, 2026

Okanagan Falls OCP & Zoning Bylaws

What is a Public Information Meeting:

- It is informal:
 - no formal minutes will be taken but meeting is recorded;
 - comments for the RDOS Board to review should be submitted in writing (i.e. email, feedback form).
- Staff are available to answer questions:
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

Background

Okanagan Falls OCP & Zoning Bylaws

Background:

- On March 26, 2025, Okanagan Falls residents voted in favour of incorporating as a municipality.
- The District Municipality of Okanagan Falls will come into existence in October of 2026.

British Columbia

B.C. to get 1st new municipality in 15 years as Okanagan Falls residents vote to incorporate

Residents of community south of Penticton narrowly vote to incorporate, preliminary results show



Akshay Kulkarni · CBC News · Posted: Mar 23, 2025 1:08 PM PDT | Last Updated: March 24, 2025



Okanagan Falls OCP & Zoning Bylaws

Background

Section 34 of the *Local Government Act* states that if a municipality is incorporated:

a bylaw adopted by a regional district ... that applies to the area continues in force as if it were a bylaw of the municipality until it is amended or repealed by the council.



Okanagan Falls OCP & Zoning Bylaws

Overview

Okanagan Falls will inherit Regional District land use bylaws that apply to it on the day of incorporation, including:

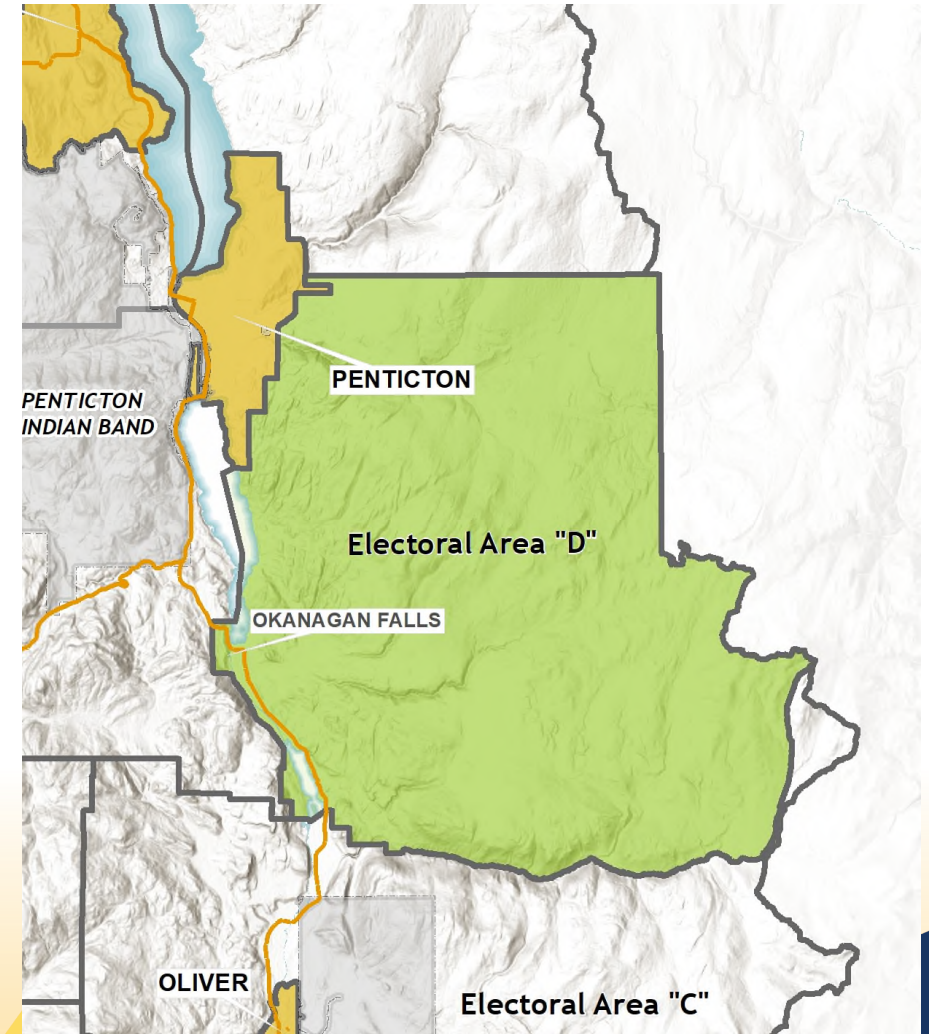
- Electoral Area “D” OCP Bylaw
- Okanagan Valley Zoning Bylaw
- Subdivision & Development Servicing Bylaw
- Development Procedures Bylaw
- Advisory Planning Commission Bylaw
- Board of Variance Bylaw



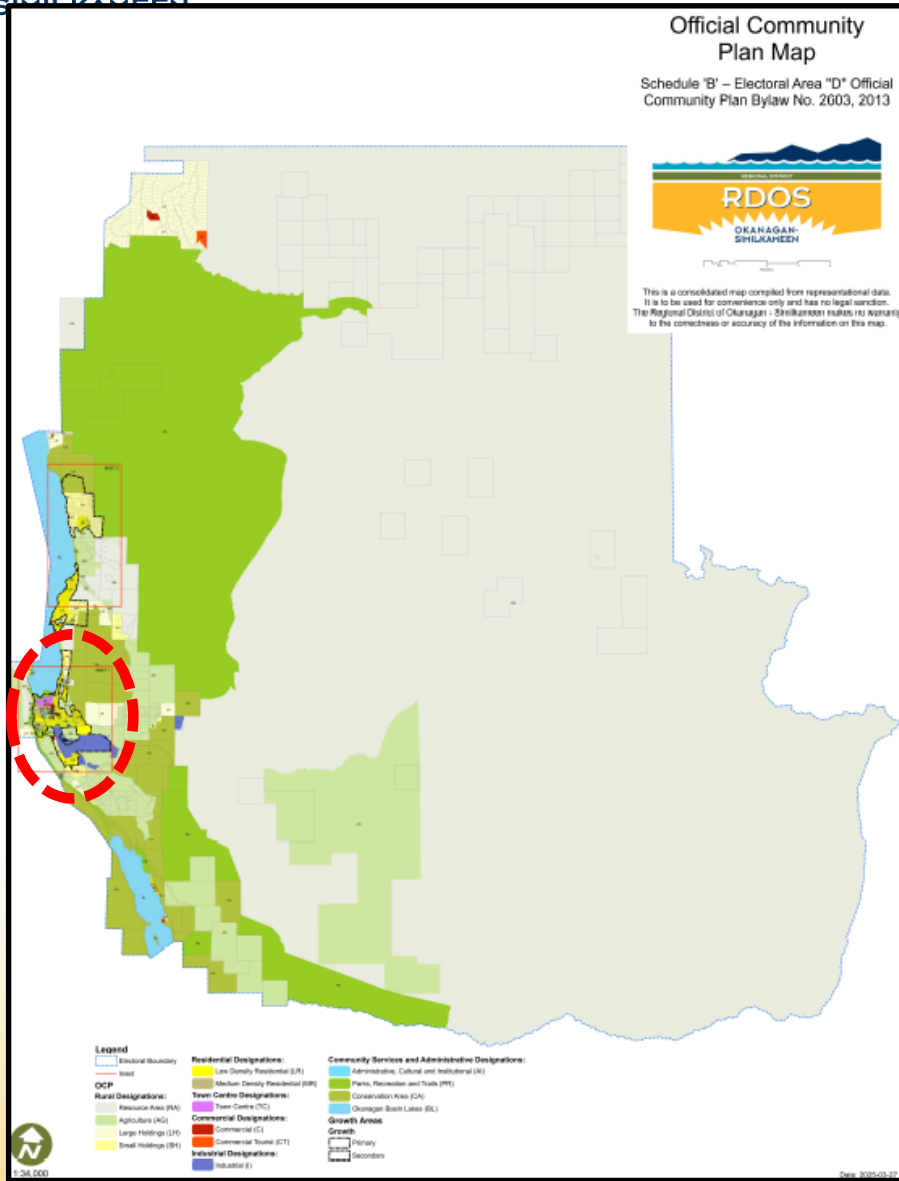
Okanagan Falls OCP & Zoning Bylaws

Background

- Since the 1990s, the RDOS Board has adopted OCP Bylaws that *generally* reflect Electoral Area boundaries.
- The current Electoral Area “D” boundaries date to 2018 (and the creation of Electoral Area “I”).
- Okanagan Falls is the “Primary Growth Area” within Area “D”.



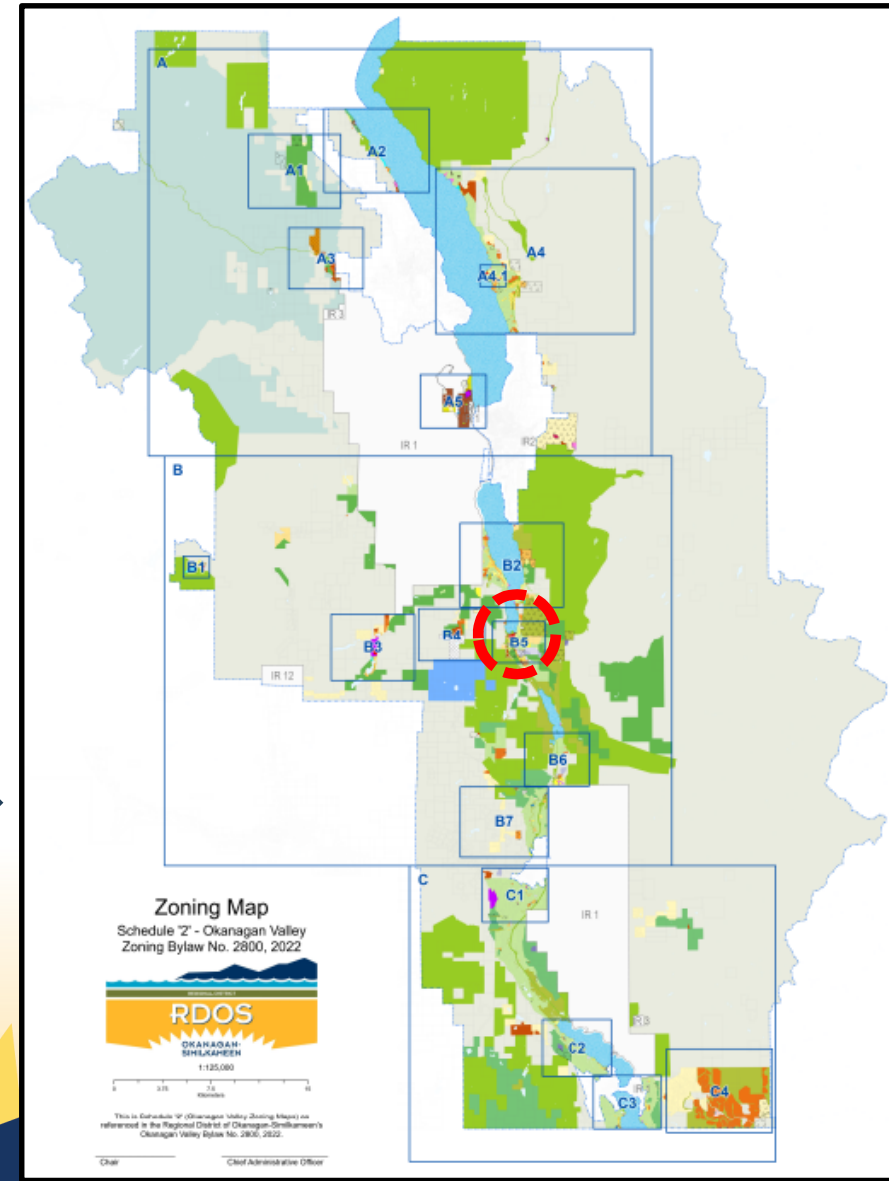
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OCP Map



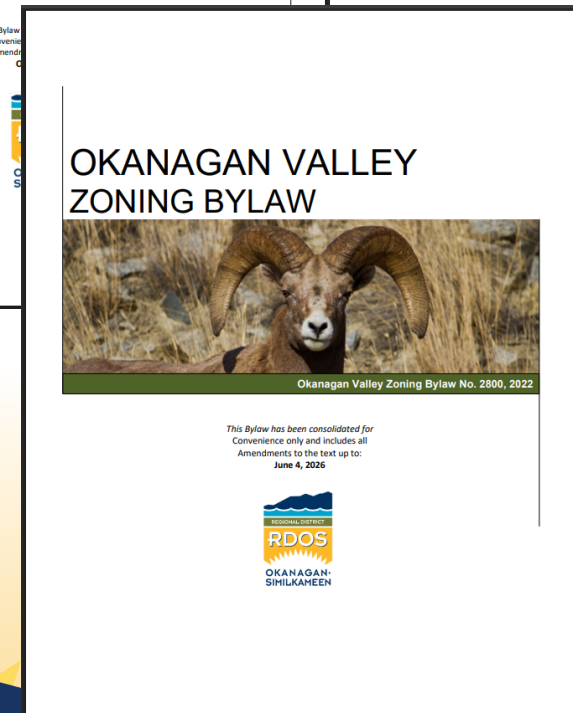
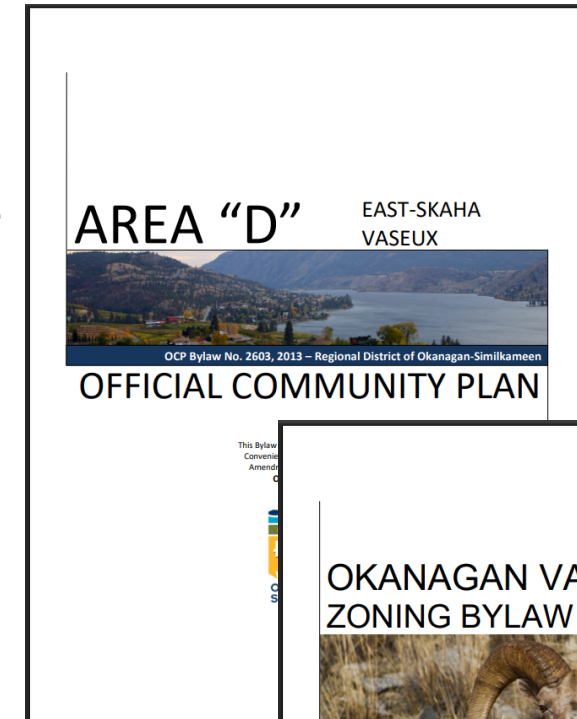
Zoning Map



Okanagan Falls OCP & Zoning Bylaws

Background

- The bylaw transition process can become problematic if not done correctly.
- RDOS bylaws *only* apply as they existed on the day of incorporation.
- Subsequent amendments by the Board are not applicable to a new municipality.
- A new municipality will become responsible for amending its versions of the RDOS bylaws.



Okanagan Falls OCP & Zoning Bylaws

Overview

A proactive approach to this issue is seen to have multiple benefits:

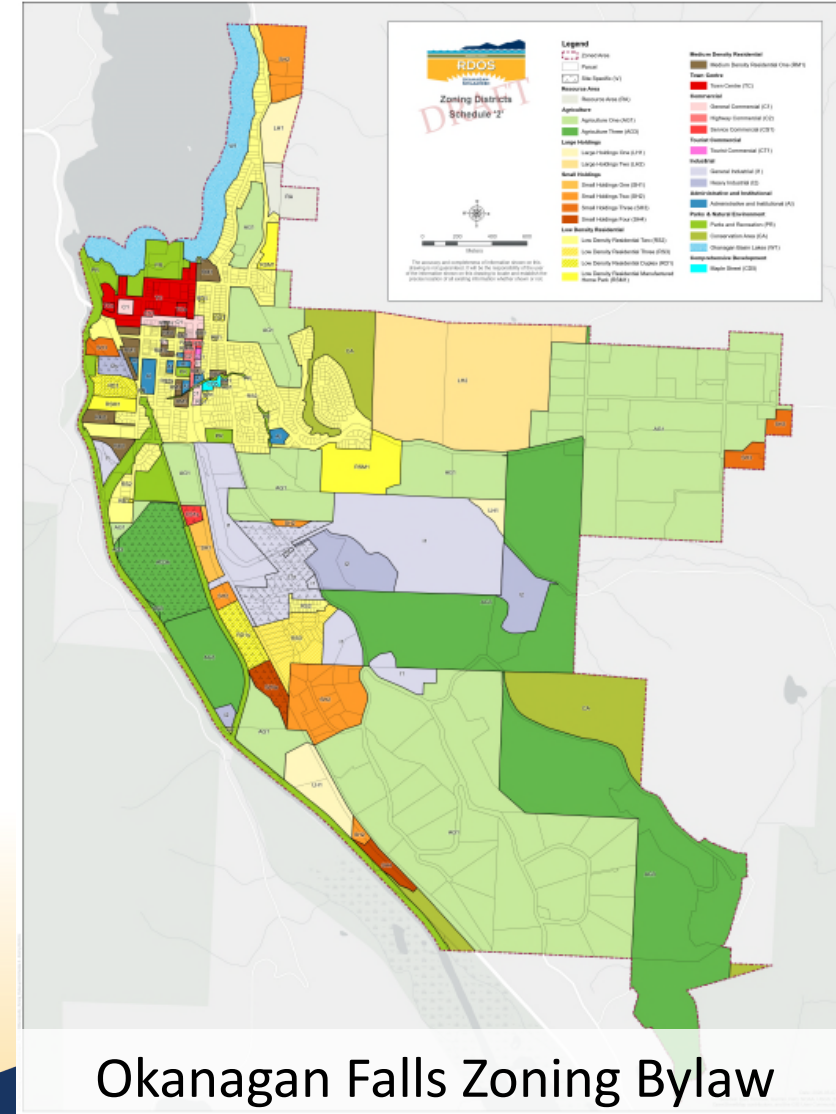
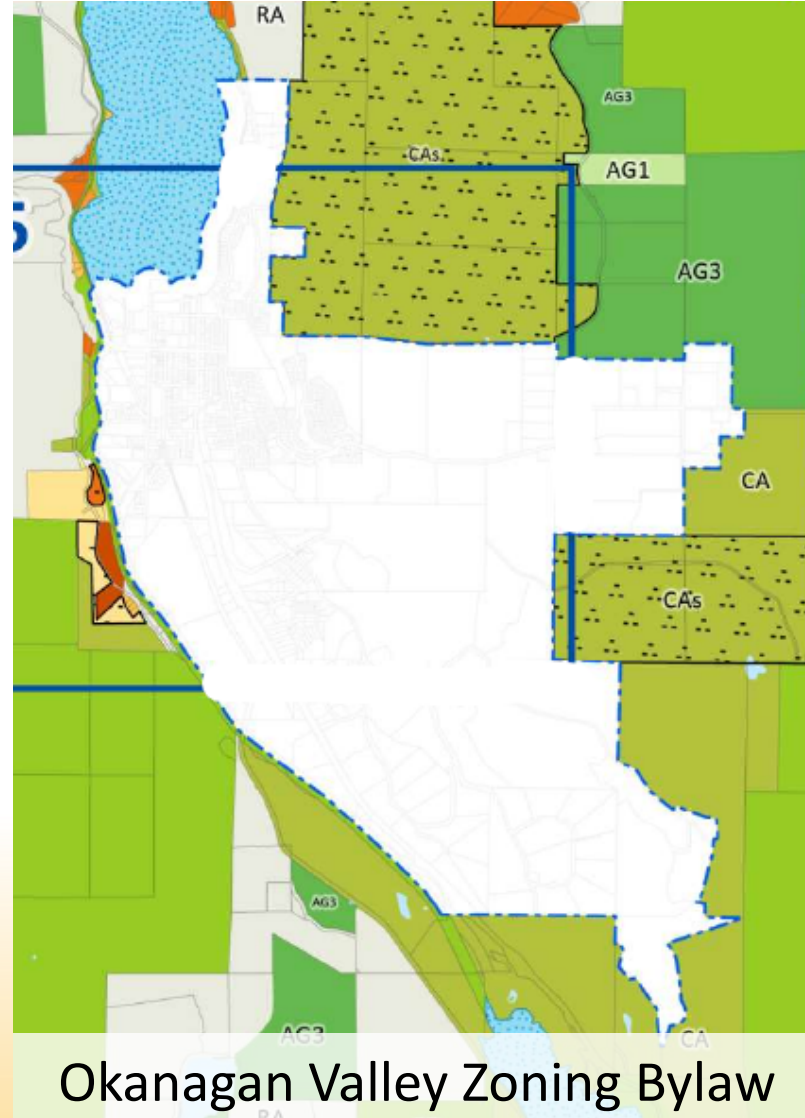
- clean regulatory framework for OK Falls staff to work with;
- remove any urgency to create new bylaws (legislative updates will be required by 2028); and
- clarifies Electoral Area “D” bylaws.



Okanagan Falls OCP & Zoning Bylaws

Proposal

- New OCP & Zoning bylaws be enacted for OK Falls;
- OK Falls be removed from the Okanagan Valley Zoning Bylaw.



Okanagan Falls OCP & Zoning Bylaws

Bylaw Preparation

Okanagan Falls OCP & Zoning Bylaws

Draft OCP:

- The preparation of the Draft OCP was guided by the following:
 - compiling objectives and policies from the existing OCP Bylaw that relate to OK Falls;
 - updating these objectives and policies based on work done in relation to the Okanagan Valley OCP.



Okanagan Falls OCP & Zoning Bylaws

Electoral Area “D” OCP Bylaw

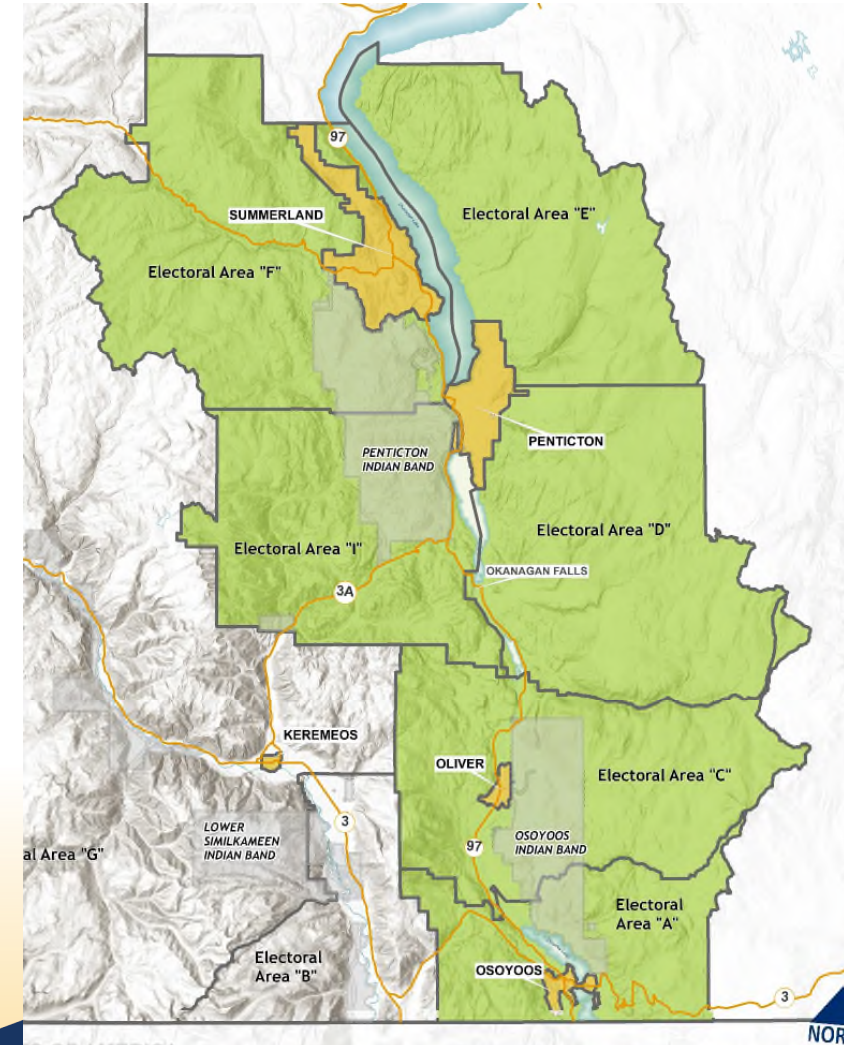
- Current OCP Bylaw was prepared between 2012-13.
- Includes OK Falls, East Side Road, Upper Carmi and Vaseux Lake.
- Will transition to a new OCP bylaw for the Okanagan Valley electoral areas.
- These two (2) bylaw have influenced drafting of proposed OK Falls OCP.



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Draft OCP:

- The first part of the Draft Okanagan Valley OCP is focused on Regional issues:
 - Regional Climate Change Adaptation
 - Regional Growth Management
 - Regional Land Use Policies
 - Regional Permits
- The second part of the Draft OCP is focused on Local Area issues.



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Draft OCP:

- The Draft Okanagan Falls OCP will incorporate these regional policies.
- The new municipal Council can, in future, update the OCP bylaw to address these regional policies.
- Okanagan Falls specific policies have *generally* remained unchanged.



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Draft OCP:

- Major changes to the OCP include:
 - revised community profile (reflects area to be incorporated and not whole of Electoral Area “D”)
 - removal of the Multi-Family Development Permit and Hillside Development Permit Areas.
 - inclusion of Housing Needs data.



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Draft Zoning Bylaw:

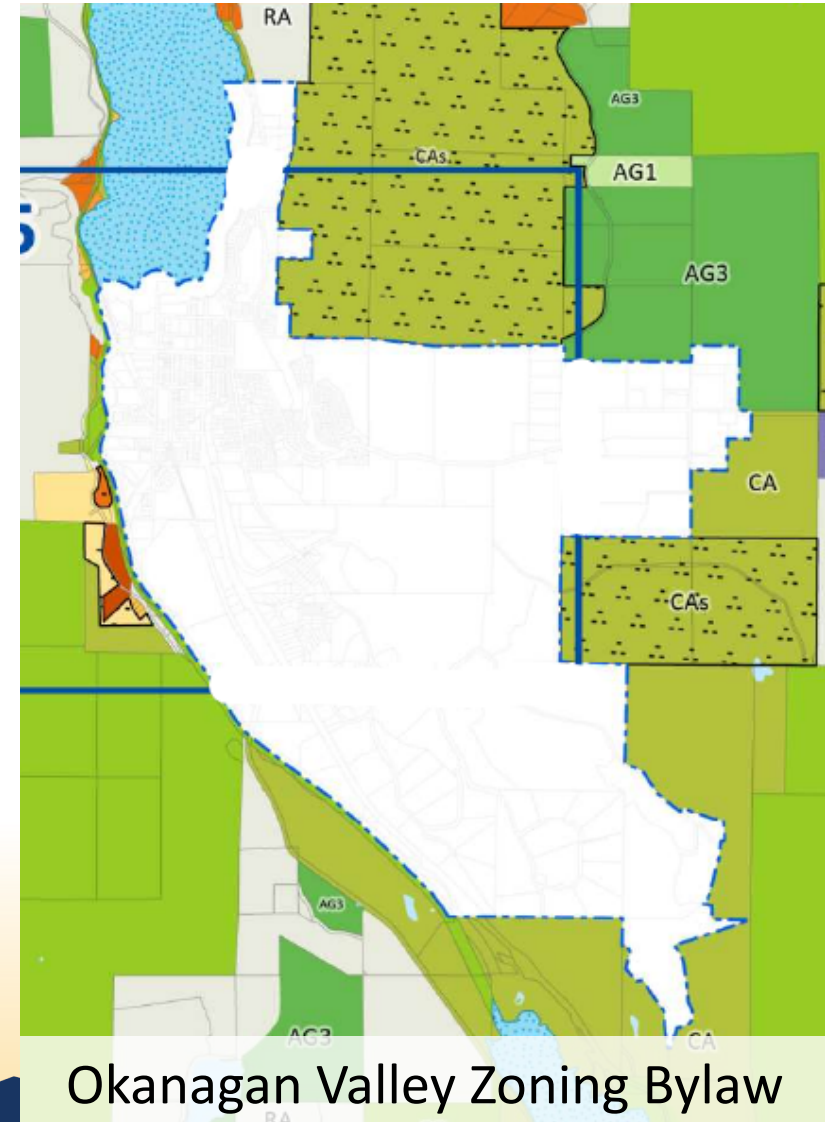
- The preparation of the Draft Zoning Bylaw was guided by the following:
 - carrying forward all existing zoning regulations un-changed.



Okanagan Falls OCP & Zoning Bylaws

Draft Zoning Bylaw:

- Okanagan Falls will be removed from the current Okanagan Valley Zoning Bylaw.
- This area, along with all the applicable zoning regs, will be re-created in the Okanagan Falls Zoning Bylaw (e.g. no changes are envisioned).



Okanagan Falls OCP & Zoning Bylaws

Low Density Residential Two (RS2) Zone

Zoning Bylaw No. 2800:

Permitted Use

- “single detached dwelling”

Subdivision Parcel Size

- 500 m²

Permitted Density

- 1 Principal Dwelling and
- 1 secondary suite or accessory dwelling

Zoning Bylaw No. 3149:

Permitted Use

- “single detached dwelling”

Subdivision Parcel Size

- 500 m²

Permitted Density

- 1 Principal Dwelling and
- 1 secondary suite or accessory dwelling

Okanagan Falls OCP & Zoning Bylaws

Okanagan Falls Town Centre (OFTC) Zone

Zoning Bylaw No. 2800:

Permitted Use

- mixed use*

Subdivision Parcel Size

- 1,000 m²

Permitted Density

- 150 units/ha (max.)
- 40 units/ha (min.)

Zoning Bylaw No. 3149:

Permitted Use

- mixed use*

Subdivision Parcel Size

- 1,000 m²

Permitted Density

- 150 units/ha (max.)
- 40 units/ha (min.)

Next Steps

Okanagan Falls OCP & Zoning Bylaws

Consultation:

Community Engagement is being completed in accordance with the *Local Government Act* and the Board's "OCP Bylaw Consultation Policy", and includes:

- adjacent Regional Districts & Municipalities;
- local First Nations;
- Provincial agencies (ALC, School Districts, IHA, etc.);
- community groups and residents; and
- any relevant Federal government agencies.

Okanagan Falls OCP & Zoning Bylaws

Consultation:

The “OCP Bylaw Consultation Policy” requires, prior to or at first reading of a proposed OCP Bylaw, that the Board consider:

- a staff report summarizing the consultation undertaken; and
- if additional consultation with external agencies, persons, organizations and authorities is required.

Okanagan Falls OCP & Zoning Bylaws

Consultation:

- To facilitate the “early” consideration of received feedback by the Board, it is requested that public comments be submitted by **July 6, 2026**;
- If the Board determines that “additional consultation with ... persons ... is required”, there may be future opportunities;
- In addition, if the OCP proceeds to a public hearing, representations can still be submitted up until the close of that public hearing.

Okanagan Falls OCP & Zoning Bylaws

Next Steps

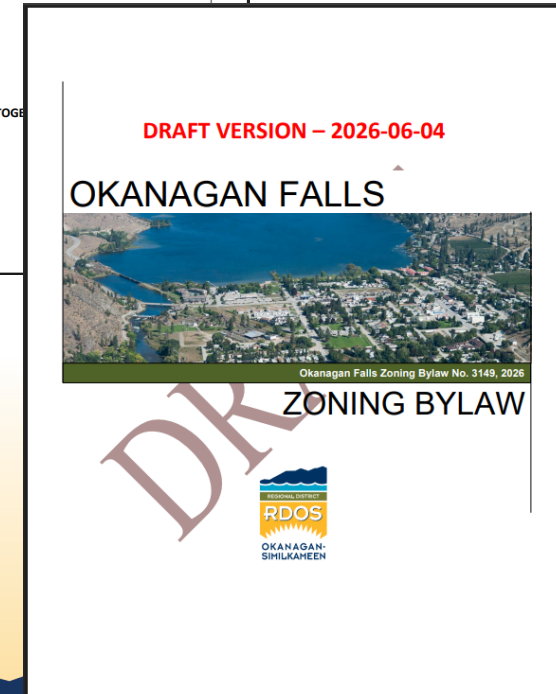
- Present feedback on bylaws to the Board (July 16, 2026)
- Board consideration of 1st reading (July 16, 2026)*
- Scheduling of a public hearing (August 6, 2026)*
- Board consideration of 3rd reading (August 6, 2026)*
- Ministry of Transportation and Transit approval (August 2006)*
- Board consideration of adoption (August 20, 2026)*

(* date is tentative)

Okanagan Falls OCP & Zoning Bylaws

Additional Information:

- Project webpage: www.rdos.bc.ca
(Property & Development →
Planning, Zoning & Subdivision →
Strategic Projects → Official
Community Plan (OCP) Reviews →
Okanagan Falls OCP & Zoning
Bylaw Implementation).



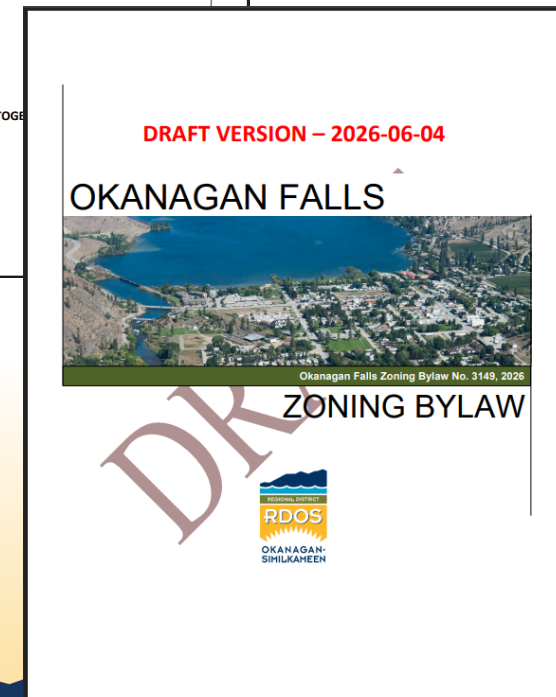
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Additional Information:

- If anyone does not feel comfortable asking their question in a public setting or would like to submit written comments electronically, RDOS staff can be contacted at:

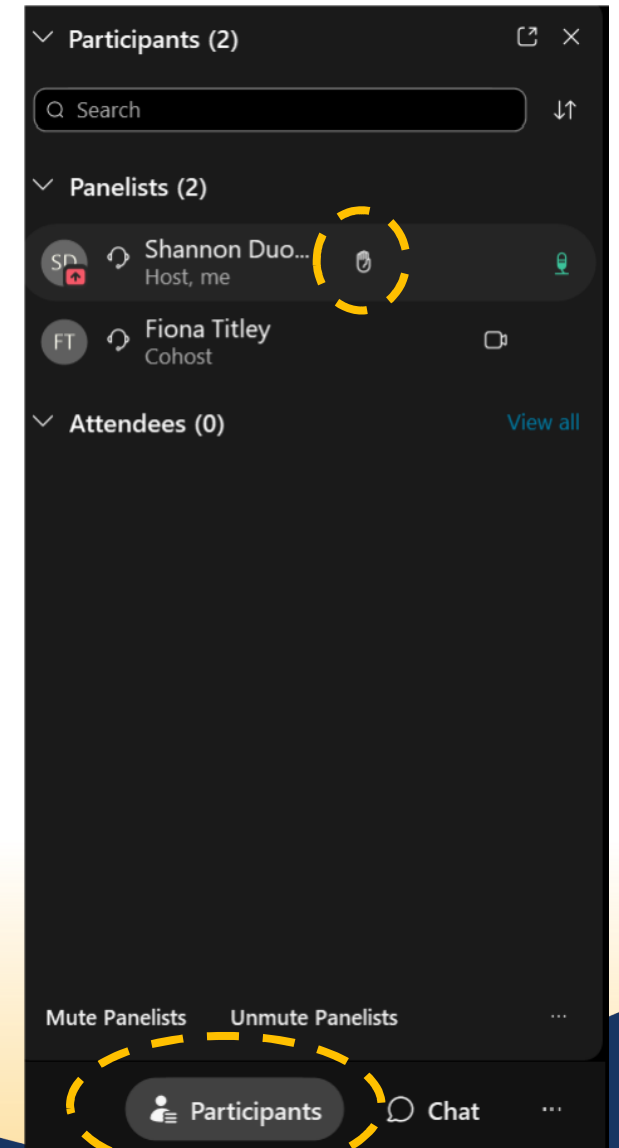
➤ planning@rdos.bc.ca

➤ 250-490-4108



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- Questions will be taken in turn;
- To indicate you want to speak:
 - **Computer:** click the “Participants” button at the bottom right corner of the screen, hover your mouse next to your name and click the “raise hand” button;
 - **Phone:** press *3 to “raise hand”;
- You will be unmuted when it is your turn to speak; and
- After you are done, click the “raise hand” button or press *3 to take your hand down.



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Questions?