

# Okanagan Valley OCP Bylaw

**Public Information Meeting**  
April 13, 2026

# Okanagan Valley OCP Project

## 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 Valley OCP Project

## Statutory Authority

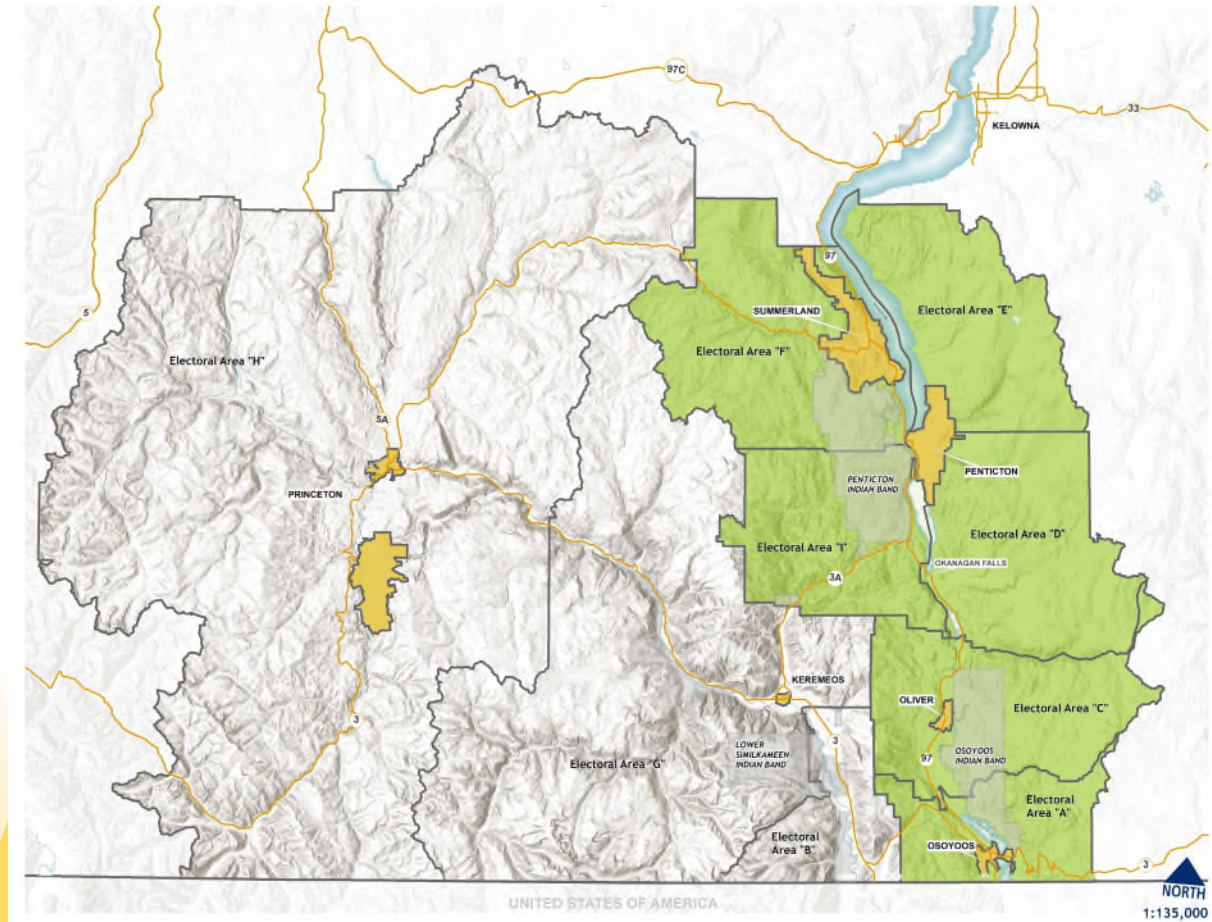
- Section 472 of the *Local Government Act* allows the RDOS Board to adopt one or more official community plans (OCPs).
- All bylaws enacted by the RDOS Board after the adoption of an OCP bylaw must be consistent with that OCP.



# Okanagan Valley OCP Project

## Background

- Since the 1990s, the RDOS Board has adopted OCP Bylaws that reflect Electoral Area boundaries.
- In the Okanagan Valley, this has resulted in six (6) OCP Bylaws.



# Okanagan Valley OCP Project

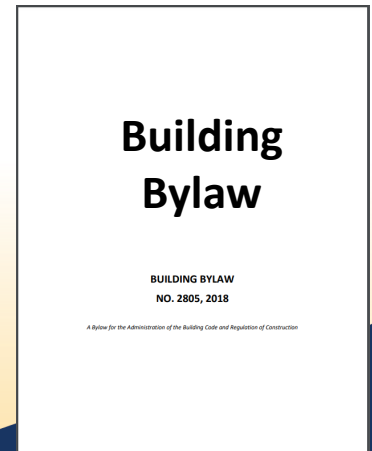
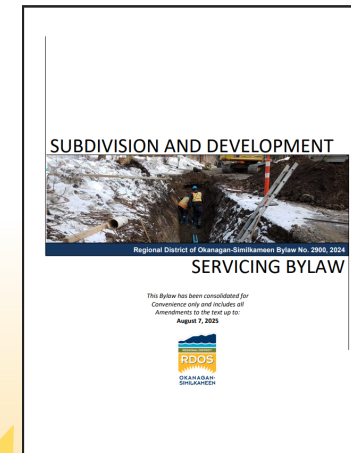
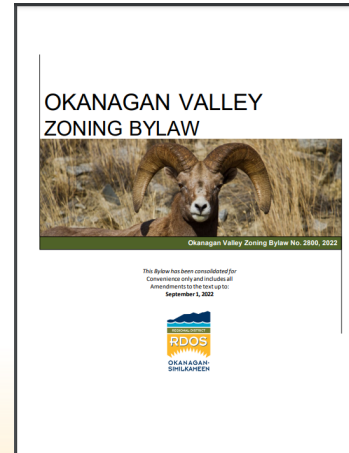
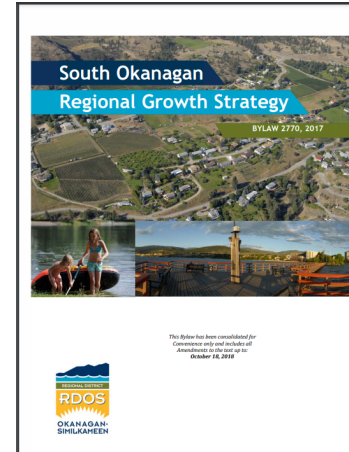
Regional Growth Strategy (RGS) Bylaw

Official Community Plan (OCP) Bylaws

Zoning Bylaw

Subdivision & Dev. Servicing Bylaw

Building Bylaw



# Okanagan Valley OCP Project

## Issues:

- Long review periods (i.e. 18-22 yrs – Area “C” last reviewed 2000-02);
- Cost to review 8 OCPs projected to exceed \$1,000,000 over 20 years;
- Low response rates from consultants for recent OCP reviews;
- Significant overlap between OCPs (e.g. “regional” policies).

## OCP Review Schedule

Electoral Area	Projected Review Period
“H”	2027 – 2028
“C”	2029 – 2030
“D”	2031 – 2032
“I”	2033 – 2034
“F”	2035 – 2036
“A”	2037 – 2038
“G”	2039 – 2040
“E”	2041 – 2042

# Okanagan Valley OCP Project

## Issues:

- Reviewing 8 OCPs on a regular basis removes staff time for other projects;
  - 2026 Strategic Priorities has Planning over-subscribed by approx. 10%.
- A reduced number of OCPs would make resources available for other projects; and
- Clarity, consistency, transparency and customer service would be improved.



# Okanagan Valley OCP Project

## Direction:

- In 2022, the Board resolved:
  - *... that a consolidated Official Community Plan (OCP) Bylaw for the Okanagan Valley electoral areas be undertaken as a project in 2023.*

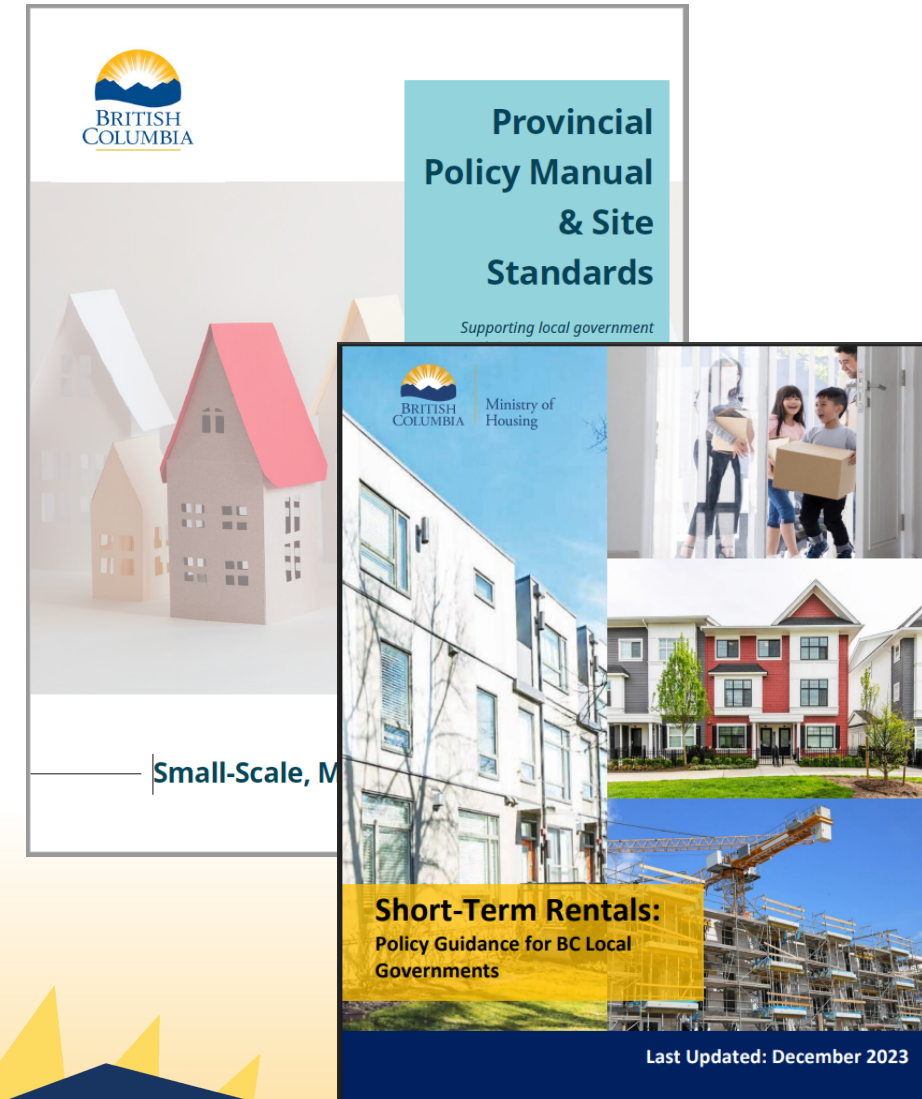
(November 17, 2022, the P&D Committee)



# Okanagan Valley OCP Project

## Progress:

- The RGS & Okanagan OCP Review projects were deferred in late 2023 to accommodate provincial initiatives:
  - Small-Scale Multi-Unit Housing (SSMUH) Implementation; and
  - *Short-Term Rental Accommodation Act* (e.g. Vacation Rental Review & Business Licencing).

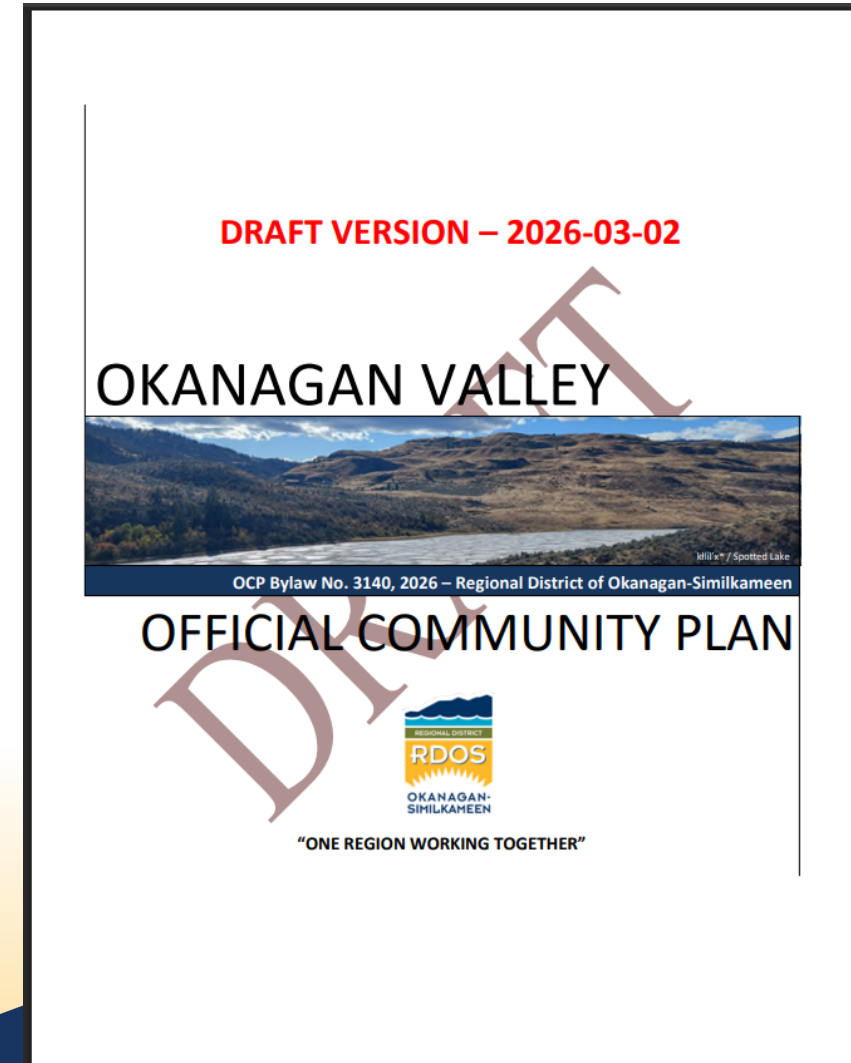


# Proposed Okanagan Valley OCP Bylaw

# Okanagan Valley OCP Project

## Draft OCP:

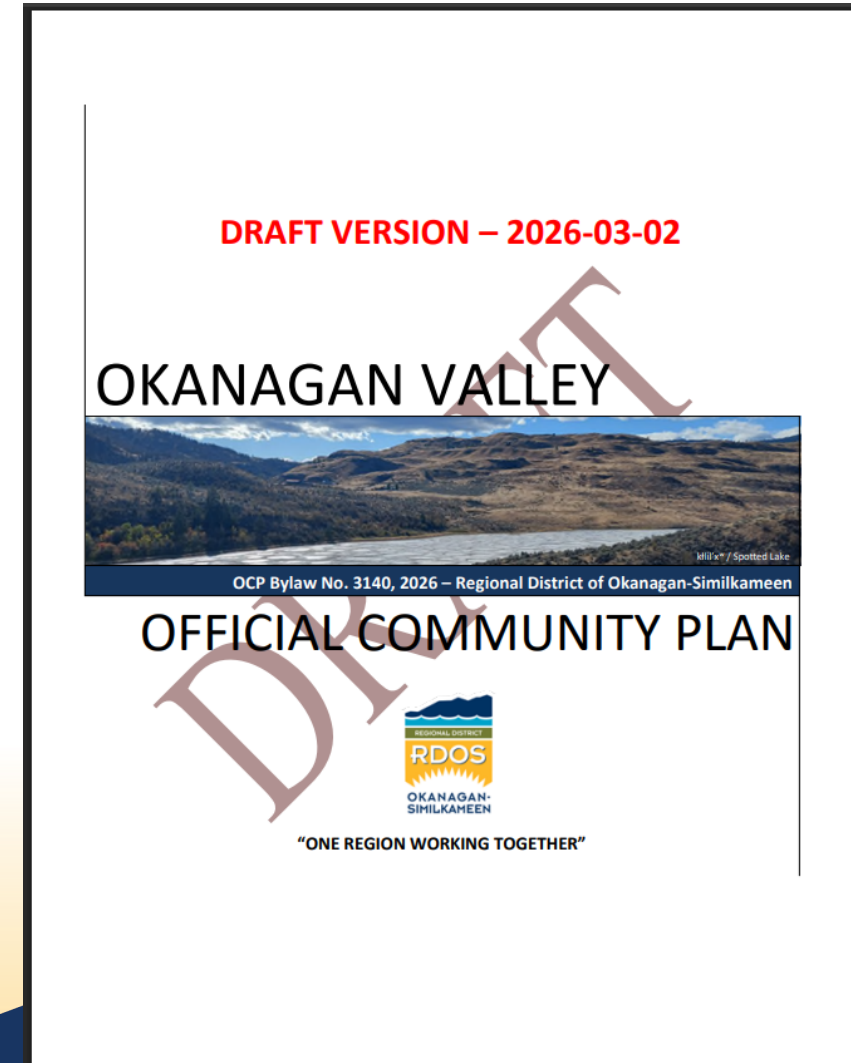
- The preparation of the Draft OCP was guided by the following:
  - compiling objectives and policies from the existing OCP Bylaws;
  - separating these objectives and policies into “regional” versus “local”.



# Okanagan Valley OCP Project

## Draft OCP:

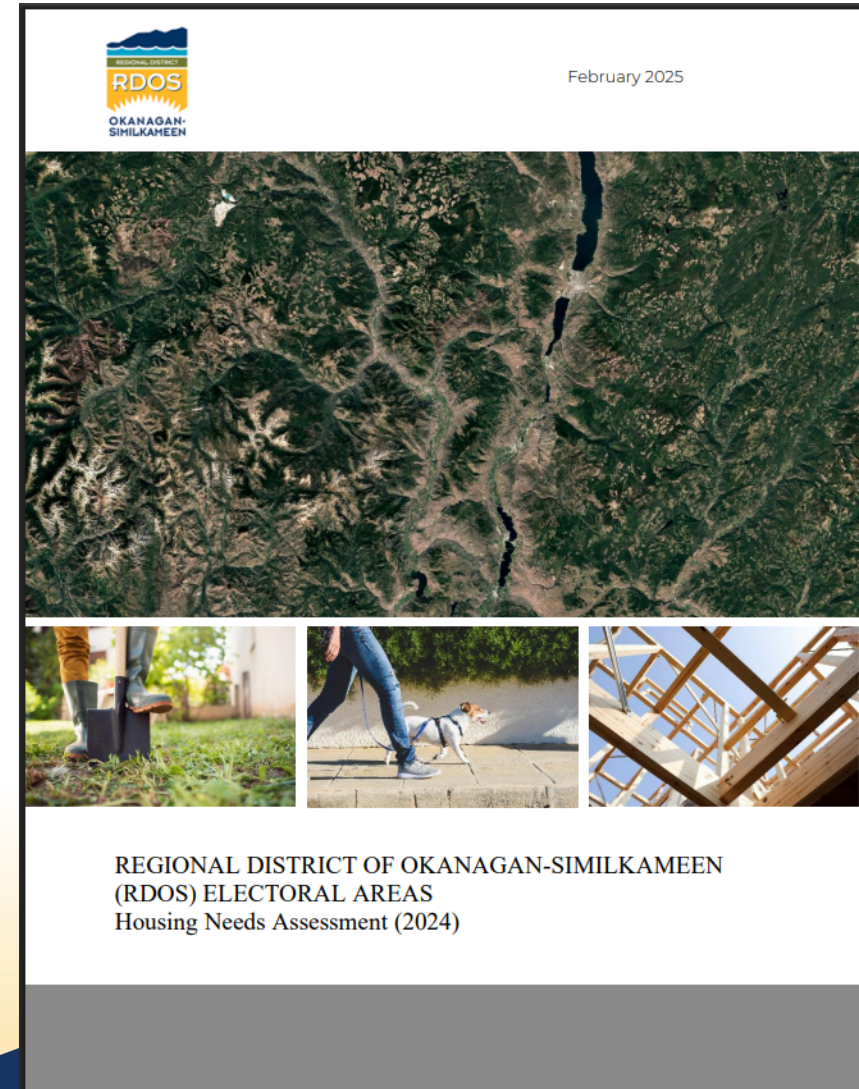
- The first part of the Draft OCP is focused on Regional issues:
  - Regional Profile
  - Regional Climate Change Adaptation
  - Regional Growth Management
  - Regional Land Use Policies
  - Regional Permits



# Okanagan Valley OCP Project

## Regional Example – Housing Needs:

- The *Local Government Act* requires the Board to consider its most recent Housing Needs Assessment when developing an OCP.
- This has been included under the “Regional” section of the OCP.
- Objective speaks to “a regional approach to addressing housing and homelessness.”



# Okanagan Valley OCP Project

## Regional Example – Infrastructure:

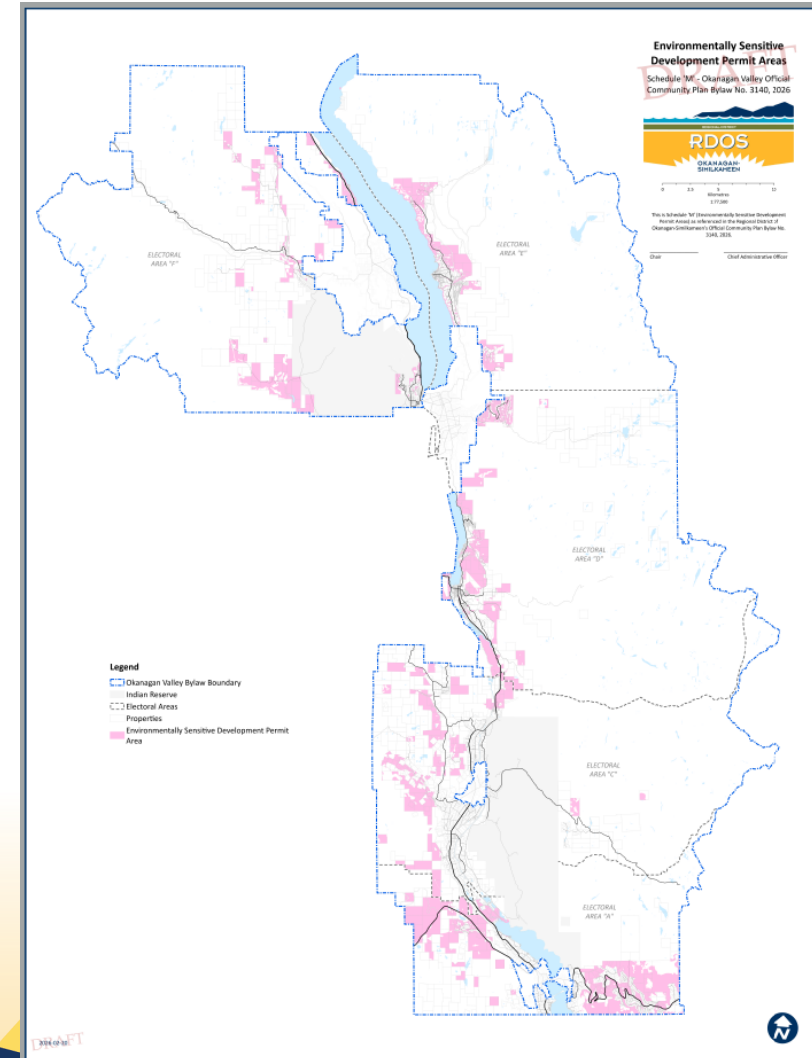
- Infrastructure is integral to a well-planned community (water & sewer);
- Important in achieving objectives contained in the Regional Growth Strategy (RGS);
- A consistent set of objectives and policies across Electoral Areas has been prepared.



# Okanagan Valley OCP Project

## Regional Example – Development Permits:

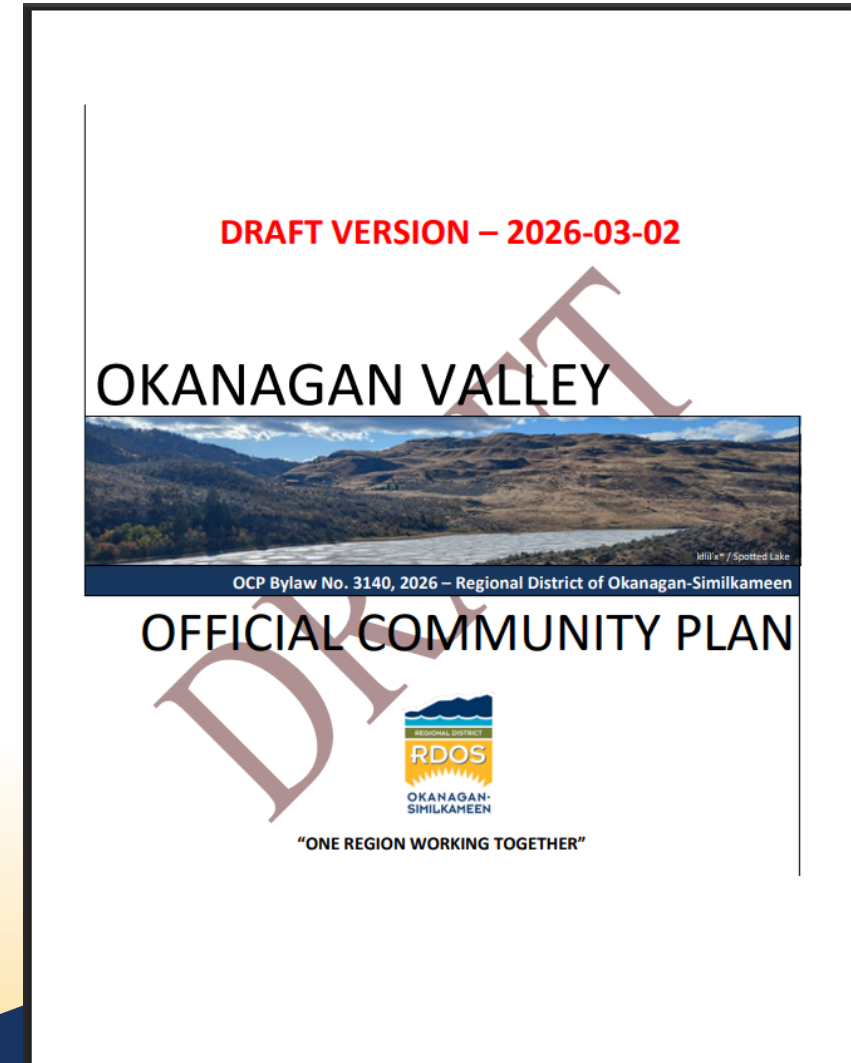
- The RDOS Board has implemented environmental (ESDP) and riparian (WDP) DPs across the Okanagan Electoral Areas.
- Environmental values are seen to cross Electoral Area boundaries (e.g. a “regional” issue).



# Okanagan Valley OCP Project

## Draft OCP:

- The second part of the Draft OCP is focused on Local Area issues;
- It recognizes that the South Okanagan is comprised of a variety of distinct communities; and
- That each of these communities have much in common, but are also unique.



# Okanagan Valley OCP Project

## Draft OCP:

- There are currently 15 separate communities listed in the “Local Area” section of the Draft OCP.
- Each community has been mapped and includes specific policies.



# Okanagan Valley OCP Project

## Local Areas:

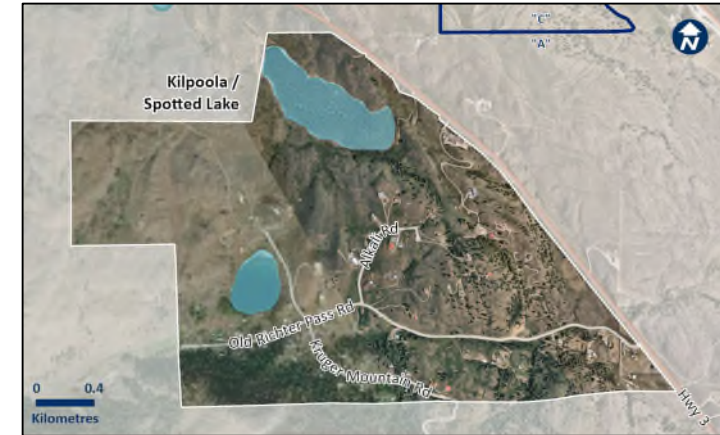
- Anarchist Mountain
- Eastside Road
- Fairview
- Faulder
- Gallagher Lake
- Kilpoola / Spotted Lake
- Meadow Valley
- Naramata\*
- Okanagan Falls\*
- Okanagan Lake Corridor
- Osoyoos Lake
- Upper Carmi
- Vaseux Lake
- West Bench
- Willowbrook

\* contains multiple sub-areas

# Okanagan Valley OCP Project

## Local Area Example – Kilpoola/Spotted Lake:

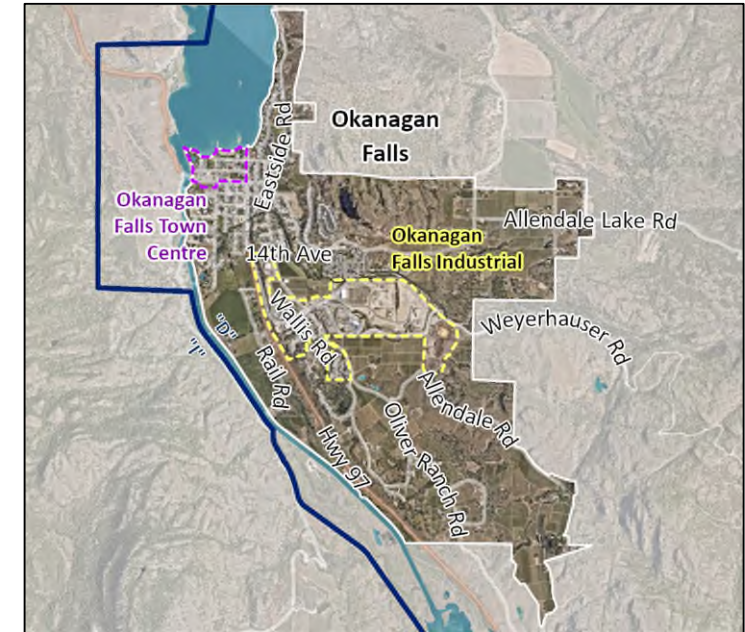
- A detailed description of the community is provided along with a reference to the RGS (e.g. not a growth area).
- *Kilpoola comprises lands with very high environmental values as well as a culturally significant feature in the form of Spotted Lake or kʔlil'x<sup>w</sup>.*
- Local Area policies speaks to protecting Spotted Lake.



# Okanagan Valley OCP Project

## Local Area Example – Okanagan Falls:

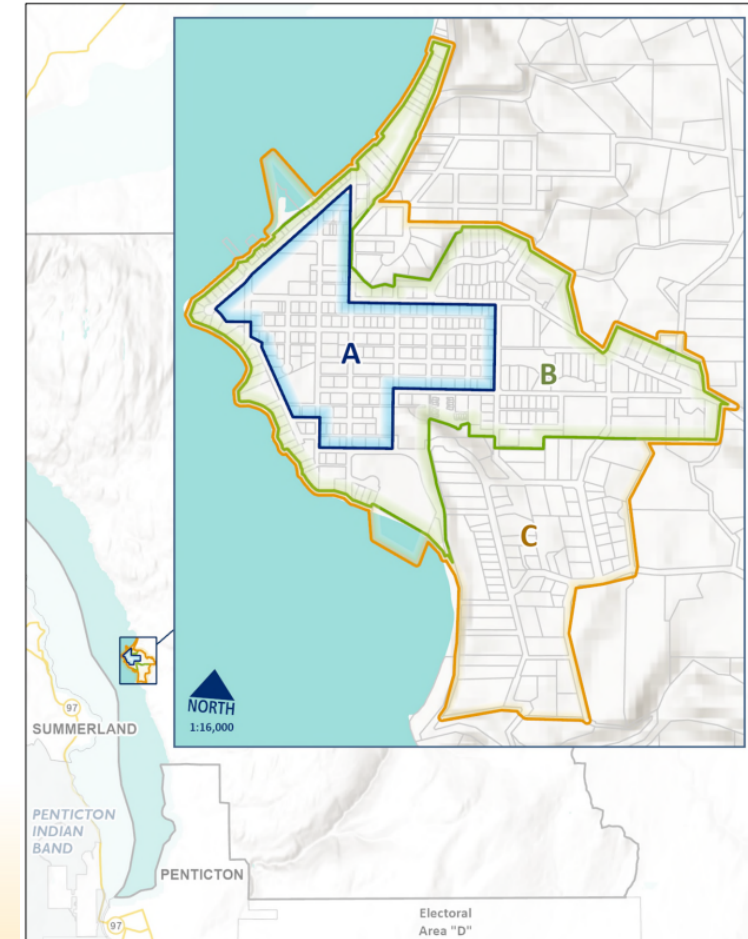
- Local Area addresses three (3) distinct aspects of the community; residential, industrial and Town Centre areas.
- Dedicated policies for each of these areas have been included in distinct subsections.
- This includes the objectives and policies from the “Town Centre Plan” (2018).



# Okanagan Valley OCP Project

## Local Area Example – Naramata:

- Naramata is a “Rural Growth Area” under the RGS Bylaw;
- The Electoral Area “E” OCP establishes a “Growth Boundary” (image at right);
- Current OCP speaks to supporting a community sewer system for this area;
- This existing sewer policy has been carried forward into the Draft Okanagan Valley OCP.



**Current OCP Growth Boundary**

# Okanagan Valley OCP Project

## Local Area Example – Naramata:

- The Review of the RGS Bylaw remains on-going;
- Designation of Naramata under the RGS will have implications for:
  - OCP Bylaw (e.g. Okanagan Valley or Electoral Area “E”); and
  - Liquid Waste Management Plan.



# Okanagan Valley OCP Project

## Development Permit Areas:

- “Optimize Development Approval Process to ensure that the approval function provides the land use policies for responsible and sustainable development to occur required by small communities.” (2025 Strategic Plan)
- Review Development Permit Area Designations (P&D Comm. August 2025)



# Okanagan Valley OCP Project

## Development Permit Areas:

- Proposed to reduce number of DP Areas from 10 down to 7:

### To be Retained

- Environmentally Sensitive
- Hillside
- Naramata Village
- OK Falls Commercial\*
- OK Falls Industrial\*
- OK Falls Town Centre\*
- Watercourse

### To be Removed

- Gallagher Lake Village
- OK Falls Multi-Family\*
- Protection of Farming

\* applies to lands within proposed District  
Municipality of Okanagan Falls

# Okanagan Valley OCP Project

## Development Permit Areas:

- Desktop review of ESDP Area mapping to identify habitat loss from existing development and propose mapping revisions:



# Okanagan Valley OCP Project

## Okanagan Falls Incorporation

- Okanagan Falls Incorporation is being reviewed in the context of the proposed Okanagan Valley OCP.
- RDOS land use bylaws will need to be amended to reflect incorporation of OK Falls.
- Will be proposed that this be done pro-actively (before 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



# Regional Governance

# Okanagan Valley OCP Project

## Governance:

- The RDOS Board consists of two types of directors:
  - Electoral Area Directors (elected directly by rural area voters); and
  - Municipal Directors (first elected to a municipal council and then appointed to the Board).

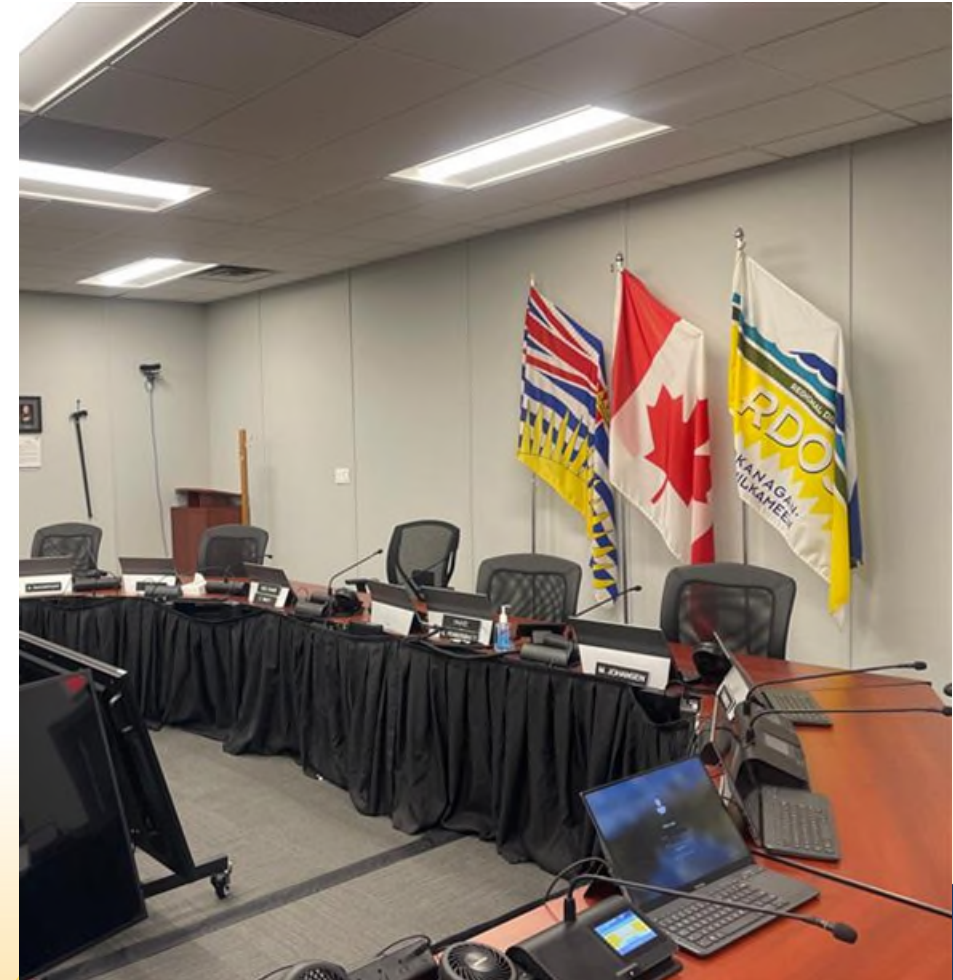


Image generated using Microsoft Copilot

# Okanagan Valley OCP Project

## Land Use Planning:

- Land Use Planning is a Rural Area Service (e.g. all the Electoral Areas);
- Official Community Plan (OCP) Bylaws are determined by the Board but *only* by the 9 Electoral Area Directors;
- This includes the form and content of the OCP Bylaws (e.g. objectives and policies).



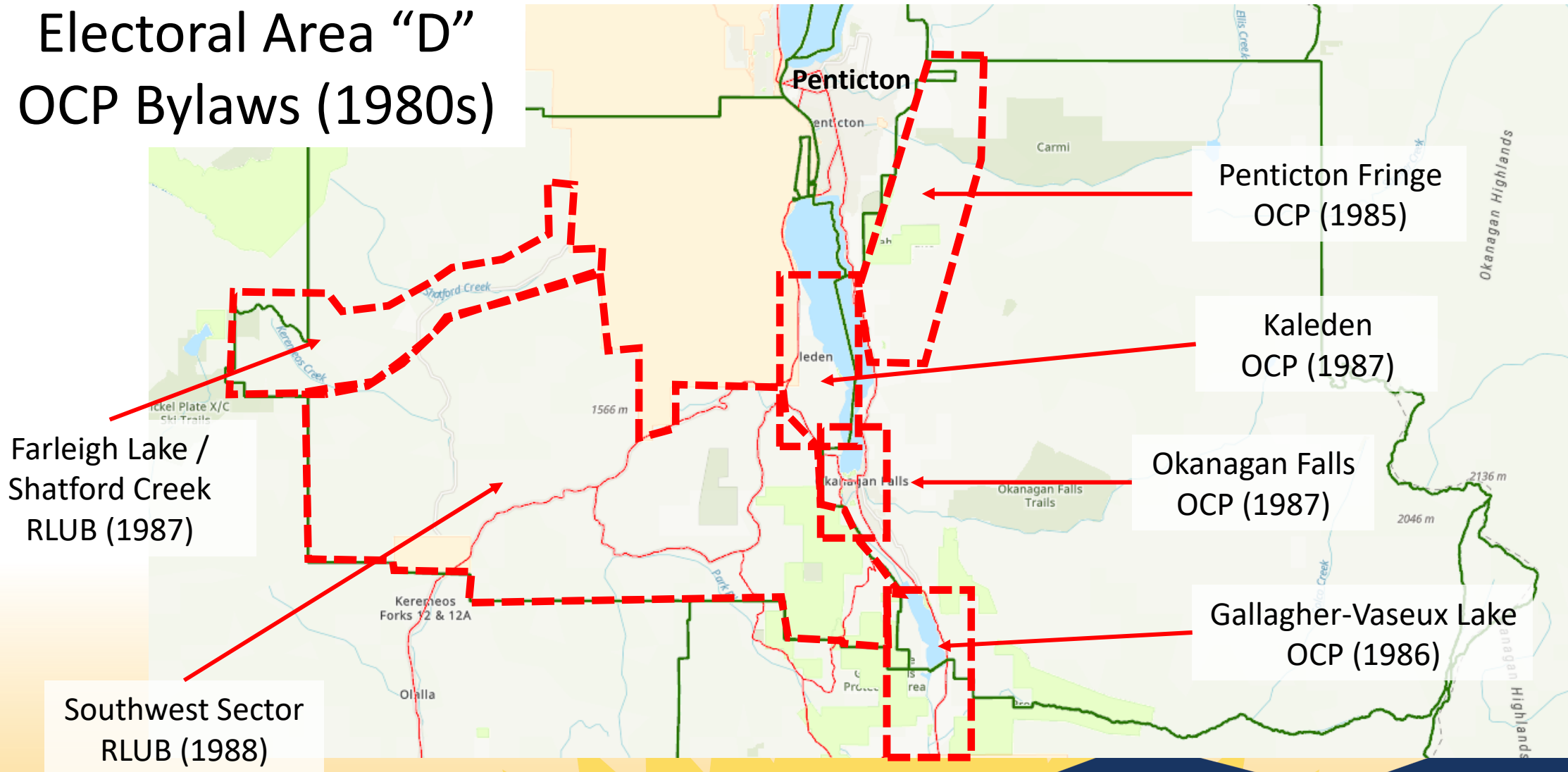
# Okanagan Valley OCP Project

## Considerations:

- The Okanagan Valley OCP is largely about administrative efficiency and consistency, not homogenization of Local Areas;
- Community character is preserved through robust, area-specific planning processes, not the number of OCP documents maintained by the Regional District;
- Each Electoral Area will still have its own Director that will continue to vote on OCP Bylaws, and this Board decision-making structure will remain un-changed.

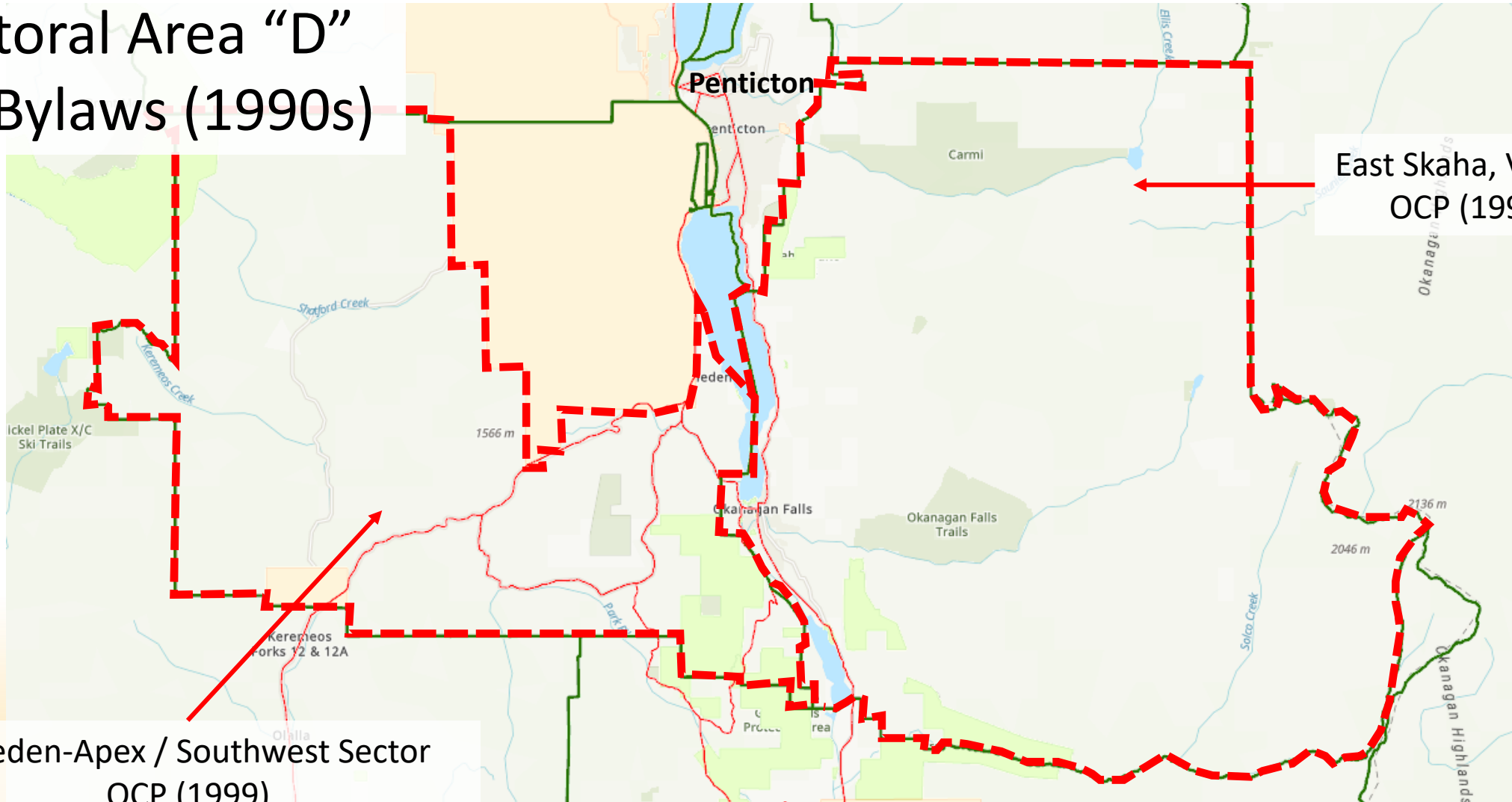
# Okanagan Valley OCP Project

## Electoral Area "D" OCP Bylaws (1980s)



# Okanagan Valley OCP Project

Electoral Area "D"  
OCP Bylaws (1990s)



East Skaha, Vaseux  
OCP (1996)

Kaleden-Apex / Southwest Sector  
OCP (1999)

# Okanagan Valley OCP Project

## Considerations:

- The Okanagan Valley OCP reflects the objectives and policies found in the existing Electoral Area OCP Bylaws;
- Opportunities to review “Local Areas” will exist in future and will be determined by the RDOS Board as part of its annual strategic planning process (as occurs currently);
- Each community will continue to have its own engagement process when Local Area sections of the OCP are being reviewed.

# Next Steps

# Okanagan Valley OCP Project

## **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 Valley OCP Project

## **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 Valley OCP Project

## Consultation:

- To facilitate the “early” consideration of received feedback by the Board, it is requested that public comments be submitted by **April 17, 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 Valley OCP Project

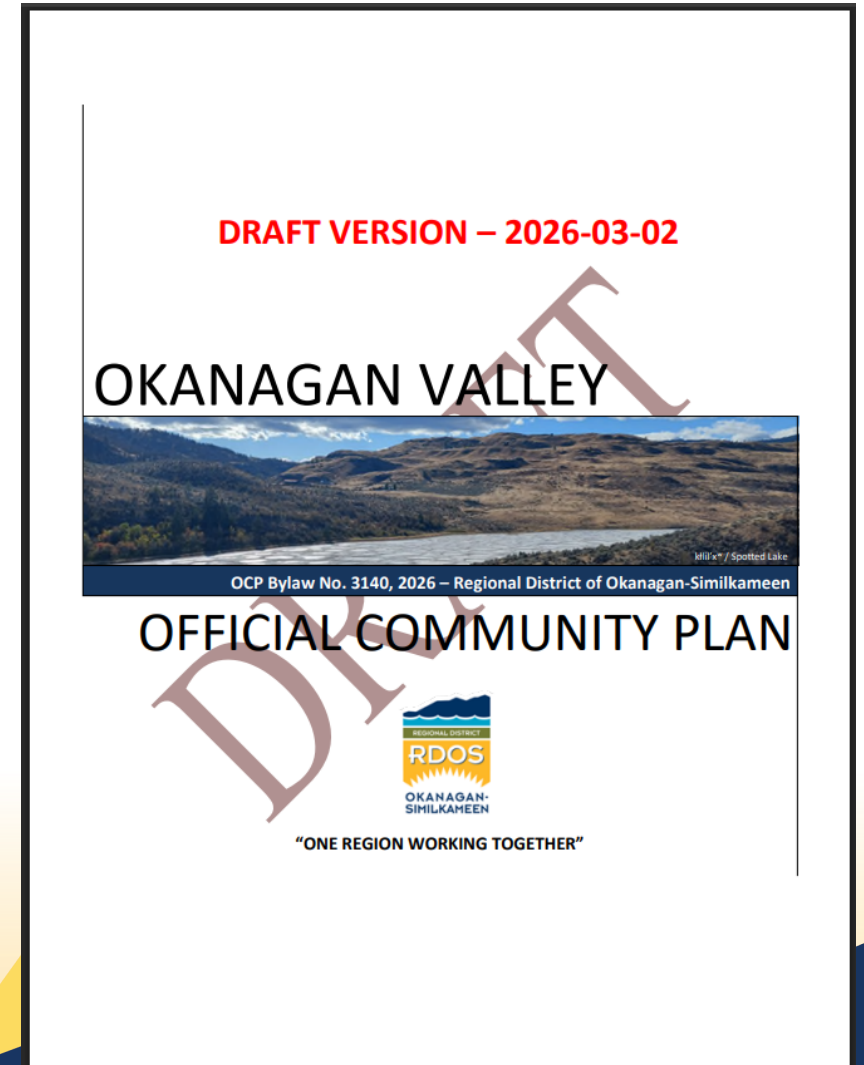
## Next Steps:

- Compile received feedback for consideration by the RDOS Board at committee;
- Present feedback at a committee meeting (e.g. **May 7<sup>th</sup>**, or possibly May 21<sup>st</sup> – *TBD*);
- Request direction from the Board on next steps:
  - undertaking possible revisions; and/or
  - seeking additional feedback; and/or
  - proceeding to 1<sup>st</sup> reading.

# Okanagan Valley OCP Project

## Additional Information:

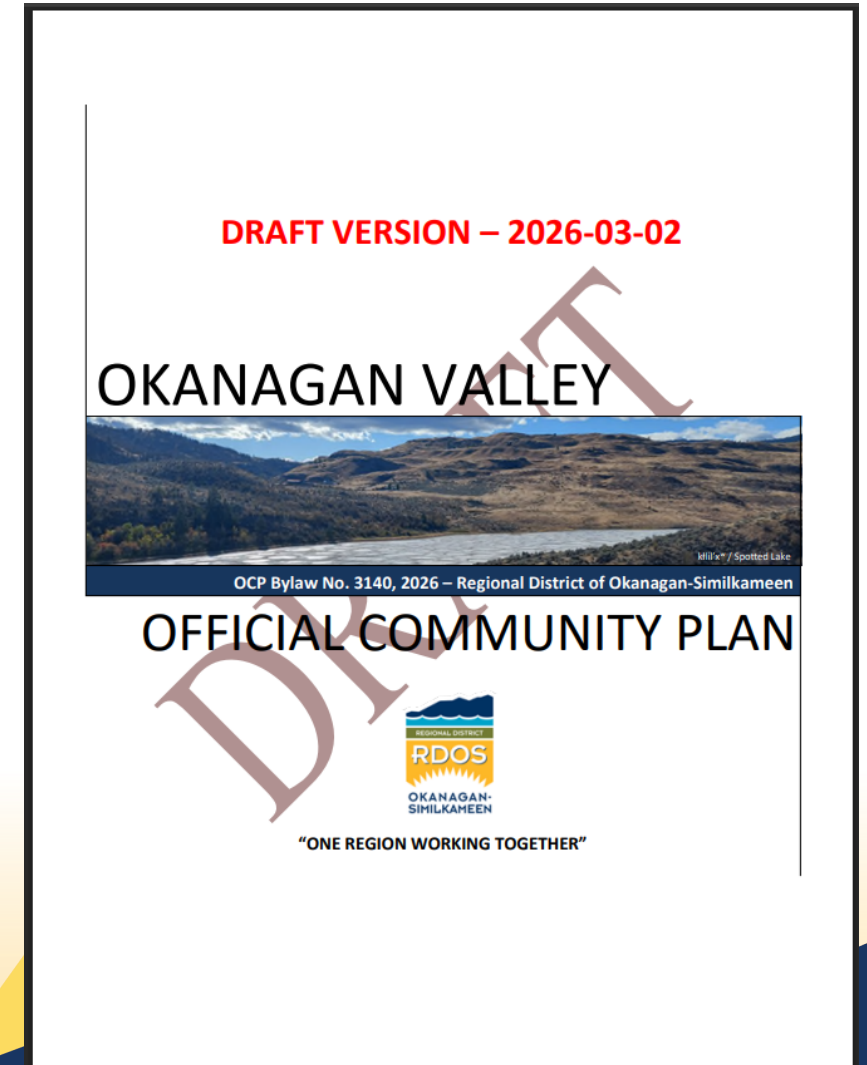
- Project webpage: [www.rdos.bc.ca](http://www.rdos.bc.ca)  
(Property & Development →  
Planning, Zoning & Subdivision →  
Strategic Projects → Official  
Community Plan (OCP) Reviews →  
Okanagan Valley Electoral Area  
OCP Bylaw).



# Okanagan Valley OCP Project

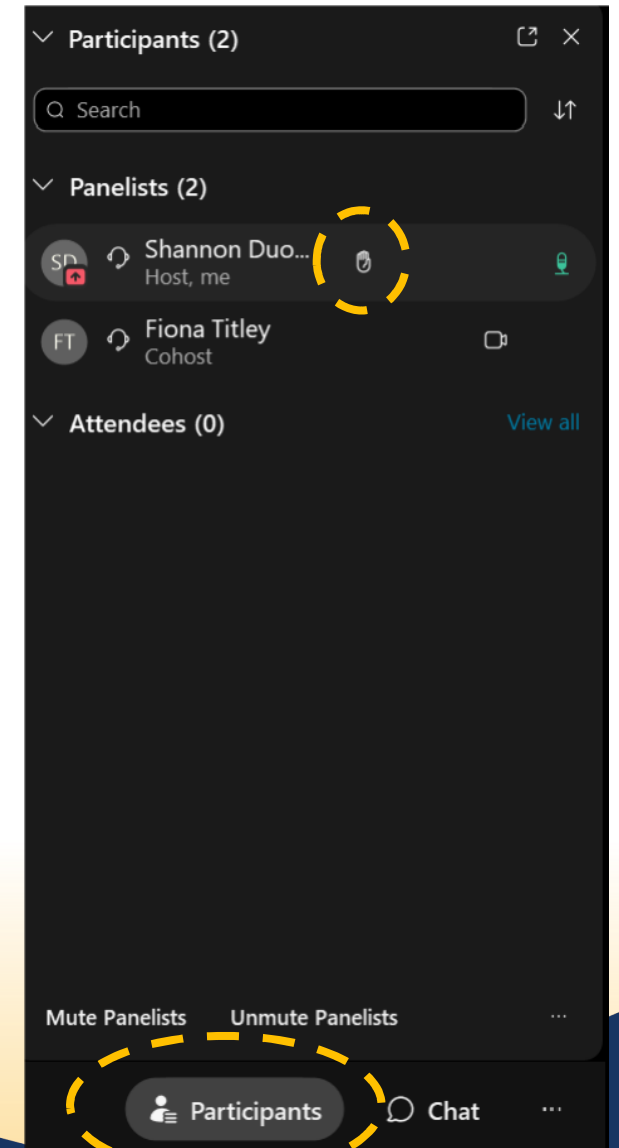
## Additional Information:

- 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](mailto:planning@rdos.bc.ca)
  - 250-490-4108



# Okanagan Valley OCP Project

- 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.



# Okanagan Valley OCP Project

Questions?