

Okanagan Valley OCP Bylaw

(Electoral Areas “A”, “C”, “D”, “E” & “F”)

Electoral Area Services Committee

May 21, 2026

Okanagan Valley OCP Project

Background:

- Review of the South Okanagan Regional Growth Strategy (RGS) Bylaw has been on-going since 2020*.
- The preparation of a single OCP Bylaw for the South Okanagan Electoral Areas has been on-going since 2022*.

* Legislative changes related to Small-Scale Multi-Unit Housing (SSMUH) and introduction of the *Short-Term Rental Accommodation Act* in 2023 delayed both projects.



Okanagan Valley OCP Project

Background:

- Both projects have been considered multiple times by the Board (at Committee) since 2025;
- On February 5, 2026, the EASC provided direction to initiate Okanagan Valley OCP as part of the on-going RGS Review.



Image generated using Microsoft Copilot

Okanagan Valley OCP Project

Background:

- Statutory requirements for community engagement are similar for an RGS as well as for an OCP:
 - citizens;
 - affected local governments;
 - first nations;
 - education & improvement district boards;
 - provincial and federal agencies.



Okanagan Valley OCP Project

Background:

- February 5, 2006, the Board further directed that Electoral Area “I” be removed from the proposed OCP bylaw.
- This required that Draft OCP Bylaw No. 3140 be revised by removing content specific to this Electoral Area.



Okanagan Valley OCP Project

Background:

- 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 the new District Municipality.
- Proposed that these amendments be done pro-actively, and prior to Oct. 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



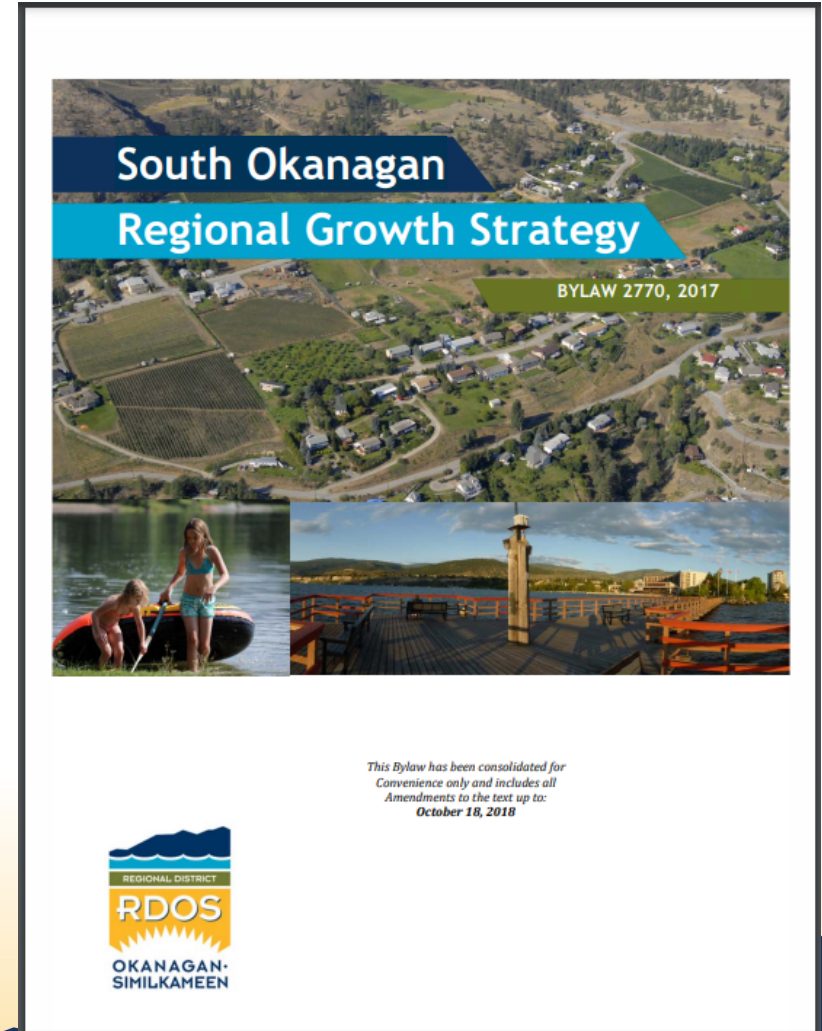
Akshay Kulkarni · CBC News · Posted: Mar 23, 2025 1:08 PM PDT | Last Updated: March 24, 2025



Okanagan Valley OCP Project

Background:

- Consultation related to RGS amendments has been delayed:
 - scheduling of PIMs and APCs;
 - notification of public (mailouts) and feedback period.
- Legislative approval requirements allow 60-days for “acceptance” by affected member municipalities prior to adoption.



Options

Okanagan Valley OCP Project

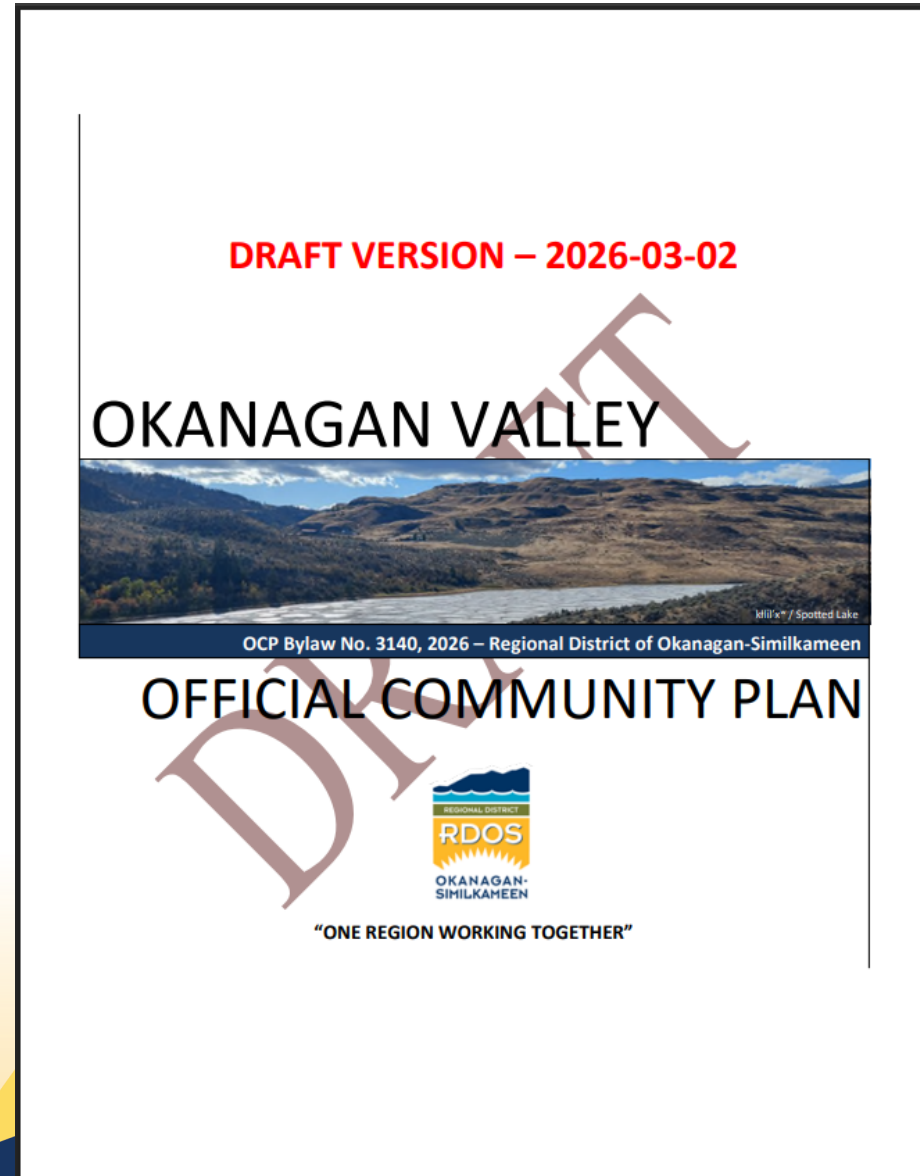
Options:

1. The Okanagan Valley OCP Project proceeds separate from the proposed RGS amendments;
2. The Okanagan Valley OCP Project proceeds in conjunction with the proposed RGS amendments (e.g. deferred);
3. The Okanagan Valley OCP Bylaw Project is abandoned; *OR*
4. The Okanagan Falls land use bylaws are separated from both the RGS & Okanagan Valley OCP projects.

Okanagan Valley OCP Project

Option 1:

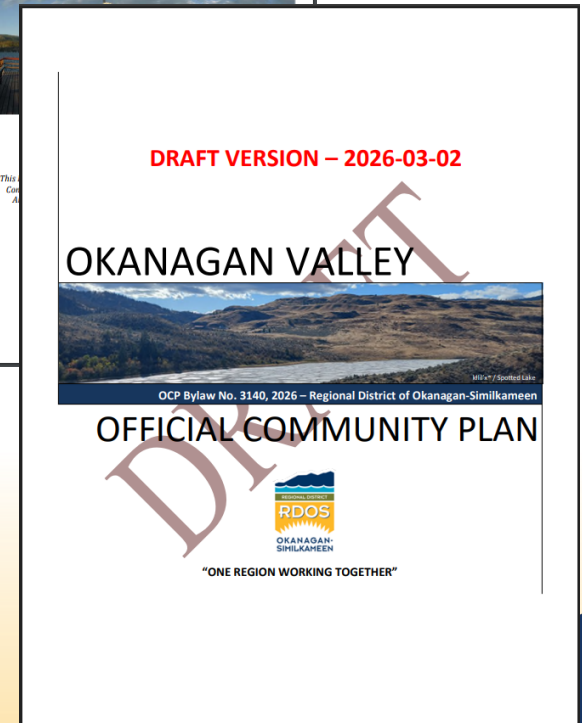
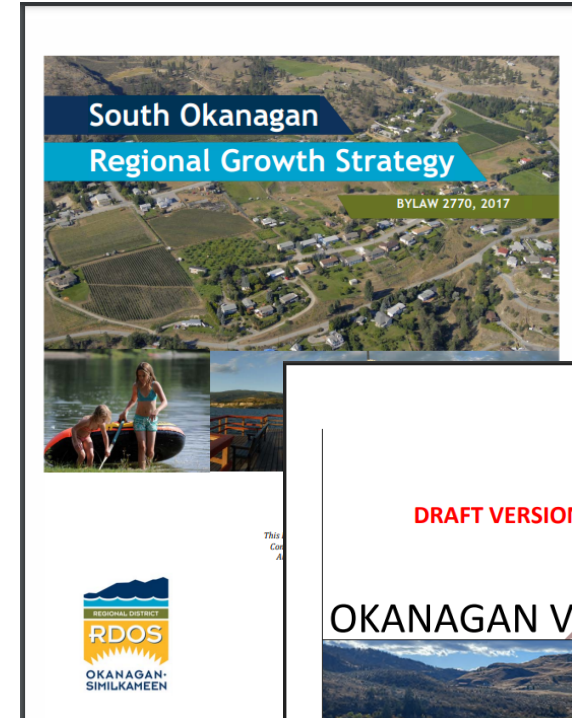
- OCP *could* be completed during the current term;
- Will also allow for the DP Area Review and preparation of land use bylaws for Okanagan Falls to be completed;
- OCP can be updated in future and in conjuncture with any amendment to the RGS approved by the Board.



Okanagan Valley OCP Project

Option 2:

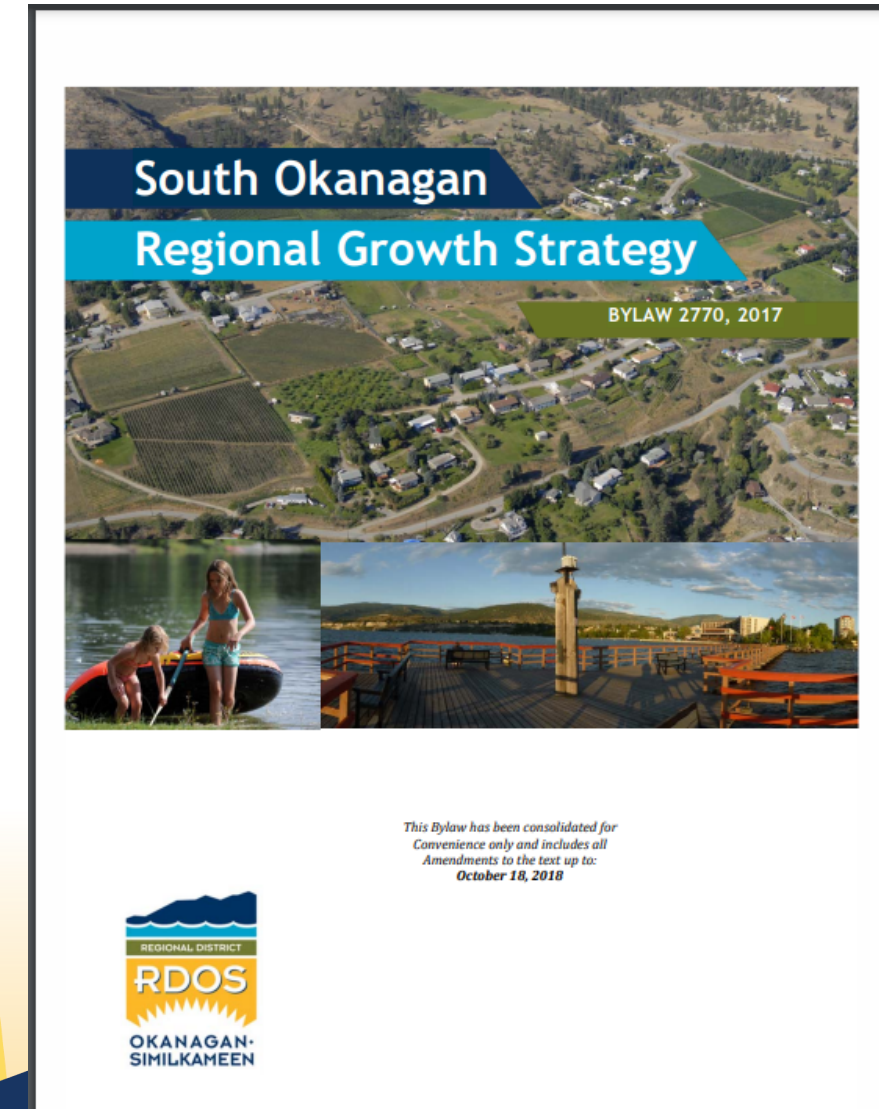
- OCP is deferred and proceeds in conjunction with the RGS amendment;
- Clear policy alignment between bylaws;
- Projects are likely to be completed in the next Board term;
- May impact other projects such as DP Area Review and Electoral Area “H” OCP Review.



Okanagan Valley OCP Project

Option 3:

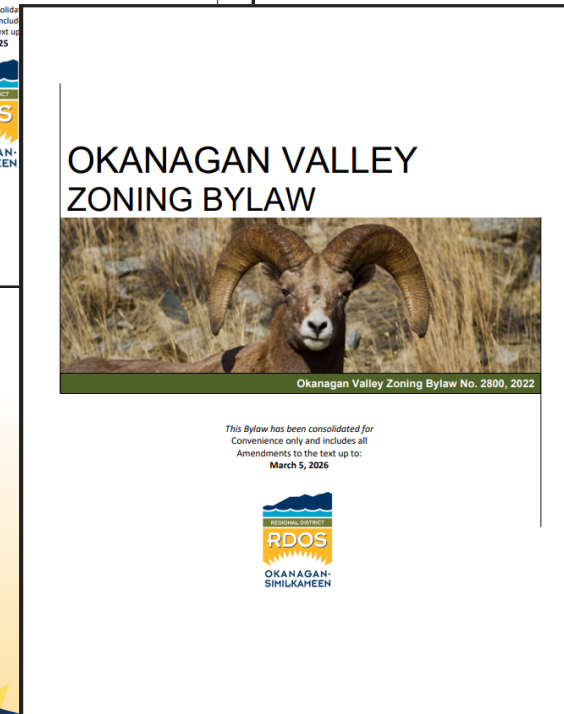
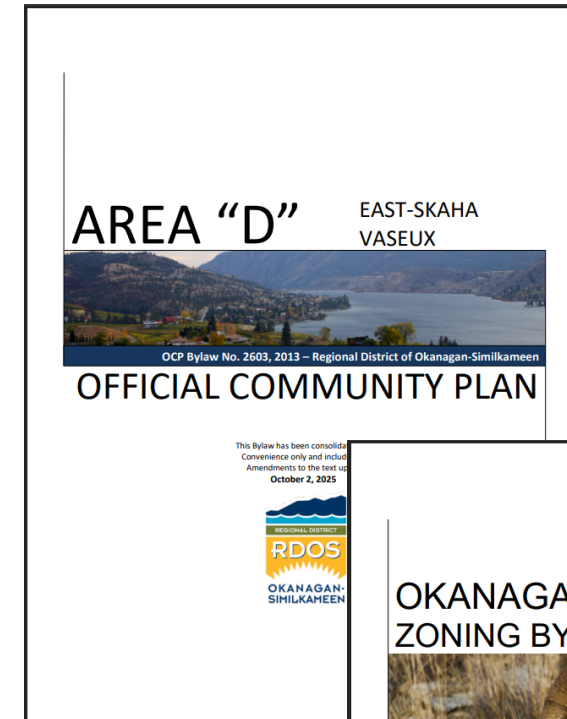
- OCP is abandoned;
- RGS Project proceeds* with Electoral Area OCPs still requiring updating (form of amendments to be determined);
- These projects are likely to be completed in the next Board term;
- Direction on other 2026 land use projects to be pursued likely required.



Okanagan Valley OCP Project

Option 4:

- OCP is deferred and proceeds in conjunction with the RGS amendment;
- Amendments to the Electoral Area “D” OCP and Okanagan Valley Zoning Bylaw are prepared to remove OK Falls area;
- Okanagan Falls OCP & Zoning bylaws are prepared for area to be incorporated as a District Municipality.



Consultation

Okanagan Valley OCP Project

Consultation:

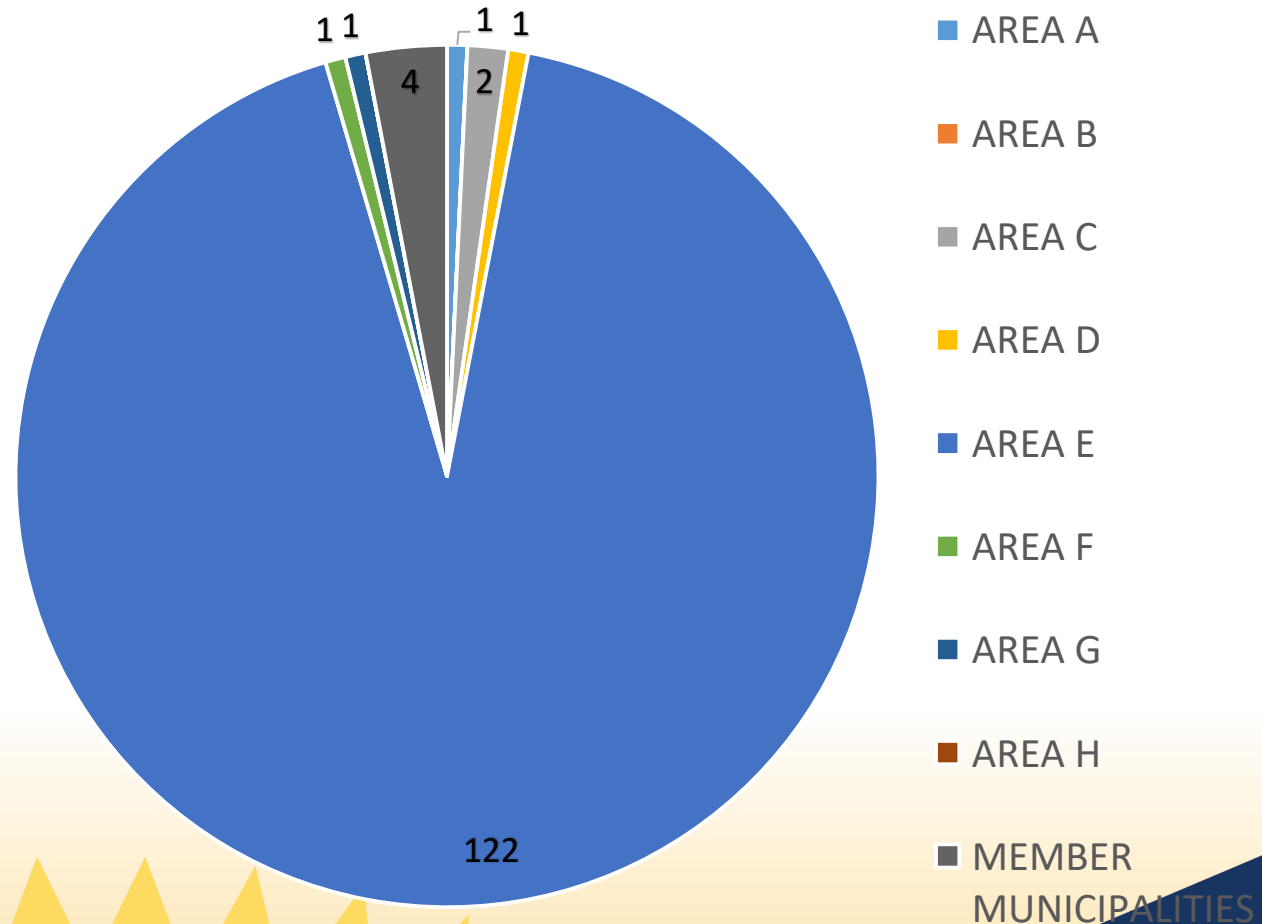
- Public engagement occurred in March & April of 2026;
- Approximately 132 representations were received;
- These will be brought forward for consideration at a future Committee meeting *if* the project proceeds and in accordance with the *OCP Bylaw Preparation Consultation Policy (2008)*
- The Board can determine if “additional consultation with ... persons ... is required ...”;

Okanagan Valley OCP Project

Consultation:

- 92.4% from Electoral Area “E”
- Concerns relate to items addressed during last OCP Review in 2023-24*:
 - Growth
 - Servicing (sewer)
 - Hillside development

OCP Representations by Electoral Area



* List of issues is a short summary only

Okanagan Valley OCP Project

Administrative Recommendation:

THAT the Okanagan Valley Official Community Plan (OCP) Bylaw No. 3140 proceed to the Electoral Area Services Committee for consideration against the Board’s “OCP Bylaw Preparation Consultation Policy” (2008) and “Land Use Bylaw Transition Policy” (2016);

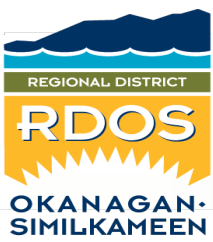
AND THAT an Official Community Plan (OCP) Bylaw and Zoning Bylaw be initiated for that part of Electoral Area “D” that is to be incorporated as the new District Municipality of Okanagan Falls;

AND THAT an amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022, be initiated to remove that part of Electoral Area “D” that is to be incorporated as the new District Municipality of Okanagan Falls.

Okanagan Valley OCP Project

Alternatives:

1. THAT the Okanagan Valley Official Community Plan (OCP) Bylaw No. 3140 be deferred pending consideration of the Regional Growth Strategy (RGS) Amendment Bylaw No. 2770.02.
2. THAT the Okanagan Valley Official Community Plan (OCP) Bylaw No. 3140 be deferred pending consideration of the Regional Growth Strategy (RGS) Amendment Bylaw No. 2770.02;
AND THAT an Official Community Plan (OCP) Bylaw and Zoning Bylaw be initiated for that part of Electoral Area “D” that is to be incorporated as the new District Municipality of Okanagan Falls;
AND THAT a revised Electoral Area “D” OCP Bylaw and amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022, be initiated to remove that part of Electoral Area “D” that is to be incorporated as the new District Municipality of Okanagan Falls.
3. THAT the Okanagan Valley Official Community Plan Bylaw No. 3140 be abandoned and removed from the 2026 Strategic Priorities List (Item No. 26.142).



Okanagan Valley OCP Project

Questions?