

ADMINISTRATIVE REPORT



TO: Electoral Area Services Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: May 21, 2026

RE: Okanagan Valley OCP Bylaw – Review Schedule (X2025.007-ZONE)

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.

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).
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Purpose:

The purpose of this report is to seek direction from the Board in relation to the schedule for enacting the Okanagan Official Community Plan (OCP) Bylaw for Electoral Areas “A”, “C”, “D”, “E” & “F”.

Strategic Priorities: 5.1 Establish Regional Policy Framework

Background:

At its meeting of November 17, 2022, the (then) Planning and Development (P&D) Committee considered a proposal to consolidate the six (6) Okanagan Electoral Area OCP Bylaws into a new Okanagan Valley OCP Bylaw and resolved that this be undertaken as a strategic project.

At its meeting of September 4, 2025, the P&D Committee was presented with a draft version of the Okanagan Valley OCP bylaw and subsequently resolved that a workshop be scheduled prior to Board initiation of the project.

A number of “workshops” were subsequently scheduled and, at its meeting of February 5, 2026, the Electoral Area Services Committee (EASC) of the Board resolved:

THAT the Okanagan Valley Official Community Plan Bylaw be initiated as part of the ongoing Regional Growth Strategy (RGS) Bylaw Review;

AND THAT the following items be considered for inclusion on the 2027 Strategic Priority Work Plan:

- *Conservation Area (CA) Zone Review;*
- *Naramata Village Centre (NVC) Zone Review;*
- *Okanagan Falls Development Permit Area Review; and*
- *Local Area Policy Review.*

AND THAT Electoral Area “I” be removed from the Okanagan Valley Official Community Plan initiation.

At its meeting of February 19, 2026, the Board resolved the following in relation to the proposed amendment of the South Okanagan Regional Growth Strategy (RGS) Bylaw:

- *THAT the Regional Growth Strategy Bylaw Review Consultation Plan be adopted and considered to be appropriate consultation for the purpose of Section 434 of the Local Government Act;*
- *AND THAT in person presentation be conducted in Naramata and Okanagan Falls.*

(Consultation undertaken in support of the OCP project is detailed under the “Public Process” and “Referrals” sub-sections below)

Analysis:

Since receiving direction at the February 5, 2026, meeting of the EASC to undertake consultation for the Okanagan Valley OCP Bylaw in conjunction with the proposed amendment of the RGS bylaw, Administration has completed the statutory consultation requirements prescribed under the *Local Government Act*.

Completing the consultation requirements for the RGS Bylaw, however, which are more extensive and are prescribed under a different section of the Act (Part 13), along with unanticipated challenges related to the preparation of notifications to all residents of the South Okanagan, has delayed the scheduling of the public information meetings directed for Okanagan Falls and Naramata.

In addition, the timelines provided under the Act for affected local governments to formally “accept” the proposed changes to the RGS bylaw prior to adoption is 60-days.

Taken together, it is unlikely that first reading of the RGS amendment bylaw will be able to be considered prior to local government elections in October of 2026 (i.e. approximately 9 Board meeting dates remain in the current term).

Finally, completion of the Okanagan Valley OCP Bylaw during the current term presents opportunities to finish additional strategic projects identified by the Board in a timely and efficient manner. This includes a review of development permit (DP) area designations (e.g. “Optimizing Development Approval Processes”) and the updating of land use bylaws to reflect the pending incorporation of Okanagan Falls (e.g. separate OCP and Zoning bylaws for this part of Electoral Area “D”).

In recognition of these various considerations, Administration has identified a number of options that are available to the Board in relation to the completion of the Okanagan Valley OCP, and include the following:

1. the OCP Bylaw proceeds to consideration of first reading separate from the proposed amendments to the RGS.

Considerations:

- the OCP Bylaw will be able to be completed during the current Board term;
 - the incoming Board will inherit an adopted policy framework rather than an in-progress project requiring re-orientation and potential re-direction/re-scoping (e.g. expenditure of additional financial and staff resources);
 - statutory consultation requirements for OCP bylaws under the *Local Government Act* applicable have been completed, and there is no legislative requirement that the OCP and RGS amendments proceed concurrently;
 - separating the two projects will not result any loss of policy coherence or consistency as the OCP can be drafted to reflect the RGS as it currently exists;
 - the above point is important as it is unknown what the future Board’s position on the RGS might be, and progressing the projects independently is seen to be prudent;
 - when amendments to the RGS are brought forward in future, they will be accompanied by proposed amendments to the applicable electoral area OCPs to ensure policy consistency;
 - proceeding with the OCP project now will allow for the DP Review and preparation of land use bylaws to address the pending incorporation of Okanagan Falls to be completed in a timely and efficient manner.
2. the OCP Bylaw is deferred and brought forward for consideration of first reading at the same time as the proposed amendments to the RGS.

Considerations:

- proceeding with both bylaws concurrently would reinforce the policy alignment between the OCP and the RGS;
- deferral would effectively transfer the projects to the next Board, thereby allowing it to establish the policy direction to be contained within these land use documents;
- it is anticipated that the new Board will require orientation to both the OCP and RGS projects before proceeding, and may request additional consultation, policy changes, or re-scoping, introducing further delays and resource implications;

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- deferral *may* delay progress on other strategic projects, such as land use bylaw updates necessary to support the pending incorporation of Okanagan Falls, the review of DP Areas and the initiation of the Electoral Area “H” OCP Review;
 - public consultation has already been completed for the OCP; and deferral may negate the relevance of this input, potentially necessitating additional engagement opportunities in future.

3. The OCP Bylaw project is abandoned.

Considerations:

- discontinuing the project would eliminate further staff time and financial resources needed to complete the project;
- the Electoral Area OCPs would remain in effect, resulting in the continued application of multiple bylaws with varying structure, terminology, and policy approaches;
- strategic projects tied to the completion of the OCP Bylaw such as the Development Permit (DP) Area Review and Okanagan Falls incorporation planning would need to be re-scoped or deferred indefinitely;
- any future effort to consolidate the Electoral Area OCPs would likely require restarting the project and repeating portions that have already been completed.

Summary:

Of the three options presented above, Administration recommends in support of the Okanagan Valley OCP Bylaw No. 3140 proceeding to a forthcoming meeting of 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 this occur independently of the RGS Review.

Financial Implications:

Reducing the number of Okanagan Electoral Area OCP Bylaws from six (6) to one (1) is estimated to result in a potential cost savings of \$650,000 to \$750,000 over the next 15-20 years.

In addition to these costs savings, staff time should be freed up to work on additional Board strategic priorities other than OCP Reviews.

Communication Strategy:

The proposed bylaws and amendment bylaw will be notified in accordance with the requirements of the *Local Government Act* as well as the Regional District’s Development Procedures Bylaw No. 2500, 2011.

Public Process:

The consultations undertaken in support of the preparation of Okanagan Valley OCP Bylaw have included the following:

- posting of the Draft OCP Bylaw including supporting documents such as reports, presentations and feedback forms on the Regional District’s webpage;

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- an Information Release related to the Draft OCP Bylaw distributed on March 18, 2026;
 - notification of the Draft OCP on social media accounts (e.g. Facebook) on March 18, 2026;
 - notification of the Draft OCP on VoyentAlert! on March 19, 2026 (e.g. to 8,071 accounts);
 - an online public information meeting (PIM) on April 13, 2026, attended by approximately 15 members of the public; and
 - engagement with external agencies, such as the Interior Health, Ministry of Transportation and Transit (MoTT), the Agricultural Land Commission and member municipalities.

Okanagan Falls OCP & Zoning Bylaws:

Should the Board be supportive of initiating OCP & Zoning bylaws for Okanagan Falls, it is proposed to undertake consultation in accordance with the Board's policy, the Development Procedures Bylaw as well as the *Local Government Act* in May and June of 2026.

Will a PowerPoint presentation be presented at the meeting? Yes

Some material in this report was generated using Microsoft Copilot and was reviewed for accuracy by Administration prior to publication.

Respectfully submitted:



C. Garrish, Senior Manager of Planning

Endorsed By:



A. Fillion, Managing Director, Dev. & Infrastructure