

ADMINISTRATIVE REPORT



TO: Electoral Area Services Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: June 4, 2026

RE: Okanagan Valley Official Community Plan (OCP) Bylaw – Consultation & Land Use Transition Summary (X2025.007-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Official Community Plan (OCP) Bylaw No. 3140 proceed to first reading.

Alternatives:

1. THAT the Okanagan Valley Official Community Plan (OCP) Bylaw No. 3140 be revised as follows:
 - a) *TBD*AND THAT the following additional consultation with external agencies, persons, organizations and authorities be undertaken:
 - a) *TBD*
 2. 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:

In accordance with the Regional District's "OCP Bylaw Preparation Consultation Policy" (2008) and "Land Use Bylaw Transition Policy" (2016), the purpose of this report is to provide the Board with a summary of:

- "the consultation ... undertaken, [and] if additional consultation with external agencies, persons, organizations and authorities is required";
- "significant policy changes" contained within the Draft Okanagan Valley Official Community Plan (OCP) Bylaw No. 3140; and
- "current subdivision proposals which may be affected by proposed changes to the regulations ... comprised within the Bylaw."

Strategic Priorities: 5.2 Optimize Development Approval Function

Legislative Requirements:

Under Section 475 (Consultation during development of official community plan) of the *Local Government Act*, the Board "must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected."

The Board must then “consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing” and if consultation is required with member municipalities, adjacent regional districts, first nations, boards of education, improvement districts and federal and provincial agencies.

Importantly, this consultation is to be considered as separate and distinct from any opportunity to present at a public hearing in relation to the proposed OCP.

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.

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

At its meeting of May 21, 2026, the EASC of the Board directed, amongst other things, 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 Electoral Area “E” be removed from the bylaw.

Analysis:

The current version of the Draft Okanagan Valley Official Community Plan (OCP) Bylaw No. 3140, Administration has reviewed the bylaw in light of statutory requirements under the *Local Government Act*, the existing Okanagan Valley Regional Growth Strategy (RGS), previous Board decisions, and the representations received during public engagement.

The analysis below addresses several interrelated matters raised through public input, including consistency with the RGS, concerns regarding loss of local specificity through consolidation of

Electoral Area OCPs, refinements arising from the Development Permit Area Review, and the implications of the forthcoming incorporation of Okanagan Falls.

Where submissions raised requests beyond the scope of the current project, these are addressed separately and Administration has focussed on ensuring that Draft OCP Bylaw No. 3140:

- complies with statutory requirements;
- accurately reflects prior Board direction contained within current RGS and OCP bylaws; and
- provides a clear and defensible policy framework for future land use decision - making.

RGS Consistency

Under Section 445 (Regional district must conform with regional growth strategy) of the *Local Government Act*, all bylaws adopted by a regional district board must be consistent with an adopted Regional Growth Strategy (RGS).

Accordingly, Draft OCP Bylaw No. 3140 has been drafted to reflect the Okanagan Valley RGS Bylaw as it currently exists and does not reflect the proposed changes contained within RGS Amendment Bylaw No. 2770.02 (e.g. by replacing the “Rural Growth Area” designation with “Village Settlement Area” and “Resort Area” designations, etc.).

In response, Administration is proposing that the Okanagan Electoral Area OCP bylaws be amended in conjunction with any amendment to the RGS Bylaw may be adopted by the Board in future to ensure consistency with the Act.

Due to statutory timeframes related to consultation and affected agency approvals, it is not clear if the RGS Review and formal consideration of Amendment Bylaw No. 2770.02 will occur prior to the conclusion of the Board’s current term.

Local Area Policies:

Some submissions, while not appearing to object, in principle, to a consistent approach being applied to regional policies, did express concern that consolidating Electoral Area OCPs into a single regional OCP will dilute or homogenize local area policies and erase specific land use, infrastructure, and rural character considerations.

While acknowledging these concerns, Administration highlights that the Okanagan Valley OCP was structured to retain and carry forward existing Local Area specific policies found in the current Electoral Area OCP bylaws.

Since the completion of the Electoral Area “H” OCP Bylaw review in 2012, the Board has consistently built-in dedicated OCP sections that speak to “Local Area” policies in order to better address community-specific issues and this will be continued in the Okanagan Valley OCP.

More importantly, the decision - making authority over OCP policies will remain unchanged. All existing and future Local Area policies in a Regional District OCP bylaw will continue to be determined by the Electoral Area Directors that comprise the RDOS Board, and who represent the individual communities that comprise the Plan Area.

Administration considers the concerns raised by residents to reflect a desire that local context and community-specific policies will be given appropriate weight by the Board, and will not be discounted, when decisions are being made on land use matters in their communities.

Critically, Administration notes that there will be no reduction in democratic control over content in a single OCP bylaw for Electoral Areas “A”, “C”, “D” & “F”, and local policies have always been determined by the Board through its decision-making processes.

Development Permit Area Review:

At its meeting of August 21, 2025, the (then) Planning and Development (P&D) Committee of the Board resolved, amongst other things, to undertake a Development Permit Review in support of its 2025 project entitled “Optimize Development Approval Process”.

This built upon an earlier assessment completed by Administration in relation to Small-Scale Multi-Unit Housing (SSMUH) Implementation and a number of recommendations to optimize development approval processes in relation to DPs.

In addition, a previous review of the Environmentally Sensitive Development Permit (ESDP) Area designation (2023) had found the following:

- of the ESDPs reviewed in detail, “almost a third (31%) of permits may have been unnecessary”;
- many ESDPs duplicated assessments previously done at other stages of development on the same property (i.e. at subdivision and then again prior to development); and
- responses from Qualified Environmental Professionals indicated a typical fee range of \$1,000-\$2,000 for a rapid environmental assessment and \$3,000-\$8,000 for a full environmental impact assessment in support of an ESDP application.

Administration recommended re-visiting the ESDP Area amendments to optimize development approval processes and that this be in the form of a desktop analysis of ESDP mapping current development patterns and this was endorsed by the Board.

In response, and as a matter of efficiency (both administrative and financial), Draft OCP Bylaw No. 3140 has incorporated the Development Permit Review and proposes the following:

- repealing the Gallagher Lake DP Area and Protection of Farming DP Area designations;
- revising the Environmentally Sensitive DP Area mapping; and
- transitioning the Okanagan Falls Town Centre, Commercial and Industrial DP Areas into a new Okanagan Falls OCP Bylaw (see below).

Regarding resident concerns raised in relation to the proposed repeal of the Protection of Farming DP Area in Electoral Area “C”, Administration notes that the main objective of the DP Area is to provide a buffer on new parcels resulting from subdivision and that this may conflict with provincial housing direction (SSMUH implementation) and it is not clear that there is empirical evidence to support the use of buffers in reducing complaints or protecting farm viability (NOTE: one permit has been issued in 14 years).

Okanagan Falls Incorporation:

In light of the imminent incorporation of Okanagan Falls as a district municipality, the area that is to comprise the new municipality has been removed from Draft OCP Bylaw No. 3140 and re-constituted in its own OCP bylaw and will be considered by the Board separately.

New Strategic Projects

Some submissions included requests that are beyond the scope of the current project and are best addressed through the planning process for the annual Strategic Priorities Work Plan, including:

- improved agricultural protection policies;
- improved housing policies; and
- improved economic development policies.

Administration considers these to be “regional” issues with the policies in the Draft OCP Bylaw reflecting the Board’s current position on these matters (e.g. as they are being carried forward from the existing Electoral Area OCPs).

If, in future, the Board wishes to review its agricultural, housing or economic development policies, this can be undertaken through the strategic planning process of 2027 (or in a subsequent year).

Subdivisions:

In accordance with the Board’s “Land Use Bylaw Transition Policy”, as an OCP Bylaw generally comprises policy statements as opposed to the type of prescriptive regulations generally found in a Zoning Bylaw, Administration considers that no active subdivisions in Electoral Areas “A”, “C”, “D” and “F” will be affected by Draft OCP Bylaw No. 3140.

Summary:

Based on the analysis above, Administration considers that Draft Okanagan Valley OCP Bylaw No. 3140 is consistent with the *Local Government Act*, reflects the RGS as it is currently written, accurately incorporates previous Board policies and objectives contained in the current OCPs and addresses, in an efficient manner, the DP Review Project and pending incorporation of Okanagan Falls.

For these reasons, Administration supports the Okanagan Valley OCP proceeding to first reading and the land use bylaws for Okanagan Falls being initiated.

Financial Implications:

Reducing the number of Okanagan Electoral Area OCP Bylaws from four (4) to one (1) is estimated to result in a potential cost savings of \$500,000 to \$600,000 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.

Referrals:

Approval from the Ministry of Transportation and Transport (MoTT) is not required prior to adoption as the proposed bylaw is an Official Community Plan (OCP) and does not trigger MoTT approval.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 & 67 have been made aware of the proposed amendment bylaw.

Pursuant to Section 475 of the *Local Government Act*, the Regional District must consult with the Agricultural Land Commission (ALC) when proposing to amend an OCP which might affect agricultural land. Both the ALC and the Ministry of Agriculture have been made aware of the proposed amendment bylaw(s).

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;
- 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 (see Attachment No. 1).

Administration recommends that the written notification of affected property owners, the public meetings as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to be further ongoing.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

PowerPoint Presentation: Yes

Some material in this report was generated using Microsoft Copilot and was reviewed for accuracy by a member of the Development and Infrastructure Department before publication.

Respectfully submitted:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion,
Managing Director, Dev. & Infrastructure

Attachments:

No. 1 – Agency Referral List

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering first reading of the Okanagan Valley OCP Bylaw No. 3140, 2026:

MEMBER MUNICIPALITIES			
<input checked="" type="checkbox"/>	City of Penticton	<input checked="" type="checkbox"/>	Town of Oliver
<input checked="" type="checkbox"/>	District of Summerland	<input checked="" type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Town of Princeton	<input type="checkbox"/>	Village of Keremeos
FIRST NATIONS			
<input checked="" type="checkbox"/>	Okanagan Nation Alliance (ONA)	<input checked="" type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input checked="" type="checkbox"/>	Osoyoos Indian Band (OIB)	<input checked="" type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input checked="" type="checkbox"/>	Penticton Indian Band (PIB)		
SCHOOL DISTRICTS			
<input checked="" type="checkbox"/>	School District No. 53 (Areas A, C & G)	<input checked="" type="checkbox"/>	School District No. 67 (Areas D, E, F, I)
<input type="checkbox"/>	School District No. 58 (Area H)		
REGIONAL DISTRICTS			
<input checked="" type="checkbox"/>	Central Okanagan Regional District	<input checked="" type="checkbox"/>	Kootenay Boundary Regional District
<input type="checkbox"/>	Fraser Valley Regional District	<input checked="" type="checkbox"/>	Thompson Nicola Regional District
IRRIGATION & IMPROVEMENT DISTRICTS			
<input type="checkbox"/>	Allison Lake Improvement District	<input checked="" type="checkbox"/>	Lakeshore Water Works
<input type="checkbox"/>	Apex Mountain Resort (utilities)	<input checked="" type="checkbox"/>	Lower Nipit Improvement District
<input type="checkbox"/>	Boundary Line Irrigation District	<input checked="" type="checkbox"/>	Meadow Valley Irrigation District
<input type="checkbox"/>	Cawston Irrigation District	<input checked="" type="checkbox"/>	Osoyoos Irrigation District
<input type="checkbox"/>	Farleigh Lake Water Users Community	<input type="checkbox"/>	Red Wing Resorts (Water System)
<input type="checkbox"/>	Fairview Heights Irrigation District	<input type="checkbox"/>	Rolling Hills Waterworks District
<input type="checkbox"/>	Hedley Improvement District	<input type="checkbox"/>	Similkameen Improvement District
<input type="checkbox"/>	Kaleden Irrigation District	<input checked="" type="checkbox"/>	Skaha Estates Improvement District
<input type="checkbox"/>	Keremeos Irrigation District	<input checked="" type="checkbox"/>	Vaseux Lake Improvement District
FIRE DEPARTMENTS			
<input checked="" type="checkbox"/>	Anarchist Mountain Volunteer Fire Dep't	<input checked="" type="checkbox"/>	Oliver Fire Department
<input type="checkbox"/>	Apex Volunteer Fire Department	<input checked="" type="checkbox"/>	Osoyoos Fire Department
<input type="checkbox"/>	Kaleden Volunteer Fire Department	<input checked="" type="checkbox"/>	Penticton Fire Department
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department	<input checked="" type="checkbox"/>	Summerland Fire Department
<input checked="" type="checkbox"/>	OK Falls Volunteer Fire Department	<input checked="" type="checkbox"/>	Willowbrook Volunteer Fire Department
PROVINCIAL MINISTRIES & AGENCIES			
<input checked="" type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Ministry of Agriculture & Food
<input type="checkbox"/>	Archaeology Branch	<input type="checkbox"/>	Ministry of Energy & Climate Solutions
<input checked="" type="checkbox"/>	BC Parks	<input type="checkbox"/>	Ministry of Housing & Municipal Affairs
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Ministry of Infrastructure
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	Ministry of Mining & Critical Minerals
<input type="checkbox"/>	Mountain Resort Branch	<input type="checkbox"/>	Ministry of Transportation and Transit
		<input type="checkbox"/>	Ministry of Water, Land, & Resource Stew.
FEDERAL MINISTRIES & AGENCIES			
<input checked="" type="checkbox"/>	Canadian Wildlife Services	<input type="checkbox"/>	Fisheries and Oceans Canada
<input checked="" type="checkbox"/>	Dominion Radio Astrophysical Observatory	<input type="checkbox"/>	Parks Canada
<input type="checkbox"/>	Environment Canada		
OTHER			
<input type="checkbox"/>	Fortis		