

# **Okanagan Falls OCP & Zoning Bylaws**

**Electoral Area Services Committee**

June 4, 2026

# Okanagan Falls OCP & Zoning Bylaws

## Statutory Authority

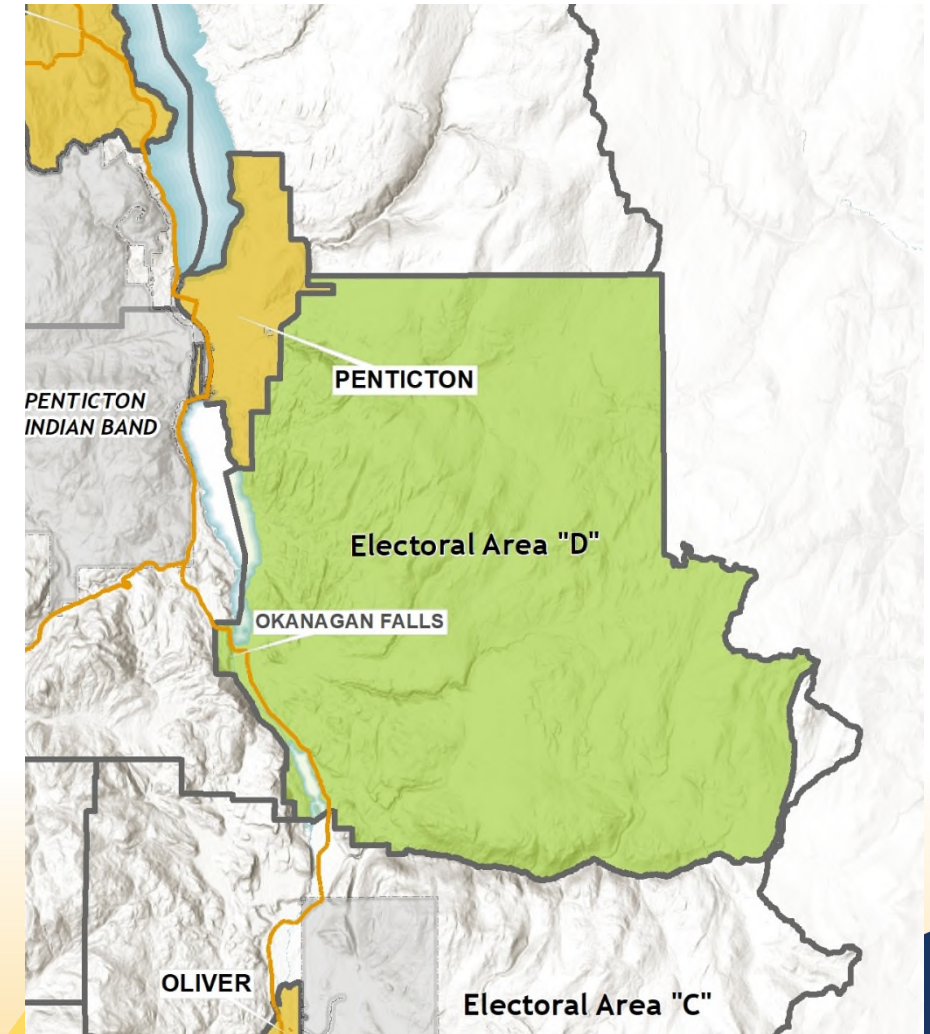
- Section 472 of the *Local Government Act* allows the RDOS Board to adopt one or more official community plans (OCPs).
- All bylaws enacted by the RDOS Board after the adoption of an OCP bylaw must be consistent with that OCP.



# Okanagan 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”.



# Okanagan Falls OCP & Zoning Bylaws

## Background:

- On March 26, 2025, Okanagan Falls residents voted in favour of incorporating as a municipality.
- RDOS land use bylaws will need to be amended to reflect the new District Municipality.
- It is being 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



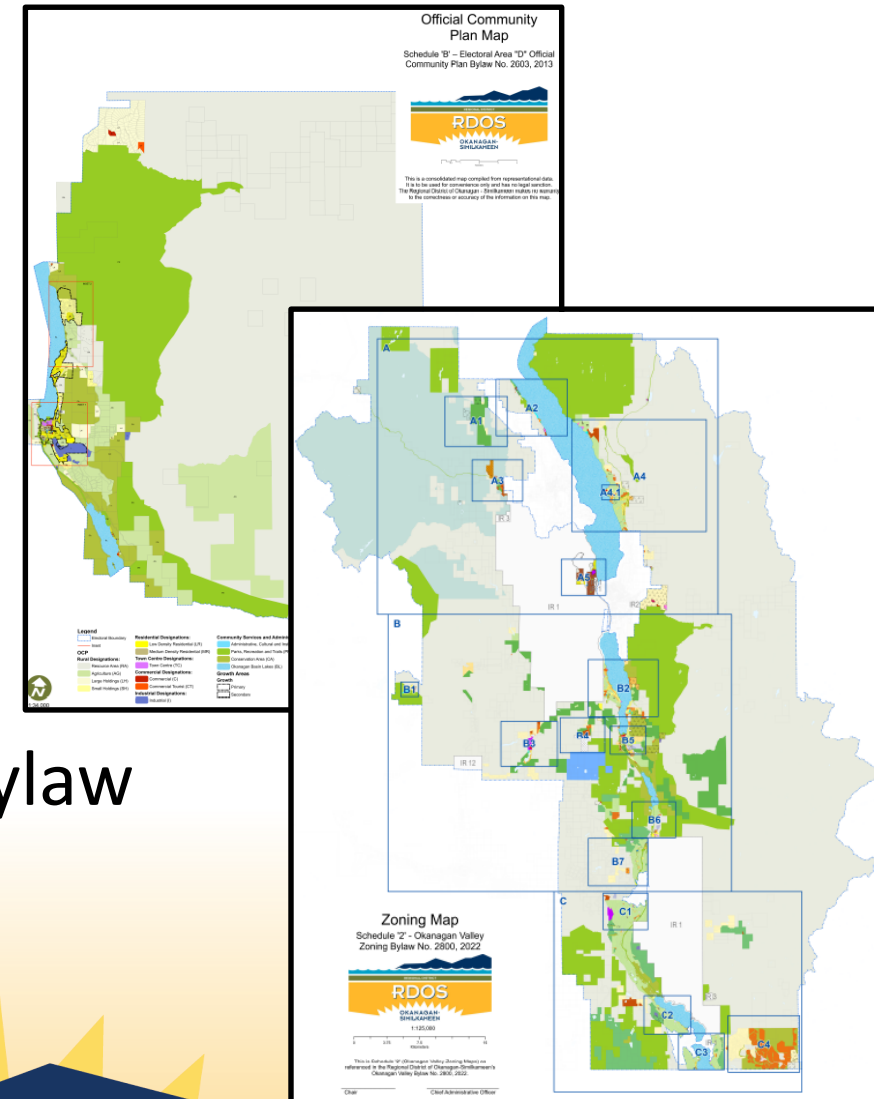
Akshay Kulkarni · CBC News · Posted: Mar 23, 2025 1:08 PM PDT | Last Updated: March 24, 2025



# Okanagan Falls OCP & Zoning Bylaws

## Background

- Regional District land use bylaws that currently apply to Okanagan Falls include:
  - Electoral Area “D” OCP Bylaw
  - Okanagan Valley Zoning Bylaw
  - Subdivision & Development Servicing Bylaw
  - Development Procedures Bylaw
  - Advisory Planning Commission
  - Board of Variance



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 that applies to the area continues in force as if it were a bylaw of the municipality until it is amended or repealed by the council.*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

## Background

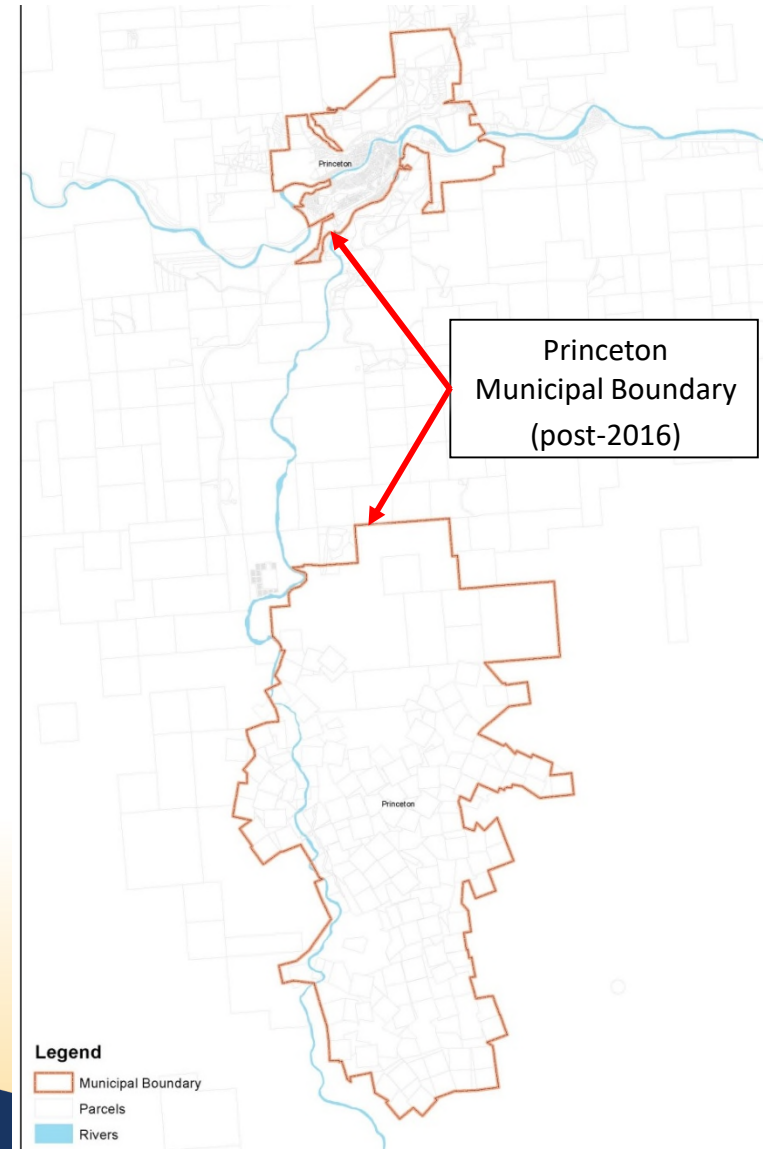
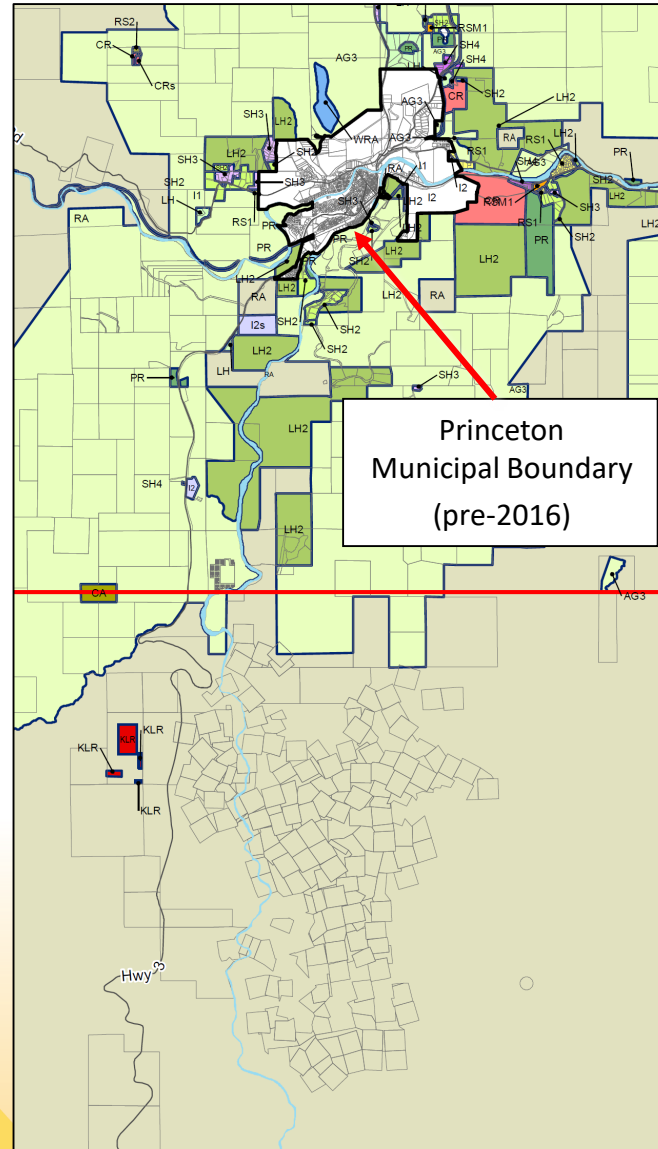
- On January 1, 2016, the Province approved the incorporation of 5,274 ha of land comprising the Copper Mountain mine site within the Town of Princeton's municipal boundaries.
- The Town inherited the Electoral Area "H" OCP & Zoning Bylaws as they existed on this date for these lands.



# Okanagan Falls OCP & Zoning Bylaws

## Background

- The Town subsequently amended its OCP & Zoning bylaws to incorporate the mine site.
- The Regional District also amended the Electoral Area “H” OCP & Zoning bylaws to remove the mine site.



## Background

- This 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.
- Applying zoning properly requires reference to the whole of the bylaw.

### Appendix 1 - Regional District of Okanagan Similkameen Zone Regulations

### Appendix 1

#### 10.2 AGRICULTURE ONE ZONE (AG1)

##### 10.2.1 Permitted Uses:<sup>17</sup>

###### Principal Uses:

- a) agriculture subject to Section 7.22, including sales, subject to Section 7.24;
- b) veterinary establishments;
- c) kennels, subject to Section 7.22;
- d) stables, subject to Section 7.22;
- e) single detached dwellings;

###### Secondary Uses:

- f) additional dwelling for farm labour, subject to Section 7.11;
- g) home occupations in a principal dwelling or accessory building, subject to Section 7.17;
- h) home industries, subject to Section 7.18;
- i) bed and breakfast operations, subject to Section 7.19;
- j) accessory buildings and structures, subject to Section 7.13;
- k) processing of farm and off-farm products, including sales, subject to Section 7.24;
- l) packing and storage of farm products, including sales, subject to Section 7.24;
- m) wineries and cideries, including sales, subject to Section 7.24;
- n) fruit stands, subject to Section 7.24;
- o) secondary suites, subject to Section 7.12.

##### 10.2.2 Site Specific Agriculture One (AG1s) Provisions :

- a) see Section 16.2

##### 10.2.3 Minimum Parcel Size:

- a) 4 ha, subject to servicing requirements;
- b) where the Provincial Land Reserve Commission permits a subdivision under the homesite severance policy, there shall be a minimum parent parcel size of 3.5 hectares, subject to servicing requirements.

# Okanagan Falls OCP & Zoning Bylaws

## Overview

- Okanagan Falls will inherit the Regional District land use bylaws that apply to it on the day of incorporation:
  - this can be in the form of the existing Electoral Area OCP & Zoning bylaws;  
*OR*
  - this can be in the form of OCP & Zoning bylaws specific to Okanagan Falls.



# Okanagan Falls OCP & Zoning Bylaws

## Overview

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

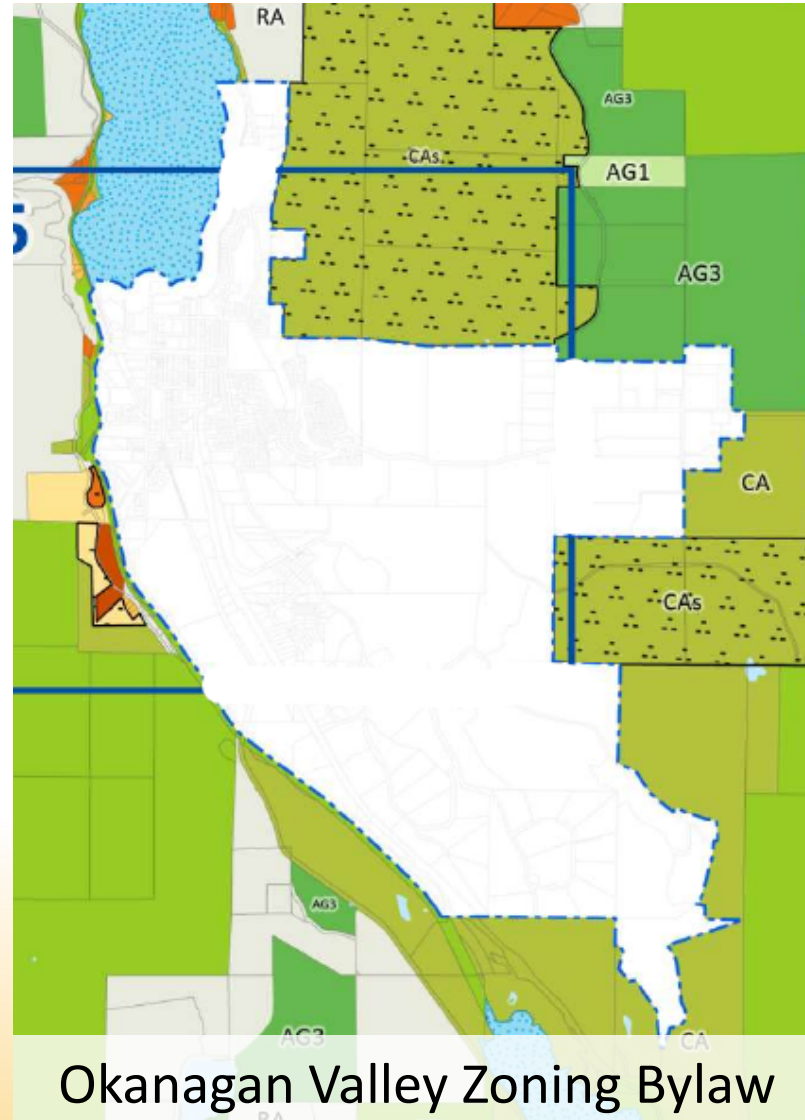
- clean regulatory framework for OK Falls staff to work with;
- remove any urgency to create new bylaws (legislative updates will be required by 2028)
- clarifies Electoral Area bylaws.



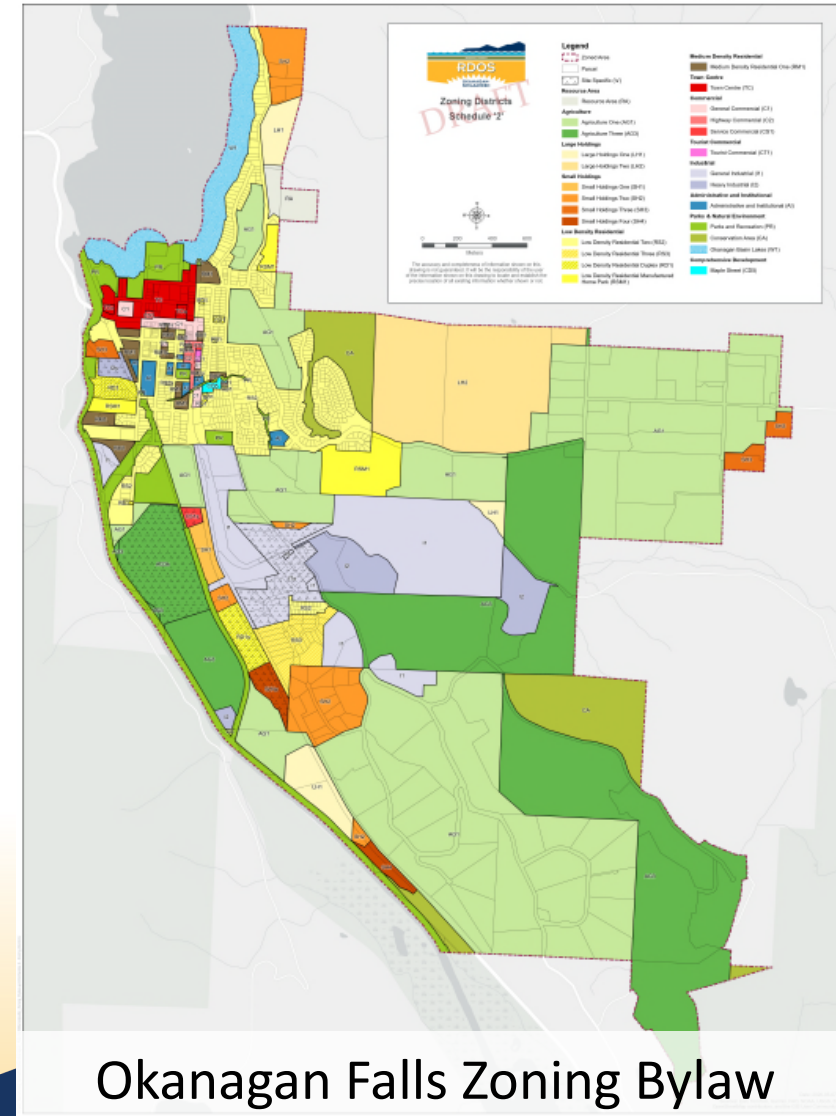
# Okanagan Falls OCP & Zoning Bylaws

## Proposal

- New OCP & Zoning bylaws be enacted for OK Falls;
- Okanagan Valley Zoning Bylaw has OK Falls removed.\*



Okanagan Valley Zoning Bylaw



Okanagan Falls Zoning Bylaw

# Okanagan Falls OCP & Zoning Bylaws

## Next Steps

If the bylaws are initiated by the Board, the following be undertaken:

- posting of bylaws and other materials on RDOS website;
- Information release, social media, newspapers, Voyent Alert;
- Public Information Meeting (PIM) / Q&A Session;
- Referral to external agencies.

Report back to the Board on results in July (EASC).

# Okanagan Falls OCP & Zoning Bylaws

## **Administrative Recommendation:**

THAT the Okanagan Falls Official Community Plan (OCP) Bylaw No. 3148; Okanagan Falls Zoning Bylaw No. 3149; and Okanagan Valley Zoning Amendment Bylaw No. 2800.66, be initiated.

## **Alternative:**

Status quo.

# Okanagan Falls OCP & Zoning Bylaws

Questions?