



Okanagan Valley OCP Bylaw

RDOS File No. X2025.007-ZONE

Planning & Development Committee Meeting

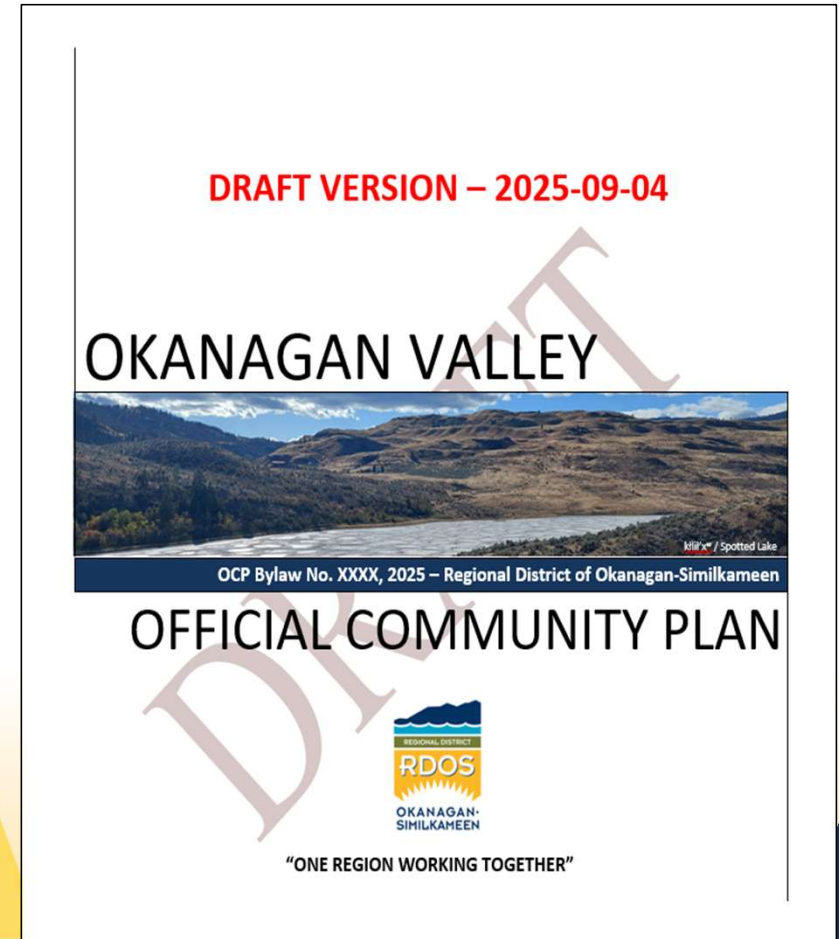
October 16, 2025

Okanagan Valley OCP

Background:

- November 17, 2022, P&D Committee resolution:

“that a consolidated Official Community Plan (OCP) Bylaw for the Okanagan Valley Electoral Areas be undertaken as a project in 2023.”





Okanagan Valley OCP

Background:

- September 4, 2025, proposal to complete Okanagan OCP as part of ongoing RGS Review.
- P&D Committee resolution:
“THAT the Board direct staff to hold individual workshops for the South Okanagan Regional Growth Strategy and the Okanagan Valley Official Community Plan prior to Board initiation of the process.”

Okanagan Valley OCP

Attachment No. 1 – Summary of Requested Revisions

Background:

- September 9, 2025: Draft OCP circulated to Electoral Area Directors for comments.
- Comments received by October 1, 2025 included as Attachment No. 1.

Electoral Area	Section	Request
"A"	N/A	Review Rural Holdings Policies to support rezonings
"A"	N/A	Review timber harvesting uses on CA lands
"E"	4.3.2 (Policies – Regional Housing Needs)	Add policy respecting "attainable housing"
"E"	5.7.3 (Policies – Town Centre)	Discourage ground level residential uses in favour of commercial uses
"E"	5.7.3 (Policies – Town Centre)	Review form and character design guidelines
"E"	5.7.5 (Policies – Village Centre)	Review form and character design guidelines
"E"	5.7.5 (Policies – Village Centre)	Review permitted uses
"E"	5.10.5 (Policies – Social Well-Being)	Clarify to support sporting events and non-profit fundraisers
"E"	5.12 (Natural Environment & Conservation)	Add new Okanagan Valley dark skies policy
"E"	5.14.2 (Water Systems)	Clarify private utilities regulations in each Electoral Area
"E"	5.14.3 (Sewer Systems)	Clarify private utilities regulations in each Electoral Area
"E"	6.1.3 Naramata Village Centre Development Permit Area	Review Development Permit Guidelines
"E"	6.1.6 (Okanagan Falls Town Centre Development Permit Area)	Introduce similar policies for Naramata Village Centre
"E"	7.0 (Local Area Policies)	Separate and Expand Local Area Policies by Electoral Area
"E"	7.11.2 (Policies – Lower Naramata)	Revise policy supporting re-designating Naramata Centre to include a community centre
"E"	7.11.2 (Policies – Lower Naramata)	Revise Dark Sky Policy language
"E"	7.11.2 (Policies – Lower Naramata)	New policy advocating MoTT to use alleyways for active transportation
"E"	7.11.3 (Policies – Upper Naramata)	Revise Dark Sky Policy language

Okanagan Valley OCP

Attachment No. 1 – Summary of Requested Revisions

What We Heard:

- Area Director responses can generally be categorized as:
 - Minor revisions;
 - New strategic projects; and
 - RGS Review.

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Minor Revisions:

- Minor revisions included in red-lined version of the draft OCP.
- Changes include:
 - Minor textual revisions to improve clarity; and
 - New policies that are generally consistent with existing OCP policies and do not require separate public consultation.

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New Strategic Projects:

- Major policy changes that impact multiple sections of the OCP or represent a change in policy direction and would benefit from focused consultation.
- New projects could include:
 - Conservation Area (CA) Zone Review;
 - Naramata Village Centre Zone Review;
 - Okanagan Electoral Area Dark Sky Policy Review; and
 - Local Area Policy Review.

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RGS Review:

- Two requests were seen to be outside the scope of the OCP bylaw and would be better addressed through the proposed amendments to the RGS:
 - Review policies to support rezonings outside of designated growth areas; and
 - Clarify private utilities regulations for each Electoral Area.

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RGS Review:

- To address these requests, existing RGS policies related to growth management (e.g. Policy 1C-3) and private utilities (e.g. Policy 3A-3) require amendment.
- Per Section 445 of the *LGA*, any amendments to the RGS would subsequently be reflected in the OCP bylaw.



Okanagan Valley OCP

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD POLICY

POLICY: Land Use Bylaw Transition Policy

AUTHORITY: Board Resolution dated February 11, 2016.

Administrative Review October 24, 2022

POLICY STATEMENT

The Regional District of Okanagan-Similkameen (RDOS) requires that, prior to first reading of a new Official Community Plan (OCP) Bylaw and/or Zoning Bylaw for an Electoral Area, the Board of Directors be apprised by Administration of the following:

- i) all significant policy changes comprised within the Bylaw(s); and
- ii) all current subdivision proposals which may be affected by proposed changes to the regulations (i.e. minimum parcel size requirements, development permit area designations, etc) comprised within the Bylaw(s).

PURPOSE

To ensure that the Board is properly apprised by Administration of all significant policy changes resulting from the preparation of a new OCP Bylaw and/or Zoning Bylaw for an Electoral Area prior to commencing the formal process to adoption.

DEFINITIONS (IF REQUIRED)

Not applicable

RESPONSIBILITIES

Development Services Department

PROCEDURES

Not applicable.

Next Steps:

If the Board initiates the Okanagan Valley OCP bylaw, staff will prepare the following for a forthcoming P&D Committee meeting:

- Report summarizing “all significant policy changes comprised within the [OCP] Bylaw...”; and
- Consultation plan.

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Recommendation:

THAT the Okanagan Valley Official Community Plan Bylaw be initiated;

AND THAT the following items be considered for inclusion on the 2026 Strategic Priority Work Plan:

- *Conservation Area (CA) Zone Review;*
- *Naramata Village Centre Zone Review;*
- *Okanagan Electoral Area Dark Sky Policy Review; and*
- *Local Area Policy Review.*

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Alternatives:

1. *THAT the Okanagan Valley Official Community Plan Bylaw, be revised as follows:*
 - a) *TBD*
2. *THAT the Okanagan Valley Official Community Plan Bylaw not be initiated*