

ADMINISTRATIVE REPORT



TO: Planning & Development Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: October 16, 2025

RE: Okanagan Valley Official Community Plan (OCP) Bylaw (X2025.007-ZONE)

Administrative 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.**
-

Purpose:

The purpose of this report is to outline options for proposed revision to the draft Okanagan Valley Official Community Plan (OCP) bylaw.

Strategic Priorities: 5.1 Establish Regional Policy Framework

Legislative Requirements:

Under Section 445 of the *Local Government Act*, “all bylaws adopted by a regional district board after the board has adopted a regional growth strategy, and all services undertaken by a regional district after the board has adopted a regional growth strategy, *must* be consistent with the regional growth strategy.”

In addition, under Section 478 of the Act, all bylaws enacted or works undertaken by a Regional District Board after the adoption of an official community plan *must* be consistent with that plan.

Background & Analysis:

At its meeting of November 17, 2022, the 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 considered a proposal to complete this project as part of the ongoing Regional Growth Strategy (RGS) Bylaw Review.

The Committee subsequently resolved that a “workshop” for the RGS Bylaw Review and the Okanagan Valley OCP Bylaw be scheduled prior to Board initiation of the project.

In response, a copy of the draft Okanagan Valley OCP Bylaw was circulated to the Electoral Area Directors for review and in order that comments could be provided for discussion at a “workshop”. A summary of comments received to date is included as Attachment No. 1 to this report.

NOTE: Administration is tentatively scheduling a separate “workshop” related to the proposed RGS amendments for the P&D Committee of November 20, 2025.

Analysis:

In considering the comments provided by Electoral Area Directors, Administration notes a majority of these were minor in nature and have been incorporated into an updated draft of the Okanagan Electoral Area OCP Bylaw. This includes:

- Adding a new policy supporting the provision of attainable housing under Section 4.3.2 (Policies – Regional Housing Needs);
- Revising an existing policy under Section 5.10.5 (Policies – Social Well-Being) to specifically support the use of lands designated Administrative, Cultural and Institutional (AI) for sporting events and non-profit fundraisers;
- Revising an existing policy under Section 7.11.2 (Policies – Lower Naramata) supporting the re-designation of the Naramata Centre to specifically include a community centre;
- Revising existing Dark Sky policies in Section 7.11.2 (Policies – Lower Naramata) and Section 7.11.3 (Policies – Upper Naramata) for improved clarity; and
- Adding a new policy under 7.11.2 (Policies – Lower Naramata) encouraging the Ministry of Transportation and Transit (MoTT) to retain alleyways for active transportation purposes.

New Strategic Projects

Other requests are beyond the scope of the current project and are best addressed through the on-going planning process for the 2026 Strategic Priorities Plan, including:

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

(Note: a “Dark Skies Bylaw” for Electoral Area “E” is currently proposed as a 2026 strategic priority with a scope change to this project tentatively scheduled to be considered by the Committee at its meeting of October 16, 2025.)

RGS Review

Similarly, other requests are seen to be outside the scope of the OCP component of this project and better addressed through the proposed amendments to the RGS Bylaw, and include:

- Reviewing Rural Holdings policies to support rezonings outside of designated growth areas; and
- Clarifying private utilities regulations for each Electoral Area.

Due to the requirements of Section 445 of the *Local Government Act*, any changes enacted to the RGS are statutorily required to be reflected in the applicable OCP bylaw(s). Accordingly, changes directed at the RGS “workshop” will also be incorporated into the OCP bylaw (as applicable).

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:

A formal “consultation plan” will be brought forward at a forthcoming meeting of the Board in relation to the proposed RGS Update and Okanagan Valley Electoral Area OCP Bylaw, and once the final scope of these projects has been confirmed by the Board.

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.

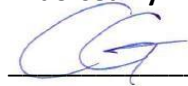
Will a PowerPoint presentation be presented at the meeting? Yes

Respectfully submitted:

“Ben Kent”

B. Kent
Planner II

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Summary of Requested Revisions

Attachment No. 1 – Summary of Requested Revisions

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