

ADMINISTRATIVE REPORT



TO: Electoral Area Services Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 16, 2026

RE: Okanagan Falls Official Community Plan (OCP) and Zoning Bylaws – Consultation & Land Use Transition Summary (D2026.004-ZONE)

Administrative Recommendation:

THAT the Okanagan Falls Official Community Plan (OCP) Bylaw No. 3148, and Okanagan Falls Zoning Bylaw No. 3149 be abandoned.

Alternatives:

1. THAT the Okanagan Falls Official Community Plan (OCP) Bylaw No. 3148 and/or Okanagan Falls Zoning Bylaw No. 3149 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 Falls Official Community Plan (OCP) Bylaw No. 3148 and Okanagan Falls Zoning Bylaw No. 3149 proceed to first reading.
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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 Falls Official Community Plan (OCP) Bylaw No. 3148; 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 March 6, 2014, the Regional District Board adopted the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, which applies to the lands within Okanagan Falls.

At its meeting of April 21, 2022, the Board adopted the Okanagan Valley Zoning Bylaw No. 2800, 2022, which applies to the lands within Okanagan Falls.

On March 26, 2025, eligible voters within the proposed municipality of Okanagan Falls voted in favour of Okanagan Falls incorporating as a municipality.

At its meeting of May 21, 2026, the Electoral Area Services Committee (EASC) directed, amongst other things, that an Official Community Plan (OCP) Bylaw and Zoning Bylaw be initiated for that part of Electoral Area “D” that is to be incorporated and that this same area be removed from the Okanagan Valley Zoning Bylaw No. 2800, 2022.

At its meeting of June 4, 2026, the EASC resolved 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.

Analysis:

Administration has considered the Draft Okanagan Falls Official Community Plan (OCP) Bylaw No. 3148 and Draft Okanagan Falls Zoning Bylaw No. 3149 against the 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.

However, since this item was last considered by the Board, the provincial government has released the Letters Patent for the District of Okanagan Falls, and this includes, among other things, the establishment of a “reconciliation advisory body”.

This body is tasked with advising the new Okanagan Falls Council on, amongst other things, “the historical, traditional and contemporary use of the land [emphasis added] in which the municipality is located and the band's relationship to that land.”

The Regional District has received feedback from the Osoyoos Indian Band (OIB) that it considers the implementation of the Okanagan Falls Official Community Plan (OCP) Bylaw No. 3148, and Okanagan Falls Zoning Bylaw No. 3149 for the area to be incorporated as premature and a matter that should be undertaken within the framework established by the Letters Patent.

Alternative:

Conversely, the option to proceed with the bylaws is available to the Board and, in the context of its “OCP Bylaw Preparation Consultation Policy” (2008) and “Land Use Bylaw Transition Policy” (2016), Administration notes the following:

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- “early and ongoing” consultation was completed in accordance with the details provided under the “Referrals” and “Public Process” sections of this report (see below);
 - “significant policy changes” include the following:
 - a revised Community Profile section to reflect more recent Census data as well as the proposed boundaries of the District of Okanagan Falls;
 - the repeal of the Hillside Development Permit Area and Multiple-Family Development Permit Area designations;
 - revisions to the Environmentally Sensitive Development Permit Area designation mapping; and
 - inclusion of data from the Regional District’s *Housing Needs Assessment* (2024).
 - no active subdivisions in Electoral Area “D” would be affected by OCP Bylaw No. 3148 and Zoning Bylaw No. 3149.

Administration considers that Draft Okanagan Valley OCP Bylaw No. 3140 to be consistent with the *Local Government Act*, reflective of the RGS as it is currently written, as accurately incorporating existing Board policies and objectives contained in the current Electoral Area “D” OCP and as addressing, in an efficient manner, the DP Review Project and pending incorporation of Okanagan Falls.

Summary:

In light of the concerns that have been raised by the Osoyoos Indian Band (OIB), it is being recommended that these bylaws not proceed to consideration of first reading and be paused until the new District of Okanagan Falls is established.

Financial Implications:

The costs of updating the OCP and Zoning bylaws that currently apply to Okanagan Falls after incorporation will be borne by the District of Okanagan Falls.

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 required prior to adoption as the proposed Okanagan Falls Zoning Bylaw will apply to lands within 800 metres of a controlled access highway.

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. 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 June 11, 2026;
- notification of the Draft OCP on social media accounts (e.g. Facebook) on June 11, 2026;
- notification of the Draft OCP on VoyentAlert! on June 11, 2026 (e.g. to 2,478 accounts);
- notification in the Penticton Herald on June 12, 2026, and notification in the Penticton Western on June 17, 2026.
- an online public information meeting (PIM) on June 23, 2026, attended by approximately one (1) member of the public;
- an in-person public information meeting (PIM) in Okanagan Falls on June 25, 2026, attended by approximately three (3) 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.

Will a PowerPoint presentation be presented at the meeting? Yes

Respectfully submitted:



C. Garrish, Senior Manager of Planning

Endorsed By:

Liisa Bloomfield

L. Bloomfield, Acting MD, 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 Falls OCP Bylaw No. 3148, 2026:

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