



**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: D2026.004-
ZONE
(Okanagan Falls
OCP & Zoning
Bylaw)
PASport File 2026-02803
Date: June 8, 2026

Regional District Okanagan Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Attention: Lesley Gibbons, Planning Services Coordinator

Re: Proposed Text Amendment Bylaws 3149, 2026 and 2800.66, 2026

Text Amendment Bylaw 2800.66, 2026: Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Text Amendment Bylaw 3149, 2026: Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following conditions:

1. Include the following text into the "*General Regulations - 6.13-Setback Exemptions*" or at the end of the Setback section of each Zone:

All Buildings and Structures shall be located a minimum distance of 4.5 metres from any property line abutting Highway 97.

If you have any questions please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address

Penticton Area Office
102 Industrial Place
Penticton, BC V2A 7C8
Canada

Phone: (250) 712-3660 Fax: (250) 490-2231



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A 5J9

Phone: 250-492-0237 Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** D2026.004-ZONE

FROM: Name: Ethan Ribalkin and Lauren Lachlan
(please print)

Street address: [REDACTED]

Date: June 11, 2026

RE: **Okanagan Falls Official Community Plan (OCP) Bylaw No. 3148; and
Okanagan Falls Zoning Bylaw No. 3149.**

My comments/concerns are:

- ☐ I **do** support the proposed Okanagan Falls OCP & Zoning Bylaws.
- ☒ I **do not** support the proposed Okanagan Falls OCP & Zoning Bylaws.

Please provide any comments you wish the Board to consider:

"Individual septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over one hectare in size. This method of disposal also increases the

probability of potable groundwater contamination and nutrient loading into watercourses."
-this is not true of gravity systems. They will often outlast municipal systems.

"Does not support the use of septic holding tanks for existing or new developments."

-this I do not agree with.

"Stored recreational vehicles shall not be connected to a sewage disposal system, water system or power source."

-this I disagree with. People need to charge their boat batteries over the winter.

We, Ethan Ribalkin and Lauren Lachlan, support what we've read, except for septic information.

Feedback Forms must be submitted to the RDOS office before noon on July 6, 2026.

All representations, including names, will be made public if and when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Ethan Ribalkin Signature and Date: 6/11/2026 | 4:20 PM PDT

Lauren Lachlan Signature and Date: 6/11/2026 | 4:24 PM

Christopher Garrish

From: Christopher Garrish
Sent: June 26, 2026 9:48 AM
To: Lesley Gibbons
Subject: FW: FW: New land use bylaws proposed for Okanagan Falls in advance of incorporation
Attachments: addressing_archaeology_in_an_official_community_plan.pdf; City of Burnaby 1.png; City of Burnaby 2.png; City of Burnaby 3.png; City of Penticton.png; Town of Princeton 1.png; Town of Princeton 2.png; Fw: Bylaw Referral - Okanagan Falls OCP & Zoning Bylaw Project I File No.: D2026.004-ZONE

From: Amanda Anderson
Sent: June 23, 2026 9:45 AM
To: Allen Fillion ; Erick Thompson ; myrah.baptiste@gmail.com
Cc: Joanne Malar ; OIB-Referrals ; Christopher Garrish ; Ben Kent
Subject: RE: FW: New land use bylaws proposed for Okanagan Falls in advance of incorporation

Hi Allen,

At our last meeting, I provided your team with several documents, we would like to see incorporated into the OCP. I have attached those documents again for your reference. I have not seen anything back from you on that.

I have also attached the OK Falls Referral. The current deadline for submissions is July 6. Given the significance of this referral, we would greatly appreciate consideration of an extension to allow additional time for review and response.

Thank you,

Amanda Anderson



Addressing Archaeology in an Official Community Plan

Archaeology Branch, Province of B.C.

The BC Archaeology Branch (Archaeology Branch) recommends that Official Community Plans (OCPs) include archaeological site management to help land owners and developers understand their responsibilities surrounding provincially protected archaeological sites. By raising the profile of archaeological site management within OCPs, you can help alert people to archaeological issues at the earliest stages of development planning. Awareness helps to avoid or reduce damage to archaeological sites in the future. Early knowledge of archaeological issues also reduces the potential for increased development costs and delays, and conflict within the community. Finally, local governments may lessen legal risks when considering all available information.

The Archaeology Branch recommends that OCP content relating to archaeology be organized into three subsections: an introductory statement, objectives, and policies. Suggested wording for each of these subsections is included below. These are examples to aid local governments and advise proponents of their statutory requirements under the *Heritage Conservation Act* (HCA). The Archaeology Branch recommends that the local government seeks legal advice to ensure accuracy prior to the formal OCP referral stage.

A note about maps: local governments can obtain spatial data for archaeological sites and archaeological potential by submitting an [archaeological information request](#) to the Archaeology Branch, or by accessing the [Remote Access to Archaeological Data](#) (RAAD) application. However, ***archaeological site locations are not allowed in the public domain and must not be revealed in OCPs.*** To ensure that archaeological sites are discretely captured in OCP maps without revealing their sensitive locations, archaeological sites should be buffered by 50 m and included on maps along with areas of archaeological potential, so that there is no distinction between an archaeological site and an area of archaeological potential.

Please contact the Archaeology Branch at 250-953-3334 for more detailed guidance before including any archaeological data in OCP maps.

Introductory Statements

Many OCPs provide an introduction to a discrete section on heritage or archaeology. Below are some examples of concepts to include in the OCP introductory statement.

Table 1: Introduction

Recommendation	Suggested Wording
<i>All OCPs should contain a statement alerting the public to the existence of archaeological sites and the protection afforded under the Heritage Conservation Act.</i>	Part of the plan area's heritage includes archaeological sites—the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. As of (date this was written), the OCP plan area contains more than XX recorded archaeological sites and has the potential to contain more. The Province protects these sites, whether known or as-yet unrecorded, through the <i>Heritage Conservation Act</i>. This protection applies to both private and Crown land and means that any person wishing to undertake any land-altering activities must have a provincial heritage permit to alter or develop within an archaeological site. Reference: Archeology Permits website, Archaeology Branch, Province of BC
<i>If archaeological potential mapping is available, consider including it in the OCP.</i>	Archaeological site locations are not identified in this plan due to their sensitive nature. However, archaeological potential mapping is included in Appendix XX. Areas that fall within the red zones have significant potential to contain unknown archaeological sites that are protected under the <i>Heritage Conservation Act</i>. Note that protected archaeological sites may exist outside of the modelled potential areas.

Objectives

We recommend the OCP contains objectives that describe what the local government plans to accomplish by addressing archaeological issues related to development.

Table 2: Objectives

Recommendation	Suggested Wording
Consider including these general objectives in the OCP	• To raise public awareness about the nature and value of archaeological sites and their protection under the provisions of the <i>Heritage Conservation Act</i>. • To ensure that property owners and developers are aware of their responsibilities under the <i>Heritage Conservation Act</i> when conducting land-altering activities. • To follow the intent of the <i>United Nations Declaration on the Rights of Indigenous Peoples Act</i> (UNDRIP), federal, and provincial commitments, and enhance (local government)'s relationship with Indigenous populations, through sound land-use decisions. • To avoid unauthorized damage to protected archaeological sites in accordance with the <i>Heritage Conservation Act</i>. • To encourage protection of archaeological sites.

Policies

The policies of the OCP will depend on how archaeological issues have been incorporated into the planning and development approval processes. The Archaeology Branch recommends the following basic review process. Note that this process can be modified to suit existing development approval processes:

1. When a local government receives an application that involves land-altering activities, **check for overlaps with archaeological sites and areas of archaeological potential** using the [Remote Access to Archaeological Data](#) (RAAD) application. RAAD is not publicly accessible, but local governments are authorized and strongly encouraged to use it. Some Indigenous communities may also share areas of concern with local governments, to support land-use decisions.
2. If Step 1 identifies an overlap, **notify the applicant** using either the [notification letter](#) developed by the Archaeology Branch, or a type of notification developed by the local government. The Province's notification letter indicates whether the proponent needs to engage a professional consulting archaeologist to determine whether further archaeological studies or permitting are required prior to development. If developing a different notification method, the Archaeology Branch recommends the wording is consistent with archaeological resource management language and process and provincial legislation as per the Province's suggested notification letter.
3. The approval process depends upon the policies, procedures, and bylaws of each local government. Some local governments withhold development approval until the applicant provides assurance that all Provincial permitting requirements have been addressed; other local governments proceed with the development approval process with the expectation that the proponent will contact the Archaeology Branch as directed in the notification letter and will adhere to all Provincial requirements.

By describing the archaeological review process in the OCP, property owners and developers can know what to expect, anticipate timelines for obtaining archaeological information and appropriate authorizations, and can plan for archaeological issues as early as possible when planning the development.

Table 3: Policies

Recommendation	Suggested Wording
<i>Include procedures that describe how the local government will identify archaeological issues related to proposed development.</i>	Upon receipt of a development application, planning staff will review the proposed area for overlaps with known and protected archaeological sites. In addition to known archaeological sites, planning staff will use archaeological potential mapping to identify areas that have the potential for as-yet unrecorded, but protected archaeological sites. Archaeological potential mapping is included in Appendix XX.
<i>Include procedures that describe how applicants will be notified of archaeological issues.</i>	Development permit applicants will be notified if the subject property overlaps with an area of archaeological concern. The applicant will be directed to engage a professional consulting archaeologist. The archaeologist has the expertise to help determine if further archaeological studies are necessary to manage development-related impacts to an archaeological site. Altering a protected archaeological site will require a Provincial heritage alteration permit prior to any impacts.
<i>If a local government requires applicants to address archaeological concerns prior to application submission or approval, include those procedures in the OCP.</i>	- In addition to notifying the applicant of provincial requirements, the local government / regional district may also require that an archaeological impact assessment be completed or alteration permit obtained prior to development approval. - Notification of archaeological conflicts will include direction regarding further action that will need to be undertaken by the applicant prior to development approval. - When the applicant is already aware of an archaeological site in the area of proposed development, the application should include written assurance from a professional consulting archaeologist that all archaeological requirements have been addressed.

Additional Links to Resources:

Local Govt information	Local Government section of the Archaeology Branch website
Archaeological Information Request form	https://www.archdatarequest.nrs.gov.bc.ca/
Report a possible Contravention	https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/report-a-con
Report Finding an Archaeological Artifact or Human Remains	https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/archaeology/report-a-find
Archaeology Branch	General email: Archaeology@gov.bc.ca or General Tel: 250-953-3334.

Objective 2.5: Create processes that strengthen existing tools and resources to prioritize the protection of archaeological sites

Burnaby has been part of the ancestral and unceded territories of Host Nations for thousands of years. Its unique natural and cultural history can be found in archaeological and cultural sites, which include Indigenous knowledge and cultural heritage. Burnaby recognizes the rights of Host Nations and Indigenous Peoples to protect, manage and access archaeological and cultural sites. Archaeological sites are places where the physical remains of past human activity are found; they represent a tangible connection to the past lifeways and culture of Indigenous Peoples.

Looking ahead, Burnaby aims to establish processes that strengthen existing tools and resources to prioritize the protection of archaeological sites and to engage Host Nations in identifying a wider range of Indigenous cultural sites and resources for preservation, as aligned with the *Interim Indigenous Relations and Reconciliation Framework and Strategy*.

Policy Actions

All Objective 2.5 Policy Actions are 

Archaeological site protection

2.5.1 Collaborate with Host Nations to advance policy to guide the City in managing and protecting archaeological sites and **Indigenous cultural sites** located on City lands.

2.5.2 Review development application processes to increase protection of archaeological resources.

2.5.3 Raise awareness within the development community about the importance and process of protecting archaeological resources.

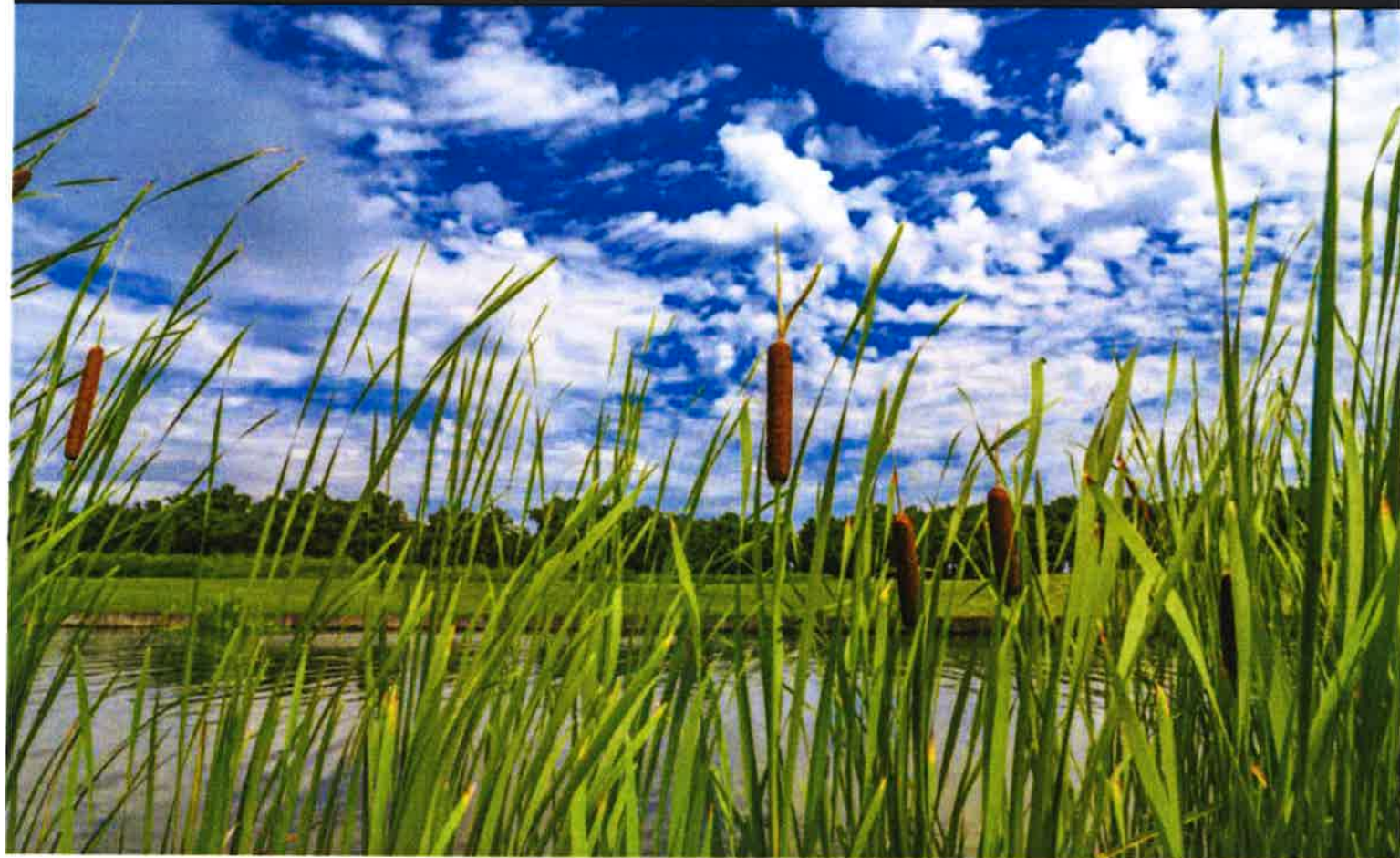
2.5.4 Coordinate with the BC Archaeology Branch to support compliance with the *Heritage Conservation Act* through the sharing of archaeological inventory data and noncompliant sites.

Indigenous cultural sites are locations with significance to Host Nations that contain intangible cultural heritage rather than physical remains of past activity. These can include sites used for harvesting, places of spiritual significance, trails and transportation routes and traditional use areas.

Indigenous cultural site preservation

2.5.5 Engage with Host Nations to understand how to identify, manage and preserve traditional use areas and areas of cultural significance.

2.5.6 Integrate considerations for protecting Indigenous cultural sites into the development process.



Policy Actions (continued)

All Objective 2.3 Policy Actions are **R**

Commemoration

2.3.3 Identify and support the interpretation and commemoration of places of historical and cultural significance. **E**

2.3.4 Create an internal inventory of places of historical and cultural significance through engagement with Host Nations, including places where there is not an associated tangible heritage resource to preserve, such as traditional use areas.

2.3.5 Develop guidelines for City and non-City-owned projects to recognize places of historical and cultural significance, such as traditional use areas, where applicable, through public realm design and in public art.

Community practices and storytelling

2.3.6 Continue to engage with Host Nations and Indigenous people living in Burnaby on community heritage and placemaking initiatives to conserve important stories and places that enhance cultural safety and acknowledge the original stewards of these lands. **E**

2.3.7 Support the sharing and practice of Indigenous cultural heritage in City-owned and private publicly accessible facilities and spaces.

2.3.8 Work with Host Nations and Indigenous Peoples living in Burnaby to develop creative approaches to storytelling, community programs and exhibits to support the sharing of Indigenous histories and cultural expression. **E**

Objective 2.3: Raise the visibility of Host Nations' connections to the land and resources, while supporting access to places of cultural significance

For thousands of years, the lands on which present-day Burnaby is located have been part of the ancestral and unceded territories of Host Nations, who maintain deep and enduring connections to these parts of their territories. The City works in collaboration with Host Nations to raise the visibility of Host Nations' history, connection and stewardship across the city. Additionally, the City works with Host Nations to identify protocols and ways Host Nations may access sites, places and gathering spaces where culture may be practiced and cultural resources may be harvested, in order to continue the connection to the land, today and in the future. Placemaking initiatives focus on enhancing access to resources and sites and promoting Indigenous public art. These initiatives also prioritize supporting the preservation and revitalization of Indigenous languages by collaborating to identify Indigenous place names and incorporating expressions of Indigenous culture and language into programs, exhibits and events.

Policy Actions

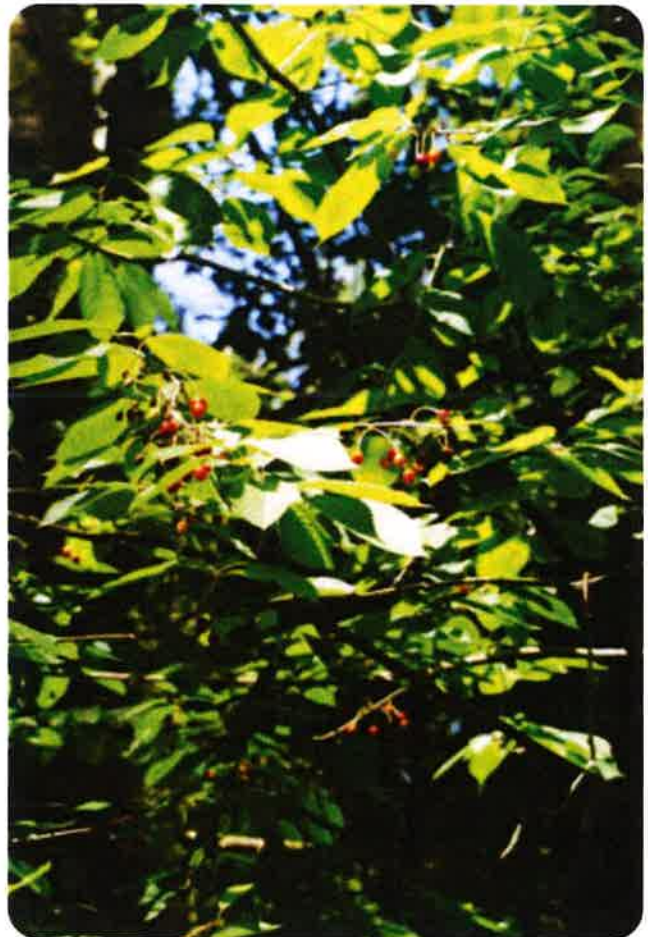
All Objective 2.3 Policy Actions are 

Raising visibility and access to cultural sites and resources

2.3.1 Continue to engage with Host Nations to identify opportunities and strategies to increase the visibility of Indigenous histories and awareness of colonialism in Burnaby, the connection of Host Nations to these lands and the presence of First Nations for thousands of years.

2.3.2 Explore opportunities to support access by Host Nations to traditional use areas and areas of cultural significance for cultural purposes, such as:

- » Exploring agreements and opportunities with Host Nations and Indigenous Peoples living in Burnaby to grow and harvest traditional foods, medicine and plants or wildlife that have cultural significance.
- » Coordinating with Host Nations to identify opportunities and cultural protocols to provide access to Indigenous Peoples living in Burnaby to harvesting and cultural sites of significance to Host Nations, as appropriate.





4.6.1 First Nations

Goal

Respect, honour and promote expressions of Syilx/Okanagan First Nations culture and heritage in Penticton.

Policies

- 4.6.1.1 Partner with the Penticton Indian Band to support and promote Syilx/Okanagan First Nations culture and heritage in Penticton.
- 4.6.1.2 Create a more visible Indigenous presence in the city through public art, signage and place-naming, and recognition that Penticton lies within the traditional territory of the Syilx/Okanagan people.
- 4.6.1.3 Foster collaboration on cultural initiatives between Indigenous and non-Indigenous artists and cultural organizations.
- 4.6.1.4 Partner with the Penticton Indian Band Development Corporation on mutually-beneficial economic, social and cultural development initiatives.

4.6.2 Arts and Culture Presence

Goal

Enhance the city's cultural image through arts facilities, events, festivals, public art and heritage protection.

Policies

- 4.6.2.1 Explore Development of an Arts and Culture Facility Strategy aimed at creating connections, leveraging opportunities and supporting long-term financial sustainability of Penticton's unique array of diverse facilities and venues, and identifying new opportunities and partnerships.
- 4.6.2.2 Continue to support community-based arts and culture organizations through City grants and incentives.
- 4.6.2.3 Recognize the value of the creative sector as a catalyst of economic development which attracts new residents, businesses and tourists.
- 4.6.2.4 Utilize artistic and creative processes and activities to engage citizens, especially youth, in community development and visioning efforts.



CELEBRATING OUR CULTURE AND HERITAGE

GUIDING PRINCIPLE

Council is proud of our heritage and will continue to seek opportunities to enhance, preserve and showcase what is special about Princeton's past including First Nations and Métis Peoples' culture and heritage and our mining background.

OVERARCHING GOALS

- a. Protect, preserve, enhance and celebrate Princeton's First Peoples' culture and heritage in collaboration with the Upper Similkameen Indian Band and other local Indigenous groups.
- b. Protect, preserve, enhance and celebrate Princeton's 'mining town' culture and heritage.
- c. Strengthen our sense of identity through artistic expression of our cultural identity in partnership with local First Peoples, arts organizations and other community groups that represent Princeton's culture and heritage.
- d. Protect and enhance Princeton's cultural and historical identity.

POLICIES

INDIGENOUS CULTURE AND HERITAGE POLICIES

- a. Work with the Upper Similkameen Indian Band and the Regional District of Okanagan-Similkameen to develop and implement initiatives respecting the promotion and protection of Indigenous culture and heritage attributes of the Princeton area such as museum displays, heritage park, interpretive signage, public art, etc. (as outlined in the Memorandum of Understanding (June 21, 2019) between the Upper Similkameen Indian Band, the Town, and the Regional District of Okanagan-Similkameen).
- b. Work with the Upper Similkameen Indian Band and the Regional District of Okanagan-Similkameen toward the inclusion of the TRC calls to action and UNDRIP into local cultural heritage institutions.
- c. Work with the Vermilion Forks Métis Association to create a Cultural Heritage Protocol that will serve to identify, protect and where appropriate promote and interpret the Métis culture and heritage in the Princeton area.
- d. Map culturally sensitive areas within the Town of Princeton boundaries and work together to protect and appropriately manage archaeological and culturally important values and sites, as outlined in the Memorandum of Understanding (June 21, 2019) between the Upper

Similkameen Indian Band, the Town, and the Regional District of Okanagan-Similkameen.

- e. Explore opportunities to provide an efficient and cost-effective mechanism for protecting high potential archaeological areas through a development permit process as identified in the Memorandum of Understanding (January 17, 2007) between the Town, the Upper Similkameen Indian Band and the Regional District of Okanagan-Similkameen.

CULTURE POLICIES

- a. Support the arts and cultural community, including the visual, performing, literary, historic, and multimedia arts.
- b. Encourage the development and promotion of cultural activities that generate valuable economic and social benefits.
- c. Support cultural activities that promote the growth and development of community spirit and identity.
- d. Encourage the following types of existing and future community uses to locate within the Town Centre, if possible:
 - 1. facilities such as art studios and museums;
 - 2. theatres and galleries demonstrating the cultural values of the community; and
 - 3. venues for public participation and enjoyment of cultural performance and exhibits.

HERITAGE POLICIES

- a. Work cooperatively with residents and community groups to encourage the preservation and/or restoration of heritage buildings and resources that are significant to the community, including the natural and built environments.
- b. Assist the Province and others involved in identifying existing heritage sites worthy of preservation.
- c. Recognize and promote the heritage of Princeton by preserving buildings, structures, sites and landscapes that reflect the Town's history and character, where possible.
- d. Identify and commemorate historic and archaeological sites pre- and post-settlement.
- e. Consider the tools available to Council, under the *Local Government Act*, to conserve heritage resources, such as developing a municipal heritage register, creating revitalization agreements and establishing maintenance standards.
- f. Consider incentives, financial and other, to support heritage conservation.



DID YOU KNOW?

Stones in the Similkameen Valley have been important commodities to First Nations for thousands of years. Mining began long before the arrival of non-native prospectors. First Nations mined the rock with hand tools, extracting ochre, chalcedony, petrified wood, quartz crystal, jade, and even gold.