

Regional Growth Strategy (RGS) Review

RDOS File No. X2022.001-RGS

Planning & Development Committee Meeting

September 4, 2025

Background

RGS Review



RGS Adoption
April 1, 2010

- RGS Drafted between 2004-2010;
- Participants include Penticton, Summerland, Oliver, Osoyoos and Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (e.g. South Okanagan).
- Section 25 of the *Local Government Act*:
The purpose of an RGS is to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.

RGS Review

Original Project scope

- RGS Review included in 2020 RDOS Business Plan;
- Focused on “Rural Growth Area” designation;
- Based on OCP Bylaw direction to review suitability of specific Rural Growth Areas:
 - Willow Beach;
 - Anarchist Mountain;
 - Greata Ranch.



RGS Review

Revised Project Scope (2022):

- June 2, 2022, the RDOS Board resolved to pursue a “major amendment” to RGS Bylaw:
 - replace Settlement & Growth Area Maps;
 - introduce new Housing & Dev. Objectives and Policies;
 - update Energy Emissions and Climate Changes section;
 - incorporate 2021 Census data; and
 - incorporate 2021 Housing Needs Assessment Report.

RGS Review

Board Direction (2023):

- August 3, 2023, P&D committee resolved to amend the project scope:
 - removal of Naramata as any sort of growth area (e.g. Rural Growth Area or Village Settlement Area);
 - removal of Kaleden as any sort of growth area (e.g. Rural Growth Area or Village Settlement Area); and
 - revised Climate Action policies.

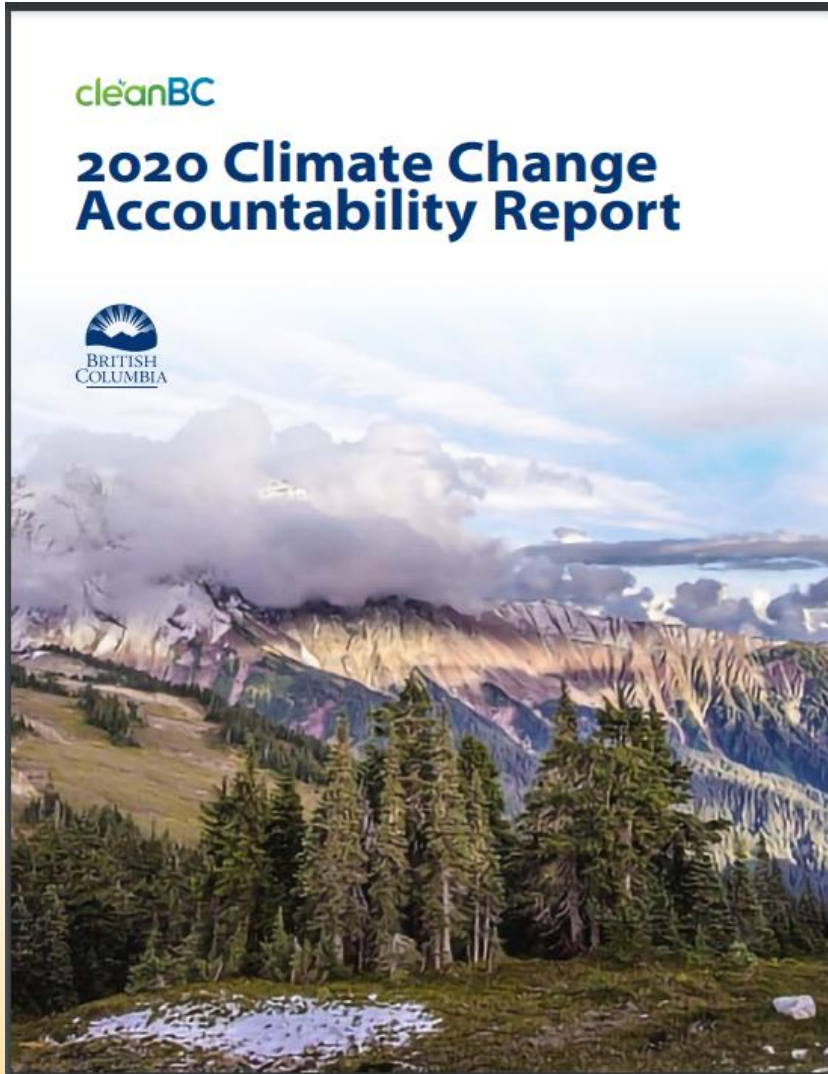
Proposed RGS Amendment

RGS Review

Proposed Updates (2025):

1. New policies reflecting provincial direction on climate change;
2. Incorporate most recent (2021) census data;
3. New growth management map to improve land use decisions;
4. New language on “urban containment boundaries” to reflect changes to the *Local Government Act*; and
5. Update “Village Settlement Area” policies to limit growth and maintain the small-town character in Naramata, Kaleden and Gallagher Lake.

RGS Review

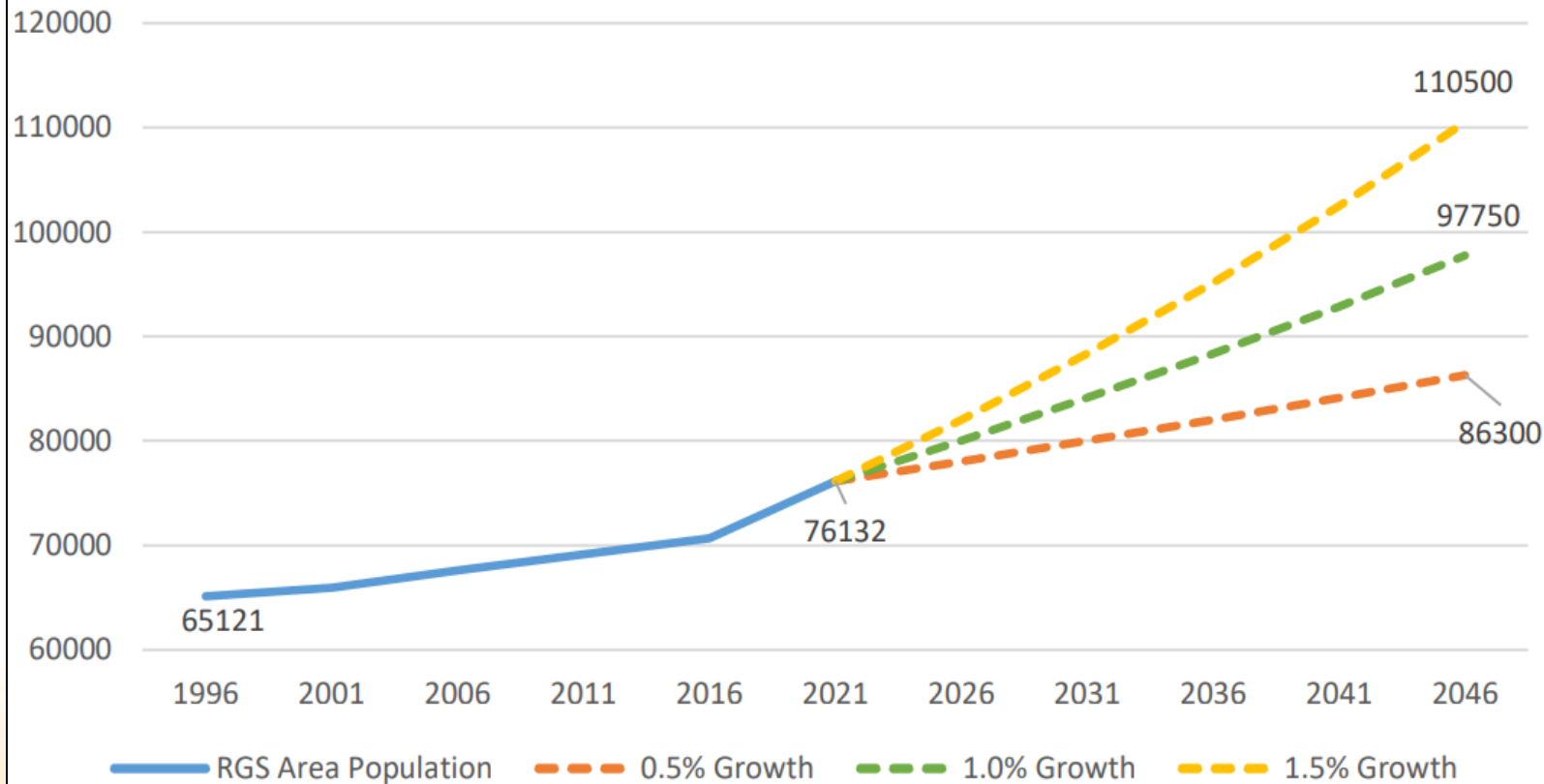


Climate Change Mitigation & Adaptation:

- Updated to reflect requirements of the *Climate Change Accountability Act*:
 - 40% below 2007 levels by 2030;
 - 60% by 2040; and
 - 80% by 2050.

RGS Review

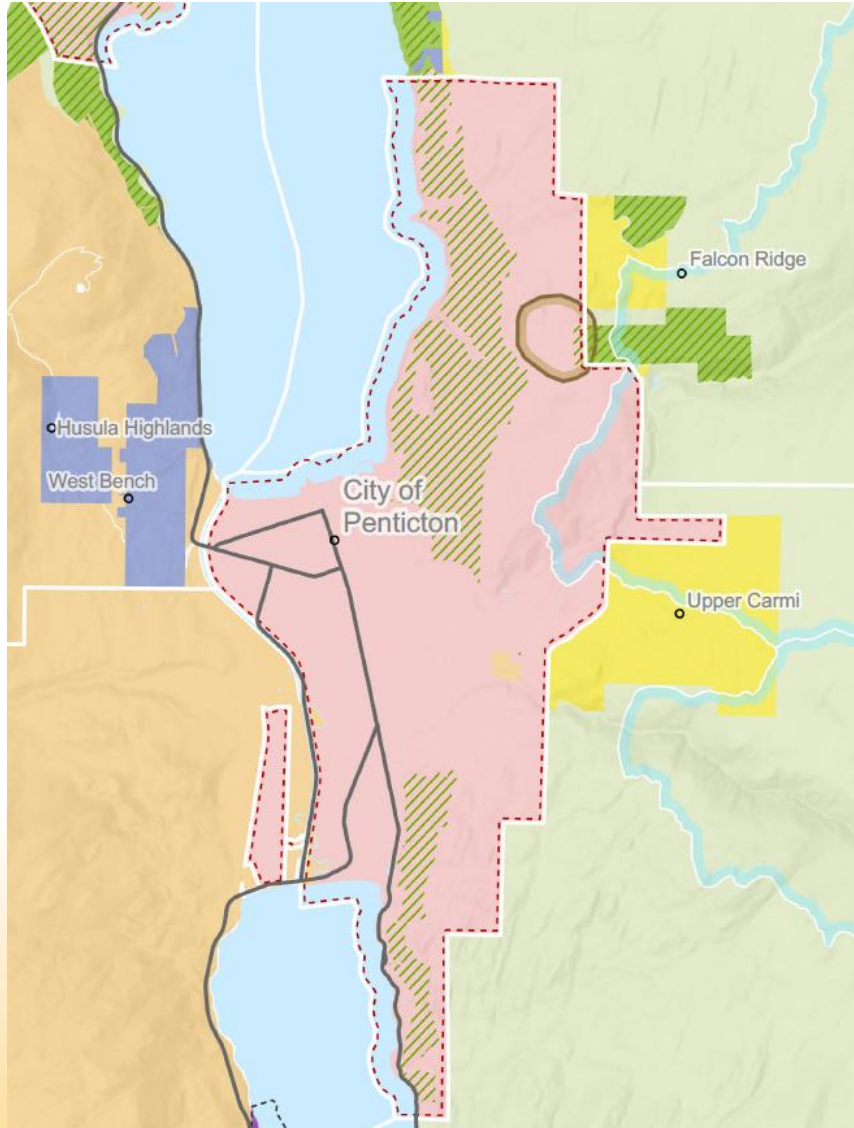
RGS Area Population Estimates and Projections



Population & Demographics

- Redrafted with new wording and Figures to incorporate new Census data.

RGS Review



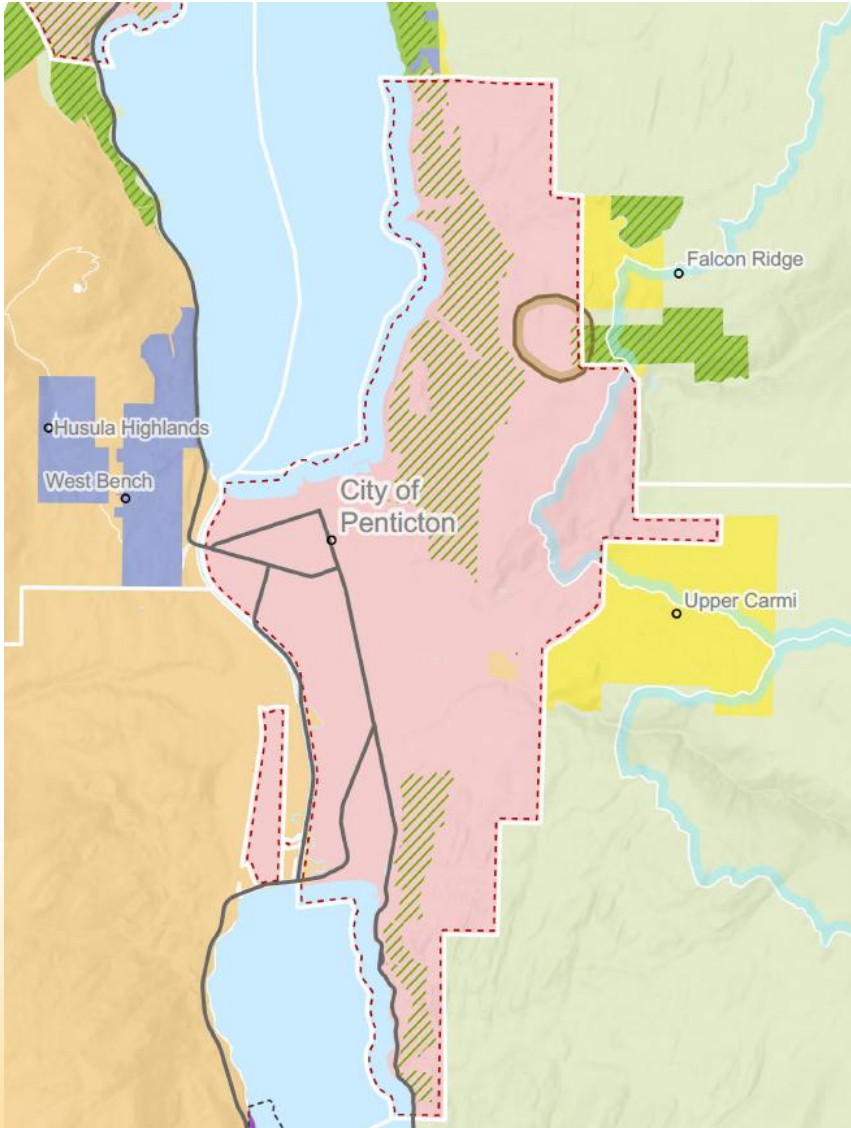
GROWTH AREAS

- Urban Centres (i.e. no rural growth areas);
- Direct 95% of future growth to Growth Areas;
- Full range of residential, commercial, institutional and industrial land uses;
- All necessary infrastructure, servicing and amenities provided.

RGS Review

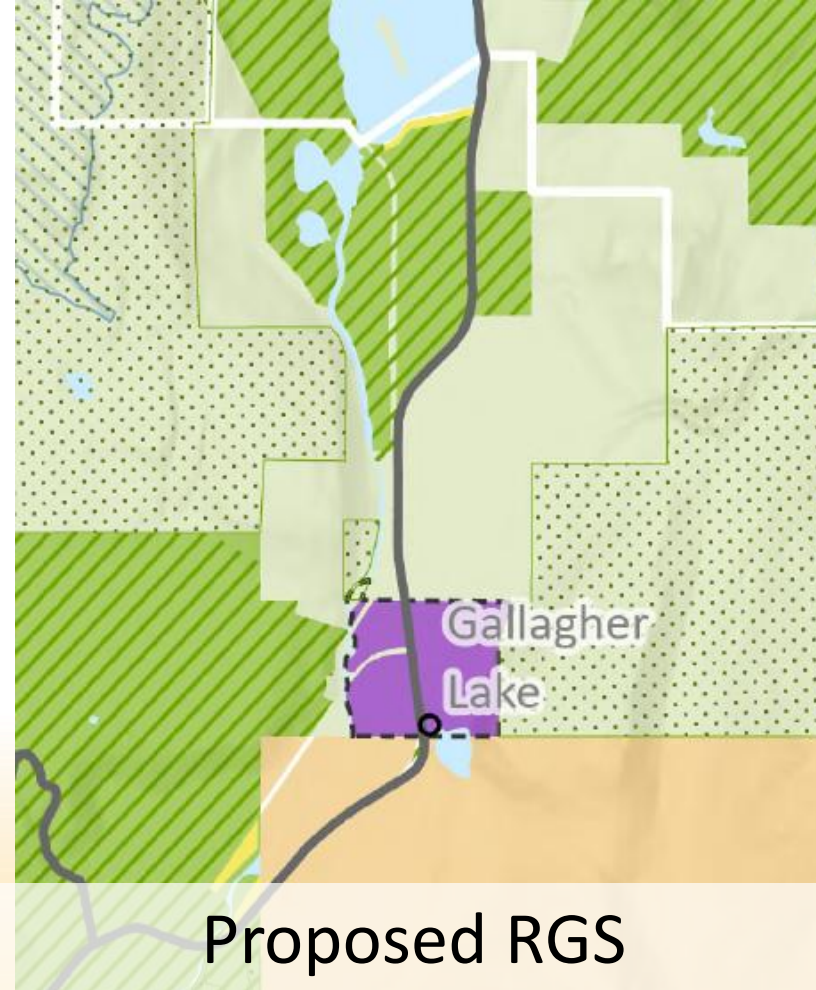
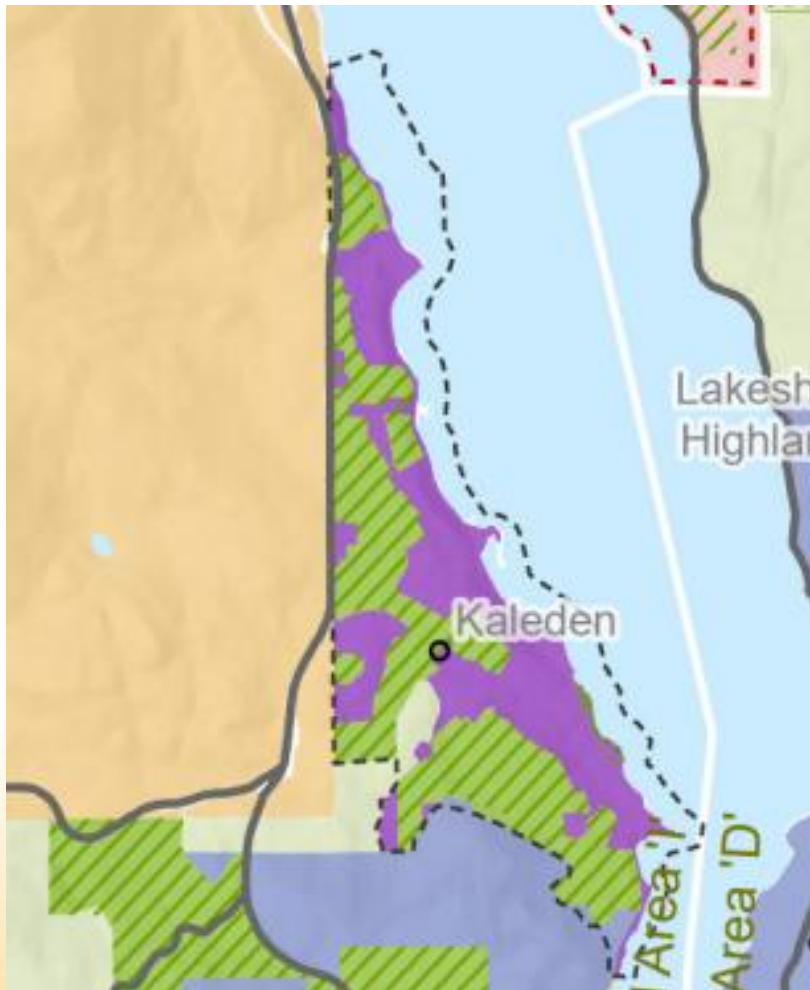
Urban Containment Boundary

- Introduced by Bill 44;
- Determines the number of dwelling units required in a “restricted zone”;
- Can be established in an RGS or OCP;
- New language clarifying that an “urban containment boundary” is to be established in a municipal OCP.



RGS Review

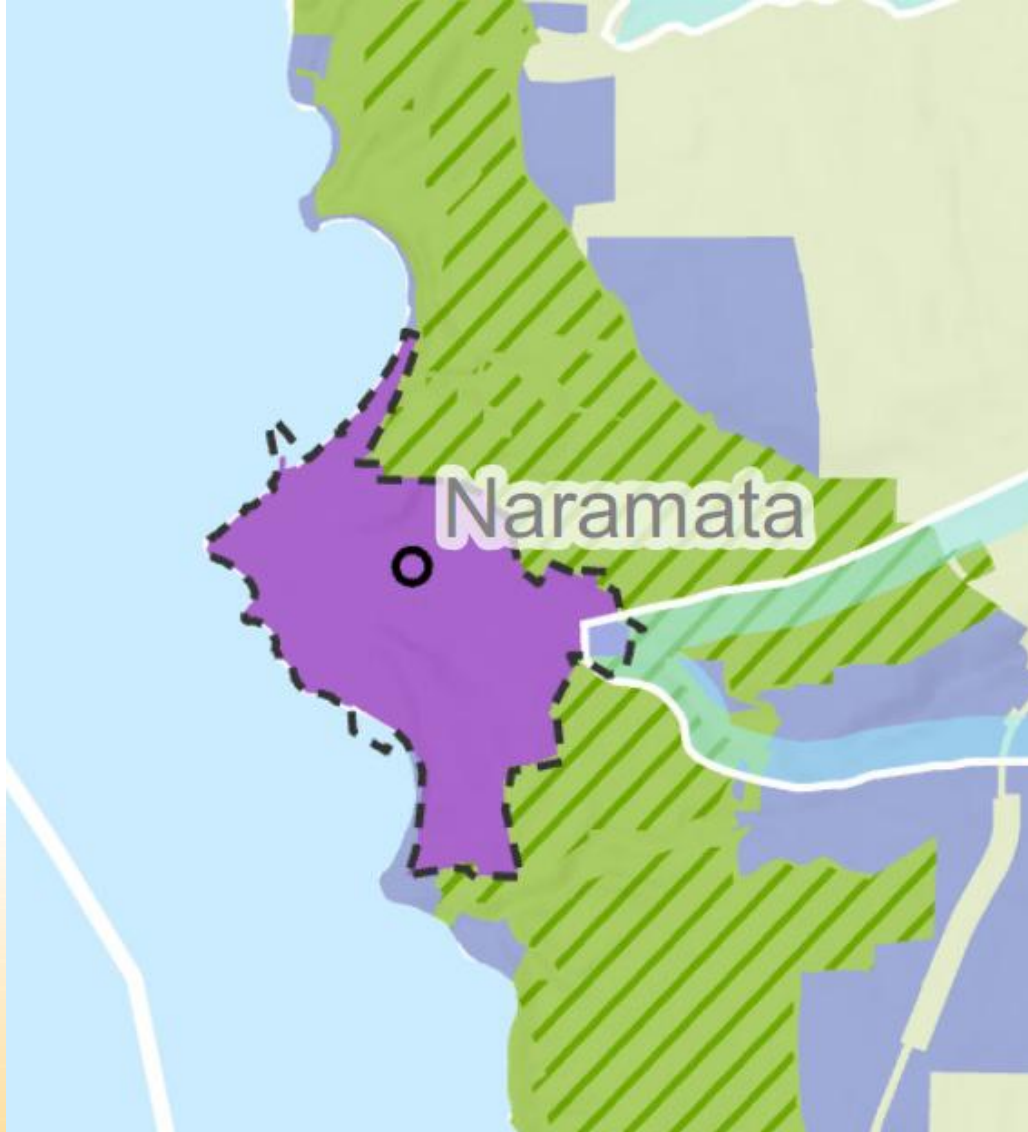
VILLAGE SETTLEMENT AREA



Proposed RGS



RGS Review



VILLAGE SETTLEMENT AREA

- Limit development by restricting new infrastructure (i.e. water and sewer);
- Introduce 'service containment boundary' to limit outward expansion;
- Support the improvement of existing services.
- Does not support new services (i.e. community sewer)

RGS Review

Okanagan Valley Official Community Plan (OCP) Bylaw

RGS Review

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.”

DRAFT VERSION – 2025-09-04

OKANAGAN VALLEY



OCP Bylaw No. XXXX, 2025 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN



“ONE REGION WORKING TOGETHER”

RGS Review

Electoral Area	Projected Review Period
"E"	2021 – 2023
"C"	2024 – 2025
"H"	2026 – 2027
"D"	2028 – 2029

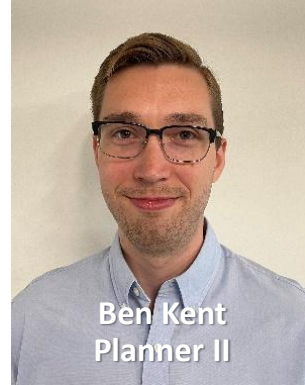
Electoral Area	Projected Review Period
"I"	2030 – 2031
"F"	2032 – 2033
"A"	2034 – 2035
"G"	2036 – 2037

OCP Review Schedule (2020)

Issues:

- Long review periods (i.e. 18-22 years);
- Cost to review 8 OCPs projected to exceed \$1,000,000 over 20 years; and
- Low response rates from consultants for recent OCP reviews.

RGS Review



Benefits:

- Frees a Planner II for other project work;
- Cost savings of \$650,000-\$750,000 over 15-20 years*;
- Improved clarity, consistency, transparency and customer service.

Strategic Project List	Start
RGS Update / Single OCP	2020 / 2023
Vacation Rental Review	2024
Housing Needs Report	2024
Osoyoos Strategic Projects	2025
Geotech Report Implementation	2025
Soil Bylaw Review	2025
Development Fees Review	2025
Area "F" Business Licence Review	2025
West Bench SH5 Zone Review	2025
Area "G" Zoning Bylaw Review	2025
Optimize Development Approval Process	2025

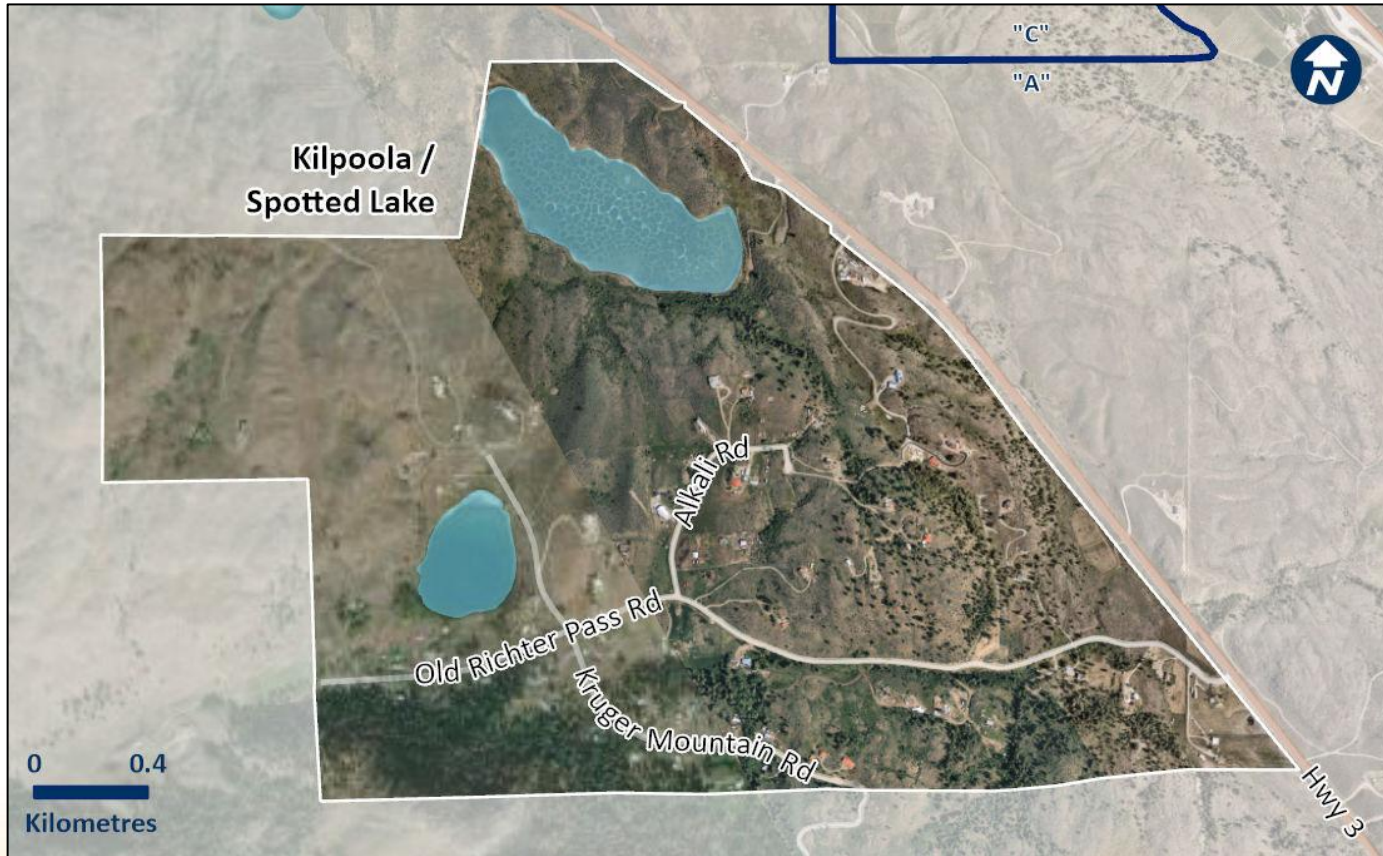
RGS Review

Other Considerations:

- OCPs must now be updated every 5 years to reflect most recent Housing Needs Report;
- 85% of policies in Electoral Area OCPs are regional policies and overlap;
- Consultation requirements for RGS amendment and new OCP bylaw are similar.



RGS Review



Local Area Policies:

- Remaining 15% of policies that vary by electoral area primarily relate to “Local Area Policies”.
- These have been retained and updated with standardized maps to provide consistency between Electoral Areas.

RGS Review

Next Steps:

If the Board initiates the RGS amendment and single OCP, 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.

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.

RGS Review

QUESTIONS?