



Okanagan Valley OCP Bylaw

RDOS File No. X2025.007-ZONE

Electoral Area Services Committee Meeting

February 5, 2026

Okanagan Valley OCP Project

Statutory Authority

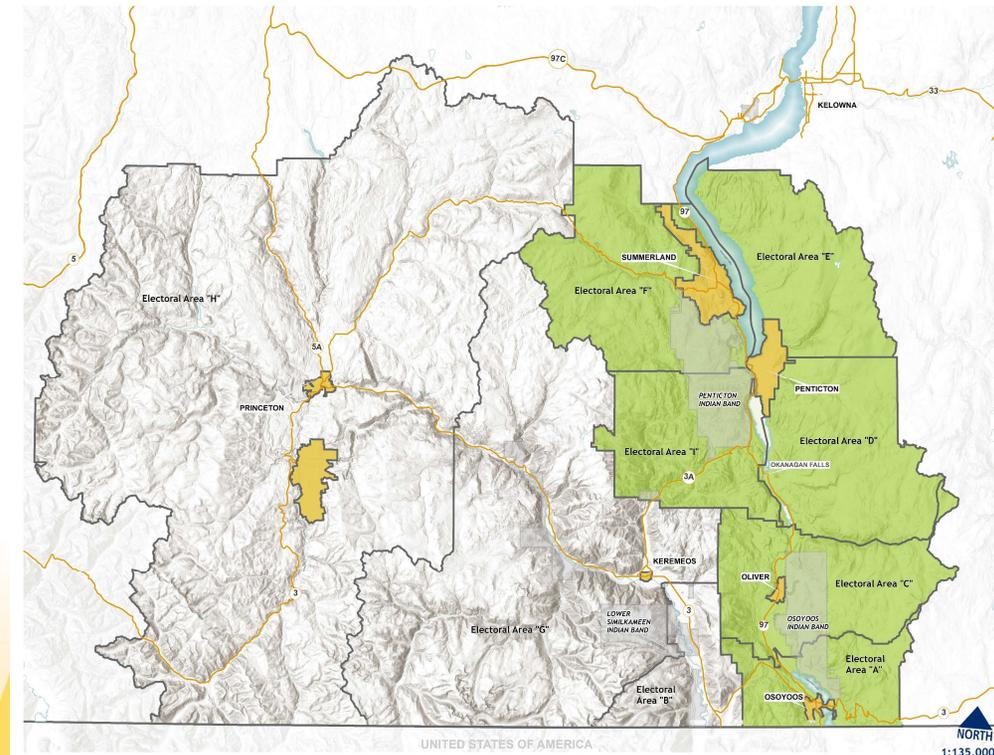
- Section 472 of the *Local Government Act* allows the Board to adopt one or more official community plans (OCPs).
- All bylaws enacted by the Board after the adoption of an OCP bylaw must be consistent with that OCP.



Okanagan Valley OCP Project

Background

- The Board has historically adopted OCP Bylaws that reflect Electoral Area boundaries.
- In the Okanagan Valley, this has resulted in six (6) OCP Bylaws.





Okanagan Valley OCP Project

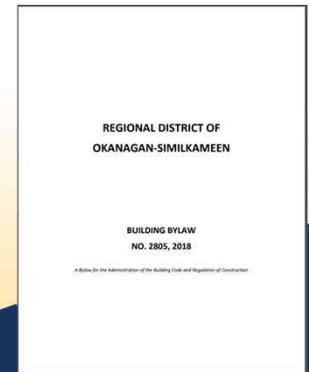
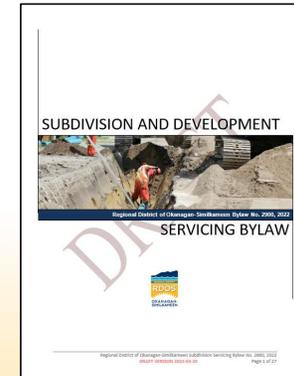
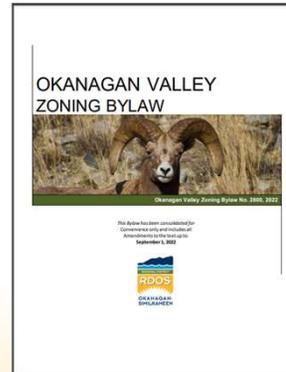
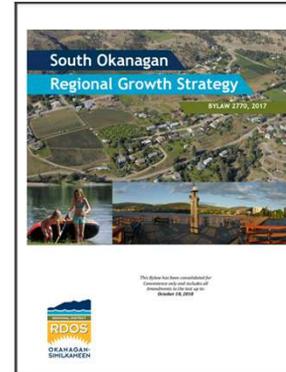
Sub-Regional Growth Strategy

Official Community Plan (OCP) Bylaws

Zoning Bylaw

Subdivision Servicing Bylaw

Building Bylaw





Okanagan Valley OCP Project

Issues:

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

OCP Review Schedule*

Electoral Area	Projected Review Period
"H"	2026 – 2027
"C"	2028 – 2029
"D"	2030 – 2031
"I"	2032 – 2033
"F"	2034 – 2035
"A"	2036 – 2037
"G"	2038 – 2039
"E"	2040 – 2041

Okanagan Valley OCP Project

Issues:

- Reviewing 8 OCPs on a regular basis removes staff time for other projects;
 - 2026 Strategic Priorities has Planning over-subscribed by approx. 10%*.
- A reduced number of OCPs would be easier to maintain; and
- Would improve clarity, consistency, transparency and customer service.

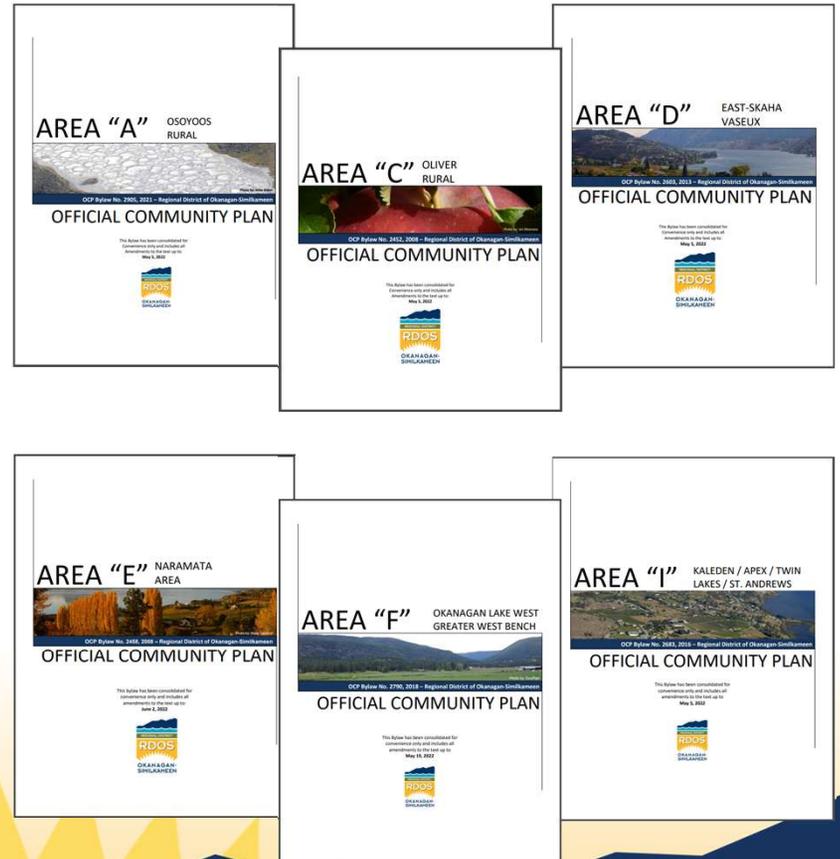


Okanagan Valley OCP Project

Direction:

- In 2022, the Board resolved:
 - *... that a consolidated Official Community Plan (OCP) Bylaw for the Okanagan Valley electoral areas be undertaken as a project in 2023.*

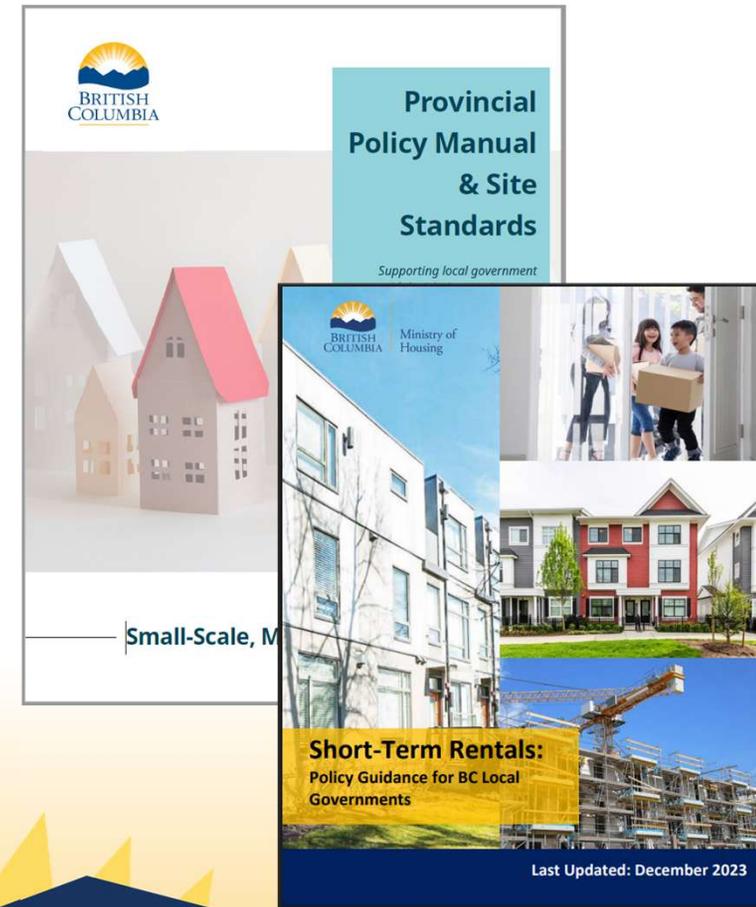
(November 17, 2022, the P&D Committee)



Okanagan Valley OCP Project

Progress:

- RGS & Okanagan OCP Review projects were deferred to accommodate provincial initiatives:
 - Small-Scale Multi-Unit Housing (SSMUH) Implementation; and
 - Short-Term Rental Accommodation Act (e.g. Vacation Rental Review & Business Licencing).





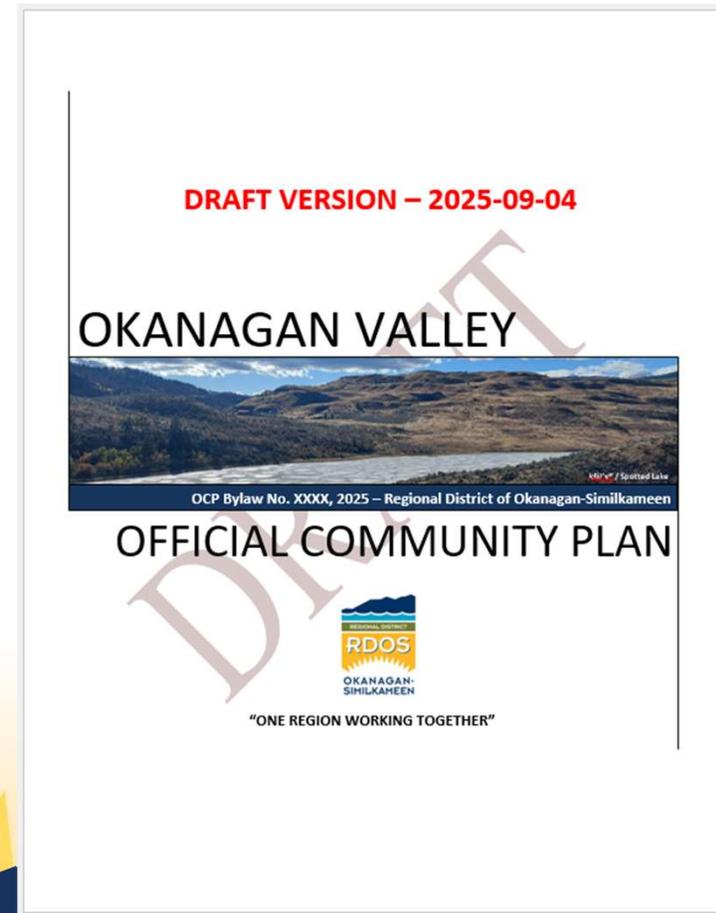
Okanagan Valley OCP Bylaw (for consideration)



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Draft OCP:

- The preparation of the Draft OCP was guided by the following:
 - compiling objectives and policies from the existing OCP Bylaws;
 - separating “regional” versus “local” objectives and policies.

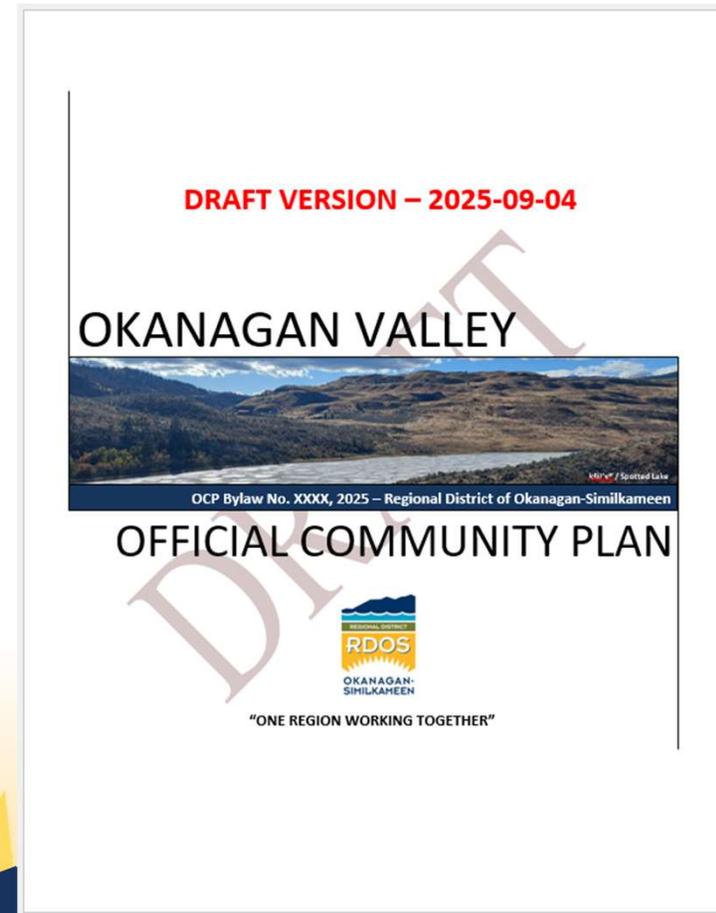




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Draft OCP:

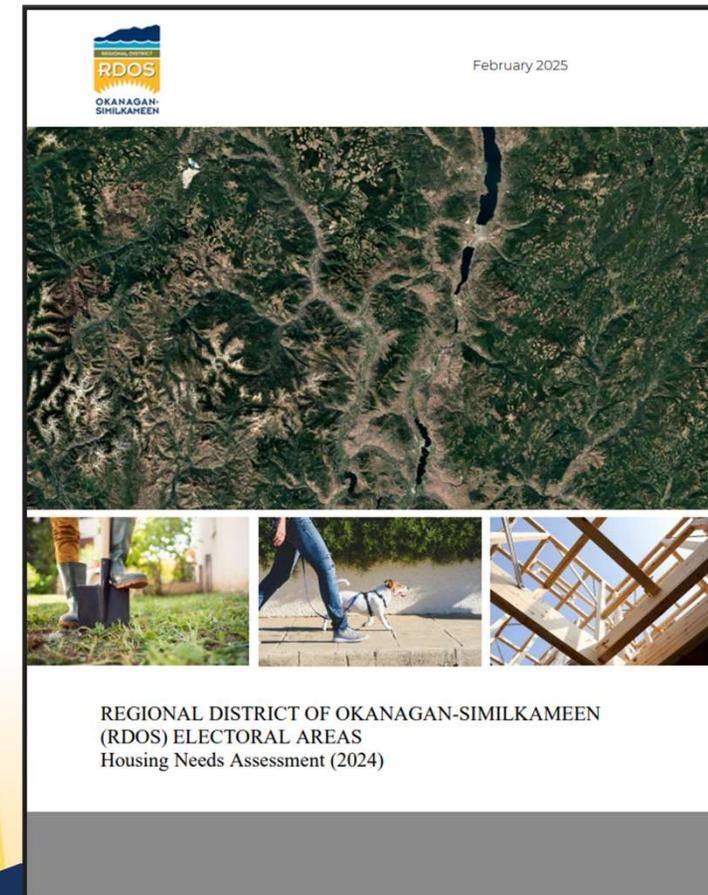
- The first part of the Draft OCP is focused on Regional issues:
 - Regional Profile
 - Regional Climate Change Adaptation
 - Regional Growth Management
 - Regional Land Use Policies
 - Regional Permits



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Regional Example – Housing Needs:

- The *Local Government Act* requires the Board to consider the most recent Housing Needs Assessment when developing an OCP.
- This has been included under the “Regional” section of the OCP.
- Objective speaks to “a regional approach to addressing housing and homelessness.”

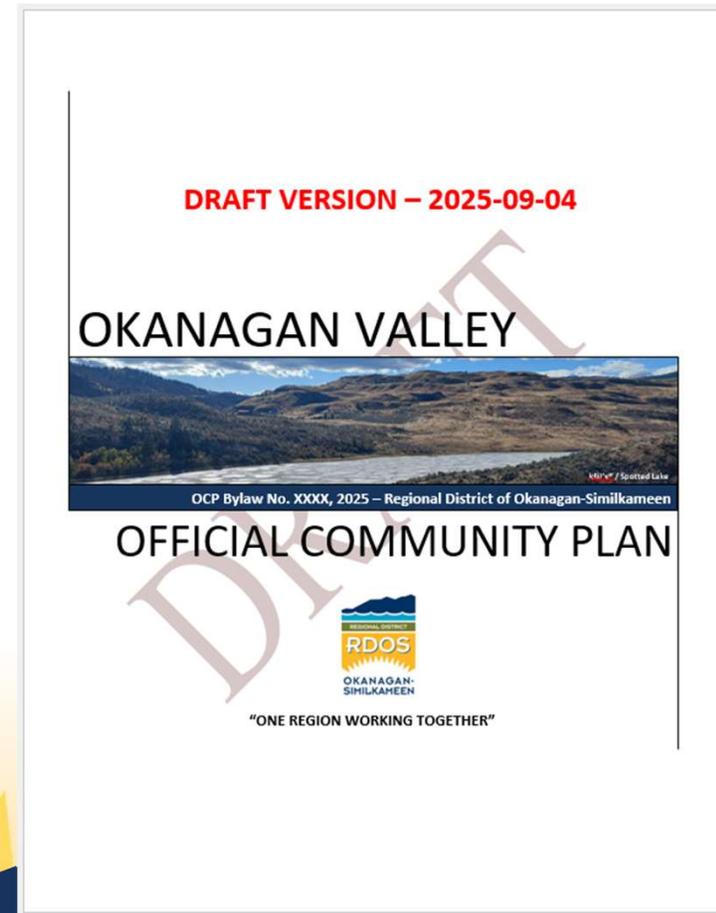




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Draft OCP:

- The second part of the Draft OCP is focused on Local Area issues.
- It recognizes that South Okanagan is comprised of a variety of distinct communities.
- That each of these communities have much in common, but are also unique.



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Draft OCP:

- There are currently 22 separate communities listed in the “Local Area” section of the Draft OCP.
- New additions include Willowbrook and Fairview (Area “C”).
- Each community has been mapped and includes specific policies (largely drawn from existing OCPs).





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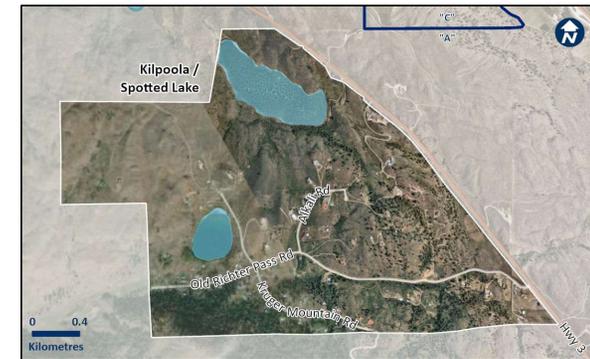
Local Areas:

- Anarchist Mountain
- Apex Mountain
- Eastside Road
- Fairview
- Faulder
- Gallagher Lake
- Kaleden
- Kilpoola / Spotted Lake
- Meadow Valley
- Naramata*
- Okanagan Falls*
- Okanagan Lake Corridor
- Osoyoos Lake
- St. Andrews / White Lake
- Twin Lakes
- Upper Carmi
- Vaseux Lake
- West Bench
- Willowbrook

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Local Area Example – Kilpoola/Spotted Lake:

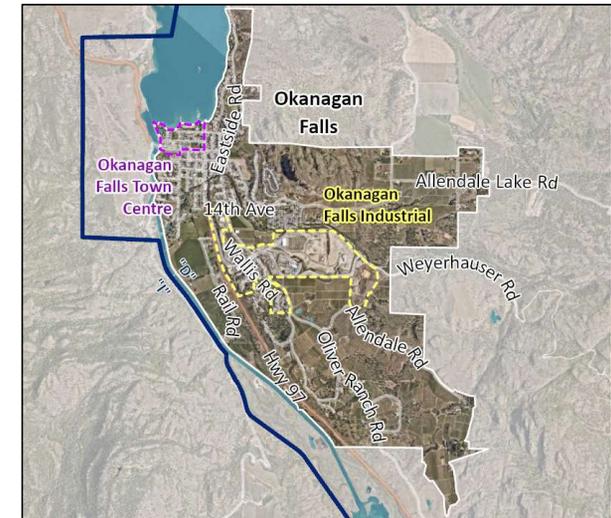
- A detailed description of the community is provided along with a reference to the RGS designation (“Rural”).
- *Kilpoola comprises lands with very high environmental values as well as a culturally significant feature in the form of Spotted Lake or ktlil’x^w.*
- Policies speaks to protecting Spotted Lake.



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Local Area Example – Okanagan Falls:

- Local Area addresses three (3) distinct aspects of the community; residential, industrial and Town Centre areas.
- Dedicated policies for each of these areas have been included in distinct sub-sections.
- This includes incorporation of the “Town Centre Plan” (2018) objectives and policies.





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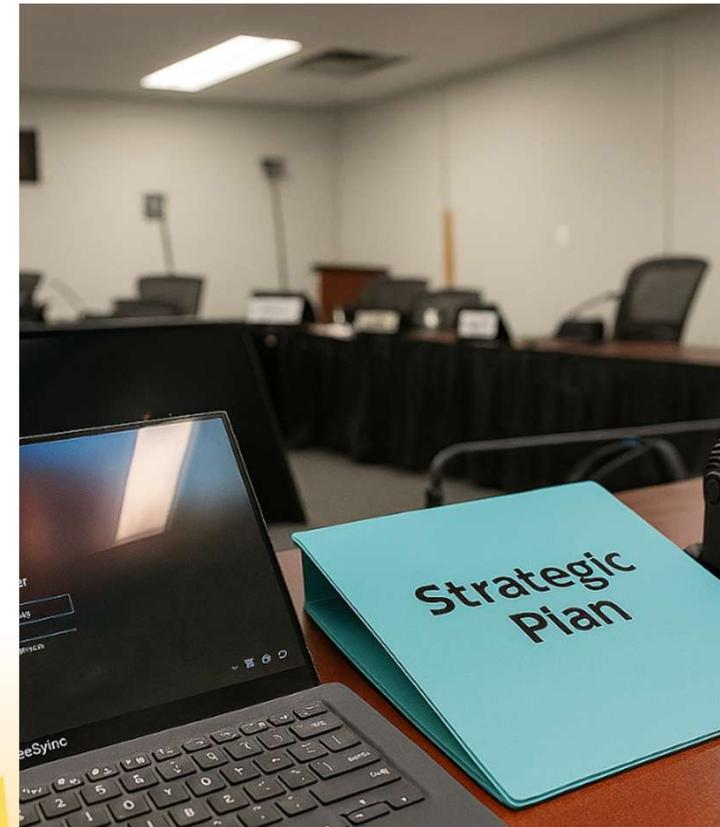
Considerations:

- A single OCP for the Okanagan Electoral Areas would allow the Board to move away from the “OCP Review Schedule”.
- Review of “Regional” or “Local Area” sections of the OCP could be identified, as required, at yearly Strategic Planning.
- Would avoid need for comprehensive reviews of an entire OCP, as targeted reviews of sections could be done instead.
- Significant savings in terms of staff and financial resources over the current 20+ year OCP Review cycle.

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Development Permit Areas:

- “Optimize Development Approval Process to ensure that the approval function provides the land use policies for responsible and sustainable development to occur required by small communities.” (2025 Strategic Plan)
- Review Development Permit Area Designations (P&D Comm. August 2025)



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Okanagan Falls Incorporation

- Okanagan Falls Incorporation being reviewed in the context of the proposed Okanagan Valley OCP.
- Options are being explored and may be presented to the Board if project is initiated and after initial consultation is completed.

British Columbia

B.C. to get 1st new municipality in 15 years as Okanagan Falls residents vote to incorporate

Residents of community south of Penticton narrowly vote to incorporate, preliminary results show



Akshay Kulkarni · CBC News · Posted: Mar 23, 2025 1:08 PM PDT | Last Updated: March 24, 2025





Board Consideration

Okanagan Valley OCP Project

P&D Committee (September 4, 2025):

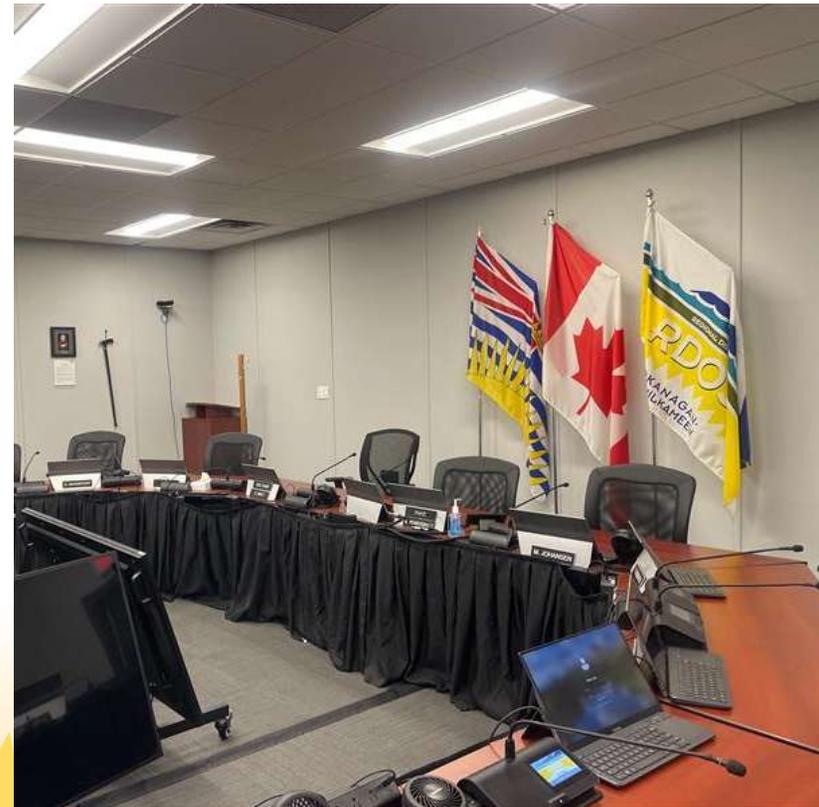
- Considered proposal to undertake Okanagan Valley OCP bylaw in tandem with ongoing RGS review; and
- Directed staff to hold separate workshops on RGS and OCP.
- Draft OCP circulated to Electoral Area Directors for comments.



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Feedback Comments:

- Responses can generally be categorized as follows:
 - Minor revisions;
 - New strategic projects; and
 - Items to be considered as part of RGS Review.





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P&D Committee (October 16, 2025 Workshop):

- Typographical and other miscellaneous textual changes incorporated into an updated Draft OCP;
- Other requests be addressed through the annual Strategic Priorities Work Plan, including:
 - Conservation Area Zone Review
 - Naramata Village Centre Zone Review
 - OK Falls DP Area Review; and
 - Local Area Policy Review.



Next Steps



Okanagan Valley OCP Project

Consultation:

Community Engagement will follow the Board's "OCP Bylaw Consultation Policy" (2016) and include:

- adjacent Regional Districts & Municipalities;
- local First Nations;
- Provincial agencies (ALC, School Districts, IHA, etc.)
- community groups and residents;
- any relevant Federal government agencies.



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Administrative Recommendation:

THAT the Okanagan Valley Official Community Plan Bylaw be initiated as part of the ongoing Regional Growth Strategy (RGS) Bylaw Review;

AND THAT the following items be considered for inclusion on the 2027 Strategic Priority Work Plan:

- *Conservation Area (CA) Zone Review;*
- *Naramata Village Centre (NVC) Zone Review;*
- *Okanagan Falls Development Permit Area 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.*



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Standing Motion:

1. THAT the Okanagan Valley Official Community Plan Bylaw not be initiated.

MOVED and SECONDED

THAT consideration of the motion be deferred until after a workshop for the Directors is conducted. -**CARRIED**

October 16, 2025



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Questions?