

# ADMINISTRATIVE REPORT



**TO:** Electoral Area Services Committee  
**FROM:** J. Zaffino, Chief Administrative Officer  
**DATE:** June 4, 2026  
**RE:** Okanagan Falls Official Community Plan (OCP) & Zoning Bylaws (D2026.004-ZONE)

---

## **Administrative Recommendation:**

**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.**

---

## **Alternative:**

1. Status quo.
- 

## **Purpose:**

The purpose of this report is to present options in relation to the pending incorporation of Okanagan Falls and required updates to the applicable Official Community Plan (OCP) and Zoning Bylaws.

## **Strategic Priorities:**

- 5.2 Optimize Development Approval Function

## **Statutory Authority:**

Under Section 34 (Bylaws that apply to new municipality or extend to additional area) of the *Local Government Act*, if a municipality is incorporated, “a bylaw adopted by a regional district ... that applies to the area continues in force as if it were a bylaw of the municipality until it is amended or repealed by the council.”

## **Background & Analysis:**

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.

---

---

**Analysis:**

In light of the imminent incorporation of Okanagan Falls, Administration supports proactively removing the area that is to comprise the new municipality from the applicable electoral area OCP and Zoning bylaws, and that this same area that is to be incorporated be subject to its own OCP and Zoning Bylaws.

There are seen to be multiple benefits to this approach, including providing the new municipality with a clean, standalone policy and regulatory framework in relation to land-use issues (e.g. it will no longer be nested within electoral area bylaws), while placing the electoral area bylaws in-order for the post-incorporation era.

This will allow the new Council and staff of Okanagan Falls to better understand the full scope of their land use planning obligations without having to decode which portions of the Regional District land use bylaws apply to them (e.g. without dedicated OCP and Zoning bylaws, Okanagan Falls will have to utilize the Electoral Area “D” OCP and Okanagan Valley Zoning Bylaw).

Finally, an OCP and Zoning Bylaw specific to Okanagan Falls will provide the new municipality with working documents that they can begin working with and, potentially, remove the urgency to immediately start drafting new bylaws.

Of note, the policies to be contained in the Okanagan Falls OCP Bylaw will *generally* be those that currently exist within the Electoral Area “D” OCP Bylaw No. 2603, 2013, and which are applicable to the area to be incorporated.

Similarly, the regulations to be contained in the Okanagan Falls Zoning Bylaw will *generally* be those that currently exist within the Okanagan Valley Zoning Bylaw No. 2800, 2022, and which are applicable to the area to be incorporated.

For these reasons, Administration considers the changes between the current and proposed bylaws to be minimal.

**Alternative:**

Conversely, the option of maintaining the current OCP and Zoning bylaws that apply to Okanagan Falls is available to the Board.

Under this scenario, the Regional District would amend its applicable OCP and Zoning bylaws following incorporation in order to remove Okanagan Falls.

**Summary:**

Administration supports the initiation of OCP and Zoning bylaws for the area to be incorporated as Okanagan Falls.

**Financial Implications:**

Financial implications have been considered and none were found, however, there are seen to be indirect financial benefits associated with advancing these bylaws prior to incorporation, including reducing costs associated for bylaw development, minimizing the need for post-incorporation amendments, and improving administrative efficiency during the transition period by providing a clear, stand-alone regulatory framework for the new municipality as well as Electoral Area “D”.

---

**Communication Strategy:**

If initiated by the Board, it is proposed that the draft OCP & Zoning bylaws and amendment bylaw 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, and that this include the following:

- posting of the bylaws as well as supporting documents such as reports, presentations and feedback forms on the Regional District's webpage;
- an Information Release;
- notification of the bylaws on social media accounts;
- notification of the bylaws on VoyentAlert!;
- notification of the bylaws in a local newspaper (2 separate days);
- the scheduling of an online public information meeting (PIM); 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 considers this to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as the process is seen to be sufficiently early and will not need to be further ongoing.

Will a PowerPoint presentation be presented at the meeting?    Yes

**Respectfully submitted:**



C. Garrish, Senior Manager of Planning

**Endorsed By:**



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