

ADMINISTRATIVE REPORT



TO: Electoral Area Services Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: May 7, 2026

RE: Planning Services Division – Quarterly Activity Report (Q1 2026)

Administrative Recommendation:

For information.

Purpose:

The purpose of this report is to provide the Board with a copy of the Quarterly Activity Report for the Planning Services Division.

Strategic Priorities: Operational

Background:

The preparation of a Quarterly Report for the Planning Services Division is seen to serve several important governance, management, and accountability purposes and provides an important oversight tool and a policy feedback mechanism for the Board to consider when assessing progress on the completion of its strategic priorities and desired service levels (e.g. are policy, staffing, or budget responses required).

For instance, a Quarterly Report can maintain transparency without requiring the Board to be involved in day-to-day operational decisions by providing the following information:

- volume and types of applications that are being received (e.g. rezonings, development permits and subdivisions);
- processing timelines and service demands (e.g. to help understand operational constraints that affect the responsiveness of the Division);
- corresponding shifts in land use demands (e.g., more multi-family, industrial, or infill development) and if these shifts are seasonal or cyclical;
- identification of policy conflicts or regulatory gaps to address shifts in land use demands (e.g. avoidance of reactive decision-making); and
- an understanding of what decisions are being made under delegated authority.

In addition, Quarterly Reporting demonstrates a commitment by the Board to good governance by routinely overseeing its statutory responsibilities in relation to land use planning, and that the Regional District is consistently and routinely reporting in an open manner on how the Planning Services Division is performing.

Finally, Quarterly Reporting facilitates institutional memory and continuity across transitions resulting from elections and staff changeover.

Analysis:

In future, it is anticipated that Quarterly Reports for the Planning Services Division will contain performance metrics in relation to the processing of various land use applications and referrals. Administration commenced tracking performance metrics in January of 2026 and is still refining data collection of reporting processes.

Issues and trends that Administration is currently monitoring in relation to the Planning Services Division include:

- the on-going need for possible direction from the Board regarding implementation of the short-term rental accommodation regulatory regime (e.g. business licencing and STR Permits);
- continued review of development approval processes for efficiencies and streamlining (e.g. importance of the Development Permit Area designations & Residential Zones review projects);
- land use bylaw amendments required to address the pending incorporation of Okanagan Falls in 2026 (e.g. OCP and Zoning);
- possible changes to the level of service provided to the Town of Osoyoos as a result of staffing changes (e.g. recent hiring by the Town of a Director of Development Services position);
- Agricultural Land Commission (ALC) staffing and budget pressures; implications for processing of land use applications in the Electoral Areas;
- regulatory changes to the *Riparian Areas Protection Regulation* (RAPR), to come into effect on January 1, 2027 (e.g. “possible exemptions from RAPR requirements for certain low-risk activities”); and
- *Heritage Conservation Act* Update and proposed revisions being considered by the province (e.g. new requirements for the issuance of building permits and subdivision approvals).

It is also noted that, on April 9, 2026, the provincial government announced that Private Member’s Bill M216 (“Professional Reliance Act”) would no longer be considered (e.g. it is being abandoned). The Minister of Housing and Municipal Affairs further indicated that the province would be undertaking “further work on the bill’s core principles” later in 2026.

Financial Implications:

Not applicable.

Communication Strategy:

A copy of the Quarterly Report for the Planning Services Division will be made available on the Regional District’s website.

Alternatives:

Not applicable.

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 – Planning Services Division – Quarterly Report (Q1 2026)