



Welcome

Peachland Minor Official Community Plan Update

Open House

Why is the Official Community Plan being updated?

Peachland is an evolving community, and with that, comes a need to thoughtfully plan for current and future residents. As more people choose to live, work and spend time here, responsible planning will help us balance change with the things that the community values most.

That's why we're undertaking a minor update to Peachland's Official Community Plan - our long-term roadmap for land use, housing, transportation, environment and more.

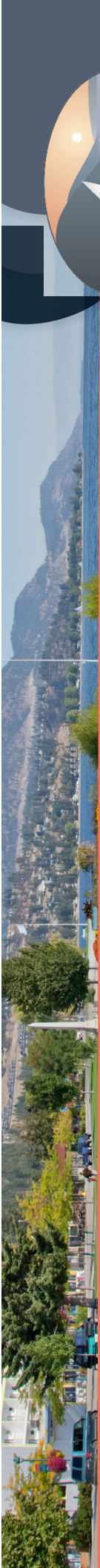
We're also developing actions to revitalize our downtown core through the Downtown Revitalization Implementation Strategy.

These two documents are tools to help us ensure responsible growth and meet our community's current and future needs, without losing what makes Peachland special.



► **Learn more at**
tinyurl.com/peachlandocp





Peachland's Official Community Plan: A Minor Review

What is an Official Community Plan (OCP)?

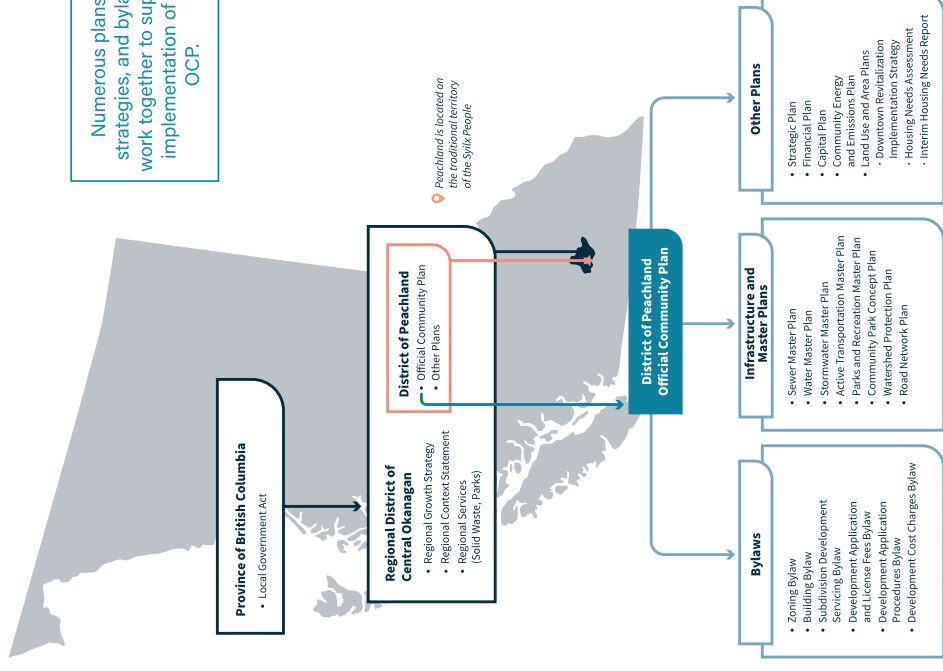
The OCP:

- Is an overarching visionary document that guides long-term growth and decision-making around land use.
- Sets the overall vision and policies for how Peachland grows, including land use, housing, transportation, and environmental priorities.
- Supports coordinated and predictable growth by providing clarity on where future development will occur.
- Reflects community values and priorities.

The minor OCP review includes:

- Updated population projections.
- New housing policy to support a mix of housing options, as required by new provincial legislation.
- Support for the revitalization of downtown.
- Refreshed development permit area guidelines.
- Minor changes to the future land use map to reflect District acquired parkland, development application amendments, and clarification of land use direction in the Gateway area.
- The incorporation of priorities for Downtown outlined in the recently approved Downtown Revitalization Implementation Strategy.
- Clarifications to the language surrounding growth management to ensure existing land use policy and OCP priorities are clearly communicated.

Numerous plans, strategies, and bylaws work together to support implementation of the OCP.





Peachland's Official Community Plan: A Minor Review

Community Vision Peachland in 2040

“Peachland's celebration of people and place attracts a diversity of residents and visitors to a collection of healthy, sustainable neighbourhoods. In 2040, Peachland is a diverse, healthy, sustainably developed lakeside community with a quaint and lively downtown where people live, work and play. A family-friendly destination, Peachland embraces its natural surroundings through recreation and preservation, attracting a diversity of residents and visitors. Citizens are engaged in protecting the beauty of the lake and beach; developing a safe community that embraces multi-modal transportation; and responsible growth and development that maintains the small-town character and preserves the environment.”

Existing OCP Vision Statement



The Community Vision establishes an overarching framework for the community. This vision stands true today and will continue to guide growth and development throughout Peachland.

Peachland's Community Vision was created based on feedback collected from the community as part of the 2018 OCP engagement process.

The remainder of the OCP incorporates policies to support the vision, including policies for land use, housing, economic development, environmental protection, and more.

Vision

A statement of community aspirations for the future

Values

Describe what is important

Objectives

Describe the desired future state

Policies

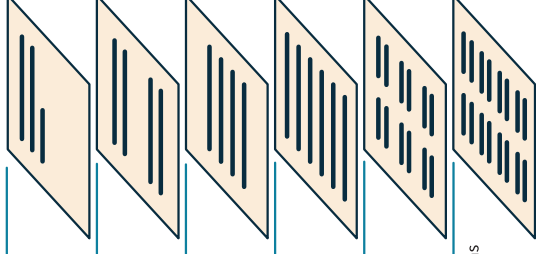
Describe "what" action is to be taken

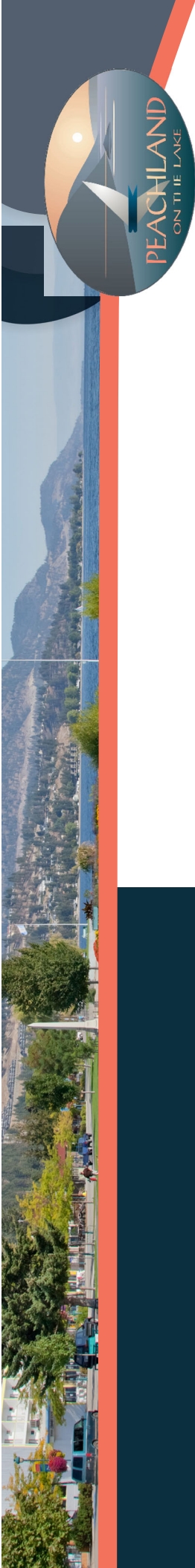
Guidelines and Strategies

Describe "how" action may be taken

Standards, Procedures, and Actions

Detailed instructions for completing specific tasks and actions in regulatory bylaws and operating policies and procedures





Current Project Status

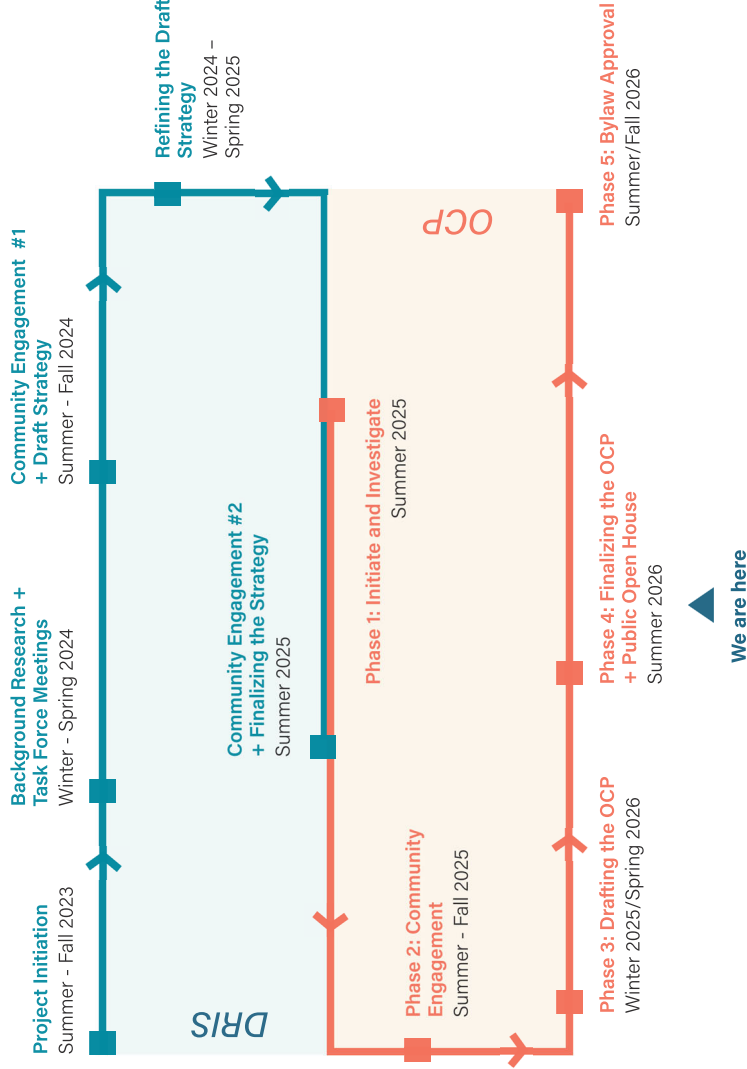
The minor OCP review began in summer 2025 and is expected to be complete in summer 2026.

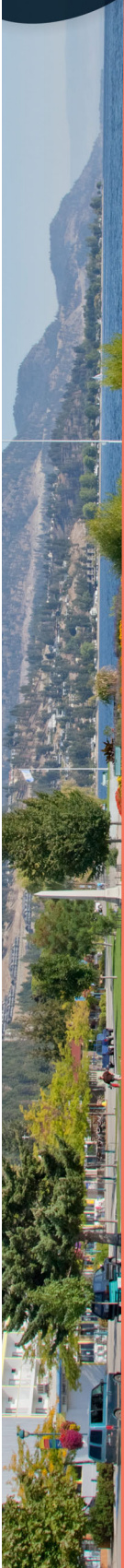
The draft revised document is anticipated to be presented to Council for consideration in early June 2026, with a public hearing scheduled in the following weeks.

Notification for the public hearing will be provided to the community in accordance with the requirements of the Local Government Act.

What is the process?

The minor OCP review is expected to be complete in summer 2026. Work on the DRIS has been underway since 2023 and will be complete in summer 2026.

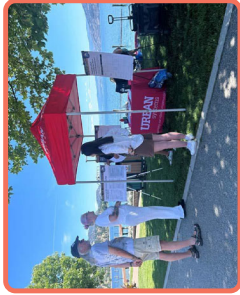




Phase 1 Community Engagement:

What We Learned

Community input has played an important role in shaping the OCP update. During the first phase of engagement summer 2025, residents shared valuable feedback on key aspects of the OCP. This feedback was used to help inform the draft that we're sharing today.



How We Engaged

Community members were invited to share their feedback on key elements of the OCP and the draft DRIS vision and focus areas through the following events:

- **Open House** (June 11, 2025)
- **Survey** (June 11 to August 7, 2025 - received a total of 252 responses)
- **Pop-up Events** (July 8 and 10, 2025)

Key Themes from Community Engagement



Housing

- Support and need for affordable and diverse housing options.
- Support for gentle densification balanced with concerns about unmanaged development and preserving Peachland's small-town character.
- Preference for low-rise buildings, particularly downtown and along Beach Avenue.



Environment

- Prioritize watershed protection, sewer upgrades, wildfire mitigation and sustainable development.
- Desire for cleaner waterfronts, expanded green spaces and improved waste management.



Downtown Revitalization

- Emphasis on preserving Peachland's existing character and limiting building heights to ensure new development complements the existing scale.
- Desire for thoughtful design guidelines and beautification efforts.
- Support for local businesses and more attractions, events and amenities.



DRIS Vision

- Seventy-four percent (74%) of respondents agree that the DRIS focus areas support the vision, though some would like to see more clarity and detail included.



DRIS Focus Areas

- Forty-seven percent (47%) of respondents believe that the DRIS focus areas mostly align with their vision for downtown Peachland, with some adjustments. Thirty-eight percent (38%) believe they align well.



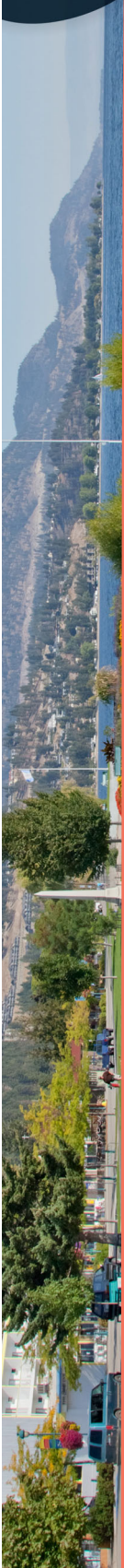
Jobs and Economic Development

- Calls for increased supports and incentives for local businesses.
- Interest in establishing more tourism-related businesses and amenities to attract visitors year-round.
- Desire for more local businesses and shops, with suggestions to develop business hubs to attract new employers and increase employment opportunities.



Transportation

- Calls for improved public transit.
- Desire for safe, well-connected pedestrian and cyclist infrastructure.
- Concerns about traffic congestion and parking.

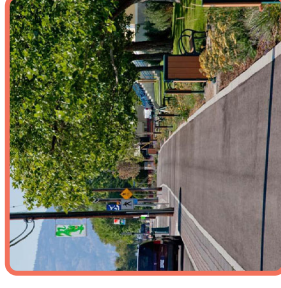
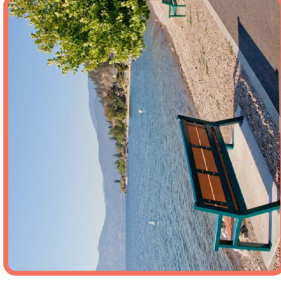
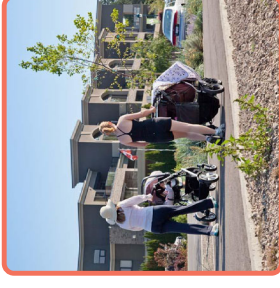


Minor OCP Review: What's Changed?

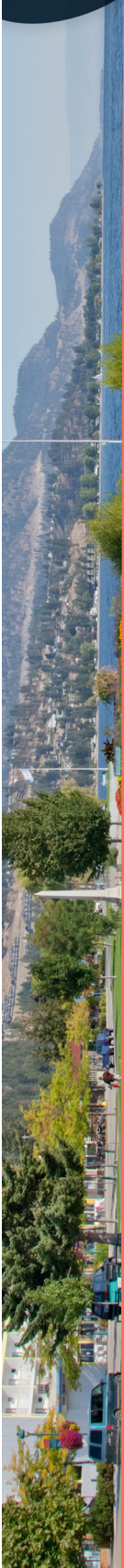
Overview of the Proposed Minor OCP Updates

The OCP contains the following key updates:

- Updated **population projections and demographic data**.
- Incorporates the **Interim Housing Needs Report (2024) data**, as required by provincial legislation.
- Updated **housing policy** that seeks to support diverse new housing to meet needs of current and future residents.
- Support for the **revitalization of downtown** with updated policies and design guidelines.
- Refreshed comprehensive **Development Permit Area guidelines** to more clearly identify requirements for the form and character of new buildings.
- Refreshed environmental and wildfire Development Permit Area guidelines
- **Updated long-term land use goals** to ensure that community growth is financially sustainable.
- Revised language for **Land Use Designations** to improve clarity and Council expectations and better guide land use decision-making in line with the Community Vision
- A thorough reorganization of content to provide improved clarity and usability of the document for staff, Council and the development community.
- Minor updates to the OCP Land Use Designation Map, including:
 - A new **'Downtown' Land Use Designation** to reflect the implementation of Downtown Revitalization Strategy;
 - A refinement to the boundaries of the **Residential Mixed Use Land Use Designation**, to focus this designation on the Gateway sub-neighbourhood area;
 - Consolidation of the previous 'Low Density Residential' and 'Intensive Residential' Land Use Designations into a **revised Low Density Residential Designation**.
 - Adjustments to mapping reflective of various OCP amendments since 2018.
 - Addition of lands to the Medium Density Residential Designation surrounding the Peachland shopping area.



The existing OCP's Community Vision and overall growth management strategy have not been changed as part of this minor update.



What's Changed: Population Growth and Housing Need

Peachland has experienced steady population growth over the past two decades.

As of 2021, Peachland had a population of **5,789** people, reflecting an average annual **growth rate of about 1.2%** over the last 20 years. More recent estimates suggest the population has reached approximately **5,963 residents in 2025**, an increase of about **3%** since 2021.

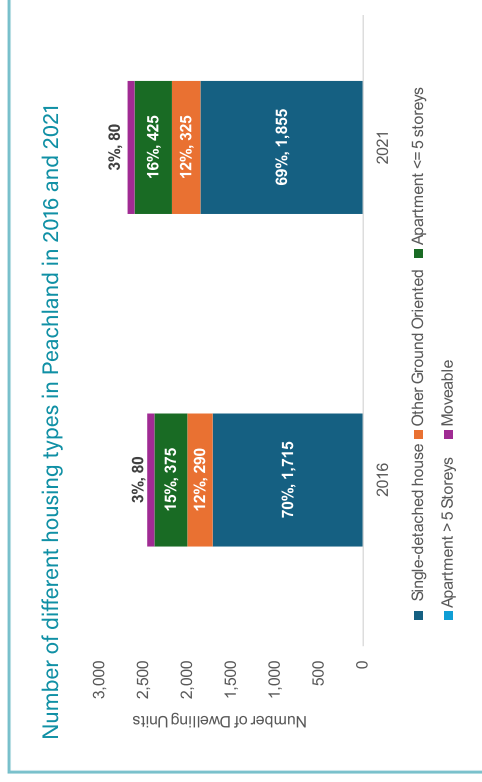
Looking ahead, population projections vary depending on assumptions about economic conditions and migration trends. Estimates for **2044** range from approximately **6,600 to 7,500** residents.

Current provincial projections suggest slower future growth than in the past. For planning purposes, the District is anticipating moderate growth of approximately 0.8% to 1.0% annually, resulting in a population of roughly 6,850 to 7,100 people by 2044.

 Current population (2025) **~5,963**

 Future population (2044) **~6,600 - 7,500**

To help meet rising housing demand, a wider variety of housing types (and tenure) can provide options for people of all ages, abilities, and income levels and at all stages of life. In Peachland, most homes are single-detached dwellings.



In response to increasing housing unaffordability and new provincial housing legislation, this OCP update focuses supporting a range of housing types, including infill housing, townhouses, and apartments. It also aims to ensure Peachland grows in a way that is financially sustainable.



What's Changed: Housing

New Provincial Housing Legislation


In 2023, the province introduced new laws to make it easier to build different types of homes in areas previously zoned exclusively for single-family houses. New requirements for how municipalities must plan for housing growth were also introduced.


Peachland, like other B.C. communities, needs to adapt by:

- Supporting a mix of housing types that meet the different needs of the community (i.e., seniors housing, special needs housing, rental housing)
- Planning for 20 years of housing demand while incorporating results of the Housing Needs Assessment
- Encouraging “missing middle” and more dense forms of housing like duplexes, townhouses, and apartments that fit into existing neighborhoods

Policies in the OCP have not substantially changed, but have been adjusted to better clarify the approach to these housing needs. Examples are outlined below.

To support growth, the Province requires that the District must plan for additional housing over the next 20 years. Based on the Province's standardized Housing Needs methodology, Peachland is expected to require:

 **494** new housing units over the next **5 years**

 **1,650** new housing units over the next **20 years**

Summary of the Amended OCP Housing Policies

Housing Diversity

- Support a range of housing types and densities that align with OCP land use designations and neighbourhood context.
- Encourage flexible and innovative housing forms, including infill, secondary suites and small multi-unit housing.

Housing Affordability and Livability

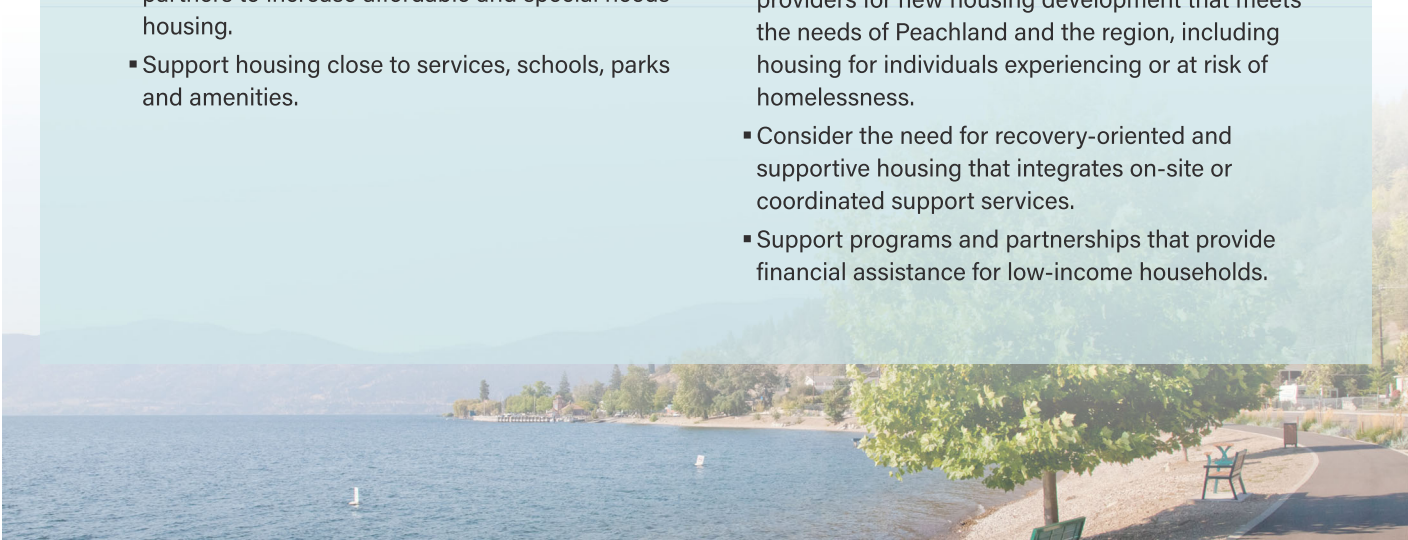
- Work with senior governments, non-profits and partners to increase affordable and special needs housing.
- Support housing close to services, schools, parks and amenities.

Rental Housing

- Encourage purpose-built rental and family-friendly housing through incentives and partnerships.
- Protect the existing rental housing supply and affordable housing units from redevelopment.

Special Needs Housing

- Support accessible, adaptable housing for seniors and people of all ages and abilities.
- Explore partnership with regional housing providers for new housing development that meets the needs of Peachland and the region, including housing for individuals experiencing or at risk of homelessness.
- Consider the need for recovery-oriented and supportive housing that integrates on-site or coordinated support services.
- Support programs and partnerships that provide financial assistance for low-income households.



Downtown Revitalization Implementation Strategy



Downtown Vision

Downtown Peachland is a dynamic and lively community hub. It fosters a strong year-round economy and meets the evolving needs of Peachland by embracing change and new development. With its history and waterfront beauty, it attracts residents and visitors of all lifestyles, ages and abilities to live, work, gather and play. Downtown Peachland offers a wide variety of services and housing choices, creates new opportunities for small business, shopping, recreation, tourism and hospitality, while still offering a unique small-town charm.

10 Guiding Policy Principles

- Mixed Use Growth Area
- Tourism and Hospitality
- Community and Connections
- Economic Viability
- Pedestrian Scale
- Change is Supported
- History and Sense of Place
- Waterfront
- Advocacy and Partnerships
- Okanagan Connections

BIG MOVE 1

Update OCP and Zoning to establish land use regulations with clear design expectations that maintain the identity of Downtown Peachland and align with economic feasibility.

- 1A: Adopt New and Clarifying Downtown OCP Policy
- 1B: Develop New Downtown Zoning Regulations

BIG MOVE 2

Actively prioritize and financially invest in the growth and Economic Development of the Downtown.

- 2A: Develop a Downtown-Specific Financial Incentive Program
- 2B: Maintain financial support for an economic development function to promote downtown growth
- 2C: Pursue Partnership and Grant Opportunities
- 2D: Capitalize on Municipal Land

BIG MOVE 3

Modernize Parking Policies.

- 3A: Reduce Minimum Parking Requirements for new Downtown development
- 3B: Initiate Parking Demand Management in Downtown and surrounding Beach Avenue areas

BIG MOVE 4

Activate Public and Pedestrian spaces in Downtown Peachland.

- 4A: Expand and Activate Space for People
- 4B: Improve Wayfinding and Traffic Calming

BIG MOVE 5

Invest in improved active transportation to and within the Downtown.

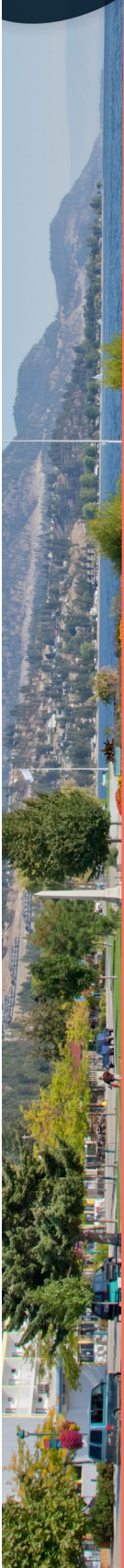
- 5A: Fund Active Downtown Transportation Improvements with a Capital Spending Program

Peachland endorsed the Downtown Revitalization Implementation Strategy (DRIS) on May 12, 2026.

The DRIS provides an action-oriented plan to guide future investment, development, and infrastructure improvements that will position downtown Peachland for long-term growth and success.

The DRIS provides clear, actionable recommendations, with a particular focus on providing detailed guidance to encourage, incentivize, and support new development.

The OCP's objectives and policies for strengthening Downtown's role as a central, mixed-use area have been informed by the DRIS and are intended to facilitate implementation of its key policy actions.



Downtown Revitalization Implementation Strategy

The DRIS has introduced a new vision, policy principles, and design guidelines to support the revitalization of downtown Peachland. These components of the DRIS would be reflected throughout the OCP and through:

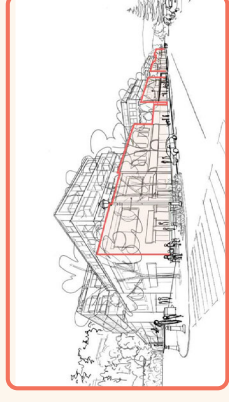
- A new 'Downtown' Land Use Designation to reflect the implementation of DRIS
- New Development Permit Area guidelines which clearly identify requirements for the form and character of new buildings in Downtown.
- New policies echoing the vision and principles of the DRIS document.

The DRIS process revealed a strong desire to protect Peachland's character and unique identity.

"Character" in a planning context refers to the combination of physical attributes such as building scale and materials that impact a person's experience and give a place its distinct and recognizable identity.

The character of downtown Peachland, particularly the section of Beach Avenue from the Museum through to 3rd Street, can be characterized by the following attributes:

- A pattern of small-scale retail shops along Beach Avenue, with five or more small individual storefronts on each block, each with its own separate entrance from Beach Avenue.
- Multiple buildings per block of Beach Avenue, with different designs, styles and roof line heights to reflect the area's historic, narrow lots.
- Buildings that are 1 to 2 stories at the street, with no setback from the sidewalk. (Sections of buildings taller than 2 storeys would be stepped back from the street wall to maintain this pedestrian scale).
- A varied mix of architecture, reflecting new and old, anchored by several of the town's oldest buildings.





What's Changed: Land Use Designations

Updates to the OCP land use designations include:

- A new **'Downtown' Land Use Designation** to reflect the implementation of DRIS.
- A refinement to the boundaries of the **Residential Mixed Use Land Use Designation**, to reduce the area and focus this designation on the Gateway sub-neighbourhood area; lands previous designated Residential Mixed Use are now designated a combination of Medium Density Residential and Low Density Residential.
- Consolidation of the previous 'Low Density Residential' and 'Intensive Residential' Land Use Designations into a **Low Density Residential Designation**.
- Adjustment of language and reformatting of land use designation descriptions to improve clarity for Council and the community.
- Incorporation of a summary table that describes the Land Use Designations, including allowable uses, allowable building types, and allowable building heights.



Future Land Use

The District's future land use framework provides the foundation for managing growth and guiding development in a manner that meets the community's evolving needs. Future Land Use Designations establishes what types of land uses are permitted, whether residential, commercial, mixed use, and industrial development. By strategically allocating land for different uses, the District seeks to promote a balanced, diverse, and sustainable urban form, supporting a resilient, inclusive, and vibrant community for residents, businesses, and visitors.

A summary of the District's future Land Use Designations (LUDs), including a description of each, allowable building typologies, supported uses, and supported building heights, is provided in the table (left). This table corresponds with the designations shown on the future land use map on the next poster.

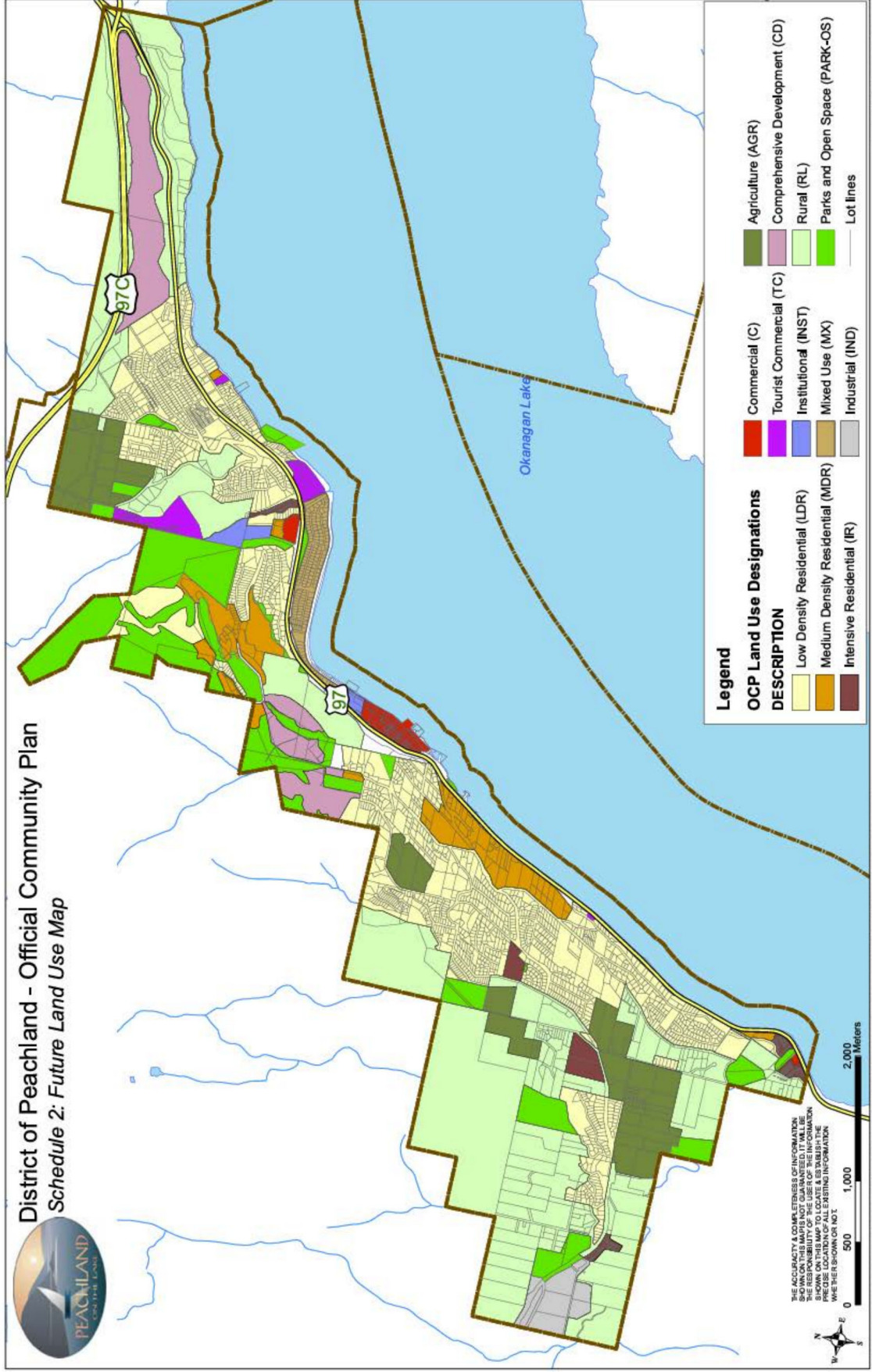
This OCP review process is incorporating additional detail and clarity into these land use designations to support council's decision-making and development applications.

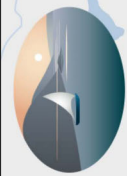
Proposed Future Land Use Designations

Description	Allowable Building Typologies	Supported Uses	Building Height
Agricultural (AGR)			
Lands within the Agricultural Land Reserve which support a large range of agricultural activities Large lot sizes of greater than 2 ha (5 ac) and up to 2 housing units per lot unless required by legislation.	<ul style="list-style-type: none"> Single-detached dwelling Accessory dwellings Agricultural buildings 	<ul style="list-style-type: none"> Agriculture, including intensive uses Residential Land uses subject to the <i>Agricultural Land Commission Act</i> and <i>Agricultural Land Reserve Use Regulation</i>. 	Approximately 9 m (30 ft.) for residential and up to 15 m (50 ft.) for agricultural.
Rural Residential (RL)			
Large lot residential lands, which may not have municipal services, with predominantly detached residential uses that are rural or agricultural in nature, but outside of the ALR. Large lot sizes of greater than 2 ha (5 ac) and up to 2 housing units per lot unless required by legislation	<ul style="list-style-type: none"> Single-detached dwellings Accessory dwellings Agricultural buildings 	<ul style="list-style-type: none"> Residential Agriculture, agritourism 	Approximately 9 m (30 ft.) for residential and up to 12 m (39 ft.) for agricultural buildings.
Low Density Residential (LDR)			
Ground-oriented homes characterized by lower building heights, at grade entrances, and a mixture of detached and semi-detached dwelling types. Lands which are typically serviced, with lower lot coverage and smaller lot sizes.	<ul style="list-style-type: none"> Single-detached dwelling Duplex Dwelling Accessory Dwellings Townhouse 	<ul style="list-style-type: none"> Residential Home based business 	2 - 3 storeys and up to 11 m (36 ft.).
Medium Density Residential (MDR)			
Lands supporting a diversity of ground oriented and multi-unit housing types that are located in existing neighbourhoods on larger lots.	<ul style="list-style-type: none"> Townhouse Stacked townhomes Low-rise apartments 	<ul style="list-style-type: none"> Multi-unit residential 	3 to 4 storeys and up to 13 m (43 ft.)
Residential Mixed Use (MX-R)			
Lands supporting a diversity of multi-unit housing types that incorporate small-scale commercial uses that are compatible with neighbouring land uses	<ul style="list-style-type: none"> Townhomes Stacked townhomes Low-rise apartments Small commercial units 	<ul style="list-style-type: none"> Multi-unit Residential with Small Scale Commercial 	3 to 4 storeys and up to 13 m (43 ft.)
Downtown (DT)			
Higher residential intensity, a mix of uses, and minimal building setbacks for a pedestrian oriented urban form. Commercial uses required at grade on Beach Avenue.	<ul style="list-style-type: none"> Townhouses Stacked Townhouses Apartments Mixed uses buildings 	<ul style="list-style-type: none"> Residential Commercial Mixed Use 	Varied heights established by zoning.
Comprehensive Development (CD)			
Lands intended for large or complex sites requiring a coordinated planning approach to ensure integrated design, infrastructure servicing, and compatibility with surrounding uses. Typically developed under a site-specific zoning bylaw.	<ul style="list-style-type: none"> Varies 	<ul style="list-style-type: none"> Residential Commercial Mixed Use Institutional 	Established through site-specific zoning
General Commercial (C)			
Areas designated to accommodate a broad range of commercial activities serving local and community-wide needs. Typically located along major corridors and at key intersections.	<ul style="list-style-type: none"> Stand-alone commercial buildings Multi-tenant buildings 	<ul style="list-style-type: none"> Retail Office Personal Services Restaurants Service Commercial 	1 to 3 storeys and 13 m (43 ft.)
Tourist Commercial (TC)			
Lands intended to support tourism-related uses that serve visitors and enhance the local economy. Often located near waterfronts, highways, or key destinations.	<ul style="list-style-type: none"> Hotels Motels Resorts Tourist-oriented commercial buildings 	<ul style="list-style-type: none"> Hotels Motels Resorts Tourist-oriented commercial accommodation buildings 	3 to 4 storeys and 13 m (43 ft.)
Industrial (IND)			
Lands designated for light and general industrial activities, warehousing, manufacturing, service industrial, and related employment uses. Located to ensure compatibility with adjacent land uses and access to transportation networks.	<ul style="list-style-type: none"> Ground-oriented industrial buildings 	<ul style="list-style-type: none"> Light Industrial Warehousing Manufacturing Service Industrial 	Varied heights established by zoning.
Institutional (INST)			
Lands designated for public and community-serving uses that provide educational, health, cultural, recreational, and civic services.	<ul style="list-style-type: none"> Varies 	<ul style="list-style-type: none"> Varies 	Varied heights established by zoning.
Parks and Trails (PARKS)			
Lands designated for public open space, environmental protection, recreation, and active transportation connections.	<ul style="list-style-type: none"> Varies 	<ul style="list-style-type: none"> Parks Trails Natural Areas Recreation 	N/A

Existing Land Use Map

The map below is the existing OCP's land use map. The amended version is shown on the next poster.

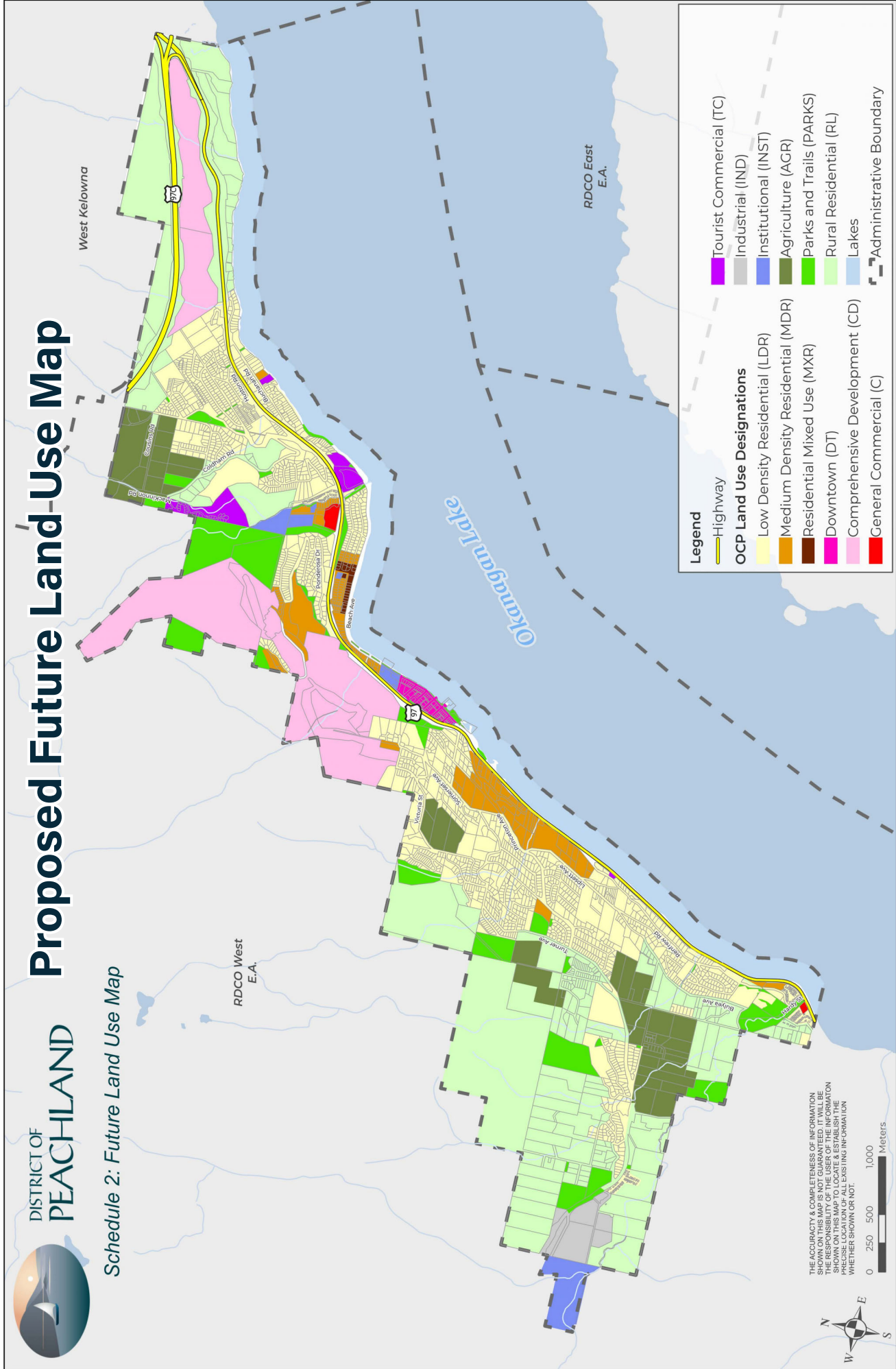




DISTRICT OF
PEACHLAND

Proposed Future Land-Use Map

Schedule 2: Future Land Use Map



Legend

- Highway
- Tourist Commercial (TC)
- Industrial (IND)
- Institutional (INST)
- Parks and Trails (PARKS)
- Rural Residential (RL)
- Lakes
- Administrative Boundary

OCP Land Use Designations

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Residential Mixed Use (MXR)
- Downtown (DT)
- Comprehensive Development (CD)
- General Commercial (C)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Residential Mixed Use (MXR)
- Tourist Commercial (TC)
- Industrial (IND)
- Institutional (INST)
- Agriculture (AGR)

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS MAP IS NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS MAP TO LOCATE & ESTABLISH THE INFORMATION AND OBTAINING INFORMATION WHETHER SHOWN OR NOT.





What's Changed: Development Permit Areas

What are Development Permit Areas (DPAs)?

Development Permit Areas are locations identified in the Official Community Plan where additional guidelines apply before development can proceed. These guidelines help ensure new development fits the community's character, responds to site conditions, and protects important environmental features.

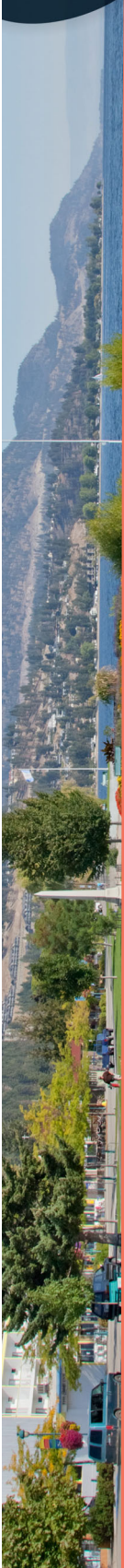
Summary of the Proposed Development Permit Area Guidelines

The OCP update has refreshed Peachland's DPA guidelines to:

- Provide clearer direction for building form, design, and character—making the process more predictable for applicants and easier to administer.
- Improve clarity and usability by reorganizing the guidelines so they are easier for staff, Council, and the public to understand and apply.
- Align with current community priorities to support key goals, including downtown revitalization, growth management, and high-quality new development.

If you'd like to see the detailed Development Permit Area Guidelines, please ask a District staff member.





Do you have any comments about the proposed updates to the OCP?

Write on a sticky note.



Thank you, Peachland!

Your feedback throughout this process has helped to shape the draft Official Community Plan - reflecting what matters most to our community - now and into the future!



What's next?

The final Official Community Plan will be presented to Council for consideration in Spring 2026. Once adopted, the updated Official Community Plan will guide how Peachland grows and develops for years to come.

Stay up to date

Visit tinyurl.com/peachlandocp for the latest information on the Official Community Plan.

