



Minutes

Electoral Area “E” Advisory Planning Commission

Special Meeting of Wednesday, October 25, 2023 at 12:00 p.m.

RDOS Board Room, 101 Martin Street, Penticton BC V2A 5J9 and RDOS WebEx

Present:

Members: Norbert Lacis (Chair), Heather Fleck, Maureen Redman, Cheryl Berry, Cam Gunning, Steve Creamer

Absent: Laura Keebaugh

Staff: Shannon Duong (RDOS Planner II)

Guests: Adrienne Fedrigo (RDOS, Area “E” Director), 1 member of the public via WebEx

Recording Secretary: Heather Lemieux

Delegates: None

1. ADOPTION OF AGENDA

The special meeting was called to order at 12:12 p.m. Quorum Present.

MOTION

It was Moved and Seconded THAT the Agenda for the Electoral Area “E” Advisory Planning Commission (APC) special meeting of October 25, 2023 be adopted as presented.

CARRIED/UNANIMOUSLY

2. APPROVAL OF MINUTES

MOTION

It was Moved and Seconded THAT the Minutes of the October 10, 2023 Electoral Area “E” Advisory Planning Commission (APC) meeting be adopted as presented.

CARRIED/UNANIMOUSLY

3. DELEGATIONS

None

4. DEVELOPMENT APPLICATIONS

None

5. OTHER

5.1 Official Community Plan (OCP) Bylaw No. 3010, 2023 Review - (E2021.027-ZONE)

Administrative Report Submitted by Chris Garrish, Planning Manager

[Draft OCP Bylaw 3010](#)

Electoral Area “E” Map Schedules: [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#)

MOTION

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board of Directors that the Electoral Area “E” Official Community Plan Bylaw No. 3010 be supported, subject to the following:

- i) Motions below, listed as 5.1.1, 5.1.2, 5.1.3, 5.1.5, 5.1.6, 5.1.7, and 5.1.8.

CARRIED/UNANIMOUSLY

5.1.1 **MOTION**

It was Moved and Seconded THAT the RDOS require Business Licences for Short Term Rentals.

CARRIED/UNANIMOUSLY

5.1.2 **MOTION**

It was Moved and Seconded THAT Area “E” opt into the requirement that Short Term Rentals be a principle residence.

CARRIED

5.1.3 MOTION

It was Moved and Seconded THAT references to the community being in support of a sewer system in the Draft OCP be deleted and replaced with words indicating community support for studying the feasibility of a community sewer system, including at the following sections:

- i. Section 5.2.7, delete the words ‘*and sanitary sewer systems*’; and
- ii. Section 7.2.1.6, delete and replace with ‘*Supports the study of the feasibility of a community sewer system in Lower Naramata*’.

CARRIED/UNANIMOUSLY

5.1.4 MOTION

It was Moved and Seconded THAT the reference to allowing apartment buildings within the Growth Containment Area be removed in the Draft OCP. 1 in Favour, 5 Opposed.

DEFEATED

5.1.5 MOTION

It was Moved and Seconded THAT the Area “E” growth area boundary be reduced to the Growth Containment Area represented in Area A and B of Figure 10. in the Draft OCP.

CARRIED

5.1.6 MOTION

It was Moved and Seconded THAT the statement in Section 6.5 of the Draft OCP regarding community preference of Growth Containment Area B as the Rural Growth Area boundary be deleted.

CARRIED/UNANIMOUSLY

5.1.7 MOTION

It was Moved and Seconded THAT any potential growth will support the retention of the Naramata village character, improving affordability, and involve public consultation.

CARRIED/UNANIMOUSLY

5.1.8 MOTION

It was Moved and Seconded THAT a Hazardous Land Assessment be completed for Area “E”;

THAT Development Permits be required for all hillside development to prevent landslide, drainage, and runoff issues in Area “E” regardless of the nature or size of the development; and

THAT the RDOS support the community in strengthening the review of development permits prior to issuing, preventing infractions of development permits, and increasing enforcement of development permits.

CARRIED/UNANIMOUSLY

6. ADJOURNMENT

6.1 MOTION

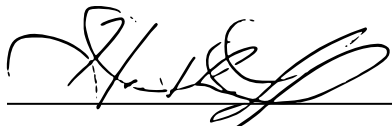
It was Moved and Seconded THAT the meeting be adjourned at 2:34 p.m.

CARRIED/UNANIMOUSLY

Next Meeting – November 14, 2023 @ 1:00 p.m. at the RDOS Board Room



Norbert Lacis, Chair, Electoral Area “E” Advisory Planning Commission



Heather Lemieux, Advisory Planning Commission Recording Secretary / minute taker