

# **Draft Electoral Area “E” Official Community Plan Bylaw No. 3010**

**Electoral Area “E” APC Meeting**  
(October 10, 2023)

## **Background Considerations:**

- Regional issues / Regional Growth Strategy
- LWMP and proposed community sewer
- Community desires / concerns
- Changing character, or not?
- Climate change adaptation and resilience
- Engagement

# Draft Electoral Area “E” OCP Bylaw No. 3010

## **Board “Land Use Bylaw Transition Policy” (2016)**

Prior to 1<sup>st</sup> reading of a new OCP Bylaw, the Board is to be apprised of the following:

- all significant policy changes within the bylaw; and
- all current subdivision proposals that may be affected by proposed changes within the bylaw.

# Draft Electoral Area “E” OCP Bylaw No. 3010

## AREA “E” NARAMATA AREA



OCP Bylaw No. 2458, 2008 – Regional District of Okanagan-Similkameen

## OFFICIAL COMMUNITY PLAN

This bylaw has been consolidated for  
convenience only and includes all  
amendments to the text up to:  
June 2, 2022

## Current OCP Overview:

- Current Electoral Area “E” OCP Bylaw was adopted in 2006;
- OCP was “Repealed & Re-enacted” in 2008, largely unchanged;
- Has been amended 40 times (+/-) since 2006;
- Review of OCP was identified as a priority in 2020 Business Plan.

## **Current OCP Overview:**

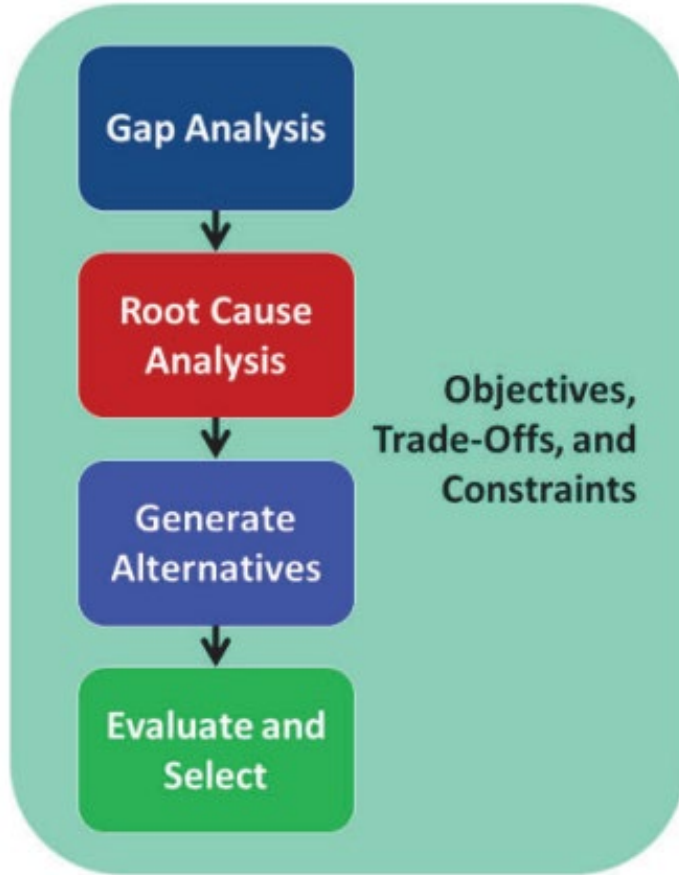
Amendments undertaken since 2006 include the following:

- WDP Areas (2006)
- Climate Change & GHG reduction policies (2010)
- Vacation Rental policies (2014)
- ESPD Area Update (2017)
- Accessory dwellings update (2020)
- Cannabis production (2020)

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## Project Overview:

- Undertaken “in-house”.
- Initial Community Engagement completed by LOCAL Decisions.
- Community Advisory Group (not appointed).
- Staff changes, Local Election pause.
- ‘Community Conversations’.



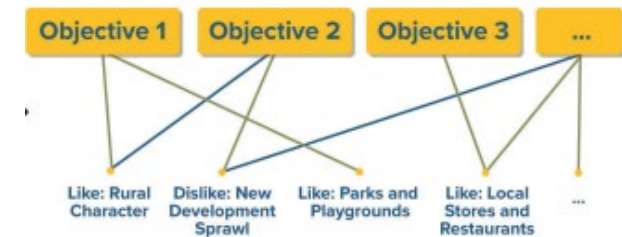
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## Community Engagement:

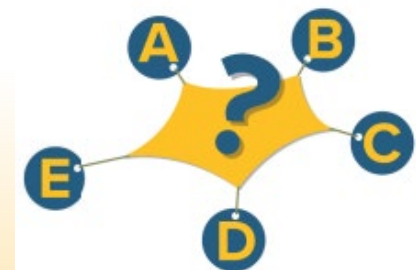
- Three-round survey, 2021/2022.
- Over 500 people participated.
- Trade-offs and compromises.
- Community Vision established.



Likes and Dislikes



Fundamental Objectives



Scenarios

# Draft Electoral Area “E” OCP Bylaw No. 3010

## Significant Policy OCP Changes

- Community Profile
- Growth Management
- Local Area Policies
- Resource Area
- Administrative, Cultural and Institutional
- Naramata Village Centre
- Hazard Lands
- Community Infrastructure
- Climate Change and Adaptation



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## Community Profile:

- Expanded section including PIB Assessment.
- Updated demographic / Census data.
- Updated Housing data.



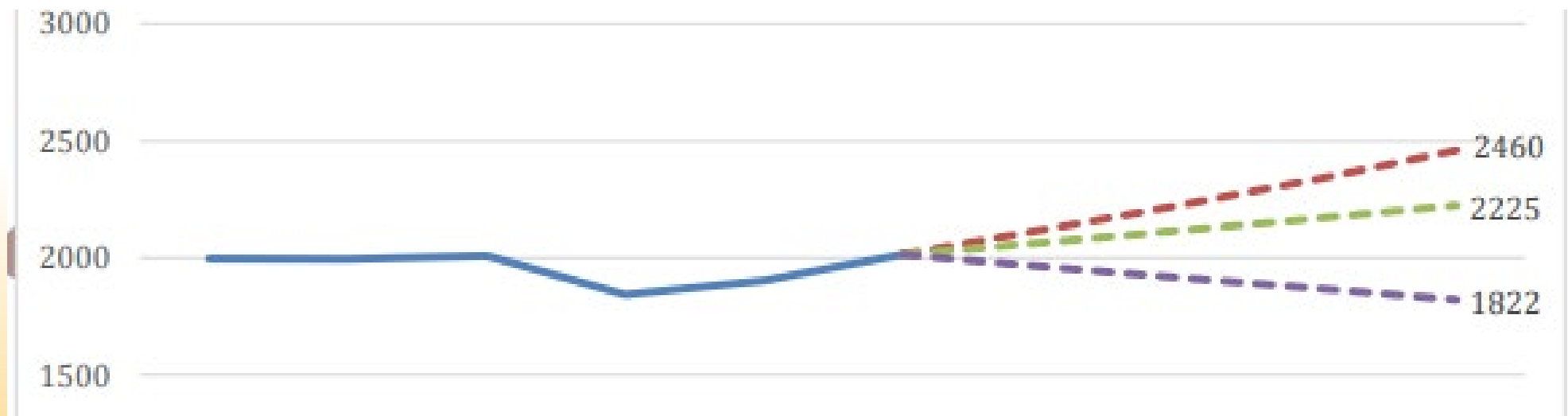
TL NPƏNYAƧTNITK'W UŁ TAN?  
YAƧCISCUT

“from the mouth of Ellis creek canyon to Chute lake”

PIB AREA E OCP ASSESSMENT



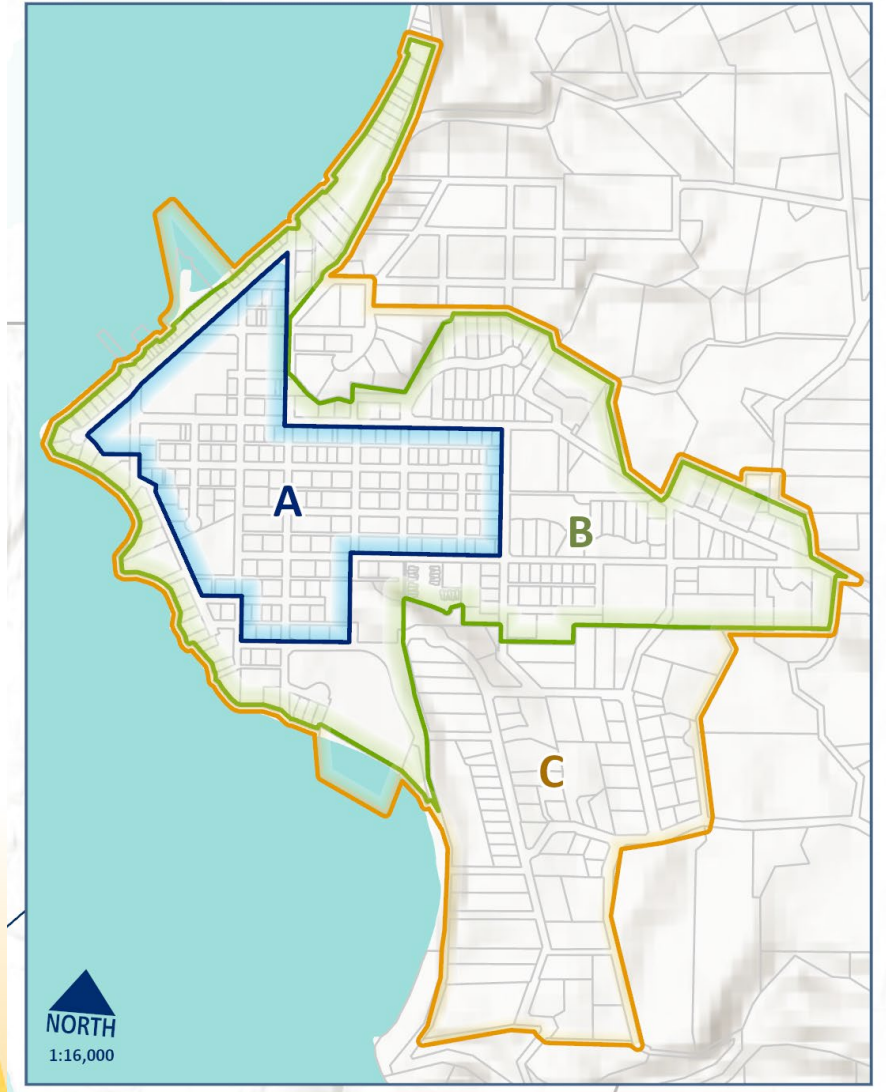
Prepared by: The Penticton Indian Band Natural Resource Department  
Prepared for: The Regional District of Okanagan Similkameen



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## Growth Management:

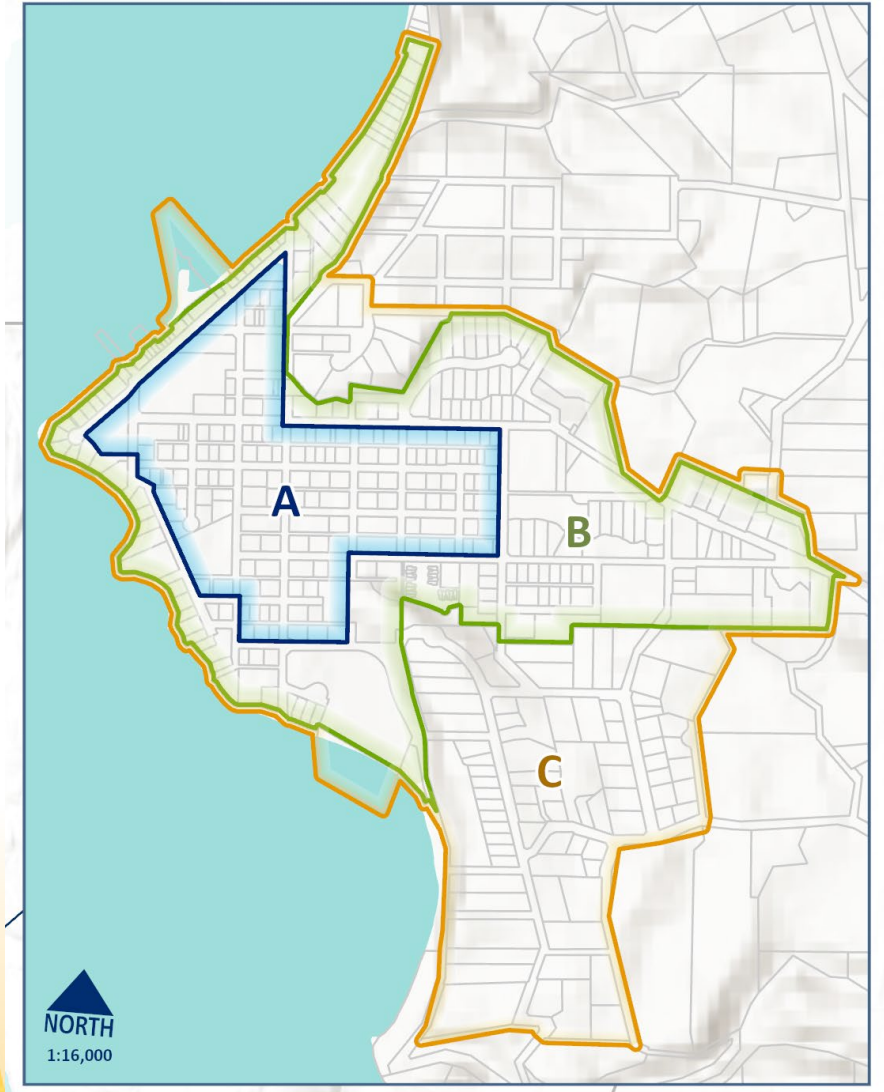
- South Okanagan RGS Bylaw designates “Naramata” as Rural Growth Area.
- Draft OCP is proposing a layered approach with a series of growth containment boundaries.



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## Growth Management:

- Area “A” - focuses commercial, mixed use, and some higher type of residential densities.
- Area “B” - short to mid term growth, similar to resident’s preference and to Phase 1 of LWMP.
- Area “C” - longer term (50 years+), similar to Phase 2 of LWMP.



## Local Area Policies:

- Establishes:
  - Naramata (“Lower”)
  - “Upper Naramata”
  - Falcon Ridge
  - Indian Rock
- Presents separate policies for each area.



## **Naramata (“Lower Naramata”) Policies:**

- Supports infill.
- May consider re-designation of Naramata Centre lands to allow for mixed residential densities.
- Supports a community sewer system.
- Encourages MoTI to consider traffic calming and walking areas adjacent to roads.
- Supports showcasing heritage values.

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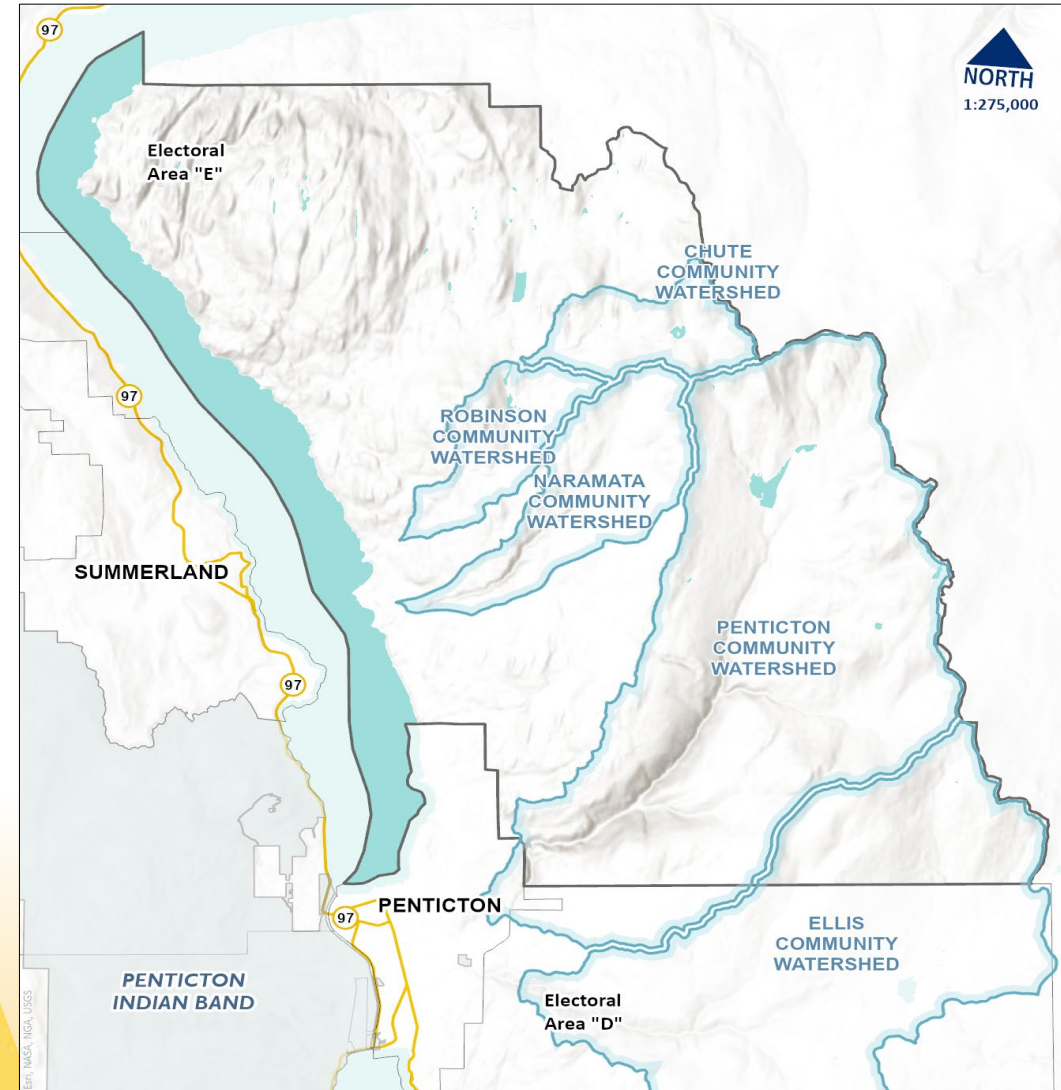
## **“Upper Naramata” Policies:**

- Discourages further rezoning for residential subdivision.
- Encourages MoTI to review traffic movement and safety.
- Will consider exploring options for regulating hillside development.

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## Resource Area (RA) Designation:

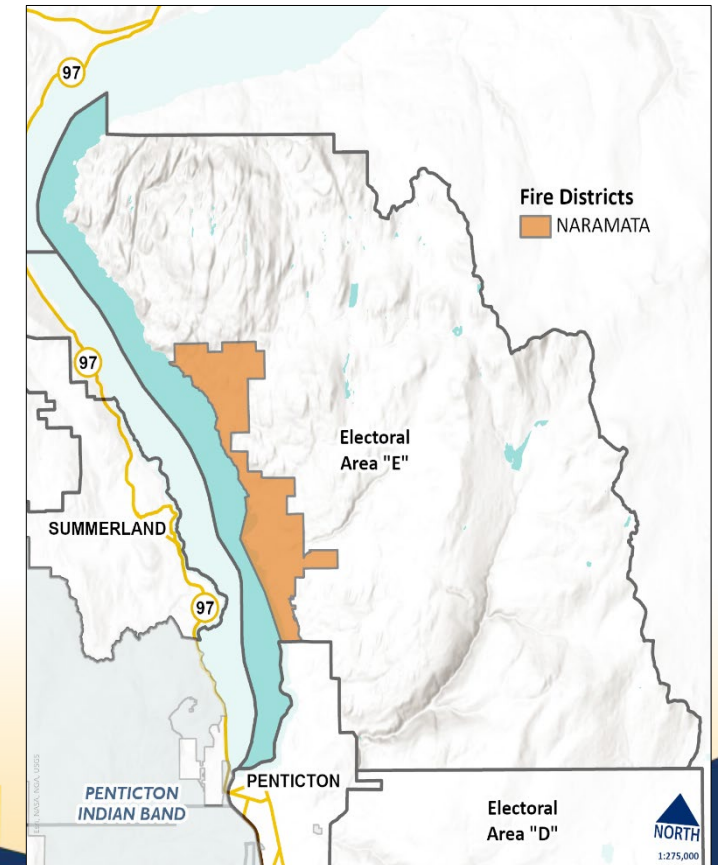
- Designation of community watersheds and subsequent Zoning amendments adding a Watershed Resource Area (WRA) Zone.
- Encourages energy production from renewable resources.



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## Administrative and Institutional (AI) Designation:

- Updated Fire District map.
- Updated Heritage and cultural values.
- New Social Well-Being section.

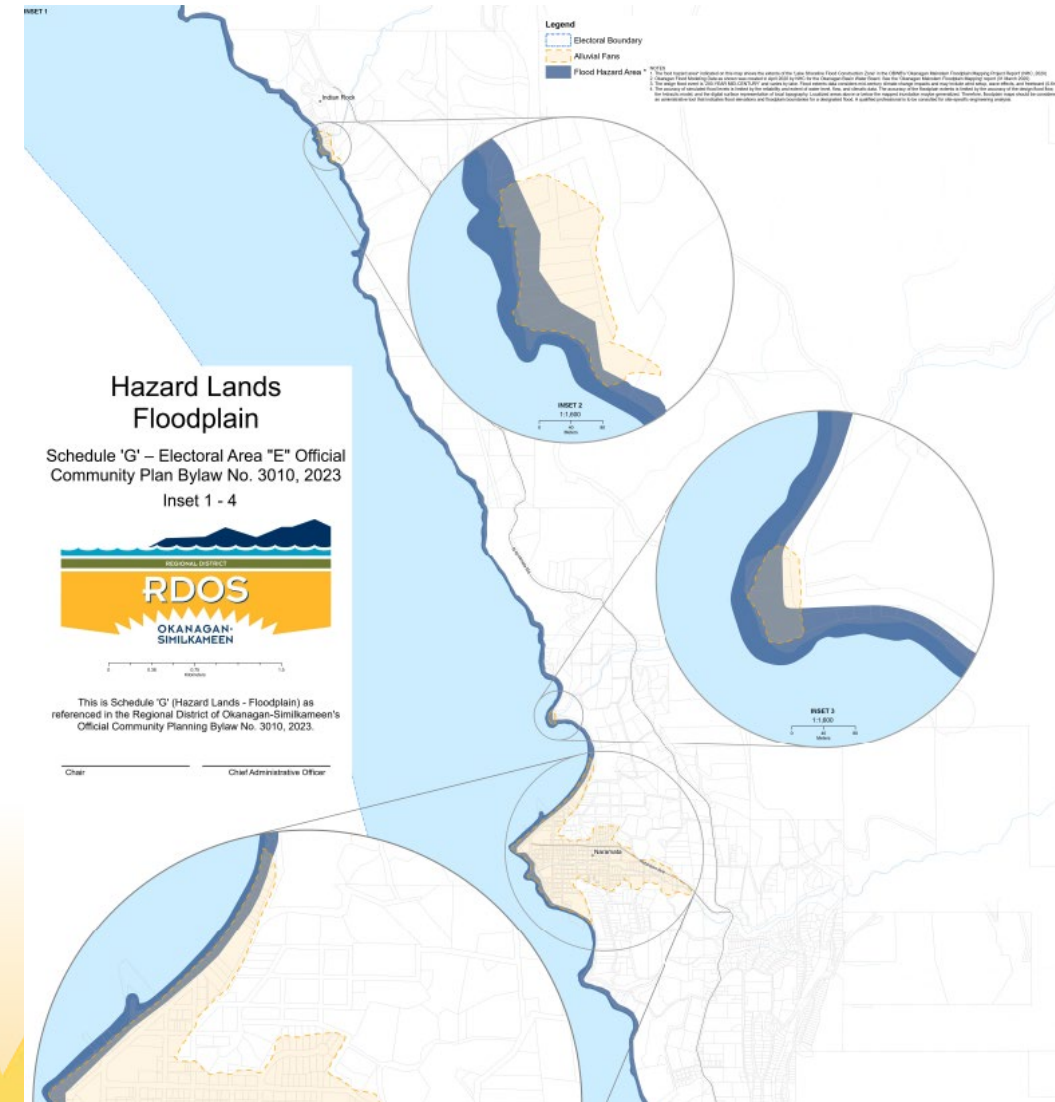




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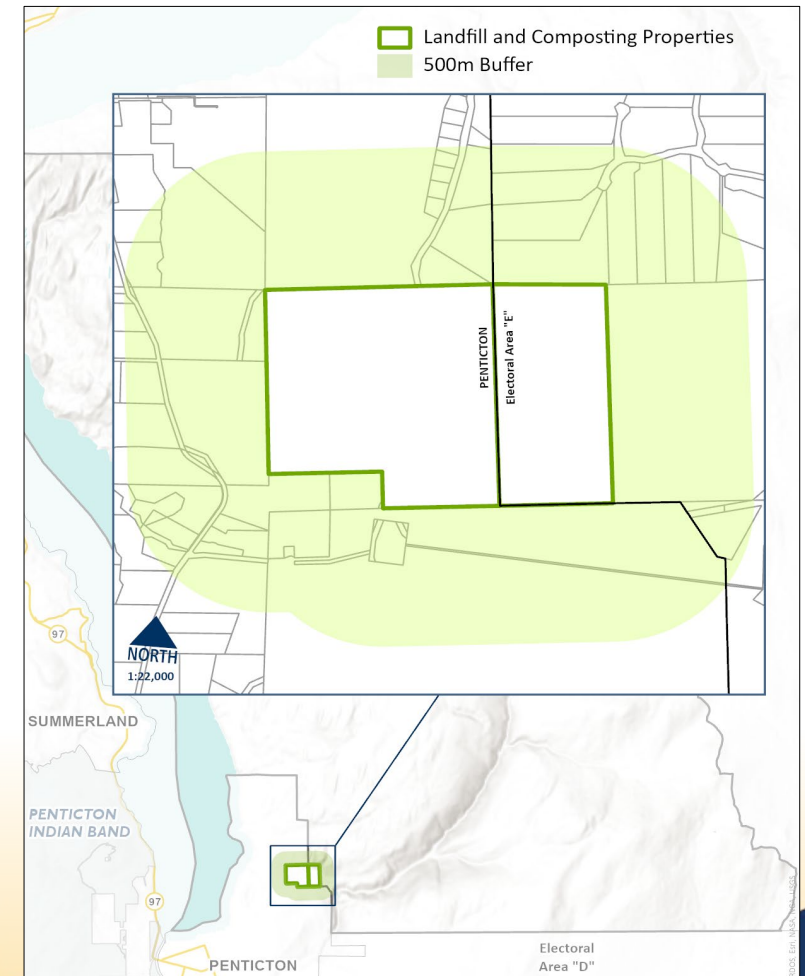
## Hazard Lands Policies:

- Updated sections for geotechnical hazards, wildfire, and flooding.
- OBWB flood mapping data.
- Provincial Alluvial fan study (1994).



## Community Infrastructure:

- Amalgamates transportation, community water and sewer systems, storm water, street lighting, and solid waste management.
- Acknowledges Naramata’s desire to become an International Dark Sky community.
- 500 metre buffer zone around landfill discouraging sensitive development.



## Climate Change Mitigation & Adaptation:

- Incorporates Data from *Climate Change for the Okanagan Region* (2020)
- Incorporates new provincial legislation.



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## **Board Direction sought on a number of policy issues:**

### *1. Review of Vacation Rental Policies*

- To be addressed through planned regional project.

### *2. Introduce a Hillside Development Permit*

- explore options for managing hillside development.

### *3. Change the Growth Management boundaries*


- No changes to be undertaken at this time.

### *4. Introduce a Climate Action Development Permit*

- Not to be pursued.

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## Recent & Next Steps:

- Planning and Development Committee (June 1, 2023).
- External Agency Referrals (June/July 2023).
- Community Advisory Group (June 2023).
- Complete community engagement (August 2023).
- Board consideration of 1<sup>st</sup> reading (September 7, 2023).
- APC consideration (October 10, 2023). 
- Board consideration of 1<sup>st</sup> reading (October 19, 2023).
- Public Hearing (TBD).



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Questions?