

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** J. Zaffino, Chief Administrative Officer

**DATE:** February 8, 2024

**RE:** Electoral Area “E” OCP Bylaw No. 3010, 2023 (E2021.027-ZONE)

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### **Administrative Recommendation:**

**THAT the Electoral Area “E” Official Community Plan Bylaw No. 3010, 2023, be read a third time and adopted.**

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### **Purpose:**

Bylaw No. 3010 represents a review and update of the Electoral Area “E” Official Community Plan (OCP) Bylaw and is proposing to repeal and replace the current Electoral Area “E” OCP Bylaw No. 2458, 2008.

### **Background:**

At its meeting of October 19, 2023, the Regional District Board resolved to approve first and second reading of the amendment bylaws and delegated the holding of a public hearing to Director Fedrigo.

On January 7, 2024, a public hearing was held at the Naramata Centre Chapel, which is located at the eastern end of Gwendoline Avenue, north of Manitou Park in Naramata, and was attended by approximately 45 persons.

The public hearing was recessed and reconvened on January 9, 2024, at 330 Ritchie Ave, Naramata (Naramata Friendship Club) and was attended by a further 27 persons.

The public hearing was recessed and reconvened a final time on January 11, 2024, online via the Webex meeting software and was attended by a further 29 person.

All comments received to date in relation to this application are included with this report.

### **Analysis:**

Administration maintains its support for the Electoral Area “E” Official Community Plan Bylaw No. 3010 and considers it to be responsive to provincial requirements, as outlined under the *Local Government Act*, various Regional District Board policies and objectives as well as feedback received from the community throughout the various engagement phases of the project.

Key policies in the OCP regarding growth management, hillside development and vacation rentals also reflect previous direction from the Board, provided at its meeting of June 1, 2023, and which included the following:

- the introduction of new vacation rental policies be deferred pending the completion of a Regional Vacation Rental Review;

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- issue identification as well as the range of options for managing and regulating hillside development be explored prior to a determination on introducing a development permit area designation; and
  - the “Rural Growth Area” boundary for Naramata comprise the area shown on Figure 10 of the OCP.

While Administration is aware of concerns that have been submitted from a segment of the Naramata community regarding the draft OCP, it is also recognized that it is not uncommon for residents whose personal preferences may not have been captured by a draft OCP to want to re-open the consultation phase in the late stages of a project to seek change.

Administration considers the policies in the OCP that speak to growth management and support for future infrastructure (e.g. a “vibrant village”) to reflect the preferences expressed by the 500+ participants in the surveys that were conducted to assist with the drafting of the Plan. The time and effort of all residents that participated in this project and provided feedback at the various stages of drafting is appreciated.

Alternative:

Conversely, the option to abandon the project is available to the Board and would result in the current Official Community Plan for Naramata (adopted in 2008) being maintained.

Administration does not recommend this option given the age of the current OCP (i.e. the province has recently indicated that it considers it good practice to review an OCP every 5 years) as well as the significant community, staff time and financial resources that have gone into the current preview project.

Should the Board direct that amendments be made to the OCP, Administration considers this to be a new project that will require the allocation of resources and the preparation of a new timeline for completion (i.e. drafting, community engagement, agency input, etc.).

Further, other projects, such as the Vacation Rental Review and/or Regional Housing Strategy identified by the Board as priorities for 2023-24, will need to be further deferred in order to accommodate this and, for this reason, Administration does not recommend this option.

Summary:

Administration is recommending adoption of the OCP.

**Alternatives:**

1. THAT first and second reading of the Electoral Area “E” Official Community Plan Bylaw No. 3010, 2023, be rescinded and the bylaw abandoned.

**Respectfully submitted:**



C. Garrish, Senior Manager of Planning