

Date: 2024 – 01 - 02

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: PJ Coulter

Address: Naramata BC

Thank you for the opportunity to present feedback on the latest version of the OCP.

There are 4 areas of specific concern that I would like to address as feedback for the RDOS.

- 1) Growth Section of the OCP
- 2) Sewer or Liquid Waste Management Plant
- 3) Vacation Rentals
- 4) Hillside Development

**1) Growth Section:**

- I support keeping Lower Naramata as a Rural Residential low growth area versus the proposed OCP version that classifies Lower Naramata as a Growth area.
- The Growth Containment Boundaries (OCP) and the Village Settlement Area (VSA) from the proposed RGS amendment are virtually the same. 97% of the community rejected the Village Settlement Area in a previous survey with clear direction to not densify Lower Naramata beyond what is permitted with Low Density Rural Residential growth. Please remove any reference to support for densifying Lower Naramata with multi-family residential development.
- The Growth containment Boundaries (A, B, & C) have not been agreed upon by the community and should be deleted in the OCP.

**2) Sewer or Liquid Waste Management Plant**

- I do not support the Sewer or LWMP and am in favor of maintaining the septic systems that are currently in effect. References in the latest version of the OCP indicating community support of a Sewer or LWMP should be removed.

**3) Vacation Rentals**

- The latest draft version of the OCP does not address the community's view or the level of concern for Vacation Rentals. The OCP needs to be strengthened to include requiring business licensing, full time owner or caretaker on site for all short-term rentals, meaningful fines/penalties for non compliance and proper enforcement.

**4) Hillside Development**

- There needs to be stronger language concerning Hillside Development to prevent landslide, drainage, and run-off issues regardless of the development size. Fines for noncompliance must be increased to a meaningful number with enhanced enforcement. A bond should be posted that is reflective of the size of the development with applicable fines being applied against it.

The OCP is an important document and it's very important that the Regional District reflect the wishes of the community.

Signed by: \_\_\_\_\_ PJ Coulter \_\_\_\_\_

Date: JAN 2 / 2024

To: The Regional District of Okanagan Similkameen  
[planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

From: Math Bensch

Address:  Naramata, B.C. V0T 1N1

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Signed  
by:



My name is Cheryl Berry. I live at \*, Naramata, BC. I have lived in Naramata for the past 23 years. I participated in the OCP Community Advisory Group (CAG) from September, 2021 to date.

I have reviewed the proposed OCP, the June 2023 draft OCP, the existing OCP, the existing RGS and the proposed amendment to the RGS, the survey results for the draft OCP and the proposed RGS and many other pertinent documents.

I am particularly concerned about four issues in the draft OCP

1. The Growth Section (and related infrastructure statements);
2. The Sewer or LWMP Sections;
3. The Vacation Rental Sections;
4. The Hillside Development concerns

**1. The Growth Section:**

- a. There was no agreement in the CAG or in the community that the Lower Naramata area (or Village Settlement Area in the Regional Growth Strategy (RGS)) be designated as a growth area allowing densification and multifamily development. There is strong support for Lower Naramata (or the Village) to continue developing with its current designation as Rural (or Low Density) Residential, not as a growth area. The community supports infill and primarily single-family homes.

**Remove references for support for densification in Lower Naramata (Sections 6.5, 7.2.1.1 and 7.2.1.2 and 7.2.1.4). Reflect the community desire for infill and slow, managed growth that retains the Naramata Village character and involves public consultation.**

- b. Growth Containment Boundaries A, B and C were not agreed upon by the CAG or the community. Growth Containment Boundaries A and B are the same or virtually the same as the proposed Village Settlement Area (VSA) in the proposed amendment to the RGS. 157 Naramata community members provided feedback on the proposed VSA and of those, **97% rejected** the VSA and the proposed densification in that area. This cannot be ignored. It is a clear indicator of the community's wish to **not** densify Lower Naramata (the area in Growth Containment Boundaries A, B and C). There was also significant community opposition of these boundaries and the densification policies in the OCP survey comments in summer, 2023.

**Remove the Map at page 26 and any reference to Growth Containment Boundaries A, B and C. Remove the statements of support for densifying with multi-family homes in Lower Naramata found in Sections 6.5, 7.2.1.1., 7.2.1.2 and 7.2.1.4. Specifically remove the last sentence in Section 6.5, Area "B" stating that the community indicated a preference to this as the Rural Growth Area boundary. This statement is patently untrue. There were any number of individual opinions about this issue, but never community support for this. To the contrary, the feedback to the RGS and the draft OCP indicate otherwise.**

- c. Naramata needs to have the Speculation/Vacant Home tax applied. More than 42% of Naramata households already have an out-of-town address

**Amend Section 6.7.12 to reflect that the Board will ask the provincial government to apply the Speculation and Vacancy Tax to Electoral Area E/Naramata (not the entire South Okanagan).**

## 2. Sewer or LWMP

- a. References to support for a community sewer or Liquid Waste Management Plant (LWMP) is not true. The first community engagement about a possible LWMP was held on July 10, 2023 and the first community feedback survey about it was due August 8, 2023. There has been significant community concern expressed about the possibility of a community sewer system.

**Remove references of support for the LWMP (Sections 5.2.7, 6.5, 7.2.1.6). State instead that the feasibility of a LWMP for Lower Naramata is being investigated and that the community has not had an opportunity to cast its vote on this issue.**

## 3. Vacation Rentals

- a. Vacation Rentals remain a vexing issue in Electoral Area E. At well-attended community meetings there was unanimous support for the requirement of having the owner or a full-time caretaker on-site for all vacation rentals in Naramata. The draft OCP does not address the level of concern or the requirement of having on-site owners/caretakers. Further, it was agreed that there needs to be enforcement with meaningful fines/penalties for non-compliance of vacation rentals operating without TUP's and without on-site owners/caretakers and other infractions.

**Delete 6.5.13 as it is not immediate enough and doesn't address the community's view or the new provincial legislation. Amend Section 10.6 to add that the RDOS shall require business licences for short term rentals. Also add that Area E will opt into the requirement that short term rentals be a principal residence and that failure to comply with these requirements will attract significant penalties.**

## 4. Hillside Development

- a. Hillside development – RDOS must provide stronger language concerning hillside development permit areas. RDOS should impose significant fines and penalties for non-compliance. A \$500 fine is meaningless. A bond that is reflective of the size of the development taking place should be posted by the developer prior to development with applicable fines being applied against it. The bond should be held for a period of time until well after the development is completed.

**Amend Section 7.3.1.8 to require that development permits be required for all hillside developments to prevent landslide, drainage and runoff issues regardless of the nature or**

**size of the development. Also add that 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, including imposing meaningful penalties.**

The OCP is the **community's vision** for its community. Its content should be changed to reflect the concerns of Naramata residents. Please take the time to ensure that it does.

Date: JAN 03, 2024

To: The Regional District of Okanagan Similkameen

[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: *planning* Adele C.S. Brown

Address: [REDACTED] Naramata, BC. V0H 1N0

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Signed  
by:



\_\_\_\_\_

Date: JAN 03, 2024

To: The Regional District of Okanagan Similkameen

planners@rdos.bc.ca

planning

From: RANDY BROWN

Address: [REDACTED] NARAMATA, B.C. V0H 1N0

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Signed  
by:

\_\_\_\_\_

**Lauri Feindell**

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**Subject:** FW: OCP proposal

**From:** Rick-Gayle Grant  
**Sent:** January 1, 2024 5:07 PM  
**To:** Planning <planning@rdos.bc.ca>  
**Subject:** OCP proposal

Hello,

My name is Gayle Grant, Naramata. Rick and I have lived here full time for 8 years. I have reviewed the proposed OCP, the June 2023 draft OCP, the existing OCP, the existing RGS and the proposed amendment to the RGS, the survey results for the draft OCP and the proposed RGS and many other pertinent documents.

I am particularly concerned about four issues in the draft OCP

1. The Growth Section (and related infrastructure statements);
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The OCP is the **community's vision** for its community. Its content should be changed to reflect the concerns of Naramata residents. Please take the time to ensure that it does. Please respect the residents who make Naramata their home.

Sincerely,

Gayle & Rick Grant  
, Naramata

## Lauri Feindell

---

**From:** Kaolin Mallette <  
**Sent:** January 2, 2024 11:13 AM  
**To:** Planning  
**Cc:** Barb Douglas  
**Subject:** Naramata OCP community plan  
**Attachments:** Naramata OCP Concerns.docx; E2021.027-ZONE (Area E OCP - Final Survey Responses Report).pdf

Some people who received this message don't often get email from

[n why this is important](#)

Hello RDOS planning team,

I have attached a document with some concerns on the upcoming OCP for the Naramata Area E. There are issues with this document and after extensive Community feedback you are not following the wishes of the community as were clear in the survey results sent back by concerned citizens. Please review the surveys sent out to citizens and bring your OCP plans in line with the wishes of the community.

Thank you

**Kaolin Mallette**

Date: \_\_January 2 2024

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: Kaolin Mallette  
Address: Naramata B.C.

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- The Growth containment Boundaries (A, B, & C) have not been agreed upon by the community and should be deleted in the OCP.
- Community engagement processes need to be just that and not used to try to push through developments that are not the wishes of the community.

**2) Sewer or Liquid Waste Management Plant**

- I do not support the Sewer or LWMP and am in favor of maintaining the septic systems that are currently in effect. References in the latest version of the OCP indicating community support of a Sewer or LWMP should be removed.

**3) Vacation Rentals**

- The latest draft version of the OCP does not address the community's view or the level of concern for Vacation Rentals. The OCP needs to be strengthened to include requiring business licensing, full time owner or caretaker on site for all short-term rentals, meaningful fines/penalties for non compliance and proper enforcement. This is a major issue that has been left out of planning for too long and is destroying our community. Immediate action is necessary.



**4) Hillside Development**

- There needs to be stronger language concerning Hillside Development to prevent landslide, drainage, and run-off issues regardless of the development size. Fines for noncompliance must be increased to a meaningful number with enhanced enforcement. A bond should be posted that is reflective of the size of the development with applicable fines being applied against it.

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Signed  
by:

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Date: 2024 / 01 / 05

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: Robert Coulter

Address: \_\_\_\_\_

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Signed by: \_\_\_\_\_ Robert Coulter \_\_\_\_\_

Date: Jan 3/2024

To: The Regional District of Okanagan Similkameen  
planners@rdos.bc.ca

From: William I. Gates

Address: Naramata, B.C.  
V0H1V0

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Date: Jan 2/24

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: Kim Gibbs

Address: \_\_\_\_\_

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Date:

Open 2/24

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[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From:

Martin Gibbs

Address:

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The OCP is an important document and it's very important that the Regional District reflect the wishes of the community.

Signed  
by: \_\_\_\_\_

Date: Jan 3 / 24

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: WAYNE JAMIESON

Address: \_\_\_\_\_

Thank you for the opportunity to present feedback on the latest version of the OCP.

There are 4 areas of specific concern that I would like to address as feedback for the RDOS.

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- 2) Sewer or Liquid Waste Management Plant
- 3) Vacation Rentals
- 4) Hillside Development

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Signed  
by: \_\_\_\_\_

## Lauri Feindell

---

**From:** Lorna Hancock  
**Sent:** January 4, 2024 11:54 AM  
**To:** Planning  
**Cc:**  
**Subject:** RDOS re OCP for Naramata - WHY SO FAST?

Some people who received this message don't often get email from

[Learn why this is important](#)

Jan 4, 2024

To RDOS;

To Whom It May Concern

I am not an expert on the topic of community plans, and my apologies if lack of knowledge is evident. My understanding is that a community plan takes many years to create, and is based on thorough review of all possible issues. You sent a survey out to the citizens of Naramata within the last year, and now you have a document that you want to implement. That's too fast I'd say, and I know these things can be laborious but further wonder what the rush is.

The question of sewer in Lower Naramata. You are saying that the community approved this, but I see no evidence of that but maybe the opposite. Can you show me where the community approved this? The expense involved would be huge, and who would pay for this? You are talking 'west-Naramata'. Can't see anyone non-west Naramata paying for services they wouldn't use, including wineries/farmers/homes on the bench. Considering that my husband and I already have a costly sewer treatment set up on our property, why should we be expected to pay anything at all?

Another question. You are talking about approving apartments and higher density accommodation on the assumption that these units would be more affordable and attract families less able to pay higher rents. Unless I have this wrong, what is your logic to this assumption? I somehow doubt this very much, personally.

There is a meeting on Sunday that I circumstances make it unable to attend in person and I would like my letter to represent my thoughts. Thank you so much.

Sincerely,  
Lorna J Hancock  
Naramata

Cc David Tauzer  
Cc Cheryl Berry  
Cc others

Date: Jan. 3 2024

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: T. Moloney

Address:

Thank you for the opportunity to present feedback on the latest version of the OCP.

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The OCP is an important document and it's very important that the Regional District reflect the wishes of the community.

Signed  
by:

\_\_\_\_\_

Re: Electoral Area "E", OCP Bylaw No. 3010, 2023

Date: Tuesday January 2nd 2024

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: CECILY MAY

Address: \_\_\_\_\_, Naramata V0H1N1

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\* The OCP is an important document and it's very important that the Regional District reflect the wishes of the community. \*

\* PLEASE \*

RDOS Planners:  
Please listen to the  
community and reflect  
our wishes.  
Thank you.

Signed by: \_\_\_\_\_

\_\_\_\_\_



Date: JAN 3 / 2024

To: The Regional District of Okanagan Similkameen  
planners@rdos.bc.ca

From:

BILL PANKIOW

Address:

Naramata

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Signed  
by:

---

Date: 3.1.2024

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: Barbara Sinclair

Address: \_\_\_\_\_

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Signed  
by: 

3-1-2024

Date: JAN 3 / 2024

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: JIM SINCLAIR

Address: \_\_\_\_\_

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Date: JAN 3 / 2024

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[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

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Address: \_\_\_\_\_

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Signed  
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\_\_\_\_\_



Date: Jan. 3, 2024

To: The Regional District of Okanagan Similkameen  
planners@rdos.bc.ca

From: Gail Zvonarich.

Address: Naramata V04 1N1

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Signed  
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---

Date: Jan. 3 2024

To: The Regional District of Okanagan Similkameen  
planners@rdos.bc.ca

From: Julia P. Berry

Address: \_\_\_\_\_ Naramata B.C.  
VOHINI

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Signed  
by:

\_\_\_\_\_

\_\_\_\_\_

Date: JAN 4TH 2024

To: The Regional District of Okanagan Similkameen  
[planners@rdos.bc.ca](mailto:planners@rdos.bc.ca)

From: THOMAS ROUHIAINEN

Address: NARAMATA, B.C. V0H 1N1

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Signed  
by:

\_\_\_\_\_

Date: Jan 4, 2024

To: The Regional District of Okanagan Similkameen  
planners@rdos.bc.ca

From:

Wanda Berry

Address:

NARAMATA BC VOTING

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*voting residents with clear figures on cost, site logistics etc.*

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- Water is a main concern, levels are currently low
- Other areas are developing, putting more pressure on the lake and watersheds
- All water use must be considered including agriculture, along with domestic and commercial

Signed by:

---



Date: JAN 5<sup>TH</sup> / 24

To: The Regional District of Okanagan Similkameen  
planning@rdos.bc.ca

From: RUSTY HEWITT

Address: \_\_\_\_\_

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Signed by:

\_\_\_\_\_

Date: Jan. 6 / 24

To: The Regional District of Okanagan Similkameen

planning@rdos.bc.ca

From:

Martin Dicken

Address:

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- I do not support the Sewer or LWMP and am in favor of maintaining the septic systems that are currently in effect. References in the latest version of the OCP indicating community support of a Sewer or LWMP should be removed.

**3) Vacation Rentals**

- The latest draft version of the OCP does not address the community's view or the level of concern for Vacation Rentals. The OCP needs to be strengthened to include requiring business licensing, full time owner or caretaker on site for all short-term rentals, meaningful fines/penalties for non compliance and proper enforcement.

**4) Hillside Development**

- There needs to be stronger language concerning Hillside Development to prevent landslide, drainage, and run-off issues regardless of the development size. Fines for

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noncompliance must be increased to a meaningful number with enhanced enforcement. A bond should be posted that is reflective of the size of the development with applicable fines being applied against it.

The OCP is an important document and it's very important that the Regional District reflect the wishes of the community.

Signed by:

\_\_\_\_\_

Date: Jan 5, 2024

To: The Regional District of Okanagan Similkameen  
planning@rdos.bc.ca

From: LARRY PATRICK TURPIN

Address: \_\_\_\_\_

Thank you for the opportunity to present feedback on the latest version of the OCP.

There are 4 areas of specific concern that I would like to address as feedback for the RDOS.

- 1) Growth Section of the OCP
- 2) Sewer or Liquid Waste Management Plant
- 3) Vacation Rentals
- 4) Hillside Development

**1) Growth Section:**

- I support keeping Lower Naramata as a Rural Residential low growth area versus the proposed OCP version that classifies Lower Naramata as a Growth area.
- The Growth Containment Boundaries (OCP) and the Village Settlement Area (VSA) from the proposed RGS amendment are virtually the same. 97% of the community rejected the Village Settlement Area in a previous survey with clear direction to not densify Lower Naramata beyond what is permitted with Low Density Rural Residential growth. Please remove any reference to support for densifying Lower Naramata with multi-family residential development.
- The Growth containment Boundaries (A, B, & C) have not been agreed upon by the community and should be deleted in the OCP.

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Signed by:

\_\_\_\_\_

*[Handwritten signature]*

\_\_\_\_\_

Date: January 4, 2024

To: The Regional District of Okanagan Similkameen  
[planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

From:

Franca Mooijer

Address:

Naramata BC

Thank you for the opportunity to present feedback on the latest version of the OCP.

There are 4 areas of specific concern that I would like to address as feedback for the RDOS.

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The OCP is an important document and it's very important that the Regional District reflect the wishes of the community.

Signed  
by:

A handwritten signature in black ink, appearing to be a cursive name, positioned above a horizontal line.