

-
- amend the zoning under Schedule '2' (Zoning Map) of the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Naramata Centre (NC) to Low Density Residential One (RS1).

In support of the rezoning, the applicant has stated that:

These lands have been owned and operated by the Naramata Centre for decades and have now been identified as surplus to their needs. The intention now is for these lands to be re-purposed to allow for new housing support the sustainable growth and vibrancy of the Naramata Village. The proposed project utilises the existing legal lots to bring homes to Naramata as was originally planned for the village. The homes that will be constructed on these lots aim to fit in with the community and complement the surrounding primarily single-family homes.

Site Context:

The subject properties are approximately 1,875 m² in area cumulatively and are situated on the north side of Gwendoline Avenue between 1st Street and 3rd Street. It is understood that the lots which make up the easterly property currently contain the Naramata Centre's Robson House, while the westerly property is vacant.

The surrounding pattern of development is generally characterised by low density residential development.

Background:

The current boundaries of the subject property were created on July 8, 1908.

Available Regional District records indicate that building permits have not previously been issued for this property.

Under the Regional Growth Strategy (RGS) Bylaw No. 2770, 2017, Naramata is designated as a Rural Growth Area.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 3010, 2023, the subject property is currently designated Administrative, Cultural and Institutional (AI).

To support the objectives of the RGS and provide additional direction with respect to growth management, the Electoral Area "E" Official Community Plan Bylaw outlines the Naramata Rural Growth Area boundary (which generally includes lands with existing servicing and those lands identified within Phases 1 & 2 of the Liquid Waste Management Plan) and supports directing growth to this area.

The Rural Growth Area is broken down into three containment areas ("A", "B", and "C") which identify lands for short-, mid-, and long-term growth. The subject properties are located within Growth Containment Area "A", being the area in which commercial, retail and slightly higher residential densities are directed to occur.

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Naramata Centre (NC) which restricts the use of the properties to limited institutional uses in relation to the operations of the Naramata Centre Society (i.e., church, institutional camp, educational facility, and related accessory uses).

Given the small lot sizes (i.e., ranging from ~ 230-275 m² in area), the parcels are fairly limited with respect to the developable area on-site. Based on the proposed development plans submitted by the

applicant it is noted that, should the proposed amendments be approved and the development be pursued as-is, variances will be required in order to reduce parcel line setbacks on several of the subject lots. Maximum parcel coverage variances may also be required depending on the final building plans.

BC Assessment has classified the property at 3325 3rd Street (Lots 1-4) as part Business and Other (Class 6) and Recreational Property/Non-Profit Organization (Class 8), and the unaddressed property at the northeast corner of 1st and Gwendoline Avenue (Lots 5-7) as Recreational Property/Non-Profit Organization (Class 8).

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97).

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 67 have been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading the Regional Board must consider the proposed OCP amendment in conjunction with Regional District's current financial and waste management plans. The proposed OCP amendment has been reviewed by the Public Works Department and Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS's current waste management plan and financial plan.

Public Process:

On April 23, 2024, a Public Information Meeting (PIM) was held by the applicant at the Naramata Centre Alberta Hall, 460 Ellis Avenue, Naramata, and was attended by an unknown number of members of the public, representing four households.

At its meeting of May 13, 2024, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

Administration recommends that the written notification of affected property owners, the public meetings as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to further ongoing.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

In considering this proposal, it is understood that the lands under application have been deemed to be surplus to the needs of the Naramata Centre Society, and that the Society had undertaken a process in which the applicant was selected to re-purpose the properties for a residential development.

While the proposal would ultimately result in a reduction to the Administrative, Cultural and Institutional (AI) land base in the Electoral Area, Administration recognizes that the re-designation of Naramata Centre lands for mixed-density development is contemplated under the Electoral Area “E” OCP Bylaw.

Specifically, the OCP speaks to “re-designating Naramata Centre in order to allow mixed density development including townhouses, apartment buildings, duplexes, assisted living and special needs housing ...”

While the lands are understood to be surplus to the operational needs of Naramata Centre, given the remaining amount of AI designated lands within Naramata, the re-designation of these parcels will not adversely impact the provision of facilities such as schools, religious buildings, recreation facilities, community centres, public health facilities, etc. in future.

Additionally, Administration notes that increasing residential densities within the “Lower Naramata” (“townsite”) area is generally consistent with the designation of Naramata as a Rural Growth Area under the RGS as well as various policies in the OCP Bylaw.

The “Lower Naramata” area contains supportive amenities such as small-scale commercial businesses, elementary school, and parks and is serviced by the Naramata Water System, which makes the area suitable for supporting increased residential use.

Furthermore, the OCP Bylaw contains policy which directs the development of new housing to existing vacant lots (with servicing), and further encourages residential infill development.

While infill development does not generally include proposals which require OCP amendments, Administration notes that the seven parcels already exist and that subdivision is not required to facilitate the proposed development.

Alternative:

Conversely, Administration recognises that the proposal to develop the properties to single detached dwellings is not consistent with the existing Administrative, Cultural and Institutional (AI) designation of the properties.

Summary:

In light of the comments above, Administration is supportive of the proposed amendments.

Alternatives:

1. THAT the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.01, 2024, and the [Okanagan Valley Zoning Amendment Bylaw No. 2800.39, 2024, be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated May 23, 2024, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 3010.01, 2024, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of the public hearing be delegated to Director Fedrigo;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Fedrigo;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

2. THAT the Electoral Area "E" Official Community Plan Amendment Bylaw No. 3010.01, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.39, 2024, be denied.

Respectfully submitted:



Shannon Duong, Planner II

Attachments: No. 1 – Agency Referral List

No. 2 – Applicant's Context Plan

No. 3 – Applicant's Site Plan

No. 4 – Applicant's 3D Rendering

No. 5 – Applicant's Building Elevations (Lots 1 – 4)

No. 6 – Applicant's Building Elevations (Lot 5)

No. 7 – Applicant's Building Elevations (Lot 6)

No. 8 – Applicant's Building Elevations (Lot 7)

No. 9 – Aerial Imagery (2023)

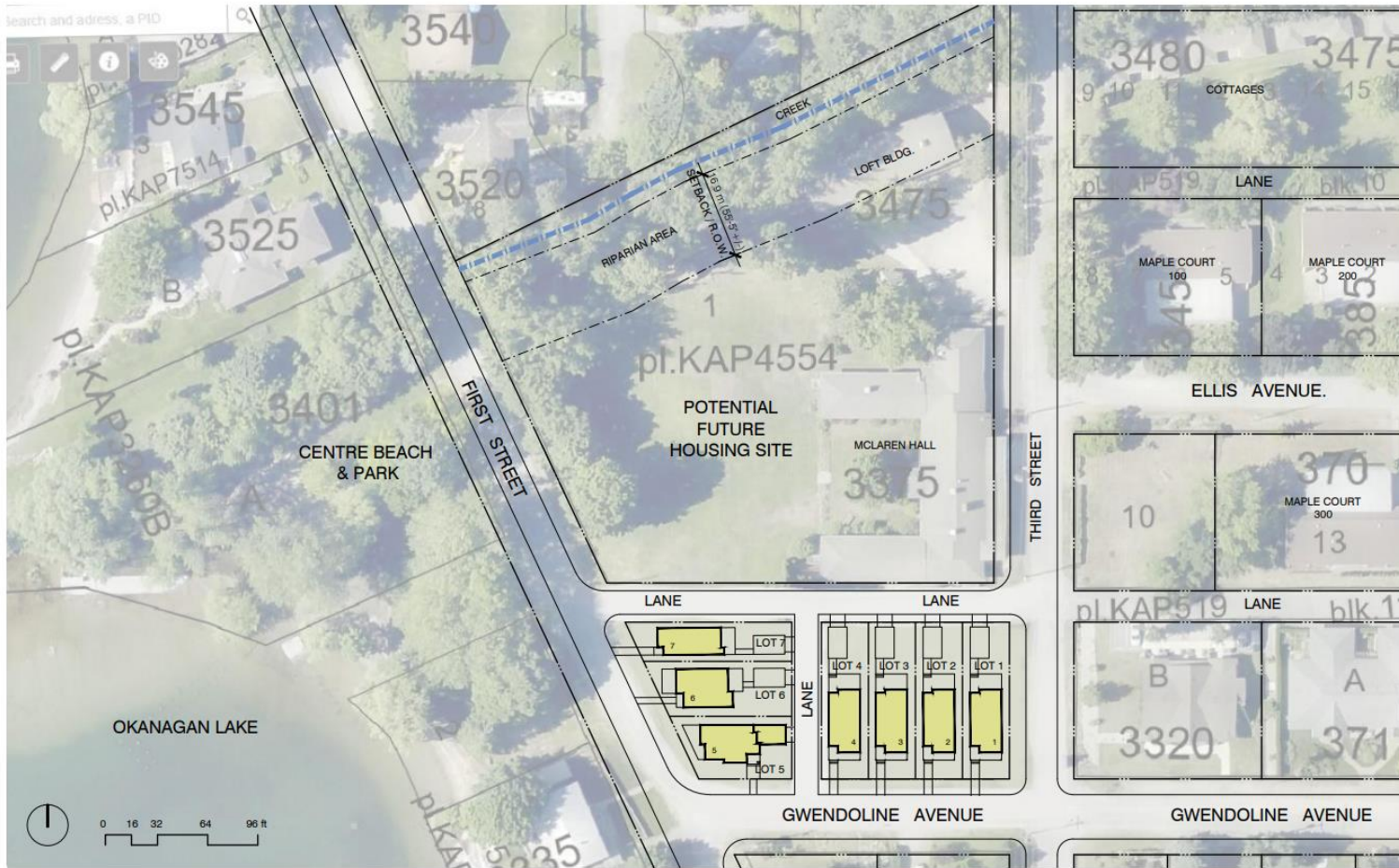
Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a , regarding Amendment Bylaw Nos. 2800.39, 2024 & 3010.01, 2024:

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Lands, Water and Resource Stewardship	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Provincial Archaeology Branch	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input checked="" type="checkbox"/>	ONA / PIB / USIB / LSIB (via NationsConnect)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Environment Canada
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	School District No. 53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	School District No. 58 (Area H)	<input type="checkbox"/>	Apex Mountain Resort (utilities)
<input checked="" type="checkbox"/>	School District No. 67 (Areas D, E, F, I)	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Keremeos Irrigation District	<input type="checkbox"/>	Vaseux Lake Irrigation District
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	X Irrigation District / improvement Districts / etc.
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kootenay Boundary Regional District
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department		Fraser Valley Regional District

Attachment No. 2 – Applicant’s Context Plan

NARAMATA CENTRE



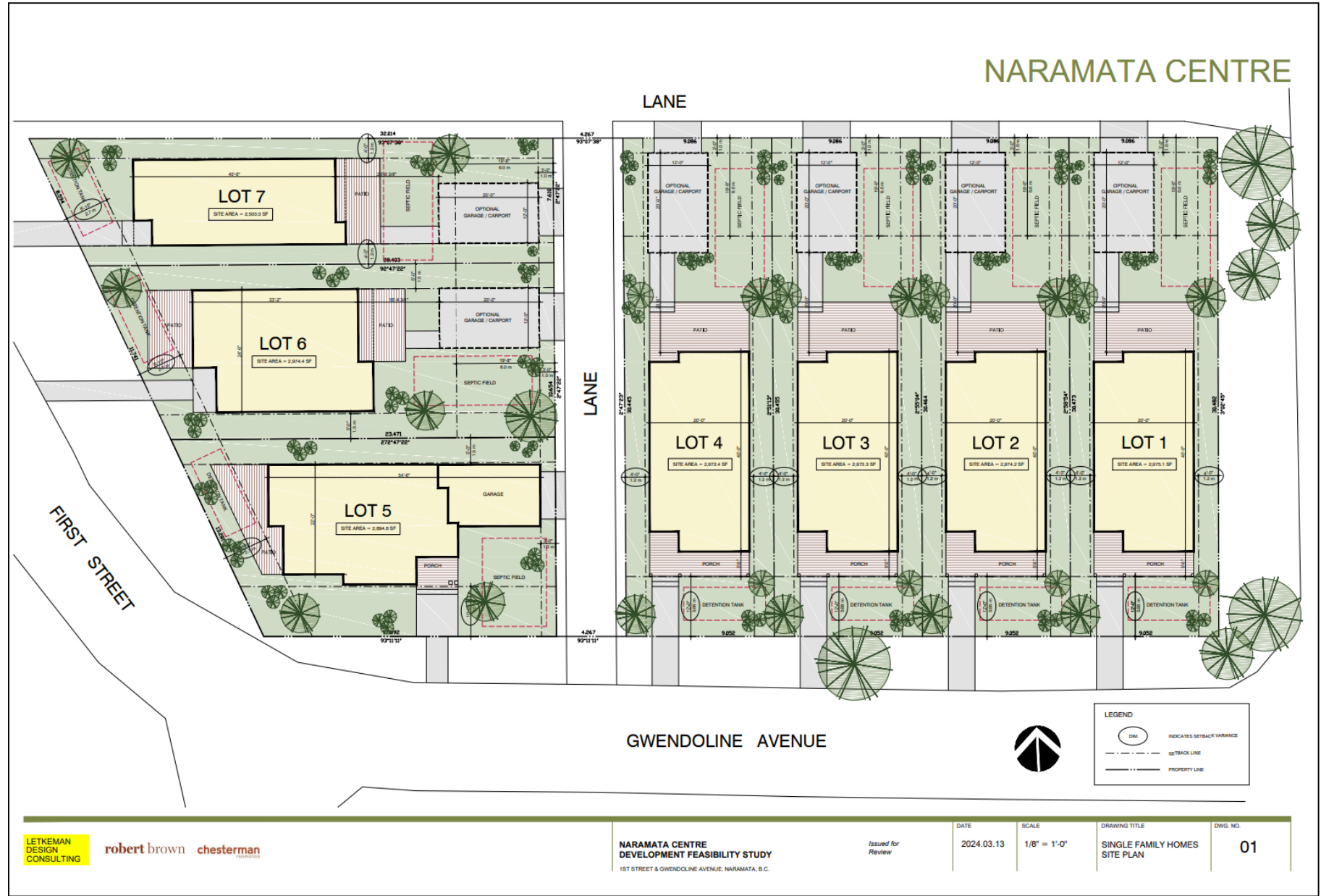
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NARAMATA CENTRE DEVELOPMENT FEASIBILITY STUDY
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

Issued for Review

DATE	SCALE	DRAWING TITLE	DWG. NO.
2024.03.13	1/32" = 1'-0"	SINGLE FAMILY HOMES CONTEXT PLAN	00

Attachment No. 3 – Applicant’s Site Plan

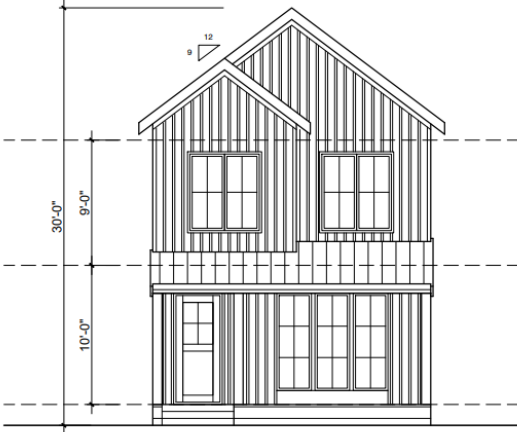


Attachment No. 4 – Applicant’s 3D Rendering

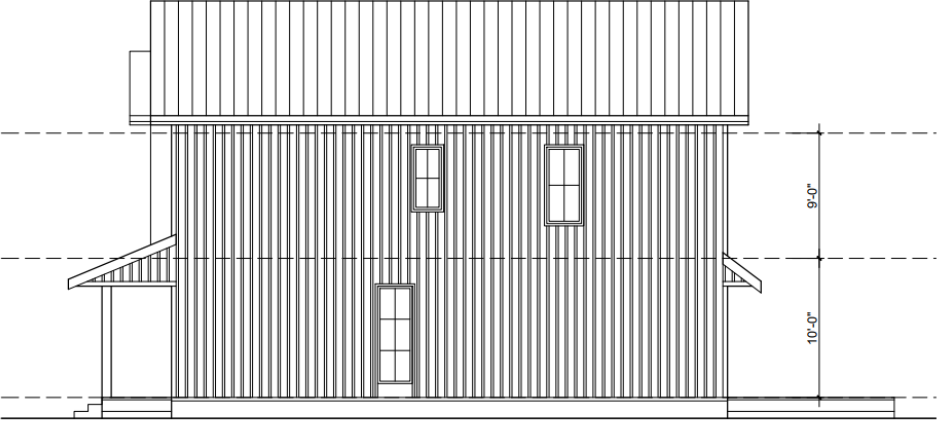


Attachment No. 5 – Applicant’s Building Elevations (Lots 1 – 4)

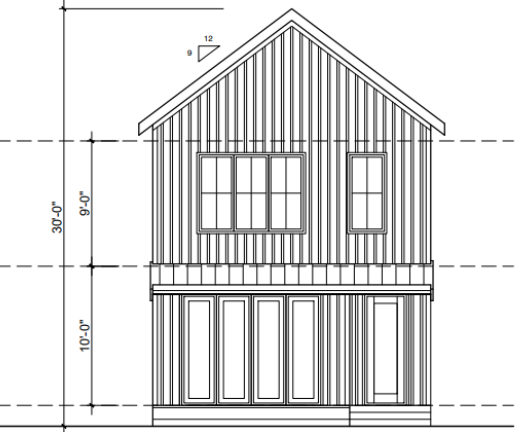
NARAMATA CENTRE



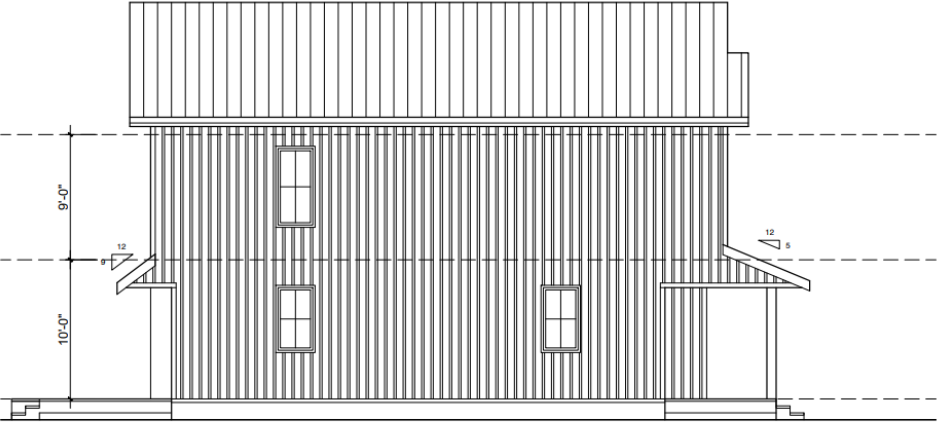
FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)

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NARAMATA CENTRE DEVELOPMENT FEASIBILITY STUDY
151 STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

Issued for Review

DATE
2024.03.13

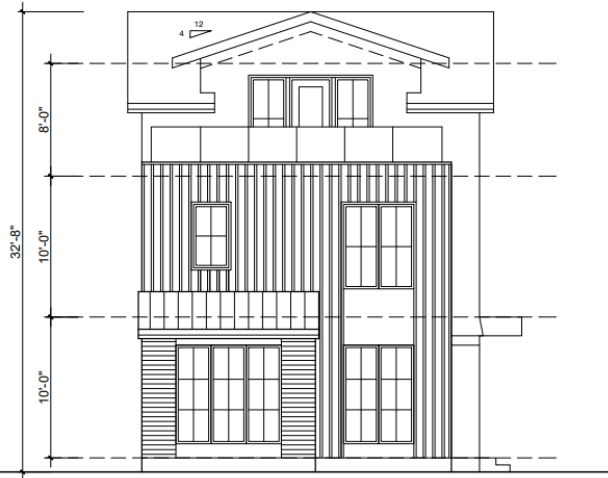
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DRAWING TITLE
LOTS 1-4 SINGLE FAMILY HOME ELEVATION STUDY

DWG. NO.
02.1

Attachment No. 6 – Applicant’s Building Elevations (Lot 5)

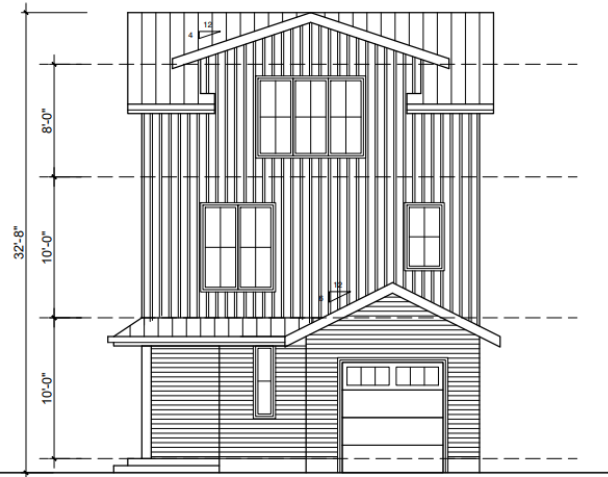
NARAMATA CENTRE



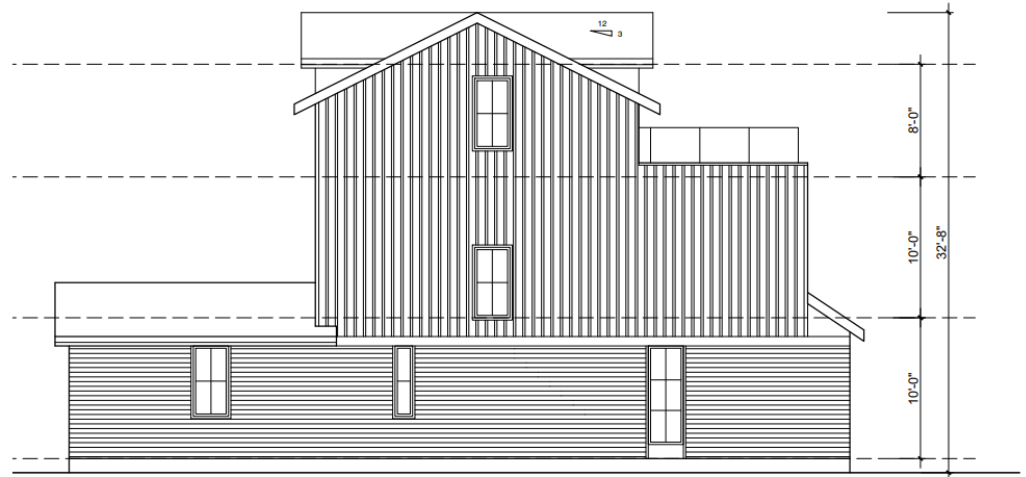
FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)



FRONT ELEVATION (SOUTH)

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NARAMATA CENTRE
DEVELOPMENT FEASIBILITY STUDY
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

Issued for
Review

DATE
2024.03.13

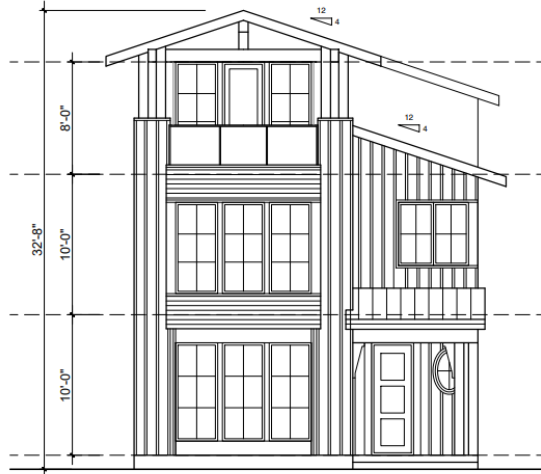
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LOT 5
SINGLE FAMILY HOME
ELEVATIONS

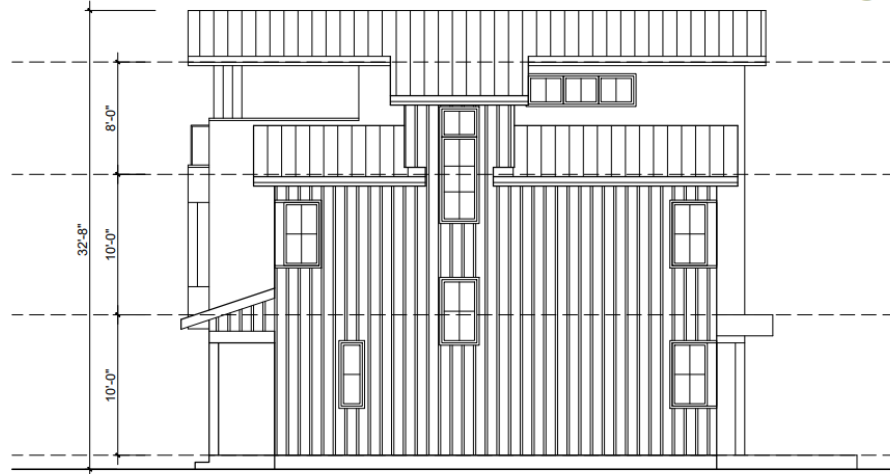
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Attachment No. 7 – Applicant’s Building Elevations (Lot 6)

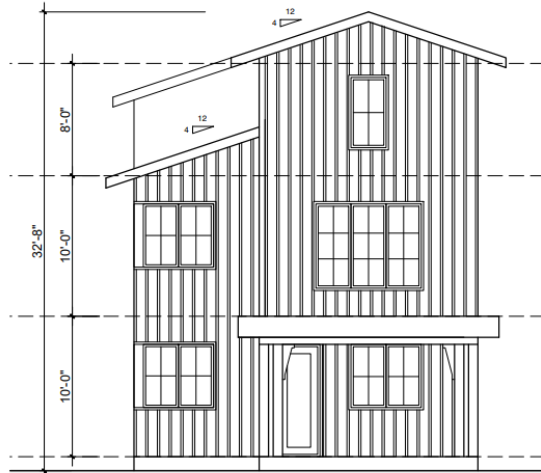
NARAMATA CENTRE



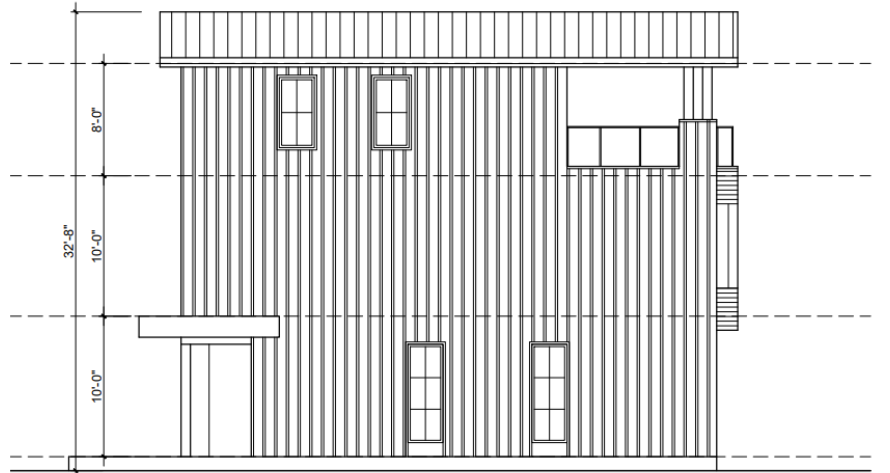
FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)



SIDE ELEVATION (NORTH)

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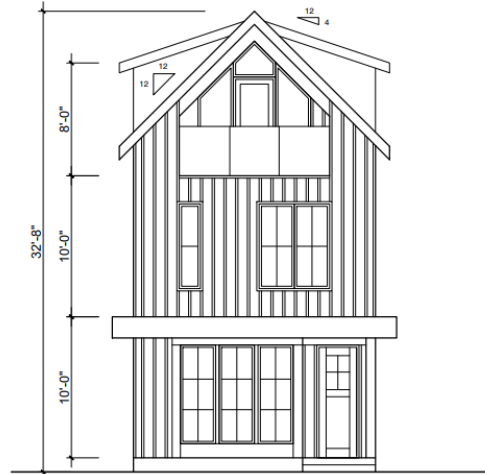
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DRAWING TITLE
LOT 6
SINGLE FAMILY HOME
ELEVATIONS

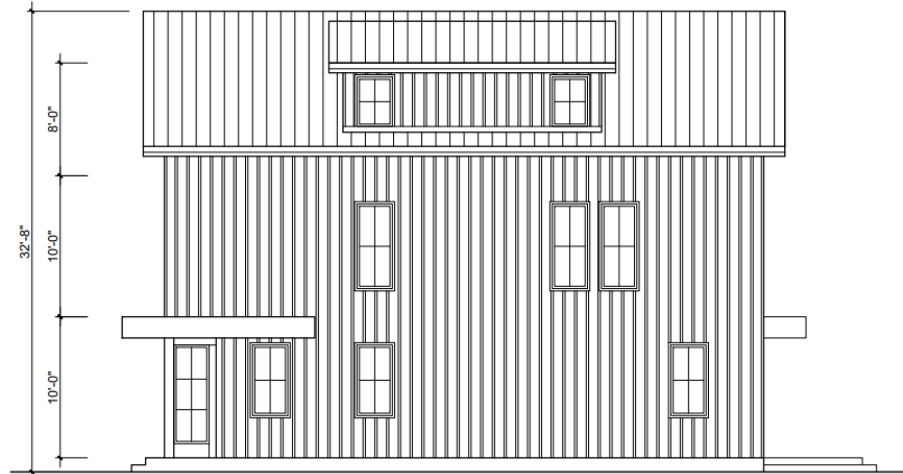
DWG. NO.
04.1

Attachment No. 8 – Applicant’s Building Elevations (Lot 7)

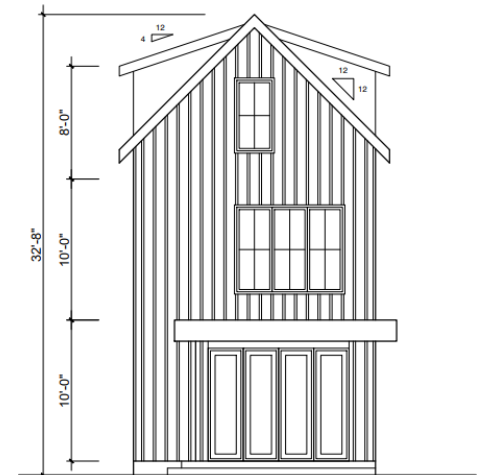
NARAMATA CENTRE



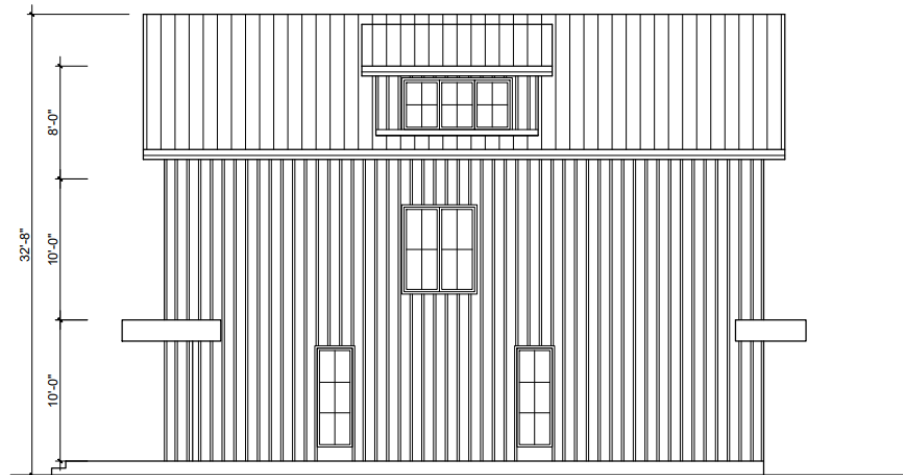
FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)



SIDE ELEVATION (NORTH)

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NARAMATA CENTRE
DEVELOPMENT FEASIBILITY STUDY
1ST STREET & OWENDOLINE AVENUE, NARAMATA, B.C.

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Review

DATE
2024.03.13

SCALE
1/4" = 1'-0"

DRAWING TITLE
LOT 7
SINGLE FAMILY HOME
ELEVATIONS

DWG. NO.
05.1

Attachment No. 9 – Aerial Imagery (2023)

