

AREA “E”

NARAMATA



OCP Bylaw No. 3010, 2023 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN



Regional District of Okanagan-Similkameen
Electoral Area “E”
Official Community Plan Bylaw No. 3010, 2023

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Regional District of Okanagan-Similkameen

Electoral Area “E” Official Community Plan Bylaw No. 3010, 2023

A Bylaw to adopt an Official Community Plan to guide land use decisions within Electoral Area “E”

WHEREAS the Regional District of Okanagan-Similkameen wishes to adopt an Official Community Plan pursuant to Division 4 of Part 14 of the *Local Government Act*;

AND WHEREAS the Regional Board may adopt an Official Community Plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all directors of the Regional Board who are entitled to vote on that bylaw;

NOW THEREFORE the Regional Board of the Regional District of Okanagan-Similkameen, in open meeting assembled, enacts as follows:

1. The Electoral Area “E” Official Community Plan attached hereto as Schedule ‘A’ and Map Schedules ‘B’, ‘C’, ‘D’, ‘E’, ‘F’, ‘G’, ‘H’, ‘I’, ‘J’ and ‘K’ forming part of the Plan, and the entire Plan is adopted by bylaw as the Regional District of Okanagan-Similkameen Electoral Area “E” Official Community Plan.
2. This bylaw may be cited for all purposes as the Electoral Area “E” Official Community Plan Bylaw No. 3010, 2023.
3. If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw or the Official Community Plan adopted by this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw or the Official Community Plan.
4. The Electoral Area “E” Official Community Plan Bylaw No. 2458, 2008, is repealed.

READ A FIRST AND SECOND TIME on the 19th day of October, 2023.

PUBLIC HEARING held the 7th day of January, 2024.

READ A THIRD TIME AND ADOPTED the 21st day of March, 2024.

Chair

Corporate Officer

SCHEDULE 'A'

Regional District of Okanagan-Similkameen

Electoral Area "E" Official Community Plan Bylaw No. 3010, 2023

1.0 INTERPRETATION AND ADMINISTRATION

The provisions of this Plan apply to all lands and water within Electoral Area “E” identified on Schedule ‘B’ (Official Community Plan Map) of this bylaw.

1.1 Purpose

The Electoral Area “E” Official Community Plan (OCP) contains objectives, policies, and land use designations adopted by the Regional District of Okanagan-Similkameen (RDOS) Board of Directors.

The purpose of these objectives, policies and designations is to provide direction for land use and development consistent with the community values of the Electoral Area.

The policies of the Plan are intended to balance the demands placed on the land base to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, such as every decade.

The Official Community Plan provides a basis for the following actions:

- .1 The adoption or amendment of the Zoning Bylaw and other land use regulations;
- .2 The direction of public investment;
- .3 The guidance of elected officials, and others who have statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws; and
- .4 Compliance with provincial legislation including the greenhouse gas management requirements of the *Local Government Act* and the *Climate Change Accountability Act*.

1.2 Interpretation

An Official Community Plan means an Official Community Plan as referred to in the *Local Government Act*, and as adopted by the Regional Board of Directors of the RDOS (the “Regional Board”), in accordance with the requirements of the *Local Government Act*.

1.3 Administration

- .1 The Zoning Bylaw will be the primary tool to regulate development, not the Official Community Plan. All rezoning amendments must be consistent with this Official Community Plan that serves as a policy foundation for the Zoning Bylaw.
- .2 This Official Community Plan will be re-examined and updated in accordance with an Electoral Area Official Community Plan Bylaw Review schedule endorsed by the Regional District to ensure that it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board.
- .3 The Official Community Plan can only encourage senior levels of government to act; it cannot force or require senior governments to act. Furthermore, although the Official Community Plan cannot commit the Regional Board to specific

expenditures, the Regional Board cannot enact bylaws or undertake works that are contrary to it.

- .4 No one goal, objective or policy contained within this Official Community Plan should be read in isolation from the others to imply a particular action or consequence.

1.4 Development Approval Information

Electoral Area “E” (the “Plan Area”) is designated as a Development Approval Information Area.

The objective that justifies designating the Plan Area as a Development Approval Information Area is to ensure the Regional District can obtain information from the applicant to gain a sound understanding of the anticipated impact of the proposed activity or development on the community and to make a well-informed decision regarding such applications. An applicant may be required to provide information regarding:

- .1 The impact of the proposed development on surrounding land uses.
- .2 The consideration of public facilities such as schools, parkland, public spaces, and/or amenities.
- .3 The impact of the proposed development on groundwater quantity and quality, storm water run-off generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.
- .4 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species.
- .5 The ability of the proposed development to provide on-site water and wastewater or to connect to community services, if available.
- .6 The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, solid waste management and recycling.
- .7 The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.
- .8 The impact of proposed development on traffic volumes and roads.
- .9 How the proposed development provides buffers for adjoining farming and rural areas to ensure no negative impact is caused by the proposal.
- .10 The archaeological impact of a proposed development in areas identified to have high archaeological potential.
- .11 Fire hazard risk assessment in accordance with the *Community Wildfire Protection Plan*.

2.0 WHAT IS AN OFFICIAL COMMUNITY PLAN?

2.1 Background

An Official Community Plan (OCP) is a planning document that provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure. Official Community Plans designate land for specific purposes, such as commercial/retail, residential, park, and industrial. Official Community Plans are developed through public consultation and the objectives and policy statements within them reflect the collective desires of the people within the planning area.

Effectively, Official Community Plans provide a blueprint and map for the community's future. They are created to guide decisions on planning and land use management by establishing a long-term vision, supporting goals and objectives, and policies to achieve them.

Local governments in British Columbia are given the authority to adopt an Official Community Plan through the *Local Government Act* (LGA), which describes what must be included in the Official Community Plan, what may optionally be included, and what steps need to be followed for the Official Community Plan to be adopted. The required content of an Official Community Plan is defined in Section 473 of the *Local Government Act*. Occasional updates also ensure the Official Community Plan remains consistent with other procedures, bylaws and government implementation tools.

2.2 Planning Process

Commencing in September 2021, development of the Plan included regular input from a Community Advisory Group formed by the Area Director and a preliminary survey designed to set a broad direction based on the community's likes and dislikes. Regular updates with the entire community included in person and online open houses, updates on the RDOS Regional Connections page, unaddressed ad mail, online and newspaper ads, a survey, and mass notifications!

The draft plan was reviewed by key agencies and through a community survey process.

2.3 Amending the Plan

An Official Community Plan is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the Regional District Board, policies and land use designations in this Official Community Plan may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the Official Community Plan will be undertaken in accordance with the Regional District Board's Official Community Plan Review Schedule to ensure it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board.

3.0 COMMUNITY PROFILE

3.1 Location and Geography

Covering 545 square kilometres, Electoral Area “E” is located in the Regional District of Okanagan-Similkameen (RDOS) and is bounded by Okanagan Lake to the west, the City of Penticton to the south, and Okanagan Mountain Provincial Park to the north. Electoral Area “E” also comprises the unincorporated community of Naramata.

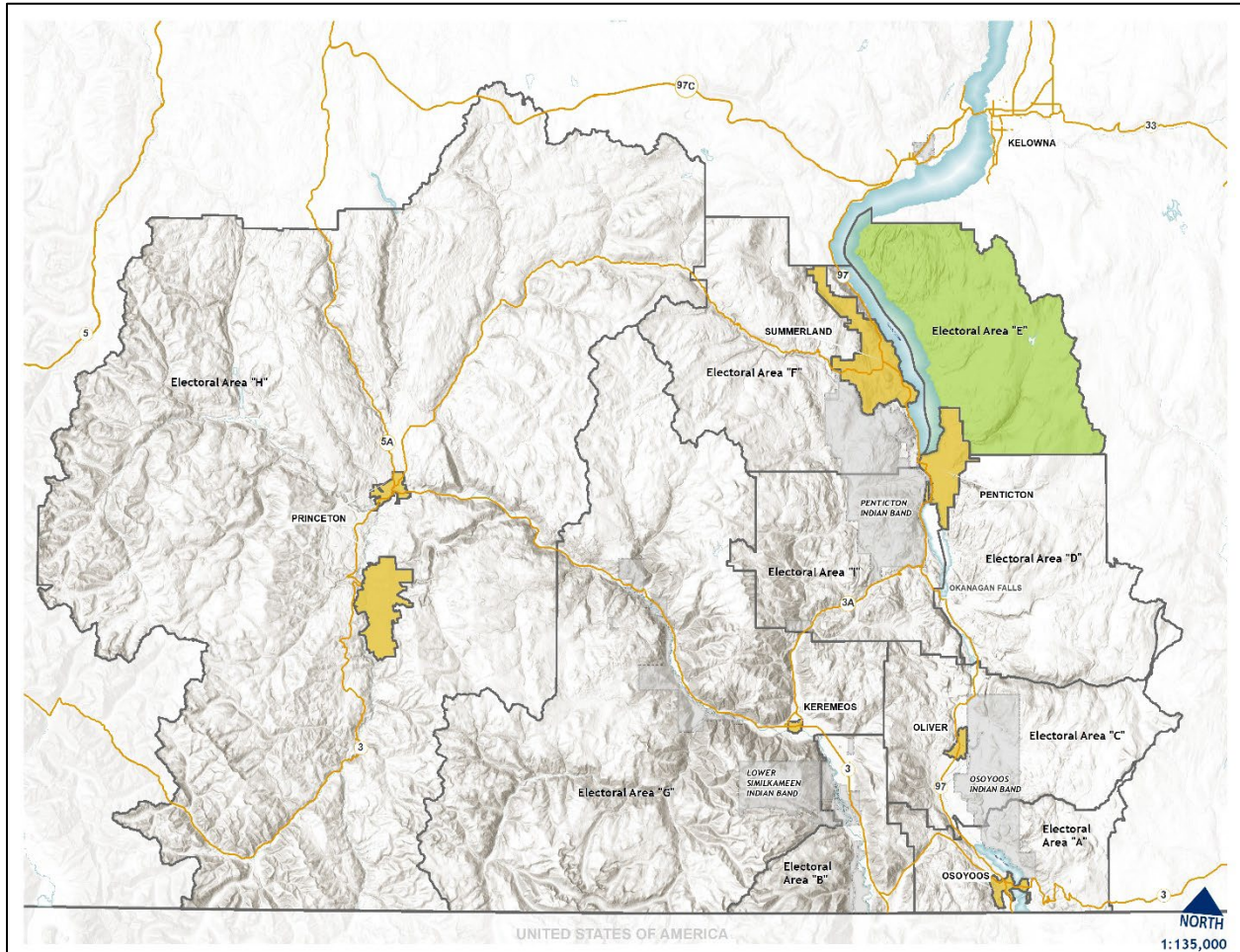


Figure 1: Plan Area Regional Context

3.2 History

Indigenous people have lived in the RDOS area for thousands of years prior to the arrival of Europeans. The original people of the Okanagan are known as the syilx speaking people – the “Okanagans” and according to their history have been in the area since the beginning of people on this land. The Okanagans (syilx) people occupied an area that extended over approximately 69,000 square kilometres. The northern area of this territory stretched from the area of Mica Creek, just north of modern-day Revelstoke,

BC and east to Kootenay Lake. The southern boundary extended to the vicinity of Wilbur, Washington and the western border extended into the Nicola Valley.

Okanagan First Nations once travelled widely to fishing, gathering and hunting areas. Each year, the first harvests of roots, berries, fish and game were celebrated by ceremonies honouring the food chiefs who provided for the people. During the winter, people returned to permanent winter villages and the names of many of the settlements in the Okanagan Valley – Osoyoos, Keremeos, Penticton and Kelowna – all come from Indigenous words for these settled areas and attest to the long history of the syilx people on this land.

The non-Indigenous historical records of the plan area date back to 1821 with establishment of the Hudson’s Bay Fur Brigade Trail. The Trail represented a fur trading supply route through the Okanagan Valley north to Kamloops. With the United States and Canada boundary settlement in 1847, alternative trails were developed from Kamloops through the Fraser Canyon to Fort Langley. The last brigade took the trail in 1847.

In 1907, John Moore Robinson recognized the many locational advantages of Naramata including its proximity to Okanagan Lake, the ideal climate, unique town site, and fertile agricultural land.

John Robinson thought Naramata an ideal settlement site, where he established a development company known as the Okanagan Trust Company Limited. The Okanagan Trust Company soon surveyed the town, orchard tracts and roads, created an irrigation system, in addition to building various local services, such as a school and a post office in order to promote the Village of Naramata. In 1907 Robinson’s Okanagan Trust Company Limited surveyed approximately 600 acres into 2, 5, and 10 acre orchard tracts, attracting settlers from across North America and Britain. The three families that largely settled Naramata’s original orchard lots included the Roes, the Partridges and the Littlejohn family.

There are several theories as to how the name ‘Naramata’ was derived. One of the most popular theories dates from 1907, not long after the founding of the community by John Moore Robinson. The story is told that a séance was held in the tent house of Mrs. Gillespie, Mr. Gillespie being a business associate of Robinson. Mrs. Robinson, acting as a medium, channeled the voice of a Sioux Chief named Big Moose. The Chief spoke of his love for his wife Narramattah; she was the “Smile of Manitou”.

In 1914, Naramata received a new link with the rest of Canada when the Kettle Valley Railway was completed on the hillside above the village. The railway operated until 1974.

3.3 Communities and Settlement Areas

Electoral Area “E” is largely a rural area with Crown land comprising approximately 67%, or two thirds, of the land base. Residential development has primarily occurred on the

benches overlooking Okanagan Lake, within the Naramata village area, and on the hillsides between the Agricultural Land Reserve (ALR) boundary and the former Kettle Valley Railway (KVR). Other settlement areas include Falcon Ridge and the Indian Rock Road areas.

Naramata has been designated as a ‘Cittaslow’ community. The Cittaslow movement began in 1999 through the work of the Mayor of Chiani, Italy. Now an international movement, the ‘Slow City’ philosophy is based on place-based identity – preserving the threads of each urban area’s own unique characteristics that collectively come together to promote and support community.

3.4 Penticton Indian Band

The Penticton Indian Band (PIB), who are based in a part of syilx traditional territory known as snpink’tn, is one of the eight communities in the Okanagan Nation, along with the Upper Similkameen, Lower Similkameen, Osoyoos Indian Band, Westbank Indian Band, Okanagan Indian Band, Colville Confederated Tribes and Upper Nicola Indian Band.

Electoral Area “E” is comprised of unceded syilx territory and is protected and managed by PIB. The entire area contains important traditional territory for harvest and ceremony as well as historic sites that need to be maintained and protected.

Given the community’s deep connection to the land, PIB was hired to complete an assessment of the lands in Electoral Area “E” to inform this Official Community Plan. The assessment itself, titled *TL NPƏNYAʕTNITKʷ UŁ TANʔ YAʕCISCUT*, which can be interpreted as *From the mouth of Ellis Creek Canyon to Chute Lake: PIB AREA E OCP ASSESSMENT*, was completed in 2021, and is confidential due to the importance of keeping traditional sites safe (for example, important cultural sites have been destroyed in the past once their location was revealed). Key aspects of this assessment, such as cultural history, context, important plants and animals have been included below:

This PIB assessment provides a syilx perspective of the ecological, biologically diverse and cultural values that weave nʔxʷəlʔxʷəltantət (that which keeps us alive) together within the region known as RDOS Area E. Area E is located in a part of syilx Territory that has been utilized and taken care of by the syilx people for many thousands of years. Activities in this area have impacted and will continue to impact our tmixʷulaxʷ (land), siwʔkʷ (water) and tmixʷ (all living things) within a broad and critically important part of syilx Territory.

It is important for those reading to understand how the syilx life-way views siwʔkʷ and tmixʷ. siwʔkʷ and tmixʷ are our relatives, no different from a sister or brother, mother or father. We do not view impacts to our siwʔkʷ and tmixʷ as a tolerable activity. When you hurt our siwʔkʷ you are hurting our relative, a relative who has sustained us since the beginning of time. A relative who we owe respect and reciprocity; a relative who teaches us and helps us to live in a good way for the good of all. When you hurt our

tmix^w you are hurting those who laid their life down for us, who shared their bodies and their knowledge so that our people might survive. All living things have a spirit and are a part of us; within our Territory we are responsible for their health and wellbeing. Needlessly killing or harming our relatives to support an ever-increasing population which, in turn, will lead to ever increasing impacts to our siwłk^w and tmix^w is not acceptable.

It is abundantly clear that unilaterally developed provincial, regional and municipal land use standards completely ignore the syilx worldview and perspective; they cannot be relied upon to ensure for the protection of syilx values and upholding syilx laws and caretakership responsibilities. The syilx life-view, and this assessment, are based on an amalgamation of considerations that include syilx culture, lifestyle, values, teachings, laws and oral history that include the obvious: all things on the land in any given area are interconnected and interdependent. Therefore, any alterations to the land or the systems upon it are affected exponentially and cumulatively by the myriad of lasting changes from both a cultural and environmental perspective that come from developments in the OCP subject area.

The assessment provides information on important edible and medicinal plants that have been identified throughout Electoral Area “E”. These plants include, but are not limited to, species such as Frogleaf, Stonecrop, Thistle, Stinging Nettle, Choke cherry, Chocolate lily, Lichen, Alder, Saskatoon, Soapberry and Devils Club.

Electoral Area “E” has been a critical hunting and harvesting area for thousands of years. There are numerous captik^w4 (sacred texts, stories and oral traditions) which speak to hunting camps, village sites, camping areas, travel corridors and unique hunting techniques and tools associated with this area. Examples of animals that remain important include, but are not limited to: Deer, Bear, Moose, Mountain goat, Grouse, reptiles and amphibians.

It is difficult to help anyone understand how our people feel about the impact to our cultural markers, pictographs, ceremonial use areas and way of life. These cultural works and place-markers are a part of who we are. Our history here is deep rooted and proven for thousands of years. To impact our history, our culture, our way of life is not right. Our syilx people have used this entire area for fasting, rites of passage, family campgrounds, harvesting and living since time immemorial.

The syilx worldview, syilx principles, protocols and practices have taken care of all lands and waters within the syilx Territory for many thousands of years. We know how to take care of our lands. By working together PIB and the RDOS can ensure that development is sustainable, land use is appropriate and tmix^w survive and thrive for the good of all, for alltime.

TL NPƏNYAƧTNITK^w UŁ TAN? YAƧCISCUT , PIB Area E OCP Assessment Report, 2022.

3.5 Population and Demographics

The total population of the Electoral Area “E” area is 2,015 people, an increase of only 19 residents between 2001 and 2021. This represents an annual average growth rate of approximately 0.05%, or 0.95% over the 20-year period. Of note; however, between 2016 and 2021 there was a 5.9% population increase, equating to 112 new residents.

Of the nine electoral areas that comprise the RDOS, eight grew in population between 2001 and 2021 while only Electoral Area “C” experienced a decline. Electoral Area “E” experienced the smallest growth during this time. In comparison, the population of the RDOS — which includes the member municipalities of Penticton, Summerland, Oliver, Osoyoos, Keremeos and Princeton — grew by over 17% in this same period (Figure 3).

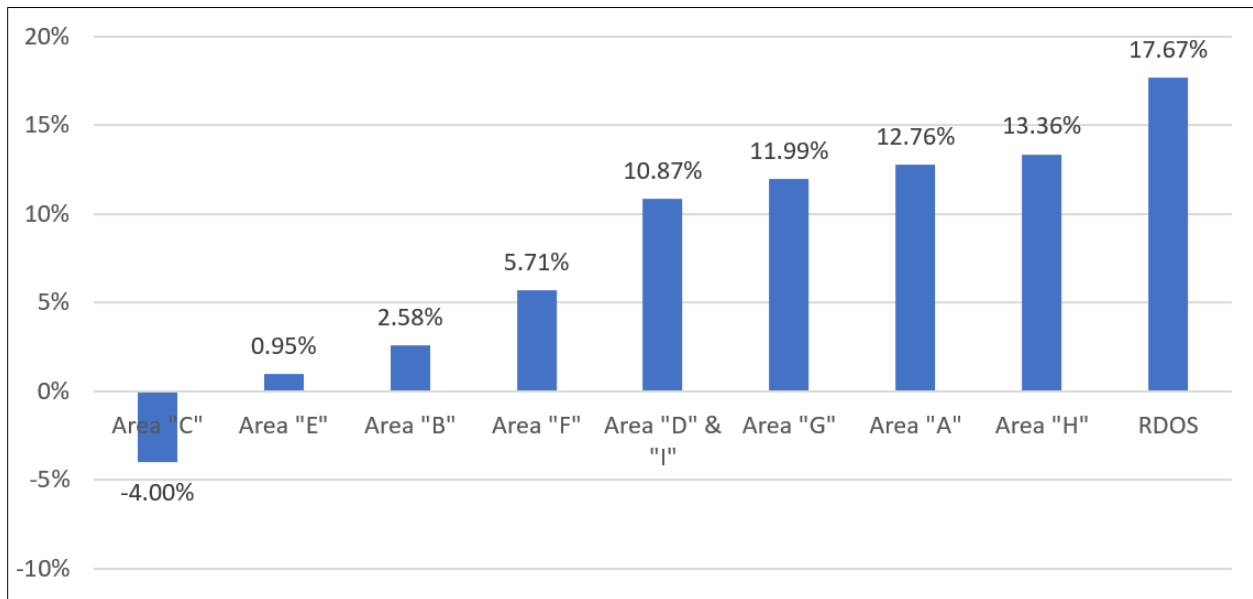


Figure 2: Regional Growth Rate Comparisons 2001-2021

The age and gender distribution of the historic Electoral Area “E” is illustrated in Figure 4. Approximately 51% of the population is female and 49% male. In Electoral Area “E”, the “baby boomer” generation (currently aged 55-75 years old) makes up the largest proportion of the population (46% of the population in 2021). In comparison, the 20-34 age group comprised only 9% of the population in the 2021 census. The profile shown in Figure 4 provides a strong contrast to the Province of BC, which is shown in Figure 5. Both show an aging population; however, the proportion of residents aged 20-34 years in Electoral Area “E” is low relative to the Province (20%).

Electoral Area “E” has a significantly higher proportion of older residents in proportion to youth and young adults. In 2021, the median age in Electoral Area “E” was 59 years, while the provincial median age was 43 years – a difference of 16 years. The median age for Electoral Area “E” was also higher than that of the RDOS where the median age in 2021 was 56 years.

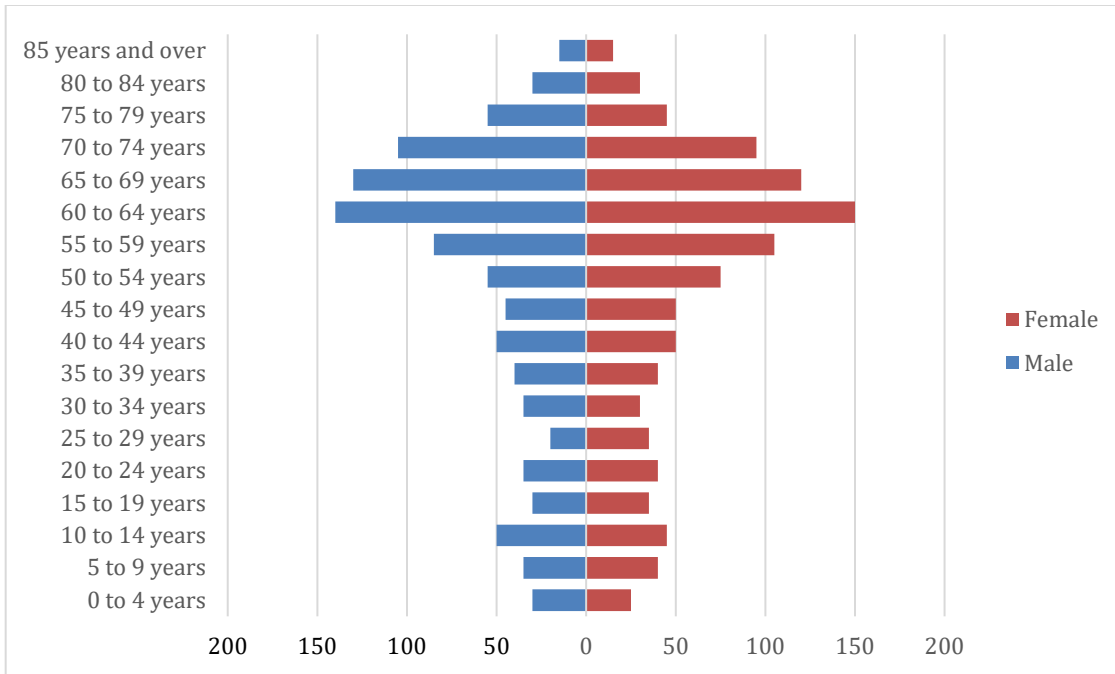


Figure 3: Electoral Area “E” Population by Gender and Age Cohort (2021)

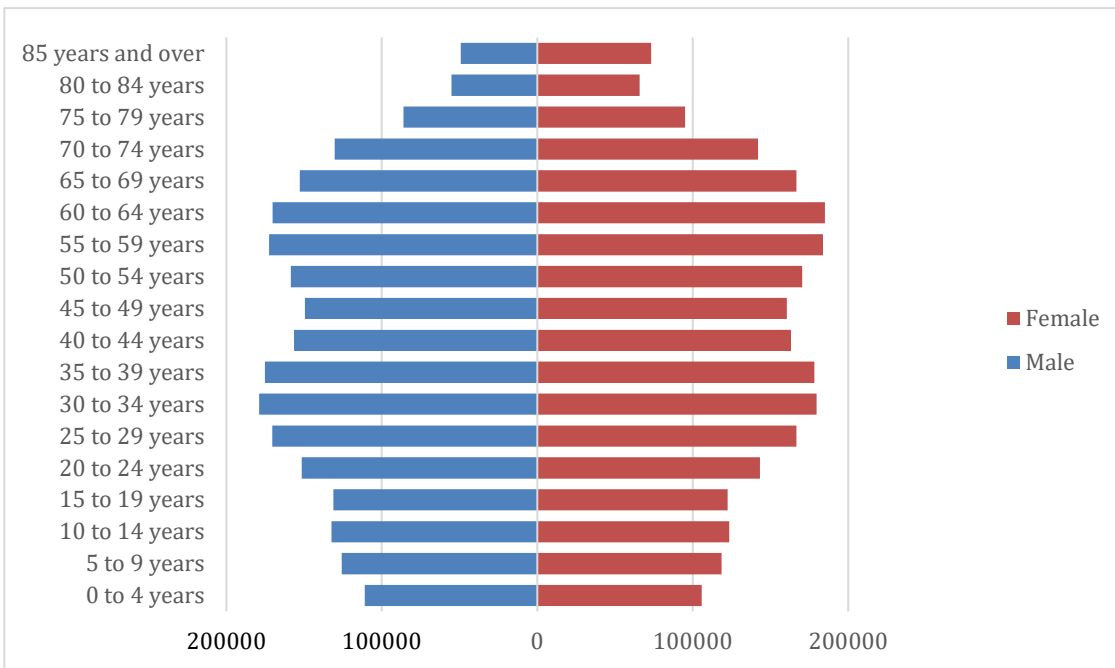


Figure 4: BC Population by Gender and Age Cohort (2021)

Total population figures from 1996 to 2021 suggest a population that has been largely consistent (Figure 5). If modest population growth or decline were to continue for the next 20 years, the population could be expected to be between 1,822 and 2,460 by 2041, given scenarios of +1% growth, +0.5% growth or -0.5% decline.

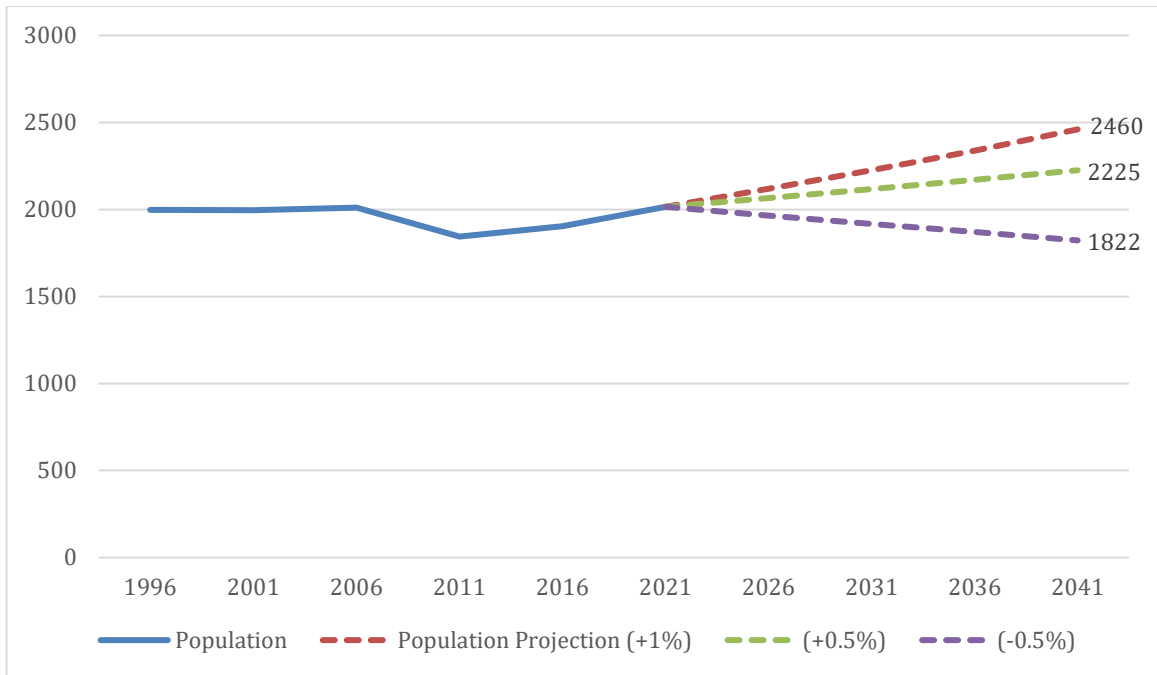


Figure 5: Electoral Area “E” Projected Population Growth (1996-2041)

3.6 Housing types

The overwhelming majority of housing in Electoral Area “E” consists of single-detached homes (Figure 6). The remaining housing forms are mobile homes, duplex/semi-detached housing, and apartment units with fewer than five stories. Generally, the housing in Electoral Area “E” is relatively low-density and dispersed.

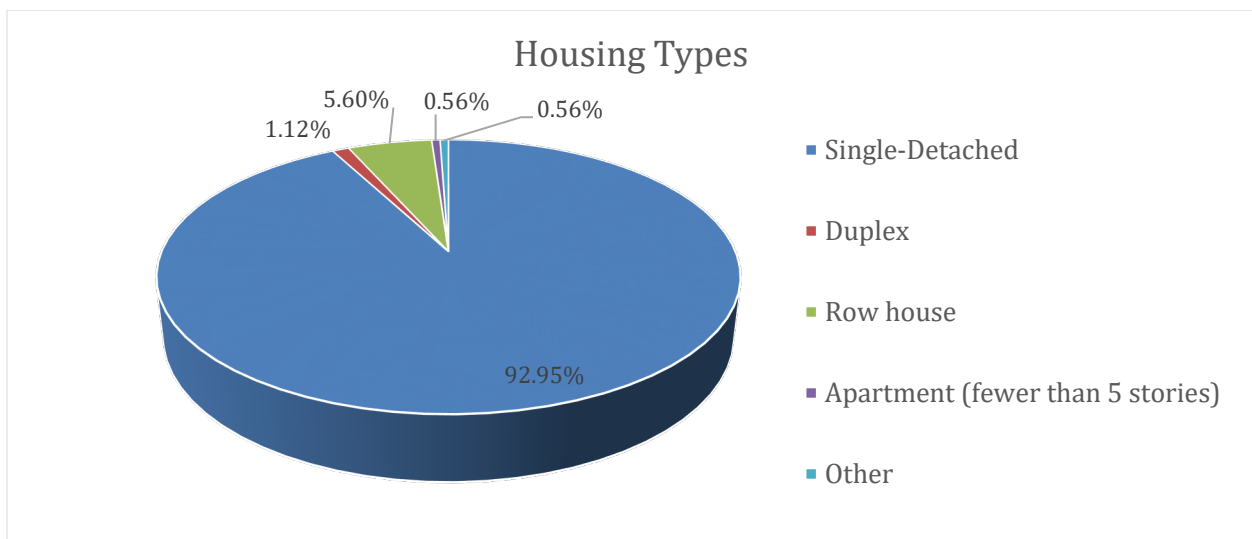


Figure 6: Housing by Dwelling Type in Electoral Area “E” (2021)

Most households (52.8%) in Electoral Area “E” are two person households (Figure 8). Together, one and two person households account for 75.3% of households. These smaller household sizes are consistent with the older population in the planning area.

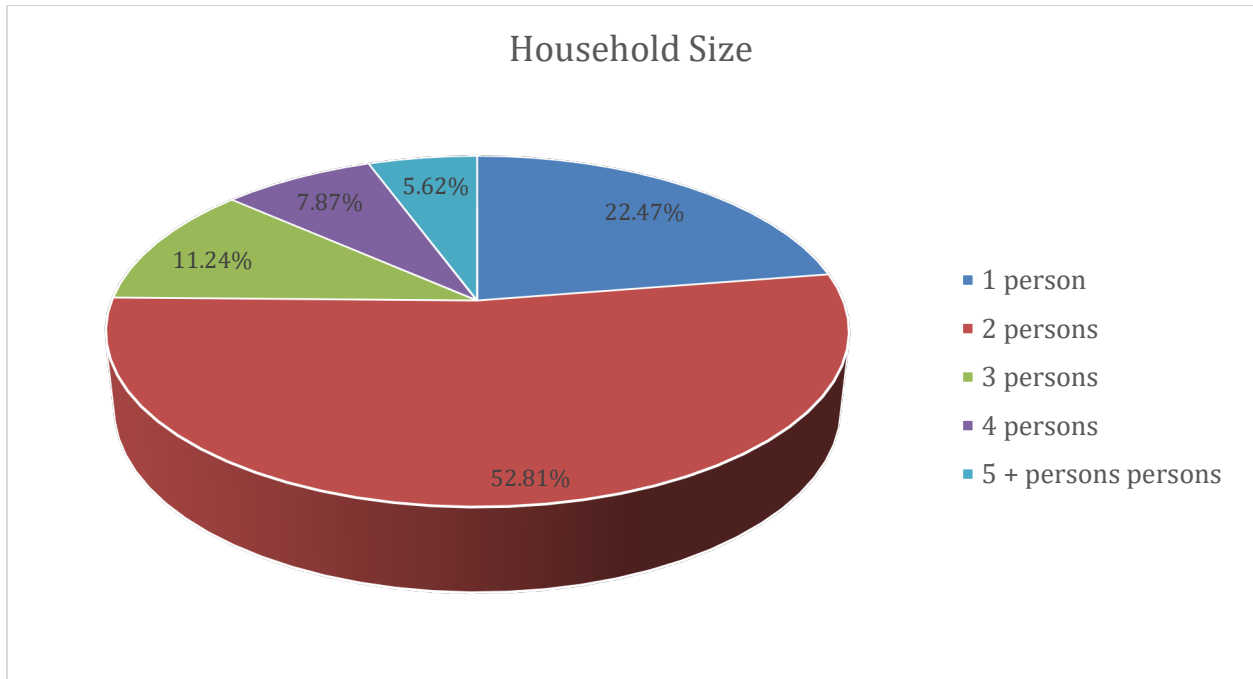


Figure 7: Electoral Area “E” Household Size (2021)

4.0 OFFICIAL COMMUNITY PLAN DESIGNATIONS

The future use and development of land within Electoral Area “E” must be consistent with the land use designations illustrated on Schedule ‘B’ (Official Community Plan Map).

Resource Area Designations

Resource Area RA

Agricultural Designations

Agriculture AG

Rural Holdings Designations

Large Holdings LH

Small Holdings SH

Residential Designations

Low Density Residential LR

Medium Density Residential MR

Village Centre Designations

Naramata Village Centre NVC

Commercial Designations

Commercial C

Commercial Tourist CT

Administrative, Cultural and Institutional Designations

Administrative, Cultural and Institutional AI

Parks, Recreation and Trails Designations

Parks, Recreation and Trails P

Natural Environment and Conservation Designations

Conservation Area CA

Okanagan Basin Lakes BL

The general types of uses encouraged in each land use designation are explained in subsequent sections of this Bylaw.

Some existing land uses do not conform to the designations shown on Official Community Plan maps. The intent of the OCP is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs.

5.0 VISION AND BROAD GOALS

5.1 Vision

The Plan Area's communities and settlement area share a similar rural lifestyle and values. While each may face its own unique challenges, community consultation identified a set of common values and a shared vision for the Plan Area. The following vision statement describes a preferred future:

Electoral Area "E" is a rural area made up of the Naramata village, surrounding farm land, and smaller residential neighbourhoods. Residents value the quiet rural character, sense of community, and proximity to nature.

Naramata village is a vibrant place with a diversity of families that supports year-round businesses and respects the history and quaint character of the area. The natural areas and farm land are preserved through stewardship and public education.

5.2 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan. The goals will be used by the Regional District and senior government agencies to help guide future decisions on development proposals, infrastructure development and environmental protection initiatives in the Plan Area:

- .1 **Community Spirit.** Maintain the friendly, small town feel and support community events and groups.
- .2 **Environment.** Conserve the natural beauty and ecosystems in the area and strengthen protection of environmental assets.
- .3 **Climate Actions.** Mitigate GHG emissions; and reduce community risks from wildfire, flood, and other natural disasters.
- .4 **Rural Character.** Maintain a peaceful quality of life that respects the unique heritage of the area and prevents sprawl on the hillsides.
- .5 **Affordability.** Increase opportunities for affordable housing, small businesses, and employment to attract a diversity of ages and backgrounds to the village.
- .6 **Agriculture.** Preserve the farm character of the area, encourage farm-compatible uses on ALR land, and discourage subdivision and over-development.
- .7 **Infrastructure.** Improve and support the development of new infrastructure, including community water and sanitary sewer systems and improved internet connectivity.

- .8 **Economic Development.** Encourage development of small businesses in the village that can be supported year-round.
- .9 **Community Health and Safety.** Promote community wellbeing and aging in place.
- .10 **Penticton Indian Band.** Improve and expand communications, consultation, and engagement with Penticton Indian Band.

6.0 GROWTH MANAGEMENT

6.1 Background

Growth Management is a critical aspect of planning for a community’s future. It allows a community to forecast growth, based on trends and aspirations and to direct anticipated growth to areas that align with the community’s vision and broad goals.

In 2010, the Regional District adopted a Regional Growth Strategy (RGS) Bylaw for the South Okanagan in collaboration with local governments in the region – City of Penticton, District of Summerland, Town of Oliver, and the Town of Osoyoos.

Under the *Local Government Act*, once an RGS has been adopted, all bylaws adopted by the Regional Board, must be consistent with the RGS. The goal of the RGS is to direct future growth in the south Okanagan Valley area to the designated Growth Areas of Penticton, Summerland, Osoyoos, Oliver and Okanagan Falls. The RGS envisions maintaining the rural character of the Plan Area by directing growth to designated Rural Growth Areas, which the RGS specifically identifies as:

- Established rural settlement areas with a minimum of 200 lots and/or dwelling units;
- Community water or community sewer services in place;
- Existing commercial or industrial; or
- Where development has been pre-determined through zoning, but not yet developed.

Within Electoral Area “E”, the South Okanagan RGS designates Naramata as a Rural Growth Area. There are no Primary Growth Areas in Electoral Area “E”, although the City of Penticton has this designation.

The South Okanagan RGS recognizes that “some infill development may occur” in areas not designated as Rural Growth Areas if development “does not significantly increase the number of units or the established density and respects the character of the communities.” Under the objective of “Protect the character of rural areas”, the South Okanagan RGS further stipulates that, “proposed developments that do not closely adhere to OCP guidelines for the protection of rural and resource areas will not be supported.”

6.2 Rural Growth Areas and Capacity

Based on a projected population increase of up to 1.5% per year (see Section 3.5), the Plan Area’s population *could* increase by approximately 699 people by 2041. Based on 2.2 people per household (2021 Census Canada figures), this indicates a potential need for the Plan Area to accommodate 317 new homes over the next 20 years.

	0.5%	1.0%	1.5%	2.0%
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	increase	increase	increase	increase
Total population estimate (2041)	2,226	2,459	2,714	2,994
Additional population estimate (2041)	211	444	699	979
Persons per household	2.2	2.2	2.2	2.2
New dwellings	96	202	317	445

Figure 8: New Dwelling Unit Requirements Projections

The Land Use Analysis conducted in advance of this OCP found that there is significant infill potential to satisfy the housing projections above and the housing needs in the 2021 Housing Needs assessment (45 units since the 2016 census and 32 more by 2026). The analysis suggests that there is infill capacity for up to 334 principal dwellings, 506 accessory dwellings, and 905 secondary suites within Electoral Area “E” under the current zoning. In addition to current vacant lots and lots that could have more dwelling units per the current zoning, the analysis included a projection of the total housing units that could be provided if current subdivision applications proceed.

It should be noted that the population increase from 2016 to 2021 was higher than projected in the 2021 Housing Needs Assessment, where the population level predicted for 2026 (2,015 people and 907 households) was already reached in 2021 (2,015 people and 894 households). This means that the housing needs in Electoral Area “E” will likely be higher than that predicted in the 2021 Housing Needs Assessment.

There may also be a need for new forms of housing that are more affordable and attainable. The current trend suggests that the vacant lots will be filled with single family dwellings; however, the 334 additional principal dwellings possible through infill is close to the housing needs projects and may be surpassed. Expansion into new subdivisions is not desirable, especially on the hillsides. Further, accessory dwellings and secondary suites are not desirable to many land owners and are only suitable for rental tenure. There is a need for smaller forms of housing for retirees who would like to move to the Naramata without the yard work of the farm or young families trying to enter the market near the school. For this reason, more housing options like the Ellis Avenue townhomes and Gwendoline Avenue Seniors Housing are required in the Naramata.

6.3 Shadow Population

As with other electoral areas within the region, there is a growing shadow population made up of second home owners, vacationers, and transient farm workers. This is evidenced by the growing number of building permits and temporary use permits for vacation rentals requested in Electoral Area “E”. Homes used temporarily or seasonally are not reported in the census as permanent residences and the people using them are not included in the reported population.

The 2021 Census data for Electoral Area “E” indicates that 82% of privately owned dwellings are occupied by usual residents. In contrast, a GIS analysis was also

completed as part of this OCP process showing the number of Naramata owner addresses (as indicated on BC Assessment data) versus addresses of owners from out of town. The results show that of the 841 parcels, which excluded Crown, duplicates, and institutional, 57.6% were Naramata addresses, with 42.4% being out of town addresses.

In 2001, the population size was very similar to the 2021 census (19 fewer people); however, there were 194 homes (1.1% growth per year). This indicates both that more homes are being used for seasonal use and that the average number of people per dwelling is decreasing.

6.4 Housing Needs

As mandated by Section 585.2 of the *Local Government Act*, the Regional District completed a *Housing Needs Report* (March 2021) in order to assess current and anticipated housing needs for each of the Electoral Areas.

In accordance with the requirements of Section 585.3 of the Act, in order to meet current housing demand in Electoral Area “E”, an additional 45 units would have needed to be built since the 2016 Census period.

If growth continues to follow the trend of the RDOS as a whole, a further 32 units could be needed by 2026 to meet basic demand.

The Report also concluded that “in 2016, 145 (18%) of households spent more than 30% of their income on shelter costs. This increased by 2% since 2006. This has worsened slightly over the past decade and the need for more affordable housing outweighs availability.”

Whereas the permanent population projections data indicate a need for 317 new homes for the next 20 years, residential development also appears to be substantially higher due to the demand for vacation properties and second homes. The number of building permits from 2016 to 2021 indicates there were a total of 119 Single Family Dwellings (SFD) issued.

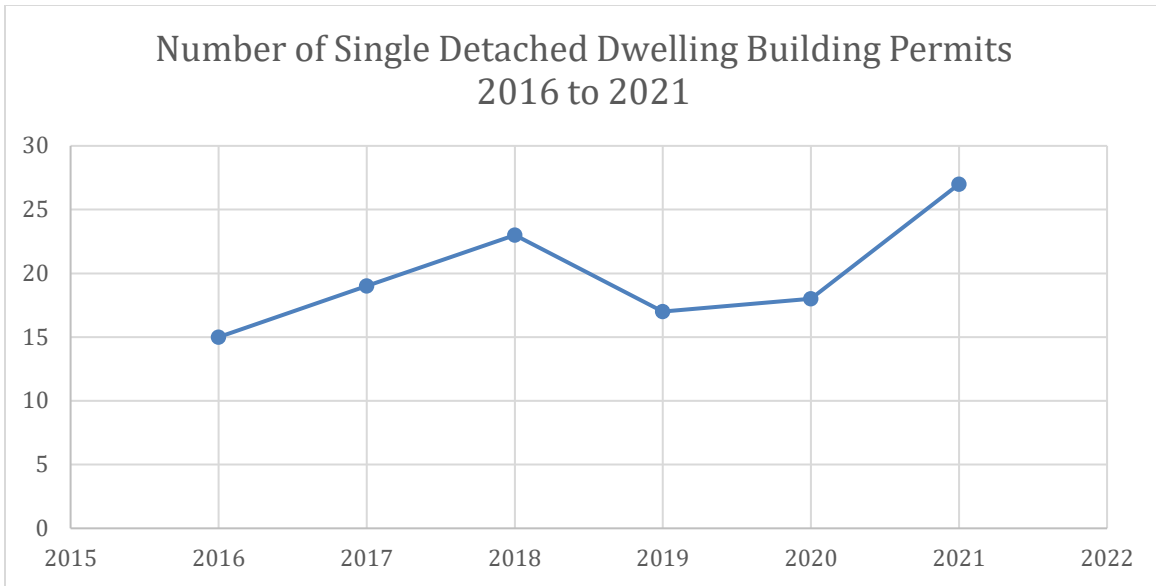


Figure 9: Building Permits between 2016 and 2021 in Electoral Area “E”

6.5 Rural Growth Area Development Considerations and Constraints

Future growth and development in the Naramata Rural Growth Area will be influenced by a number of potential development constraints and considerations. These constraints and considerations are summarized by area on the following pages. Approximate growth containment boundaries are illustrated in accompanying figures.

The Regional Board recognizes that to create a continuous boundary to contain growth there are properties within the boundary that are protected from development by provincial legislation. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as environmentally sensitive or watercourse development permit areas and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.

Residents of Electoral Area “E” have expressed serious concerns that growth management includes varying degrees of residential and multi-use containment areas. To this end, the OCP refines the RGS designated Rural Growth Area into separate growth containment areas, as described below.

For clarity, the Naramata Rural Growth Area boundary is the outer extent of the containment areas shown on Figure 10 and includes all three (3) containment areas (e.g. “A”, “B” & “C”).

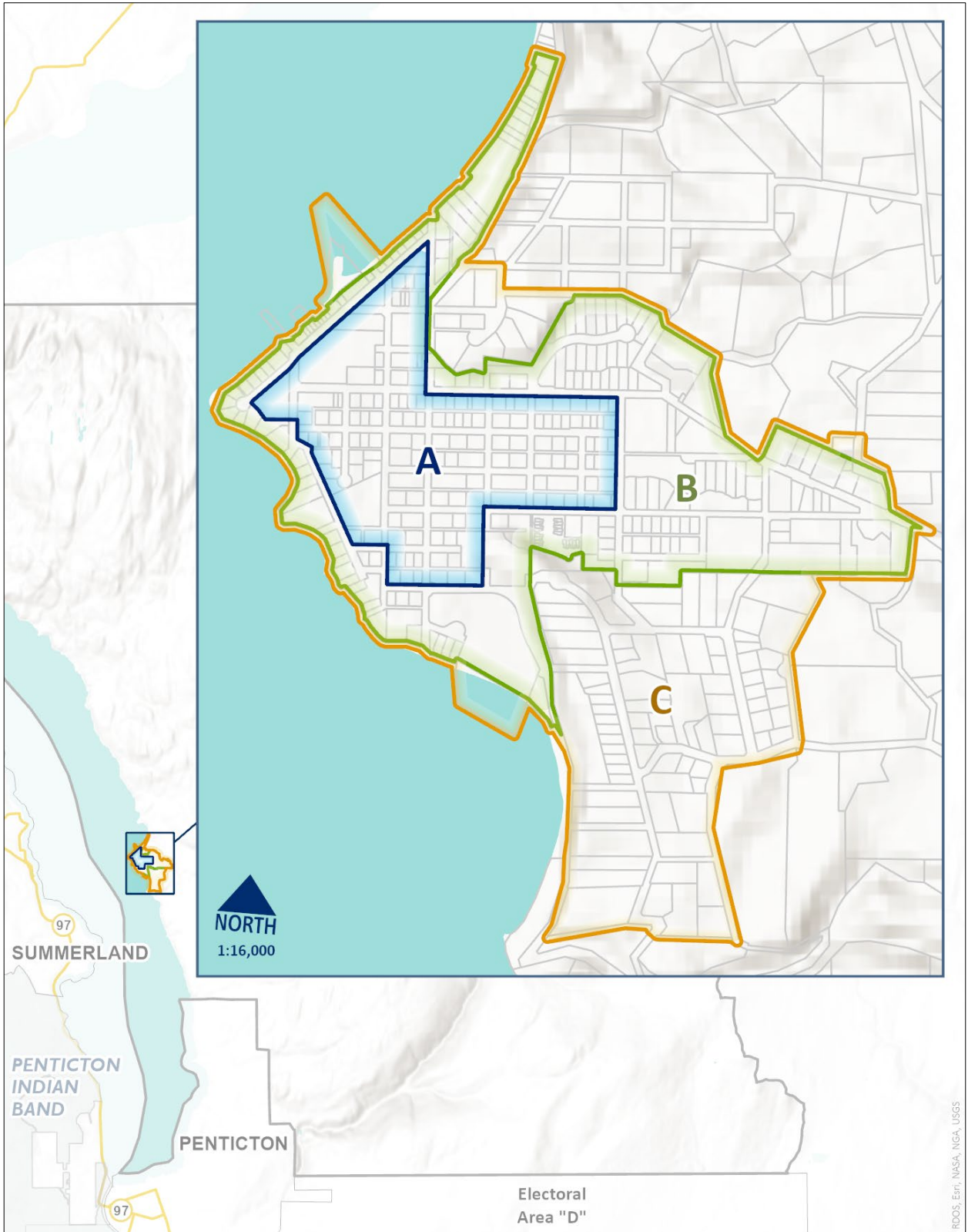


Figure 10: Growth Containment Areas

- **Growth Containment Area “A”:** The smallest containment area is where commercial and multi-use is to be centred. This area is where commercial, retail and slightly higher residential densities are to occur. Area A is slightly largest than the current Naramata Village Centre zone to allow for directed expansion.
- **Growth Containment Area “B”:** The short to mid term growth containment area is determined through geography, generally being the area that follows the base of the steep slopes. This area generally aligns with the proposed Phase 1 of the LWMP for the proposed community sewer. The community has also indicated a preference to this as the Rural Growth Area boundary.
- **Growth Containment Area “C”:** The RGS designated Rural Growth area, the largest of the growth containment boundaries is meant to indicate where long term (~ 50 years +) growth is to be directed. There are approximately 82 vacant parcels within this area, and approximately 99 historic non-consolidated parcels.

The large area also permits future adjustments based on a new community sewer area, currently unknown, without the need to amend the entire RGS. This area generally aligns with the Phase 2 of the LWMP for a proposed sewer.

6.6 Objectives

- .1 Manage growth within the Plan Area by directing residential development to the designated Rural Growth Area subject to servicing (water and wastewater) requirements.
- .2 Accommodate anticipated growth while maintaining the rural character and conserving the natural environment of the Plan Area.

6.7 Policies

The Regional Board:

- .1 Recognizes Naramata as a designated Rural Growth Area and will direct growth to this location.
- .2 Recognizes the City of Penticton as designated Primary Growth Area that has the community infrastructure, community services, economic and employment opportunities to sustain higher densities and residential growth than the Plan Area.
- .3 Will support the Rural Growth Area by discouraging the re-designation or re-zoning of land that permits increased residential densities outside of growth area containment boundaries.

- .4 Will ensure any new development in a designated Growth Area provides community services pursuant to the Regional District's Subdivision and Development Servicing Bylaw.
- .5 Discourages the re-development of lands adjacent to or nearby the City of Penticton municipal boundary.
- .6 Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule 'I'.
- .7 Directs residential development away from designated Agricultural (AG) areas.
- .8 Supports water metering and other residential water conservation measures.
- .9 Requires new development on parcels less than 1.0 hectare in area to connect to a community water system and community sanitary sewer system.
- .10 Encourages residents to construct new dwellings that are energy efficient, low-impact buildings that include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.
- .11 Encourages residents to retrofit and construct energy efficient and low-carbon homes in accordance with the Regional District's *Building Climate Resilience in the Okanagan: A Homeowner's Resource Guide*.
- .12 Supports the provincial government extending the Speculations and Vacancy Tax to all electoral areas and municipalities in the South Okanagan.
- .13 Supports the provincial government reviewing legislative requirements for short-term vacation rentals, including the introduction of new compliance and enforcement tools.
- .14 Supports a housing need and demand study be conducted to assess affordable housing.

7.0 LOCAL AREA POLICIES

7.1 Background

The main settlement area within Electoral Area “E” is the village of Naramata and surrounding area (“Lower Naramata”), which is surrounded by an agricultural community followed by residential developments that have occurred on the surrounding hillsides on lands outside of the Agricultural Land Reserve (“Upper Naramata”).

There are also several small settlement areas that are generally rural and thought of as communities that are part of Naramata, including Indian Rock, Sunshine Acres, Glenfir, Falcon Ridge, and Chute Lake. Falcon Ridge and Indian Rock communities have also been given some select policies.

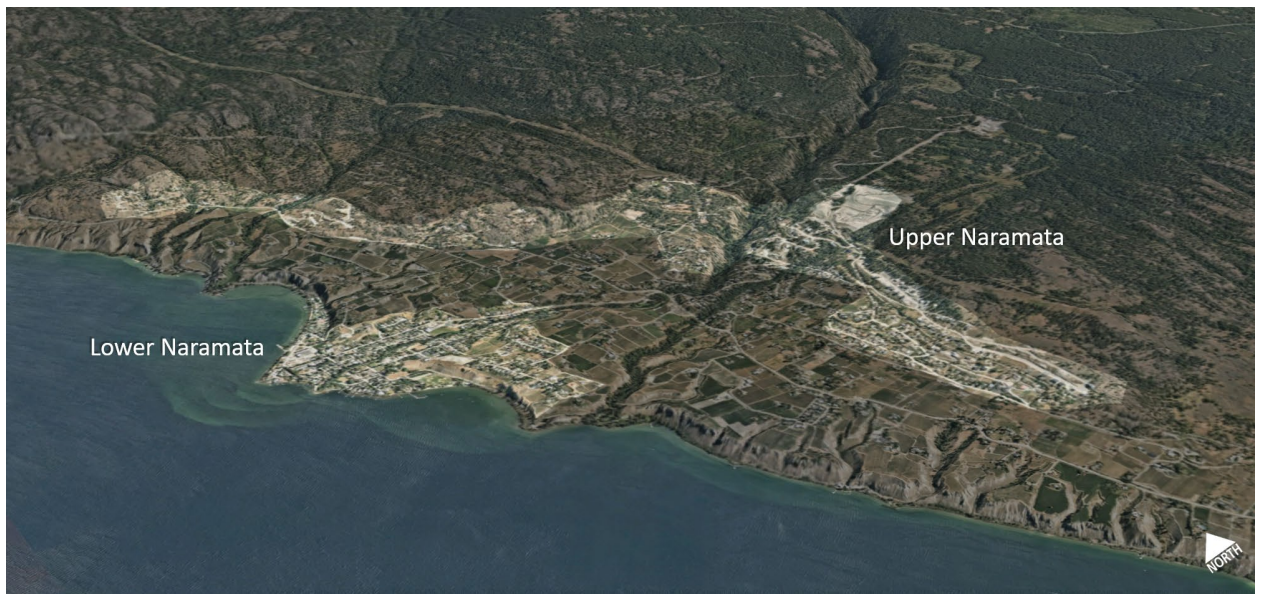


Figure 11: Lower and Upper Naramata

7.2 Naramata (Lower Naramata)

Naramata comprises the historic Naramata “townsite” area to the west of the surrounding agricultural community adjacent to Okanagan Lake that was founded as an unincorporated community by John Moore Robinson in 1907. Naramata character is defined substantially by an eclectic assembly of homes predominately located on older surveyed 30 feet by 100 feet parcels. There are no sidewalks and minimal street lighting, although there are many established gardens and trees.

The United Church has owned a large number of parcels in Naramata and it has been operated as a spiritual retreat with various styles of accommodations.

In more current history, Naramata has seen the closing of a packing plant, originally owned by BC Tree Fruits, and an agricultural transition away from food and farming to the planting of vineyards and development of wineries.

Following the establishment of the Agricultural Land Reserve (ALR) in 1972, and protection of the agricultural lands surrounding the Naramata village area, residential development began to occur in the hillsides above the community.

Naramata residents embrace participation in community initiatives and are active in many groups that support the sustainability and livability of the area. Areas of interest for the community include maintaining dark skies, wild safe programs, affordable housing, infrastructure, and climate change.

At the completion of the initial community engagement process, the community vision survey, two thirds of the community supported a more vibrant village, which included more services, more commercial businesses, and more forms of housing. This vision will need to direct the majority of growth into the west side of Naramata.

7.2.1 Policies

The Regional Board:

- .1 Supports the infill and densification through the introduction of multi-family residential development (e.g. townhouses and low-rise apartments).
- .2 Supports multi-family residential development that does not exceed a maximum height of 12.0 metres.
- .3 Supports exploring the option of lowering single family residential development height restrictions in the lower Naramata area.
- .4 May consider re-designating Naramata Centre in order to allow mixed density development including townhouses, apartment buildings, duplexes, assisted living and special needs housing, and complementary uses such as daycares, preschools and parks.
- .5 Supports the donation or sale of the parcels along creeks and streams to the Province or the Regional District in order to protect and restore riparian values and protect from floods.
- .6 Supports the creation of a community sewer system to serve lands within ‘West Naramata’ in order to prevent contamination of Okanagan Lake and to facilitate higher residential densities.
- .7 Encourages the province to provide regional districts with similar legislative authority to municipalities under the *Community Charter* in relation to the protection of trees.
- .8 Encourages the Ministry of Transportation and Infrastructure (MoTI) to:
 - a) reduce speed limits within the village;

- b) install speed calming strategies;
 - c) develop a plan to address the undeveloped road right of ways; and
 - d) install permeable (e.g. gravel) walking pathways along the major roads.
- .9 Supports the showcasing of existing heritage values and resources to encourage tourism and economic development opportunities.

7.3 Upper Naramata

The land area being considered as Upper Naramata encompasses the non-Crown lands to the east of the ALR including parcels designated as Low Density Residential (LR), Small Holdings (SH), Large Holdings (LH) and a few as Conservation (CA) .

The majority of residential properties are serviced with the Naramata Community Water system, either have individual septic systems to service sewer, or are part of a privately held, strata, onsite sewage system.

Throughout the OCP review process, the community expressed a strong desire to limit any new subdivisions on the hillside above the ring of ALR lands. This opinion is a result of numerous drainage problems, damaged views, and potential traffic problems along inadequate road network.

7.3.1 Policies

The Regional Board:

- .1 Discourages the rezoning of parcels in order to facilitate subdivision.
- .2 Supports residential infill of existing lots, where community servicing exists, with secondary suites or accessory dwellings.
- .3 Encourages the Ministry of Transportation and Infrastructure (MoTI) to undertake a review of vehicular traffic movements and safety and to implement any recommended traffic control measures.
- .4 Supports floodplains associated with numerous creeks being retained in a natural and undeveloped state.
- .5 Encourages *FireSmart* best practises on private land to reduce wildfire hazards.
- .6 Supports the use of residential solar and wind power where facilities do not impact views from surrounding properties.
- .7 Encourages property owners to implement best practices for managing and retaining rainwater on-site and to maintain pre-development drainage flows in order to reduce storm water flows within roadside ditches located in the public road network.
- .8 Will consider exploring bylaw options for managing and regulating hillside

development, such as tree cutting, development permits, runoff and drainage.

7.4 Falcon Ridge

The community of Falcon Ridge is located in the southern part of Electoral Area “E” and adjacent to the City of Penticton. It is comprised of approximately 24 parcels, the majority of which were created by a 1996 subdivision. The average size of the parcels are 4.2 ha and are designated as Large Holdings (LH). The terrain is relatively rugged with a number of steep slopes throughout.

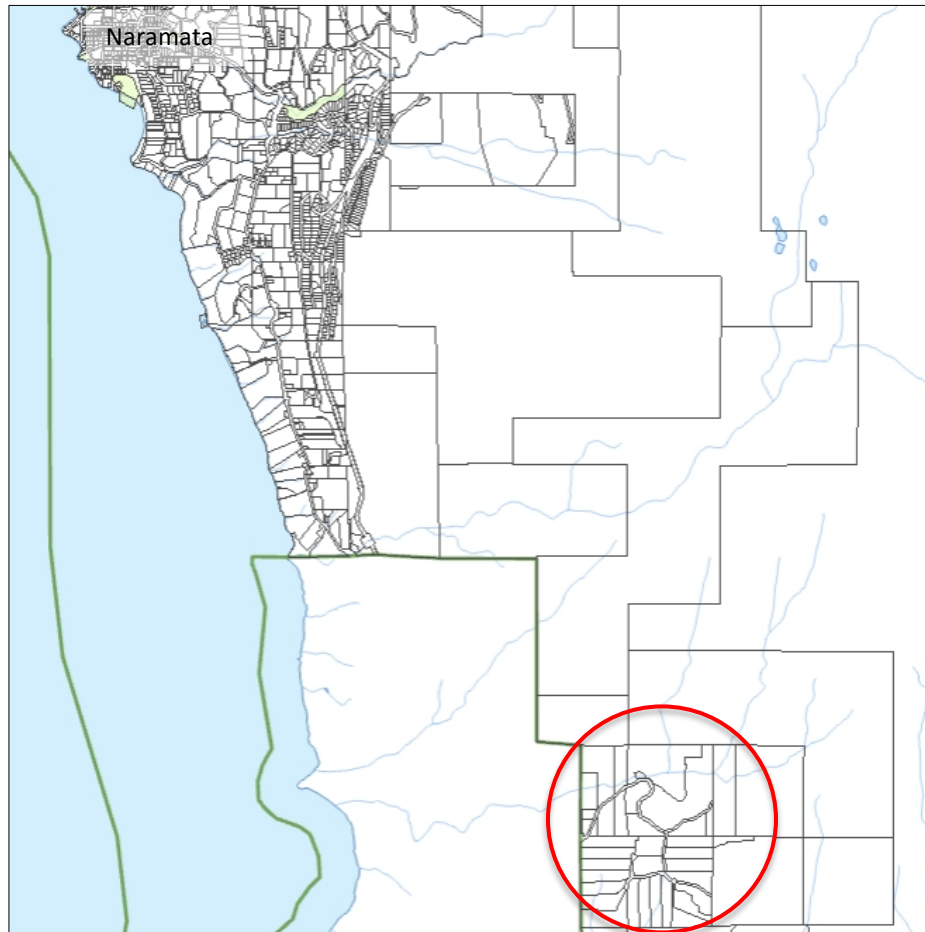


Figure 12: Location of Falcon Ridge area

7.4.1 Policies

The Regional Board:

- .1 Discourages the rezoning of parcels in order to facilitate subdivision smaller than 4.0 ha minimum size.
- .2 Encourages *FireSmart* best practises on private land to reduce wildfire hazards.
- .3 Supports the use of residential solar and wind power where facilities do not impact views from surrounding properties.

7.6 Indian Rock

The community of Indian Rock is located approximately 6.5 km north of the village of Naramata. It is comprised of approximately 25 residential parcels ranging in size from 0.3 ha to 0.5 ha and were originally subdivided in 1965. Surrounding the residential zoned parcels are larger Small Holdings (SH) designated parcels.

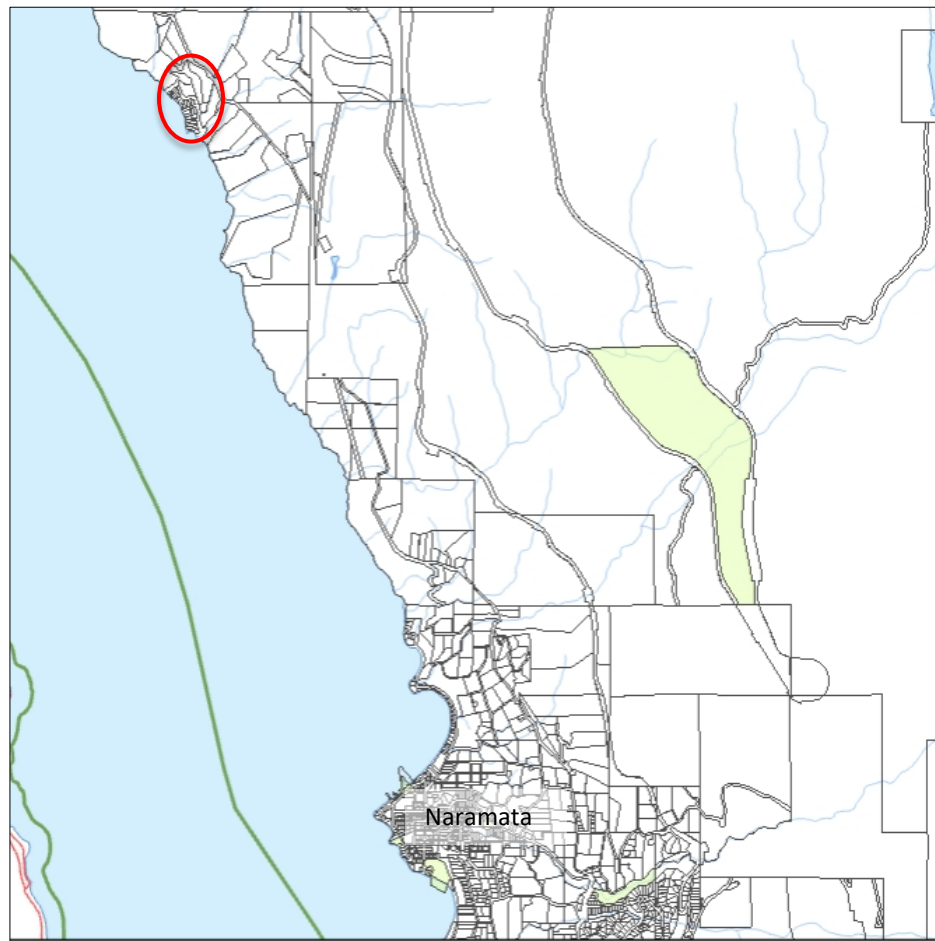


Figure 13: Location of Indian Rock area

7.6.1 Policies

The Regional Board:

- .1 Discourages the rezoning of parcels in order to facilitate subdivision.
- .2 Encourages *FireSmart* best practises on private land to reduce wildfire hazards.
- .3 Supports the use of residential solar and wind power where facilities do not impact views from surrounding properties.

8.0 RESOURCE AREA

8.1 Background

This designation encompasses lands used and valued for forestry, natural resource extraction, recreation, and environmental conservation opportunities. Lands designated Resource Areas (RA) in Electoral Area “E” reinforce the rural character of the Plan Area and are a valued community resource as employment lands, watershed protection and for recreation.

The Resource Area (RA) designation is intended to guide development outside of existing settlement areas, and, provide direction for responses to referrals from provincial, or other agencies. Resource Areas are described as large parcels of land that include both private and/or Crown land.

It is recognized that certain matters considered in this section are beyond the jurisdiction of the Regional District (e.g., Provincial Crown land); however, the objectives and policies relating to these are intended to serve as indicators of community preference and to assist senior levels of government in planning and decision making.

There are approximately 37,414 ha of land, or 69%, of the land base designated as Resource Area. Of the total RA amount, only 3% is privately held, with the majority, 97%, being public (Crown) land.

There are four designated Community Watersheds within Electoral Area “E”. These are the Robinson Community Watershed, the Chute Community Watershed, the Naramata Community Watershed, and the Penticton Community Watershed, shown in Figure 14 below.

8.2 Objectives

- .1 Conserve scarce water resources and protect the quality and quantity of those resources for future generations.
- .2 Maintain the renewable natural resource land base and protect it from activities that may diminish the resource value and potential.
- .3 Plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity.
- .4 Encourage and protect responsible, low impact outdoor recreation activities.

8.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Resource Area (RA) identified in Schedule ‘B’ (Official Community Plan Map) for grazing or rangelands, forestry, natural resource

extraction, recreation, environmental conservation, watershed protection and management opportunities, and limited rural residential uses.

- .2 Supports land designated as a Resource Area (RA) generally being maintained as large land parcels (i.e., as un-surveyed Crown land, or as District Lots) or not less than 20.0 ha in area in recognition that these areas will remain rural, with limited to no community services and infrastructure.
- .3 Supports low impact recreational uses which avoid critical habitats and minimize disturbance; and will work with the Province and others to ensure there are adequate staging areas with off-road parking.
- .4 Supports communication with and participation by First Nations communities in the management and development of provincial land in Resource areas.
- .5 Supports activities that improve range and forage conditions, including the continuation of the Noxious Weed Control Program to help control the invasion and spread of noxious weeds in the Plan Area.
- .6 Where there is forestry use, supports selective logging to maintain undiminished capacity of the land to absorb and retain water, prevent erosion, and permit groundwater recharge throughout the harvest cycle.
- .7 Supports the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act* where:
 - a) one of the primary land management priorities is to maintain and manage local water quality and quantity;
 - b) the minimum parcel size is 120.0 ha with a limited range of uses permitted;
 - c) intensive recreation, subdivision and rezoning of lands within the zone are discouraged;
 - d) recreationalists are encouraged to minimize stream crossings and to stay on existing trails to prevent erosion; and
 - e) the Province is encouraged to permanently retain public ownership and to manage, for watershed protection purposes, all Crown land within designated community watersheds of existing major or minor domestic water sources.
- .8 Encourages the Province to have due consideration for the impact of resource extraction activities on existing adjacent residential developments and infrastructure such as roads.
- .9 Encourages the Province to not issue permits for mineral extraction and processing within 1,000.0 metres of Rural and Residential Designations.
- .10 Encourages the Provincial Government to refer applications for licences, permits, the disposition of Crown land, mineral exploration proposals involving surface disturbance of any other development or activity to the Regional District.

- .11 Encourages energy production from renewable resources such as wind and solar in lands designated as Resource Area (RA).
- .12 Does not support the use of lands designated Resource Area (RA) for indoor cannabis production as the large scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.
- .13 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:
 - a) the facility is approved by Health Canada under its micro cultivation license;
 - b) the parcel under application has an area not less than 2.0 hectares;
 - c) the maximum size of the plant surface cultivation area is 200.0 m²;
 - d) confirmation is provided that adequate water and servicing is available to the site; and
 - e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

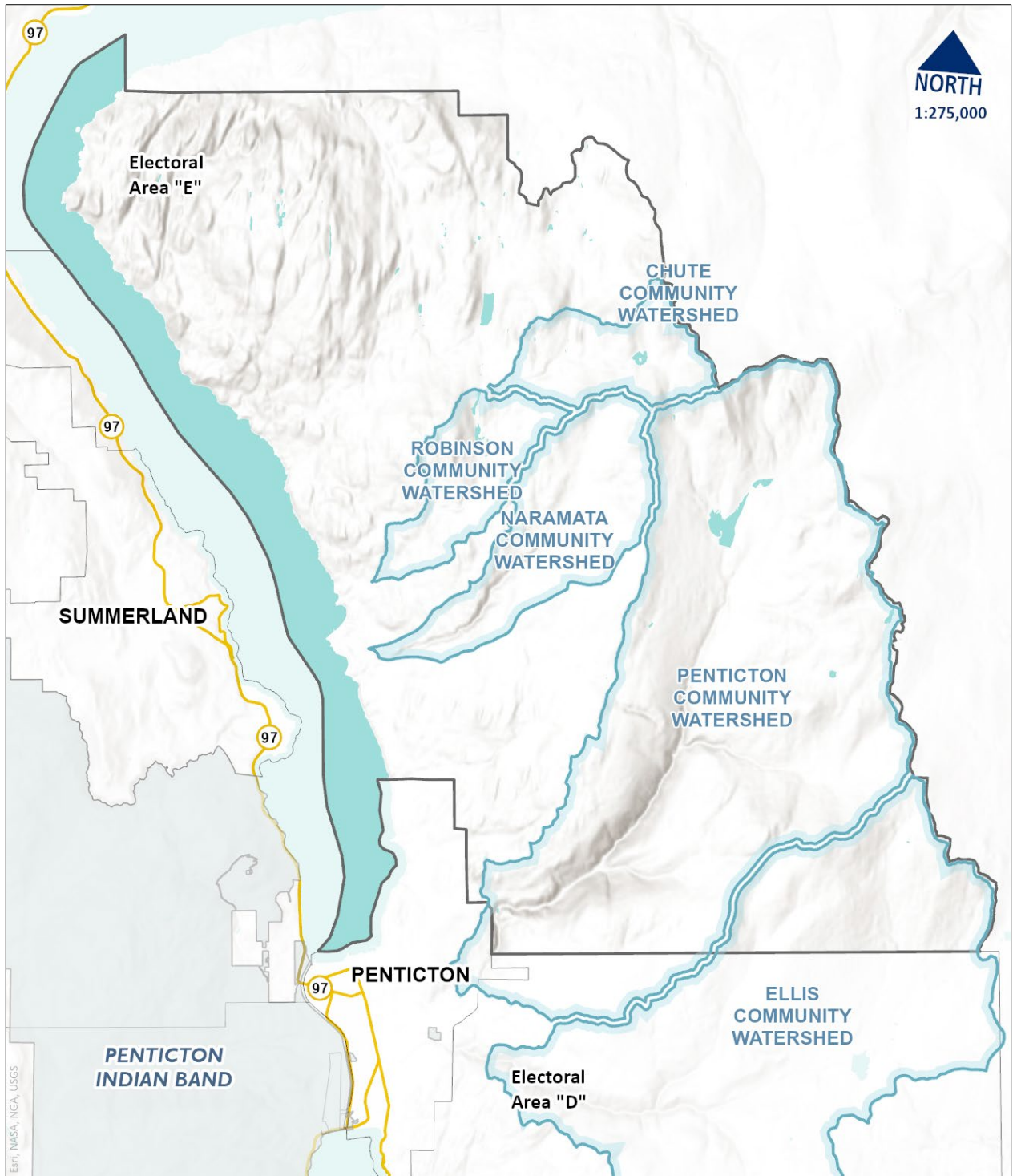


Figure 14: Designated Community Watersheds

9.0 AGRICULTURE

9.1 Background

The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity. This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.

Major agricultural uses in Electoral Area “E” include the production of tree fruit and grape production. Secondary agricultural industrials include fruit packing and processing, wineries, wholesale and retailing, tourism, and product sales.

Approximately 966 hectares of land, or 1.8% of the land base, is currently designated as AG. The majority of lands designated as AG are also within the Agricultural Land Reserve (ALR); however, several properties that are agricultural in nature but not within the ALR.

9.2 Objectives

- .1 Protect the agricultural land base of the Plan Area including associated farming, orchards, vineyards, ranching, and associated value-added activities.
- .2 Minimize conflicts between agricultural and non-agricultural uses.
- .3 Minimize the impacts of agriculture and ranching on sensitive environmental resources.

9.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Agriculture (AG) identified on Schedule ‘B’ (Official Community Plan Map) for agricultural use. This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.
- .2 Will generally not support applications to the Agricultural Land Commission (ALC) that seek to:
 - a) subdivide land or adjust the boundaries between parcels that results in the fragmentation of farm, vineyard or orchard units, or seek to create homesite parcels; or
 - b) introduce non-agricultural uses.
- .3 Recognizes agricultural land as necessary for agricultural businesses that provide regional economic stability and growth opportunities.

- .4 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.
- .5 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.
- .6 Supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.
- .7 Encourages the preservation of environmental values in the Agriculture (AG) designation.
- .8 Supports and encourages developing food system infrastructure (production, processing, storage and distribution of food) to contribute to a resilient local and regional food supply.
- .9 Encourages the consolidation of small parcels into larger farm units that increase efficiency and enhance the land base of the ALR.
- .10 Encourages new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing and landscaping that is consistent with the *Ministry of Agriculture Guide to Edge Planning Promoting Compatibility Along Agricultural – Urban Edges*.
- .11 Encourages provincial ministries and utilities to minimize the impact of new roads and utility corridors through agricultural land by utilizing only those lands necessary, and by maximizing the capacity of existing corridors and roads.
- .12 Supports the agricultural and rural economy by encouraging secondary, value-added uses such as agritourism, secondary processing of products, and home occupations/industry provided they are compatible with surrounding land uses.
- .13 Supports the protection of normal farm practices within Agriculture (AG) designated lands including the *Farm Practices Protection (Right to Farm) Act*.
- .14 Supports applications to subdivide parcels for a homesite severance under the ALC's homesite severance policy.
- .15 Does not support the use of lands designated Agriculture (AG) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland.
- .16 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:
 - a) the facility is approved by Health Canada under its micro cultivation license;

- b) the parcel under application has an area not less than 2.0 hectares;
- c) the maximum size of the plant surface cultivation area is 200.0 m²;
- d) confirmation is provided that adequate water and servicing is available to the site; and
- e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

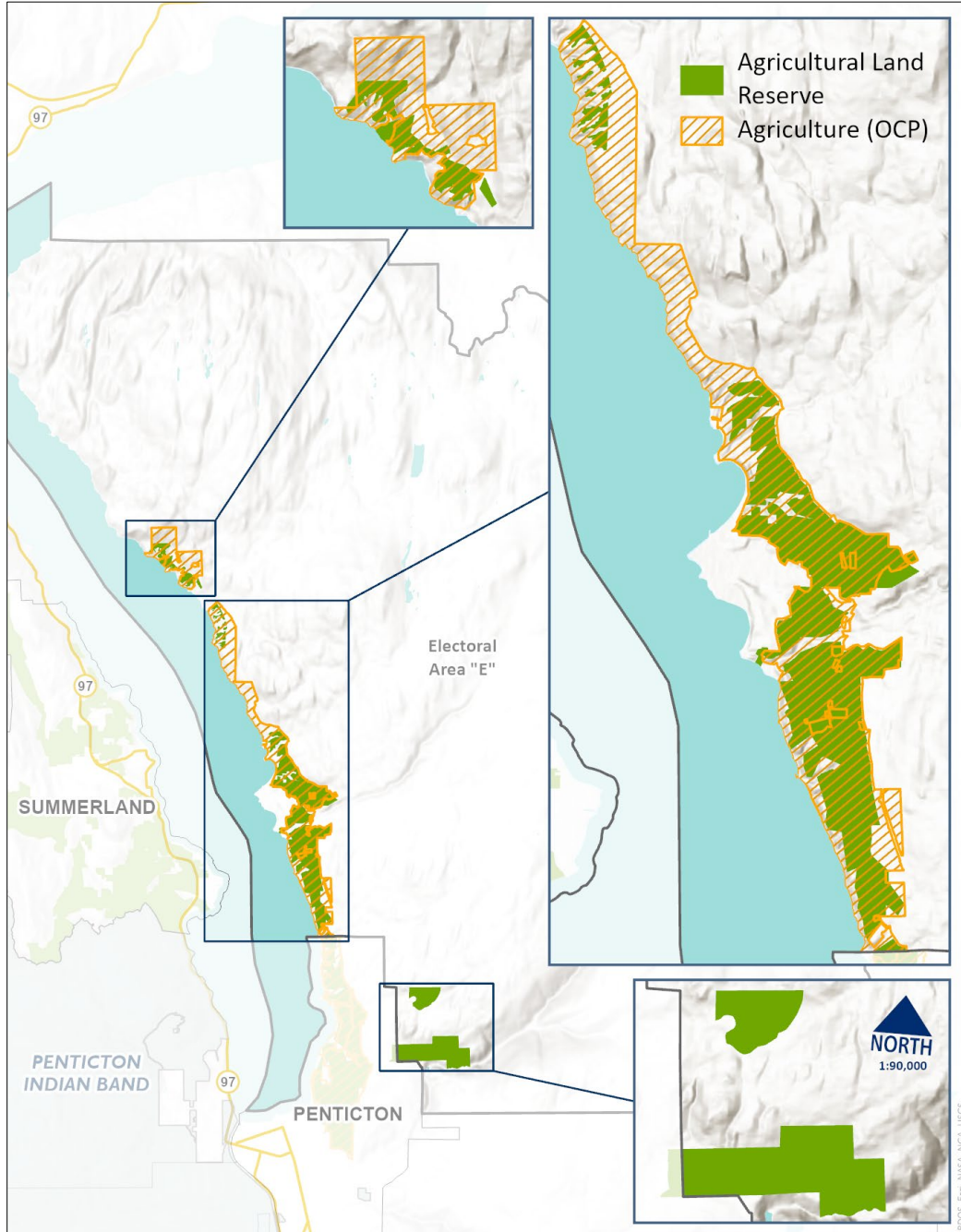


Figure 15: ALR and Agricultural Designated Lands in Electoral Area "E" (2023)

10.0 RURAL HOLDINGS

10.1 Background

The Plan Area's rural character and lifestyles are some of the most valued aspects to area residents. Within the Plan Area, Rural Holdings are generally grouped into two categories, Large Holdings (LH) and Small Holdings (SH).

The LH designation typically applies to large privately held properties between 4.0 ha and 8.0 ha in area and includes parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area. LH designations are contained in approximately 491.4 hectares, or 0.9% of the land base. There are approximately 70 LH designated parcels with 24 parcels of them currently vacant (as of 2023).

An LH designated parcel should have a range of parcel sizes but not less than of 4.0 ha.

The SH designation includes parcels of land generally used for rural residential, part time farming, limited agriculture, home industry and other uses that fit with the character of the area. As with Large Holdings, SH designations are largely located outside the ALR. SH designed parcels are contained within approximately 253.7 hectares of land, or 0.5%, of the total land base. There are approximately 184 SH designated parcels with 66 of them currently considered vacant (as of 2023).

10.2 Objectives

- .1 Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings.
- .2 Prevent rural sprawl by limiting the re-designation of Large Holdings and Small Holdings properties to allow subdivision or higher residential densities.
- .3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings.
- .4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.

10.3 Policies - General

The Regional Board:

- .1 Supports home occupations on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.
- .2 Supports home industry uses (e.g., vehicle repair, machine shops) only on lands that are larger than 2.0 ha in size.

- .3 Requires any proposal to create additional land designated or zoned either Large Holdings (LH) or Small Holdings (SH) to:
 - i) Clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of this OCP; and
 - ii) Provide an assessment of the proposal against the following criteria:
 - a) availability of vacant land currently designated as either Large Holdings (LH) or Small Holdings (SH);
 - b) impacts on any agricultural uses or capacity of the land;
 - c) impact on environmentally sensitive areas, as illustrated on Schedule 'I' (Environmentally Sensitive Development Permit Areas);
 - d) capability of accommodating on-site domestic water and sewage disposal, or availability of community water or sewer, and submission of an assessment from a qualified professional in accordance with applicable Regional District requirements;
 - e) proximity to existing roads and other community and essential services;
 - f) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - g) compatibility with adjacent land uses and designations, and the character of the existing area;
 - h) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and
 - i) type, timing and staging of the development.
- .4 Encourages the protection and conservation of agriculturally productive land, and environmentally sensitive areas within designated Small Holdings (SH) and Large Holdings (LH) areas.
- .5 Encourages the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .6 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.
- .7 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .8 Does not support the use of lands designated Large Holdings (LH) or Small Holdings (SH) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland
- .9 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:

- i) the facility is approved by Health Canada under its micro cultivation license;
- ii) the parcel under application has an area not less than 2.0 hectares;
- iii) the maximum size of the plant surface cultivation area is 200 m²;
- iv) confirmation is provided that adequate water and servicing is available to the site; and
- v) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60 metres from that zone boundary.

10.4 Policies – Large Holdings

The Regional Board:

- .1 Supports the use of lands designated Large Holdings identified in Schedule ‘B’ (Official Community Plan Map) for agriculture, ranching, grazing, keeping of livestock, veterinary establishments, kennels, equestrian centres, open space, limited residential densities and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
- .2 Will establish a range of densities and parcel sizes, to be no less than 4.0 ha in area, for land designated Large Holdings (LH) in the Plan area through the Zoning Bylaw.
- .3 Supports secondary suites or accessory dwellings and may consider additional accessory dwellings based on the size of a parcel.
- .4 Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings (LH) parcels to less than 4.0 ha in size.

10.5 Policies – Small Holdings

The Regional Board:

- .1 Supports a range of uses on the lands designated Small Holdings (SH) in Schedule ‘B’ (Official Community Plan Map), including rural residential, hobby farming, small-scale agriculture, and others uses that fit within the rural character of the surrounding area.
- .2 Will establish a range of densities and parcel sizes from 0.2 ha to 2.0 ha, for lands designated Small Holdings (SH) in the Plan Area through the Zoning Bylaw.
- .3 Supports a minimum parcel size of one hectare for lands not connected to community water and community sewer within the Small Holdings (SH) designation.
- .4 Supports secondary suites and accessory dwellings, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.

10.6 Policies - Vacation Rentals

The Regional Board:

- .1 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.
- .2 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
 - a) capability of providing domestic water and accommodating on-site sewage disposal;
 - b) mitigating measures such as screening and fencing;
 - c) provision of adequate off-street parking;
 - d) confirmation that the structure proposed complies with the BC Building Code; and
 - e) benefits that such accommodation may provide to the community.

11.0 RESIDENTIAL

11.1 Background

There are two residential land use designations recognized within this Plan; Low Density Residential (LR) and Medium Density Residential (MR). Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

- **Low Density Residential (LR):** includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and small parks which are integral to a low-density residential neighbourhood.
- **Medium Density Residential (MR):** includes townhouses, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.

Low Density Residential (LR) development in the Plan Area has typically occurred within the Naramata village area or on the hillside east of the Agricultural Land Reserve (ALR) and comprises approximately 167.5 ha of land, or 0.3% of the land base. Single detached dwellings are the predominant housing form within the Plan Area.

Medium Density Residential (MR) designated lands in the Plan Area typically occur within the Naramata townsite.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, the Naramata townsite is designated as a Rural Growth Area, while the City of Penticton, which adjoins the Plan area at its southern boundary, is a designated Primary Growth Area.

The Plan supports these designations by directing new LR and MR designations to the village area, subject to servicing, and that proposed high density residential developments be directed to the City of Penticton.

Comprehensive Development (CD) zones have also been applied to lands designated LR and MR, generally in order to address legally non-conforming 'shared lot' residential use that have existing for several decades.

11.2 Objectives

- .1 Direct new residential development to existing serviced areas to protect the predominantly rural character of the Plan Area.
- .2 Minimize impacts from new residential development on the natural environment and the ALR.
- .3 Accommodate a range of housing types and tenures to meet the socio-economic needs of the community.
- .4 Direct new residential development away from hazard lands, critical habitat areas, and watercourses.

11.3 Policies – General Residential

The Regional Board:

- .1 Directs the development of new housing to existing vacant lots (with servicing), or previously approved residential subdivisions, prior to considering more residential development on non-residential designations in identified Rural Growth Areas.
- .2 Encourages residential infill development to maximize land use and servicing efficiencies.
- .3 Supports a range of residential densities and parcel sizes for the existing residential areas in the Plan Area.
- .4 Supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.
- .5 Will assess proposed residential developments on the following development criteria:
 - a) capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer;
 - b) ability of community water or sewer systems to be extended to existing neighbouring subdivisions which are presently un-serviced;
 - c) proximity to Environmentally Sensitive Development Permit Areas;
 - d) proximity to Watercourse Development Permit Areas;
 - e) impact on adjacent land uses and character of the existing area;
 - f) impact on adjacent lands designated as Agriculture (AG);
 - g) proximity to and impact on Okanagan Lake;
 - h) proximity to existing roads and other community and essential services;
 - i) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;
 - j) parkland dedication; and
 - k) demonstration of housing need, and provision for a variety of housing types.
- .6 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .7 Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.
- .8 Requires that new parcels to be created by subdivision that are less than 1.0 ha in area be connected to a community water system and community sanitary sewer system.
- .9 Requires that accessory dwellings on parcels less than 1.0 hectare in area be connected to a community sanitary sewer system.

- .10 Requires that secondary suites on parcels less than 1.0 ha in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.
- .11 Does not support the development of “micro cannabis production facilities” on land designated Low Density Residential (LR) or Medium Density Residential (MR).

11.4 Policies – Low Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule ‘B’ (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks, parks, religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.
- .2 Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings or secondary suites.
- .3 Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) to be 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.
- .4 Supports the re-designation of lands to Low Density Residential (LR) only within designated Growth Areas and Village Settlement Areas in order to achieve lower servicing costs and to minimize environmental impacts.
- .5 Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.

11.5 Policies – Medium Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule ‘B’ (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses, apartment buildings and community care facilities that fit with the residential intent of the designation.
- .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

- .3 Supports the re-designation of lands to Medium Density Residential (MR) only within designated Growth Areas and Village Settlement Areas in order to achieve lower servicing costs and to minimize environmental impacts.
- .4 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.
- .5 Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a new Multi-Family Development Permit Area.

11.6 Policies - Vacation Rentals

The Regional Board:

- .1 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.
- .2 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
 - i) capability of providing domestic water and accommodating on-site sewage disposal;
 - ii) mitigating measures such as screening and fencing;
 - iii) provision of adequate off-street parking;
 - iv) confirmation that the structure proposed complies with the BC Building Code; and
 - v) benefits that such accommodation may provide to the community.

12.0 NARAMATA VILLAGE CENTRE

12.1 Background

The Naramata Village Centre is a small but relatively diverse, mixed-use area that is valued by residents and serves as an important business, service and recreational area for the community. It accommodates a range of commercial and institutional uses as well as some residential uses.

The Village Centre area comprises Robinson Avenue between First Street to the west and Fourth Street to the east. The area also includes the former BC Tree Fruits packinghouse site, which has remained underutilized and predominantly vacant following the closure of the facility in 2008.

Naramata is designated as a Rural Growth Area under the South Okanagan Regional Growth Strategy Bylaw and is the only “urban” style community in Electoral Area “E”. Although the RGS does not identify specific boundaries for the Rural Growth Area containment.

The Naramata Village Centre designation supports this by focusing medium density residential growth which, in turn, will promote a more compact urban form and a more complete community. It will also increase support for local businesses in the Village Centre.

To meet these objectives, the Naramata Village Centre designation includes a strong emphasis on encouraging commercial, tourist commercial, mixed-use commercial, and medium density residential development.

12.2 Objectives

1. Maintain the Naramata Village Centre area as the commercial, institutional and social core of the community.
2. Retain existing business and institutional uses, while supporting their expansion.
3. Support mixed-use, commercial/office/residential uses, including development that includes multi-family uses.
4. Encourage the inclusion of residential uses above ground floor commercial uses.
5. To ensure that developments in the Naramata Village Centre contribute to a unique sense of place and identity, and are sited, scaled and designed to enhance and complement the existing natural setting and views towards the lake and improve public access to the lakefront.

12.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Naramata Village Centre (NVC) identified in Schedule 'B' (Official Community Plan Map) for pedestrian oriented, mixed-use retail, office, food and beverage, tourist commercial, and medium density residential uses.
- .2 Requires a high standard of architectural building design and landscaping for development within the Naramata Village Centre by designating this area as the Naramata Village Centre Development Permit Area.
- .3 Encourages the continued intensification and growth of commercial activities in the Naramata Village Centre.
- .4 Encourages the development of seniors housing, group homes and community care housing within the Naramata Village Centre.
- .5 Supports public events in the Naramata Village Centre.
- .6 Supports the formalisation of "Centennial Square", being an area at the intersection of Robinson Avenue and Second Street, as a small-scale public space (i.e. civic plaza) that can be used to host community activities and as a meeting place for residents and visitors.
- .7 Encourages the Ministry of Transportation and Infrastructure (MoTI) to support a landscaping plan for Robinson Avenue between 1st Street and 4th Street in order to replace existing trees with new, non-invasive species at close intervals and with suitable growing conditions to allow a mature canopy to develop over time.
- .8 Supports applications to MoTI for special events permits related to parades, races, protests, fundraising events, filming and other uses that require the short-term use of a provincial road right-of-way, subject to the proponent meeting all applicable provincial requirements (i.e. Certificate of Insurance).
- .9 Does not support the use of lands designated Naramata Village Centre (NVC) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.
- .10 Encourages the development of additional tourist accommodations in the form of a hotel within the Naramata Village Centre.

13.0 COMMERCIAL

13.1 Background

Traditional commercial development in the Plan area was generally limited to the Naramata Village Centre designation, however, a thriving service industry centred around the wineries of Naramata has supplanted this, offering visitors and locals varied eating, drinking, recreational and accommodation opportunities on agricultural lands.

The Plan will continue, however, to recognize commercial and tourist commercial developments under the Commercial land use designation and as occurring on lands outside of the Agricultural Land Reserve (ALR).

The Plan recognizes that large scale service, industrial, and commercial development will be directed to Primary Growth Areas outside of the Plan area, such as the City of Penticton, as they are better able to function as regional service centers.

There is approximately only 1.2 ha of land currently designated as Commercial and is adjacent to Naramata Road and approximately 16.5 ha of designated as Tourist Commercial (CT) scattered within Lower Naramata, south of Okanagan Mountain Provincial Park, and near Chute Lake.

13.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.
- .4 To minimize land use incompatibility between commercial activities and surrounding land uses.
- .5 To ensure the scale of all commercial developments harmonize with the natural surroundings and the rural character of the Plan area.

13.3 Policies – General Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial (C) identified in Schedule 'B' (Official Community Plan Map) for smaller-scale, neighbourhood-serving commercial activities.

- .2 Limits local commercial uses to those existing designated areas, or to areas where they may be developed in conjunction with future residential or commercial tourism developments.
- .3 Limits commercial development along Naramata Road to parcels already zoned accordingly, or designated as Commercial (C) or Commercial Tourist (CT).
- .4 Directs major office, service and general business commercial uses to Primary Growth Areas such as the City of Penticton, which have the necessary infrastructure and support services.
- .5 Encourages, through responsible environmental practices, future commercial development to locate away from Okanagan Lake and other watercourses in order to reduce human impacts on the lake, and in order to maintain and improve water quality and habitat.
- .6 Does not support the use of lands designated Commercial (C) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use of commercial lands.
- .7 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure's *Policy Manual for Supplemental Signs* (2005).

13.4 Policies – Tourist Commercial

The Regional Board:

- .1 Supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' (Official Community Plan Map) for commercial services and activities catering to visitors and tourists, including golf courses, campgrounds, resorts, and agri-tourism businesses, including fruit stands.
- .2 May support open space recreation and resort commercial opportunities subject to rezoning, such as guest ranches, trail rides, campgrounds, and/or wilderness guides in areas designated as Resource Area (RA) or Large Holdings (LH) provided that development:
 - a) enhances local employment and diversify the economic base;
 - b) are located outside the Agricultural Land Reserve (ALR);
 - c) can accommodate on-site domestic water and communal sewage disposal, or have community water or sewer available;
 - d) enhances adjacent land uses or the character of the existing area;
 - e) can be accessed safely from local highways;
 - f) can be adequately serviced by emergency services;

- g) meets any Watercourse or Environmentally Sensitive Development Permit Area requirements; and
- h) are outside areas susceptible to natural hazards, including steep slopes, flooding, soil instability, or rock fall.

14.0 INDUSTRIAL

14.1 Background

There are currently no designated Industrial areas in the Plan Area, however, the principal industrial activity in the Plan Area is logging, which generally occurs on Crown lands that are subject to the Resource Area designation. Small-scale resource extraction also occurs within the Plan Area.

Limited and small-scale industrial home-occupations (e.g., small scale sawmilling) can occur in Resource Areas and Rural Holdings. Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in designated, serviced industrial areas in the City of Penticton which are better suited to accommodate them.

Accordingly, the Regional District is not designating any areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.

14.2 Objectives

- .1 Support the City of Penticton as the industrial centre for the larger area (i.e., outside of the Plan Area).
- .2 Support small-scale home industry activities in Resource Areas and Rural Holdings where appropriate

14.3 Policies

The Regional Board:

- .1 Encourages larger-scale industrial and light manufacturing activities to locate in the City of Penticton and other serviced and designated industrial areas in the Regional District.
- .2 May consider designating land Industrial, where appropriate, on a case-by-case basis.
- .3 May consider accommodating time limited industrial uses through Temporary Use Permits if compatible with adjacent uses.

15.0 ADMINISTRATIVE, CULTURAL AND INSTITUTIONAL

15.1 Background

As a primarily rural area with a relatively small, dispersed population, the Plan Area contains limited administrative and community facilities and cultural resources.

The Administrative, Cultural and Institutional designation includes public, non-profit or utility uses such as schools, religious buildings, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, cultural and historic sites, and local government and improvement or irrigation district buildings.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed institutional uses. The Regional District may consider designating land for proposed institutional uses on a case-by-case basis, as demand warrants.

15.2 Educational and Community Facilities

The school system within the Plan Area is operated by School District No. 67 (Okanagan Skaha). The Regional District has no mandate on education policies other than advocating to the School Districts on policy areas that impact the Regional District. At present, there is only one school in the Plan area, being Naramata Elementary.

15.2.1 Objective

- .1 Support existing educational facilities within Naramata that serve Electoral Area “E”.

15.2.2 Policies

The Regional Board:

- .1 Continues to liaise with School District No. 67 (Okanagan Skaha) concerning their needs and issues.
- .2 Will continue to encourage the use of school buildings and grounds after regular school hours by community groups, clubs, sports teams and Plan Area residents.

15.3 Protective Services

The Naramata fire protection service was established in 1995 in order to provide prevention and suppression within a portion of Electoral Area “E”. The fire protection service area, shown in Figure 16, is current as of 2023.

Outside the fire protection service area, the Province provides wildfire suppression.

Police services are provided by the RCMP, which has a station in the City of Penticton, as does the BC Ambulance Service.

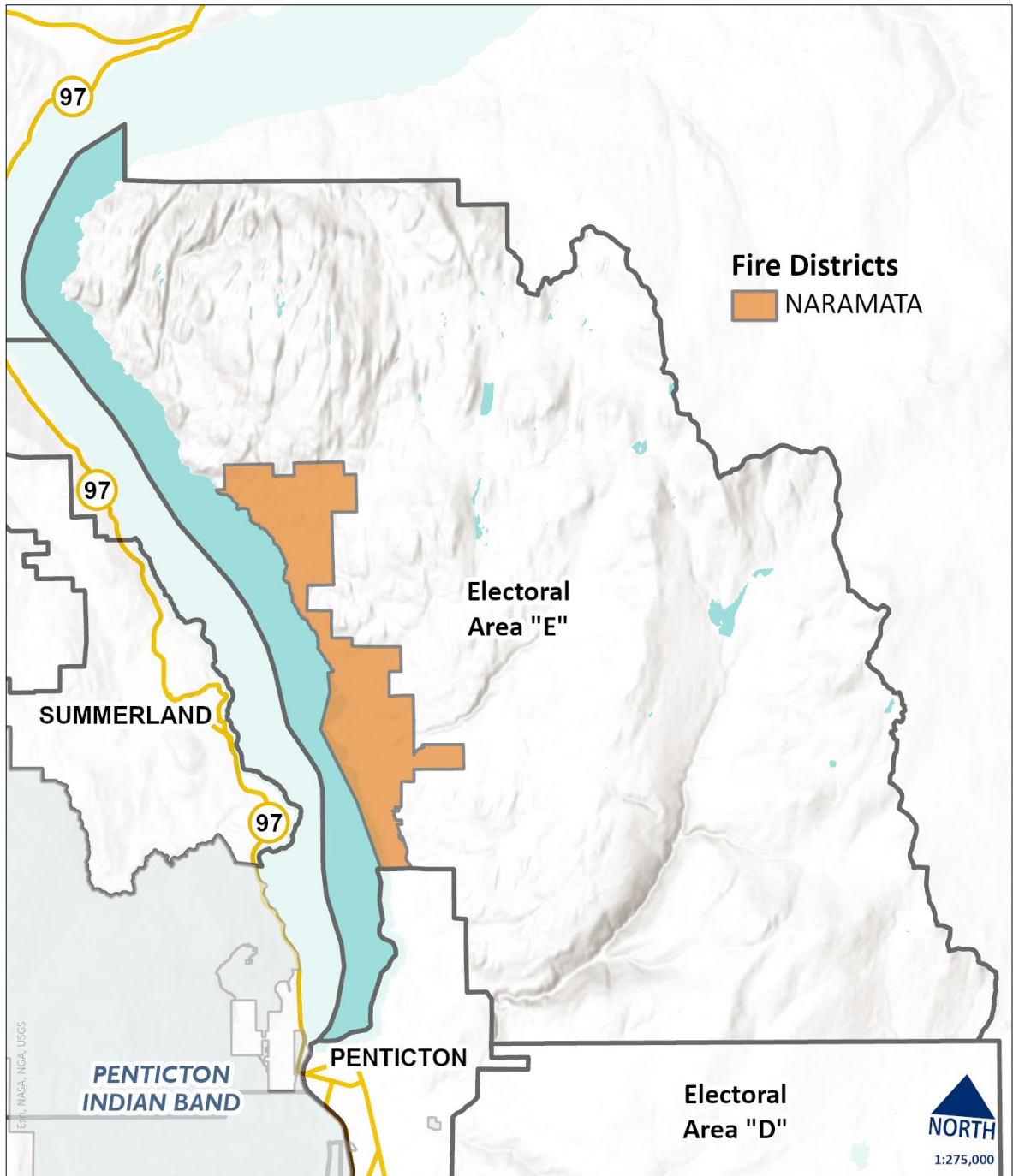


Figure 16: Plan Area Fire Protection Service Areas (2023)

15.3.1 Objectives

- .1 Maintain existing protective services and facilities, and coordinate resources to establish new facilities and services.

- .2 Expand and enhance existing community policing programs as resources and population growth allow.

15.3.2 Policies

The Regional Board:

- .1 Will continue to work with senior governments to ensure adequate and visible provincial and federal services are maintained in the Plan Area.
- .2 Encourages new and existing community water systems to be capable of fire suppression in accordance with the latest Fire Underwriters Survey (FUS).
- .3 Will work with the RCMP and Regional District to review opportunities to expand community policing in the Plan Area where necessary.
- .4 Will support a review of bylaw enforcement services in the Plan Area.
- .5 Supports fire protection service for all established communities within the Plan Area.
- .6 Supports the location of new or relocated public facilities such as a fire hall in accordance with the following criteria:
 - a) suitability of location on a major network road;
 - b) proximity to any concentration of residential development;
 - c) adequacy of water supply; and
 - d) other siting requirements and physical attributes.

15.4 Heritage and Cultural Resources

The Regional District recognizes that heritage conservation is an important community value that contributes to the distinct identity of the region.

The RDOS Regional Heritage Strategic Plan, 2015, identifies heritage resources or “valued settlements” located throughout the Regional District. There are currently no sites currently included in the RDOS Community Heritage Register for Electoral Area “E”.

The Heritage Strategic Plan supports the following goals and objectives for Electoral Area “E”:

- Encourage the conservation of sites and structures with cultural heritage values.
- Recognize and validate heritage, cultural and historical sites in cooperation with appropriate provincial ministries, committees, societies and organizations.

With Indigenous traditional use activities dating back millennia, the Plan Area is home to important cultural sites and landscapes of value to the Penticton Indian Band and other Okanagan Nation Alliance members. Syilx place names are an integral part of Syilx culture.

15.4.1 Objectives

- .1 Promote the conservation of heritage resources in the Plan Area, as indicated by the Regional District’s Regional Heritage Strategic Plan in cooperation with appropriate provincial ministries, interest groups and Indigenous governments.
- .2 Celebrate the culture and heritage of the peoples and communities, including Indigenous communities, within the Plan Area to educate and inform visitors and residents alike.
- .3 Seek opportunities to work with Penticton Indian Band to recognize, protect and, where appropriate and feasible, interpret important cultural sites and features in the Plan Area.
- .4 Seek opportunities to recognize Syilx place names where they have been approved by Penticton Indian Band members.

15.4.2 Policies

The Regional Board:

- .1 May consider the inclusion of heritage conservation in all aspects of community and regional planning.
- .2 Supports the Province and other interest groups in identifying and protecting features and sites of Indigenous, paleontological, scenic, architectural, historical, archaeological and other sites of significance within the Plan Area.
- .3 Will consider the management of heritage resources on a regional basis through the creation of a community heritage register.
- .4 Supports public education including the use of directional signage and interpretive plaques to enhance recognition of heritage resources.
- .5 Encourages developers to consider cultural and heritage resource opportunities in project planning and design.
- .6 Recognizes and celebrates the rich Syilx/Okanagan cultural and cultural features that exist in the Plan Area, including Syilx place names that have been approved by Penticton Indian Band (PIB) members for use.
- .7 Should exchange information, identify issues of concern and coordinate efforts to address those issues with Penticton Indian Band (PIB) and other members of the Okanagan Nation Alliance (ONA) through appropriate planning and collaboration avenues.

15.5 Social Well-Being

Social well-being factors such as living conditions and community culture, are crucially important for a healthy population. In order for the communities of Electoral Area “E” to

become more complete where people can live, work and play, social well-being and quality of life are crucial for the well-being of its residents. The availability and accessibility of programs and facilities, the recognition and celebration of ethnic diversity; and the extent to which new members, tourists and neighbouring communities are engaged and integrated are important factors that must be considered when planning for social sustainability.

In order for Electoral Area “E” to thrive and prosper over the long term, it is important that a range of social, institutional, cultural, and arts-based land uses are focused in appropriate locations in Naramata. Some uses already exist, and should be supported, while others need to be fostered and developed. It is also important that emphasis be placed on ensuring that educational, recreational, and cultural opportunities and events are inclusive and universally accessible.

15.5.1 Objectives

- .1 To ensure that the needs of residents of Electoral Area “E” are sufficiently met, through the retention or expansion of arts, cultural, social and institutional programs and facilities.
- .2 To provide programs and facilities that are physically and financially accessible for all residents.
- .3 To recognize, respect and celebrate different cultural beliefs and traditions.

15.5.2 Policies

The Regional Board:

- .1 Supports preservation of existing and encourages the establishment of new social, arts, cultural and institutional facilities and programs in areas designated Administration, Cultural, and Institutional (AI).
- .2 Will focus social, arts, cultural, and institutional uses in Naramata to ensure communal access and to promote the diversification of the village centre consistent with the direction of this Plan.
- .3 Encourages and support outdoor activities, such as farmers markets and musical events, which facilitate the nitrating of tourists and new community members with long time residents of Electoral Area “E”.

16.0 PARKS, RECREATION AND TRAILS

16.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for future park use.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Rock Ovens, Naramata Wharf, Naramata Creek, Manitou, Spirit, Centre Beach and Arawana Creek Parks are operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publicly owned and maintained by the Regional District are designated Park, Recreation and Trails.
- **Provincial Recreation Areas:** Okanagan Mountain Provincial Park is a provincially designated Recreation Area. The Three Blind Mice Recreation Trail system, a popular mountain biking area, is managed by Provincial Recreation Sites and Trails BC with a Partnership Agreement with Penticton and Area Cycling Association (PACA).
- **Water Access:** the Regional District maintains leases over 11 different water access points (e.g. Crown land in the form of public road dedications) adjacent to Okanagan Lake.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area currently includes three designated regional parks, the need for additional community parks is moderated both by the area's small population and the extensive opportunities available on Crown land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon improving Okanagan Lake access, although

the Regional District will consider acquiring new parkland as opportunities arise.

In 2023, the Regional District adopted the *Healthy Individuals, Healthy Communities, Healthy Environment: A 10 Year Game Plan for Parks, Trails, and Recreation in the RDOS*, that defines future direction, policies, priorities, standards and actions for the Regional District and its partners. The purpose is to provide a long-term framework to guide decision making about the development, management and investment in the Regional District's regional and local parks, trails and recreation facilities and services.

See Schedule 'C' (Parks, Recreation and Trails) for a map of designated trails in the Plan Area.

16.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to fairly and equitably meet the present and future needs of residents.

16.3 Policies

The Regional Board:

- .1 Encourages the implementation of the 2023 *Healthy Individuals, Healthy Communities, Healthy Environment: A 10 Year Game Plan for Parks, Trails, and Recreation in the RDOS*.
- .2 Encourages all new trail projects to be designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .3 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .4 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .5 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .6 Encourages the Province to undertake a backcountry recreation planning process.
- .7 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.

- .8 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .9 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.
- .10 Supports trail use guidelines that promote “leave no trace” trail use.
- .11 Recognizes the various interests in the future use of the Kettle Valley Railway, and designates it Park (PR) in order to protect options for future use as a public corridor
- .12 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area to accommodate a variety of uses, including but not limited to: walking, running, bicycling, horseback riding and cross country skiing.
- .13 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access through residential areas.
- .14 Seeks to continue to provide universal access to recreational amenities in the Plan Area, including parks, trails, facilities and programs.
- .15 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.

16.4 Parkland Dedication Policies

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.
- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 May determine, where a park service is provided and in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
 - a) provide without compensation, park land in an amount up to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
- .4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a) proximity to settlement areas, other parks & trails, and bodies of water;

- b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet Ministry of Transportation standards;
 - ii) in the case of trails and parks with pedestrian only access, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.
- .5 Considers that park land proposals should provide a benefit for the community and those lands with no benefit to the community should not be accepted.
- .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands or can be reclaimed for park purposes.
- .7 Encourages developers to dedicate greater than 5% parkland in areas where parkland is desired.
- .8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.
- .9 Where environmentally sensitive areas or critical habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organization or the Regional District in addition to the parkland or cash in-lieu required by the Act.

17.0 NATURAL ENVIRONMENT AND CONSERVATION

17.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

The Plan Area itself is home to many unique environmental features, including the silt benches above Okanagan Lake, as well as various other lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess "high" and "very high" ecologically sensitive classifications as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 17.2 of this Plan.

Other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule 'I' as an "Important Ecosystem Area" and is described further in Section 23.3 of this Plan.

As a local government listed under Section 2(1)(b) of the *Riparian Areas Protection Regulation* (RAPR), the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas. WDP Areas are lands within 30 metres of the high-water mark or active floodplain of streams and ravines including lakes and watercourses, as well as and ditches, springs, and wetlands adjoining by surface flow, and as described further at Section 23.4 of this bylaw.

For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule 'I' (Environmentally Sensitive Development Permit Area) and Schedule 'J' (Watercourse Development Permit Area).

17.1.1 Objectives – General

- .1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.
- .2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.
- .4 Support efforts to protect source water quality and quality today and for future generations.

17.1.2 Policies – General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community’s natural environment made by environmental organizations and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 23.3 as well as relevant federal and provincial best management guidelines.
- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District’s Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

17.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes one large lake, Okanagan Lake, and several smaller lakes including

Chute, Greyback, and Naramata Lakes. The Plan Area also includes various streams including Naramata Creek, and Robinson Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in and around riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace.

Generally, land above the high-water mark (natural boundary) is privately held while land below the high-water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high-water mark or active floodplain of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 23.4). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

17.2.1 Objectives

- .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.
- .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'I' (Environmentally Sensitive Development Permit Area) and Schedule 'J' (Watercourse Development Permit Areas).
- .3 Improve and better manage waterfront public access along the Okanagan Lake shoreline.

- .4 Minimize and avoid development in high hazard soil instability areas on the Okanagan Lake foreshore and riparian area.
- .5 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems.
- .6 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.
- .7 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.

17.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Area Protection Regulation*, has designated land within 30.0 metres of the high-water mark or active floodplain of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 23.4 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high-water mark of a stream or ravine identified on Schedule 'J'.
- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.
- .3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats.
- .4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.
- .5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.
- .6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.

- .7 Encourages the subdivision Approving Officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .8 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

17.3 Terrestrial Areas

Terrestrial areas are simply described as upland areas or land above water. They include areas with grassland and shrub-steppe, sparsely vegetated, broadleaf woodlands, coniferous woodlands and old forest ecosystems. Many at risk species are found in terrestrial ecosystems in the Plan Area.

Like foreshore and riparian areas, terrestrial areas also contain areas sensitive to development and land use. Of the various ecosystem types, the grassland and shrub-steppe ecosystems are particularly sensitive to disturbance and subject to habitat loss through development, agriculture conversion, impacts from invasive plants, and habitat loss resulting from recreation use.

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Haynes & Field Lease Ecological Reserves, Anarchist Mountain Protected Area, and South Okanagan Grasslands Protected Area. The Nature Trust of BC, Nature Conservancy of Canada, Ducks Unlimited Canada and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.

17.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'I' (Environmentally Sensitive Development Permit Area).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.
- .4 Encourage and facilitate linkages of protected habitat areas.
- .5 Encourage the integration of *FireSmart* approaches in the management of terrestrial areas where practical and appropriate.

17.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands on Schedule 'I' and has:
 - a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as an "Important Ecosystem Area".
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 23.3 of this Plan, unless an exemption applies.
- .3 Considers that land identified as an "Important Ecosystem Area" should generally be retained in a natural state and, if a re-designation of the land under the OCP or a rezoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule 'I'.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule 'I' to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.
- .7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;
 - d) creation of conservation covenants in favour of local, provincial government, private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;
 - f) establishment of long-term leases for sensitive areas;
 - g) land stewardship and participation in conservation initiatives by the private landowner; or

- h) consideration of alternative development standards.
- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
- .9 Encourages the use of native vegetation to restore disturbed sites.

17.4 Conservation Areas

For the purpose of protecting environmentally sensitive areas (ESAs), the Regional District may designate lands as Conservation Area (CA). The Conservation Area designation is applied to land that is preserved and protected for its unique natural value, land left in a natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the Conservation Area designation applies to a

Approximately 44.2 ha of land or less than 0.1% of the land base is currently designated as CA. Most of these lands are in the upper portion of Naramata and Arawana Creek areas.

For a map of Conservation Areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

17.4.1 Objectives

- .1 Protect and steward designated Conservation Areas in their natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.
- .2 Work with agencies and partners, including local First Nations, to enhance, protect and interpret ecological systems and biodiversity in Conservation Areas.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to adjacent or abutting Conservation Areas.
- .4 Encourage the integration of FireSmart approaches in Conservation Areas where practical and appropriate.

17.4.2 Policies

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations and

supports accommodating these uses where they do not conflict with Conservation Area objectives.

- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

17.5 Okanagan Basin Lakes

The Okanagan watershed, or basin, is a narrow strip that spans from Armstrong in the north to the US border in the south and includes six main lakes – Okanagan, Kalamalka, Wood, Skaha, Vaseux and Osoyoos – and surrounding mountains. Penticton, Summerland, Oliver and Osoyoos as well as the surrounding rural areas all lie within the Okanagan Basin.

Water in the Okanagan Basin has a variety of uses including irrigation for crops, as a domestic supply for residential use and in various industrial and recreational activities. Achieving a balance among the many uses associated with the basin lakes, and particularly between private use and public access, is an on-going challenge.

The Basin Lakes designation serves to promote the major lakes in the Valley for community and visitor use, while also seeking to protect existing community infrastructure such as water intakes.

For a map of Basin Lakes areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

17.5.1 Objective

- .1 Provide opportunities for water-based recreation on Osoyoos Lake, including small-scale docks and swimming platforms associated with adjacent residential use.

17.5.2 Policies

The Regional Board:

- .1 Generally supports the use of waters designated Okanagan Basin Lakes (BL) identified in Schedule 'B' (Official Community Plan Map) for water-based recreation, docks, boat launches, boatlifts, swimming platforms and moorage buoys.
- .2 Supports docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat.
- .3 Requires dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area to obtain a development permit in accordance with the requirements of Section 23.4 of this Bylaw.

- .4 Encourages docks to be designed, including anchor points, in a way that will not disturb riparian areas, except at the immediate footprint.
- .5 Encourages docks and swimming platforms to be located away from or designed to avoid negative impacts on adjacent structures and uses, including other docks and swimming platforms, beach access points, parks, utilities, water intakes, and other similar uses.
- .6 Consider that docks, swimming platforms, and marinas should not include non-moorage structures such as storage sheds, gazebos, raised decks or hot tubs.
- .7 Will consider group moorage, marina and other commercial dock proposals on a case-by-case basis through a zoning amendment process, and may use the following criteria to assess an application:
 - a) location of any existing community infrastructure such as water intakes, sewer lines and underground cables;
 - b) presence of environmental and riparian values, such as fish habitat, as identified by a habitat assessment;
 - c) compatibility with, and proximity to adjacent land uses; and
 - d) intensity of the use (e.g. number of berths or inclusion of non-moorage structures).

18.0 NATURAL HAZARDS

18.1 Background

Hazard lands include but are not limited to areas the Regional District has reason to believe are subject to natural hazards including flooding, mud flows, debris torrents, erosion, rockfall, landslip, sink holes and wildfire.

The information available for the entire Regional District can be variable and may lack detail, so hazards often need to be investigated on a site-by-site basis. Recognizing this, site planning for proposed developments should consider the potential hazards on any given site. Some hazards can be evaluated and mitigated at the time of development. Other hazards, such as wildfire, can not only impact new developments, but also threaten existing structures.

Maps of key hazard areas in the Plan Area have been prepared and include Geotechnical Hazards (Schedule 'D'), Steep Slope Hazards (Schedule 'E'), Wildfire Hazards (Schedule 'F') and Floodplain Hazards (Schedule 'G').

18.2 Objectives

- .1 Prevent injury and loss of life and to prevent or minimize property damage because of natural hazards.
- .2 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.
- .3 Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.
- .4 Minimize wildfire hazards to people and property in existing and proposed new development.
- .5 Minimize exposure to future flood damage by avoiding or minimizing development adjacent to Okanagan Lake, and along major streams such as Naramata, Arawana, and Robinson Creeks.

18.3 Policies - General

The Regional Board:

- .1 Encourages annual inspections, and as-needed inspections after large storms, runoff or flooding events, at the highest risk areas for impacts, such as steep slopes and major culverts outfalls.
- .2 Encourage the provincial Approving Officer to ensure that technical reports for hazard lands are prepared by appropriately qualified individuals and that any

recommended conditions for safe use of the land area are registered as s. 219 covenants to inform future property owners.

- .3 Will not support the rezoning of development on lands with natural hazards or hazardous geotechnical conditions as identified by the Regional District or other agencies having jurisdiction, unless the applicant can provide a report by a Qualified Professional Engineer or Geoscientist that the land can be safely used for the use intended.
- .4 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.
- .5 Encourages Plan Area residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.
- .6 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.

18.4 Geotechnical Hazard Management

Detailed geo-hazard mapping, with soil stability ratings, was completed for a portion of Electoral Area "E" by G.G. Runka, in *Soil Stability Ratings - South Okanagan* (1971). The mapping covers the majority of lands west of the KVR and up to Okanagan Park and covers the areas where there are a number of steep slopes and silt bluffs. The mapping indicates three ratings: high, moderate, and low. These ratings are summarized below.

High Rating: (1) over-steepened slopes of silt and fine sand and immediately adjacent to flat lands that are likely to be affected should a slide occur; (2) silt and sand soils that have seepage from higher elevations which weakens cohesiveness and slides occur; (3) steeply sloping silts and fine sands are underlain by bedrock which planes dip downward; (4) areas where tunneling of the silts by water causes sinkholes; (5) undercutting by a stream resulting in over-steepened slopes; (6) areas where there is a hazard of receiving materials through sliding or slumping from above.

Much of the High category is not particularly dangerous if left in the natural state or with as much vegetation cover maintained as possible. Many slides have occurred in this category to date. Intensive site-specific engineering investigation should be prerequisite to any form of development.

Moderate Rating: (1) over steepened slopes of loose gravel, occasionally deep sands over silt; (2) rolling moderately sloping silts and fine sands adjacent to high hazard areas; (3) moderately sloping sands and silts subject to seepage from higher elevations; (4) danger of rock slide on talus slopes below rock bluffs.

Few slides have occurred in Moderate areas, but high density development, with leveling, vegetation disturbance or slides on adjacent to High areas could cause problems. Engineering investigations are necessary for development.

Low Rating: (1) flat topography not immediately adjacent to scarp; (2) coarse sand and gravel on moderate slopes; (3) bedrock or shallow soils over bedrock; (4) a compact heterogeneous mixture of soil material on moderate to steep slopes.

No soil stability problems that would affect development are anticipated.

18.4.1 Policies

The Regional Board:

- .1 Supports periodic reviews of geohazard conditions every 10-20 years in order to detect and adapt to geotechnical changes such as landslides, sinkhole development or other incidences.
- .2 Supports restricting densities in High Rating areas due to geotechnical hazards by prohibiting accessory dwellings, secondary suites and the subdivision of land.
- .3 Encourages monitoring of surface and groundwater conditions including potential water system leakage.
- .4 Encourages the development of a sanitary sewer and/or stormwater management system to alleviate the risk of geotechnical failure due to usage of existing onsite septic systems.
- .5 Supports educating home owners living on and near hazard lands regarding water use and drainage practices necessary to minimize triggering geological hazards, and the importance of immediate reporting to RDOS if erosion or land problems start to occur.
- .6 Encourages a program to monitor the land surveys for roads, curbs and culverts to determine if any subsidence or lateral movement is occurring, which could identify sites where subsurface erosion is occurring due to misdirected water.
- .7 Will direct development away from lands identified as being susceptible to soil instability and potential hazardous geotechnical conditions.
- .8 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.
- .9 Will recommend that the Approving Officer require a geotechnical report indicating the land can be safely used for the use intended for a subdivision where the new development is located on slopes greater than 30%, including those areas that may be regraded to slopes less than 30% after development, in order to address potential soil instability, hazardous conditions and environmental sensitivity.

18.5 Flood Hazard Management

The Regional District has a long history, through the Electoral Area zoning bylaws, of regulating development within flood prone areas.

In 2003, the *Flood Hazard Statutes Amendment Act* was adopted and shifted responsibilities for flood hazard management by removing the province from the subdivision and bylaw approval process. After this date, land use decisions in flood prone areas became the responsibility of local governments and, in regional districts, the provincially appointed subdivision Approving Officer.

When regulating development through the zoning bylaws, the Regional District has historically relied on floodplain mapping prepared by the British Columbia Inventory and Engineering Branch, Floodplain Mapping Program, in the 1980s and 1990s.

Record-setting high flows and flooding in the Okanagan Valley in 2017, followed by high flows in 2018, prompted the Okanagan Basin Water Board (OBWB), the Okanagan regional districts, member municipalities and the Okanagan Nation Alliance and member communities to update floodplain mapping for the Okanagan River and its lakes.

This project was undertaken with two main objectives: comprehensive floodplain mapping for the Okanagan River mainstem lakes and Okanagan River from Penticton to Osoyoos Lake, and improving the understanding of flood management options available to water managers and operators in the face of climate variability and change.

Earlier in 1994, the Province completed a Naramata Fan Study investigating and assessing conceptual flood damage for alluvial fans of Naramata, Robinson and Chute Creeks. Naramata village has been built almost exclusively on an alluvial fan. This report noted that there has been a history of flooding over the last 100 year.

The flood hazards now included at Schedule 'G' (Hazard Lands – Floodplain) are based on the mapping prepared by the OBWB in 2020 and the 1994 Naramata fan study.

18.5.1 Policies

The Regional Board:

- .1 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- .2 Should consider the conservation and acquisition of lands adjacent to stream channels for form linear stream corridors to conserve natural stream processes and for emergency response and channel maintenance access.
- .3 Requires that where land subject to flooding is to be developed and no alternative land is available, construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with the floodplain regulation of the Zoning Bylaw with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable.
- .4 Supports minimizing exposure to future flood damage by avoiding development adjacent to Okanagan Lake or by implementing flood mitigation measures.

- .5 Supports mitigating the impacts of potential flooding on buildings and properties in the floodplain area and affected by groundwater through design and site grading prior to construction as per the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist.
- .6 Encourages the Okanagan Basin Water Board (OBWB) to prepare model floodplain regulations to support the Okanagan Mainstem Floodplain Mapping (2020), so that both the mapping and regulations can be incorporated into the electoral area zoning bylaw(s).

18.6 Wildfire Hazard Mitigation

A *Community Wildfire Protection Plan (CWPP)* was completed for the Regional District in 2011, and updated in 2020. The plan assessed wildfire risk across the region and made recommendations to improve the community's risk profile through pre-planning and preparedness, policy, and fuel management.

As a predominantly rural area, the CWPP determined that development in the Plan Area generally consists of:

- low to moderately dense rural intermix areas (>1structure/ha) with more forested areas between structures and a less defined perimeter;
- a well-defined urban/interface complex where the interface perimeter is more clearly defined; and
- individual structures remotely scattered within the wildlands.

See Schedule 'F' (Hazard Lands – Wildfire) for a map of wildfire hazard areas in the Plan Area.

In the next few decades, climate change will likely have a significant change on fire hazard within Electoral Area "E" based on the decreases in precipitation and changes in forest fuel structure and composition.

18.6.1 Policies

The Regional Board:

- .1 In reviewing a rezoning application submitted to the Regional District for development in those areas identified in the *Community Wildfire Protection Plan (CWPP)* and shown on Schedule 'F' (Hazard Lands – Wildfire), the Regional District may require a fire hazard risk assessment by a qualified professional with recommendations concerning but not limited to the following:
 - a) incorporating fuel breaks adjacent to, or on, residential subdivisions;
 - b) establishing zones around proposed building sites which are clear of debris and highly combustible materials;
 - c) utilizing fireproofing techniques and fireproof materials in building design;

- d) designing roads that provide evacuation routes and facilitate movement of firefighting equipment;
 - e) ensuring all roads are named and signed;
 - f) ensuring availability of water supply facilities adequate for fire suppression;
 - g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
 - h) implementing setbacks, interface fire protection standards, building material standards, and vegetation pursuant to Provincial *FireSmart* guidelines.
- .2 Using the *FireSmart* guide as a principal guidance document, strives to foster wildfire awareness and resiliency through public education materials, programs and events.
 - .3 Strongly encourages all new developments with moderate or higher fire hazard ratings to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
 - .4 Should review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
 - .5 Encourages property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads and regular maintenance of eaves. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.
 - .6 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.
 - .7 Supports the development of an inventory of accessible water sources by the province that could be enhanced to support water extraction by firefighting equipment.

18.7 Radon Gas Hazard Mitigation

Radon is a radioactive gas that occurs naturally when the uranium in soil and rock breaks down. It is invisible, odourless and tasteless. When radon is released from the ground into the outdoor air, it is diluted and is not a concern. However, in enclosed spaces like homes, it can accumulate to high levels.

The Plan Area and larger region has been recognized for radon issues. Radon gas is a recognized health hazard and the Province has established regulations in the BC Building Code for new construction to vent radon that may seep into homes.

18.7.1 Policies

The Regional Board:

- .1 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.
- .2 Encourages Plan Area residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.
- .3 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.

19.0 COMMUNITY INFRASTRUCTURE AND SERVICES

19.1 Background

The provision of important infrastructure services such as community water and sewer systems and transportation services are an integral component of a well-planned community and key to achieving the long-range land use objectives contained in the South Okanagan Regional Growth Strategy (RGS).

Focusing available infrastructure funding on priority locations where higher residential densities or intensive uses such as commercial and industrial have been identified as appropriate and desirable ensures these types of development can be realized.

This further allows the provision of infrastructure to be done affordably (e.g. sewer and water lines do not have to be extended over long distances), while the population base will be sufficiently large enough to ensure the infrastructure and services can be sustained over the long-term.

Infrastructure and services that the Regional District has authority to regulate include water, sewer and solid waste. All others, such as roads, road right-of-ways and storm water management are managed by the Province, while electrical, gas and communication utilities are regulated by senior levels of government.

19.2 Water Systems

Drinking water in the Regional District comes from a variety of sources including RDOS operated water systems, local Irrigation Districts or Improvement Districts as well as private water systems (e.g. groundwater wells or surface water licences).

It is the Regional District Board's policy that essential services such as drinking water are best provided by government, where citizens can elect representatives interested in their well-being and will operate the service in the most effective and efficient manner possible.

Further, drinking water is considered to be essential to a high quality of life and citizens should expect their local government to assist in acquiring and operating water systems (where ratepayers support acquisition).

As of 2023, the Regional District is responsible for the administration of seven (7) water systems in the Okanagan Valley:

- Faulder
- Okanagan Falls
- West Bench
- Gallagher Lake
- Sun Valley
- Willowbrook
- Naramata

The Naramata water system currently experiences peak water demand during the summer months, with around 85% going to agricultural lands. Due to the age and sizing

of the existing pipes, the water system requires upgrades to meet current and future demand.

The Regional District strives to ensure a reliable source of safe, high-quality drinking water is provided to residents within an RDOS water system.

19.2.1 Objectives

- .1 To ensure sustainable water quantity and quality is provided to residents in the Plan Area.

19.2.2 Policies

The Regional Board:

1. Supports the development of new, or expansion of existing water service areas only within Primary or Rural Growth Areas designated under the Regional Growth Strategy (RGS) Bylaw.
2. Will require new development be provided with a water supply that meets current water quality regulations.
3. Requires that all new parcels to be created by subdivision with a land area of less than 1.0 ha connect to a community water system.
4. Supports the use of water metering to encourage water conservation and lessen the need for infrastructure upgrades.
5. Does not support the creation of new private community water utilities.
6. Will consider the acquisition of a community water system in accordance with the Regional District's *Water and Sewer Utility Acquisition Policy*.
7. Will assess requests to include new parcels within a water service area owned and administered by the Regional District on the following criteria:
 - a) if the parcel is within a designated growth area under the South Okanagan Regional Growth Strategy (RGS) Bylaw;
 - b) if inclusion will improve public health, environmental values or fire suppression;
 - c) for irrigation purposes related to an agricultural use:
 - i) if the parcel is designated as "agricultural land" under the *Agricultural Land Commission Act*;
 - ii) if the parcel is in an Agriculture zone under the Okanagan Valley Zoning Bylaw; and
 - iii) if a development plan supporting agricultural use of the parcel has been prepared.

- d) the ability to connect the parcel to the water system, including:
 - i) required upgrades (e.g. reservoir capacity, proximity to existing water mains);
 - ii) physical access (e.g. legal frontage to a public road); and
 - iii) ability to serve the parcel (e.g. topography, natural hazards).
- 8. Considers lands designated as Resource Area (RA) should remain un-serviced and not be proposed for inclusion within a water service area.
- 9. Requires that all new groundwater well infrastructure and maintenance be completed in accordance with the *Groundwater Protection Regulation* under the *Water Sustainability Act*, including the installation of sufficient surface seals.
- 10. Encourages well owners using water for domestic purposes to register their well in the provincial database in order to document water use and help ensure existing uses are considered in future water license applications.
- 11. Supports the establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act*.

19.3 Sewer Systems

The predominant sewage disposal method in the Plan Area is individual on-site septic systems. Individual septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over one hectare in size. This method of disposal also increases the probability of potable groundwater contamination and nutrient loading into watercourses.

As of 2023, the Regional District is responsible for the administration of one (1) sewer system in the Okanagan Valley in Electoral Area “D” (Okanagan Falls) but is developing a Liquid Waste Management Plan (LWMP) for Naramata that is exploring the potential to develop a new community sanitary sewer system and treatment facility in the Naramata village.

Within the Plan Area there are private sewage treatment facilities that have been constructed and are owned and operated by private corporations.

19.3.1 Objectives

- .1 Establish long-term sustainable sewage collection and disposal methods.

19.3.2 Policies

- 1. Supports the development of new, or expansion of existing sewer service areas only within Primary or Rural Growth Areas designated under the Regional Growth Strategy (RGS) Bylaw.

2. Requires that all new parcels to be created by subdivision with a land area of less than 1.0 ha connect to a community sewer system.
3. Discourages the use of septic holding tanks for existing or new developments.
4. Does not support the creation of new private community sanitary sewer utilities.
5. Will consider the acquisition of a community sewer system in accordance with the Regional District's *Water and Sewer Utility Acquisition Policy*.
6. Discourages the extension of sewer services to a parcel designated as "agricultural land" under the *Agricultural Land Commission Act*.
7. Will assess requests to include new parcels within a sewer service area owned and administered by the Regional District on the following criteria:
 - a) if the parcel is within a designated growth area under the South Okanagan Regional Growth Strategy (RGS) Bylaw;
 - b) if inclusion will improve public health or environmental values;
 - c) if the parcel is designated as "agricultural land" under the *Agricultural Land Commission Act*;
 - d) the ability to connect the parcel to the sewer system, including:
 - i) required upgrades (e.g. plant capacity, proximity to existing sewer mains);
 - ii) physical access (e.g. legal frontage to a public road); and
 - iii) ability to serve the parcel (e.g. topography, natural hazards).
8. Encourages Registered Onsite Wastewater Practitioners (ROWPs) to design onsite sewage systems that avoid the placement of dispersal areas within close proximity of watercourses, lakes, and water wells.

19.4 Storm Water Management

Effective storm water management will help protect the water quality of the various lakes and other water bodies found within the Plan Area. Currently, storm water drainage in the Plan Area is the responsibility of MoTI, and their contractor, and predominantly comprises open ditches, natural drainage courses and absorption into the ground through dry wells. The Okanagan basin lakes (Okanagan, Skaha, Vaseux and Osoyoos) and other surface waters and aquifers, which are the area's sources for drinking water, are the ultimate destination for much of the storm water in the Plan Area.

The Regional District has limited authority to manage storm water but supports the province developing alternative storm water management solutions that are both cost effective, environmentally sustainable and reflective of the rural character of the majority of the Plan Area.

19.4.1 Objectives

- .1 Encourage the province to ensure its management of storm water quality and quantity within the Plan Area exceeds best practices.

19.4.2 Policies

The Regional Board:

- .1 Encourages the province to develop and use alternative development standards that support integrated drainage management options, such as reduced road widths, use of permeable surfaces and roadside swales.
- .2 Encourages new subdivisions to be designed and constructed with integrated rainwater management solutions, such as bioswales and storm water detention ponds.
- .3 Supports the retention of existing low-lying areas, water bodies and ditches as the rainwater and storm water drainage systems.

19.5 Solid Waste Management

Solid waste management consists of curbside collection of garbage and recycling, refuse disposal and landfill operations, a solid waste management planning service and an illegal dumping clean-up service.

- .1 Curbside recycling and garbage collection: The provision of a curbside recycling and garbage collection service is currently provided to residences of Electoral Areas “A”, “B”, “C”, “D”, “E”, “F”, “G” & “I” and includes seasonal yard waste pickups and a yearly pickup of large bulky items.
- .2 Solid Waste Management Service: The Solid Waste Management Service is a mandatory service of all regional districts that regulate garbage collection in BC and includes long-term planning for solid waste management the entire regional district. Solid waste planning includes preparation and update of the Regional District’s *Solid Waste Management Plan (2012)* and provides a long-term vision for waste diversion targets and disposal plans. The service also includes public education, waste reduction coordination, annual reporting, preparation of new waste facility sites, and other works or services as required by the plan.
- .3 Landfill Operations: There are currently seven (7) sanitary landfills within the Regional District that manage the region’s solid waste. Of these, four (4) are operated by the Regional District with the remaining three (3) operated by municipalities.

One of the most important of these, the Campbell Mountain Sanitary Landfill, is situated within the City of Penticton, but the 500 metre buffer area implemented to protect the Landfill from sensitive land uses such as residential, schools, hotels,

restaurants, cemeteries, food processing facilities, churches and parks affects lands within the Plan Area.

The Regional District has proposed a new organics composting facility adjacent to the Campbell Mountain Sanitary Landfill (CMSL) and is partnering with the City of Penticton to build a facility that can compost the wastewater solids as well as food and yard waste organics.

- .4 Illegal Dumping: The Regional District provides a regional illegal dumping education and control service that includes reporting of illegal dumping within the region, collection and supporting community clean-up efforts. The service is provided region wide with all electoral areas and municipalities participating in the service.
- .5 “Bear Smart”: Naramata is one of 10 communities in BC that have successfully attained Bear Smart status, which is a voluntary, preventative conservation measure program that encourages communities, businesses and individuals to work together to prevent human-bear conflicts.

19.5.1 Objectives

- .1 Preserve Campbell Mountain Landfill as a long-term option for the disposal of solid waste servicing both the Regional District and the City of Penticton.
- .2 Reduce the volume of solid waste requiring disposal and increase the number of recycling and transfer stations options within the Plan Area.

19.5.2 Policies

The Regional Board:

- .1 Discourages new residential development to occur within the 500 metre buffer area adjacent to the Campbell Mountain Landfill and the RDOS Composting facility.
- .2 Encourages and supports the diversion of solid waste from landfills through a comprehensive approach of education and services consisting of waste reduction, resource recovery, recycling, and backyard composting.
- .3 Will continue to implement the Solid Waste Management Plan, as it is amended from time to time.
- .4 Will explore the introduction of regulations to ensure that the location of bins in residential developments allows for efficient pickup and avoid the need for collection vehicles to execute difficult turning manoeuvres.
- .5 Supports measures to assist Naramata in maintaining its status as an official “Bear Smart” community, including the need for bear and wildlife proof waste bins.

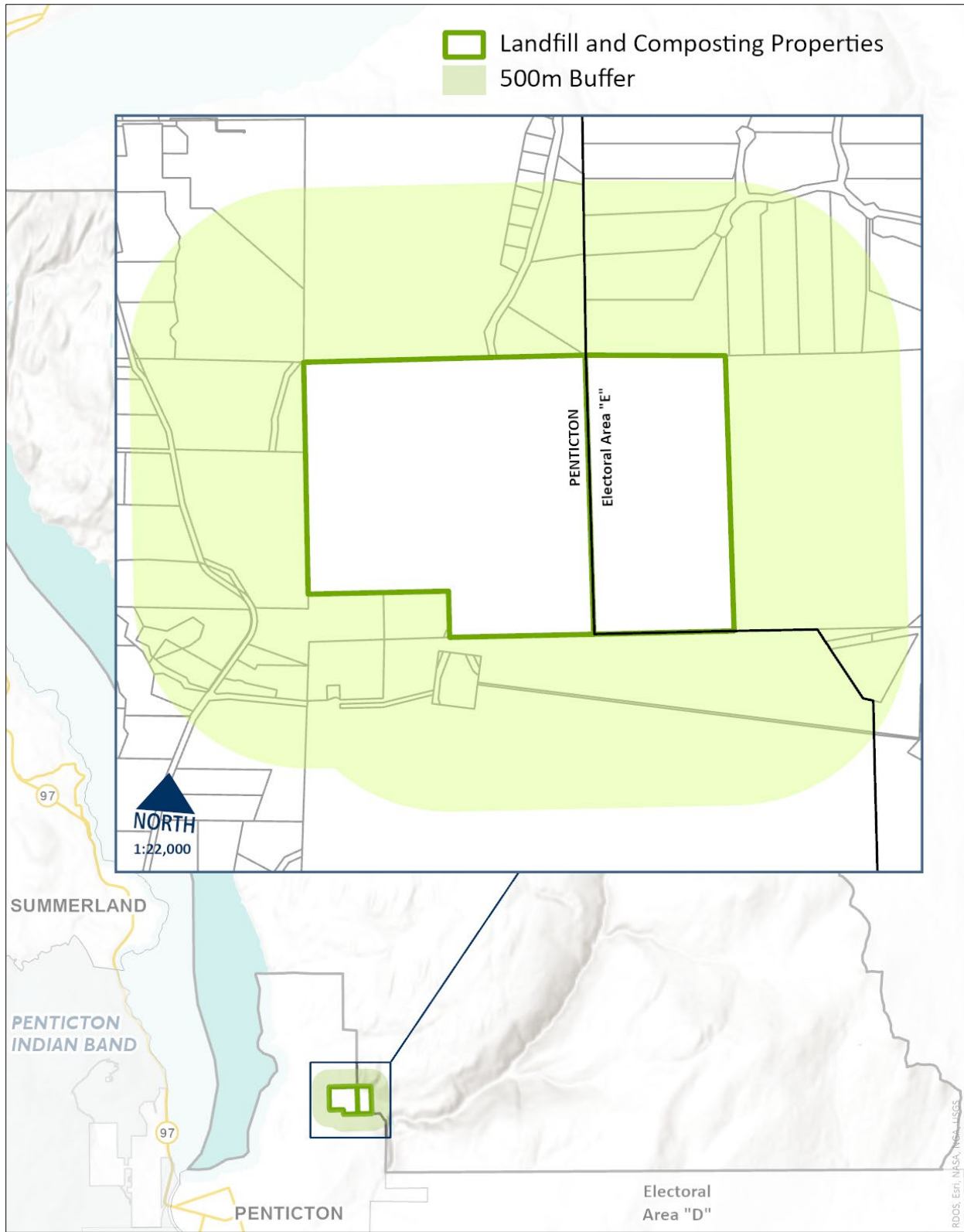


Figure 17: Campbell Mountain Landfill and RDOS Composting buffer area

19.6 Street Lighting

The Regional District currently maintains an extensive street lighting service area within Electoral Area “E”, the actual physical extent of street lights within the community is limited to the Village Centre area and other assorted locations (i.e. intersections).

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which are typically mounted to a utility pole and is in the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

Residents of Naramata have expressed a preference for becoming a ‘Dark Sky’ friendly community, which would limit the amount and types of street lighting.

19.6.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of designated Primary and Rural Growth Areas in order to preserve the rural character of the Plan Area.

19.6.2 Policies

The Regional Board:

- .1 Strongly discourages the creation of new street lighting service areas outside of Primary and Rural Growth Areas.
- .2 Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
- .3 Will assess requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within a designated Primary or Rural Growth Area;
 - b) if there is a need to improve vehicle and pedestrian safety;
 - c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.

- .4 Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;
 - c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within a designated Town Centre of Village Centre area.
- .5 Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
- .6 Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
- .7 Supports the use of ornamental poles and fixtures that are owned are funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.
- .8 Supports the community to become an International Dark Sky friendly community.

19.7 Transportation

South Okanagan residents depend on a municipal and provincial transportation network and services for work, recreation and day-to-day travel, while the local economy depend upon the network for safe and efficient goods movement.

While building more compact communities makes it easier to provide transportation services, including transit, bicycle and pedestrian options, improvements to existing infrastructure can also improve active transportation options.

In 2015, the *Transit Future Plan Okanagan Similkameen* was completed and indicated that a longer term implementation project is to expand The Naramata – Penticton route to evening service Friday and Saturday. At present, bus route leaves Penticton and arrives in Naramata, four times a day during the week, and three times on Saturdays.

Within the electoral areas, all public roads are the responsibility of the province through the Ministry of Transportation and Infrastructure (MoTI), and the Regional District does not design, maintain, or otherwise regulate roads and road right of ways.

During the preparation of this Plan, residents expressed concerns with traffic volumes on Naramata Road, especially during peak summer periods, and how these might be impacted by additional residential development. The reality of only a single access road to the community is also of concern in the event of a major wildfire.

For the purposes of Section 473 of the *Local Government Act*, the road network within the Plan Area is shown on Schedule 'H' (Transportation Network & Utilities Map).

19.7.1 Objectives

- .1 An expanded regional transit system that services communities throughout the Regional District.
- .2 A multi-model transportation system that includes secure road and trail networks for all forms of transport.
- .3 The safe and efficient movement of goods and people throughout the Plan Area.

19.7.2 Policies

The Regional Board:

- .1 Supports the implementation of the *Transit Future Plan Okanagan-Similkameen* (2015).
- .2 Supports the provincial Approving Officer requiring that each new parcel of land to be created by subdivision front a public road that allows for access by solid waste collection vehicles (e.g. a minimum turning radius at road ends of 12.8 metres).
- .3 Will advocate to the Ministry of Transportation and Infrastructure (MoTI) in support of the following:
 - a) the inclusion, where possible, of bicycle lanes within the road dedication through the development of wider and paved shoulders;
 - b) enforcement of relevant provincial legislation regarding the control of roadside parking along provincial highways, local roads and on Crown land;
 - c) improved maintenance of drainage infrastructure within the road network; and
 - d) the retention of unused or unconstructed road right of ways required for the placement of future infrastructure (e.g. water and sewer lines).

19.8 Other Utilities

Utility services, including electrical, gas, phone and Internet are vital services to a community and are provided by private utilities.

19.8.1 Objectives

- .1 Encourage the operators of utilities to provide residents and businesses in the rural settlement areas with utility services.

19.8.2 Policies

The Regional Board:

- .1 Encourages utility providers to deliver affordable and convenient utility services, including high-speed Internet and cellular service, throughout the Plan Area.

20.0 AGGREGATE AND MINERAL RESOURCES

20.1 Background

The Regional District has limited influence on the extraction of mineral and aggregate resources. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process. Figure 24 illustrates *potential* aggregate extraction areas in the Plan Area and existing aggregate operations.

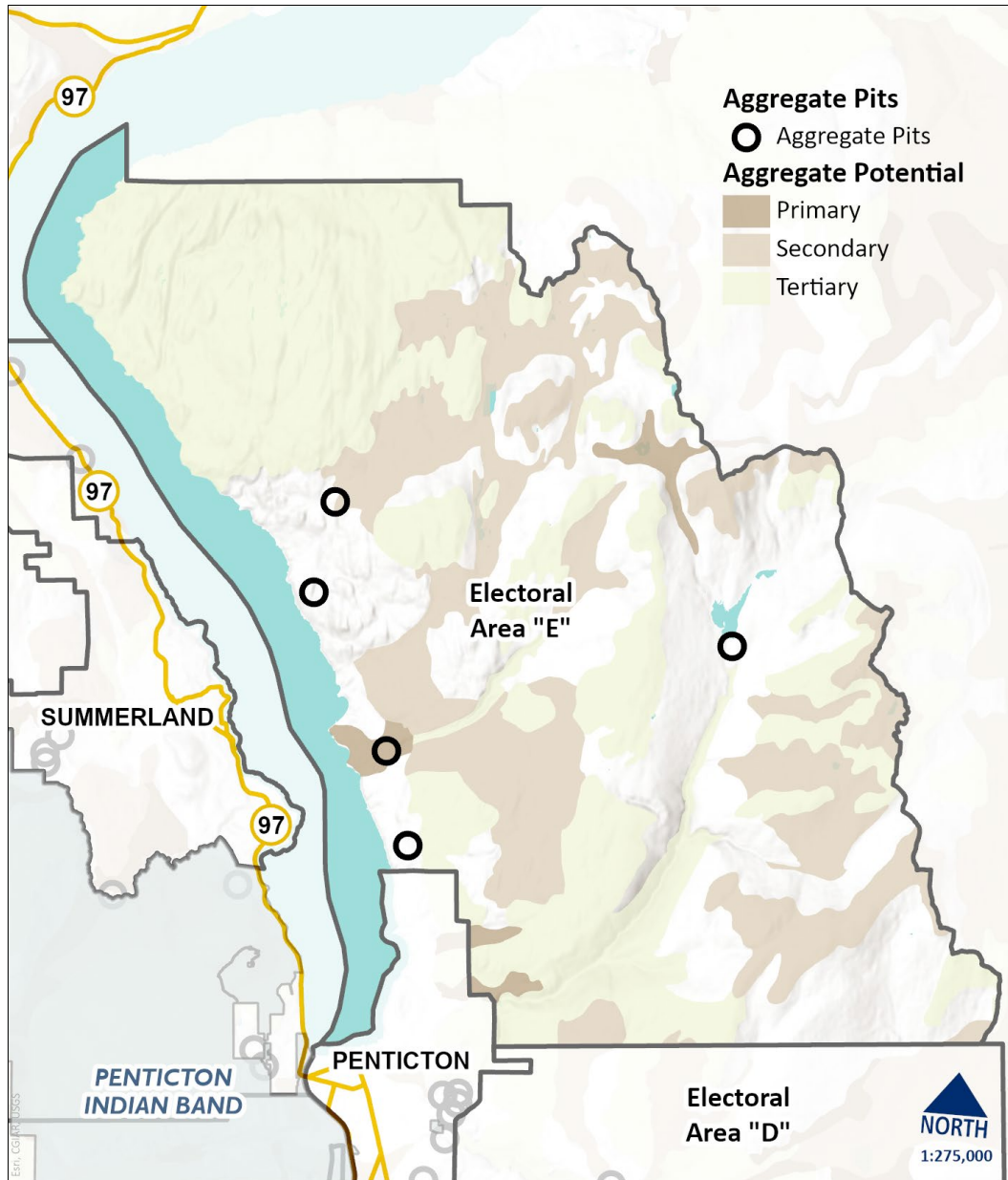


Figure 18: Resource Extraction Potential

20.2 Objectives

- .1 Protect sand and gravel aggregate supplies for anticipated future needs.
- .2 Protect non-agricultural lands with recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
- .3 Minimize conflicts between sand and gravel processing operations and adjacent land uses.
- .4 Support the Province to require rehabilitation and remediation of resource extraction sites.
- .5 Direct sand and gravel extraction proposals toward sites that have no significant adverse environmental impact or where the impact can be adequately mitigated.

20.3 Policies

The Regional Board:

- .1 Encourages the Province to continue referrals of mineral exploration proposals to the Regional District for comment and due consideration of the impact of resource extraction activities on surrounding land uses and development.
- .2 Will consider the use of land designated Resource Area (RA) for sand and gravel extraction, where the uses will not cause a significant visual, environmental, or cultural resource disturbance.
- .3 Will consider rezoning applications for the processing of aggregate resources based on any or all the following criteria:
 - a) extent of visual screening, and other mitigation works proposed;
 - b) type of processing proposed;
 - c) prevailing wind direction, and the potential for noise and dust;
 - d) compatibility with adjacent land uses;
 - e) environmental sensitivity of the site, and lands adjacent to potential aggregate resource processing site;
 - f) accessibility; and
 - g) characteristics of aggregate deposits and groundwater resources.
- .4 Encourages the Province not to issue new surface leases and permits for mineral processing within 1,000 metres of designated residential areas unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.
- .5 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.

- .6 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites on lands outside the ALR.
- .7 Supports additional product end-use consideration for areas slated for gravel and sand extraction. Specifically: gravel or rock crushing sites characteristic of radon rich materials should be avoided for concrete mix, otherwise the concrete used in residential foundations could import radon gas that could persist indoors for centuries. Likewise, material taken from sites high in crystalline silica or containing significant clay/silt fines used as winter road grit may cause an outdoor air dust problem, and associated air quality advisory, that could otherwise be avoided if equally or better quality road grit was used with a lesser capacity for airborne fines.
- .8 Does not support the exploration and mining of uranium within the Plan Area.
- .9 Will not issue temporary use permits for aggregate processing activities or asphalt plants within 600 metres of a Residential Designation or Small Holdings designation.
- .10 Supports timely reclamation of aggregate resource extraction sites on private land.

21.0 CLIMATE CHANGE MITIGATION AND ADAPTATION

21.1 Background

The scientific community has reached consensus that the increasing emissions of human-caused greenhouse gases (GHGs) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however, they are a growing concern.

As one of 187 local governments that are signatory to the B.C. Climate Action Charter, the RDOS is committed to reducing GHGs and has agreed to take actions to achieve certain goals. Under the *Climate Change Accountability Act*, B.C.'s GHG emissions are to be reduced by at least 40% below 2007 levels by 2030, at least 60% below 2007 levels by 2040 and by at least 80% by 2050. The three areas where local government can play a role in reducing greenhouse gas emissions are in the transportation, waste management and building sectors.

The three Okanagan regional districts commissioned a climate change report to assist in medium- and long-term planning. The February 2020 report, termed *Climate Change for the Okanagan Region*, provided information on anticipated climate change for the medium-term future (2050s) and the long-term future (2080s).

The report found that the Okanagan can expect significant changes to climate in the coming decades, including:

- **Warmer temperatures year-round.** Summer and autumn daytime highs are increasing more rapidly than in other seasons. This will result in longer warm seasons, and shorter cold seasons over time.
- **Summers will be considerable hotter.** By the 2050s, the region can expect an average of 22 days above 30° C per year and 36 days per year by the 2080s. This change will be more pronounced in the valley bottoms.
- **Increased duration of growing season.** Across the Okanagan, growing season length is projected to increase from about 5.5 months to almost 7 months by the 2050s, and almost 8 months by the 2080s.
- **Warmer winter temperatures.** Winter nighttime low temperatures are projected to warm more than other seasons. By the 2050s, there will be 28% fewer frost days.
- **Increased precipitation across all seasons except summer.** The Okanagan region can expect 17% for rainfall during the spring and autumn by the 2080s.

- **Summer is expected to remain the driest season, and become drier.** By the 2080s the region can expect 23% less precipitation in the summer.
- **Shifting seasons.** With the warmer annual temperatures, the winter “season” is expected to shorten while the summer “season” will lengthen. Projections illustrate that January temperatures of the future will feel like March temperatures of the past and future May temperatures will be similar to August temperatures of the past.

For the Okanagan as a whole, climate change is anticipated to cause far-reaching impacts and generate new risks. This includes heat waves and droughts and reduced precipitation, combined with warmer summer temperatures, which will likely result in the depletion of water resources, loss of wetlands, stress on local fisheries, and depletion of aquatic species. Warmer winters will on average result in less snow accumulation on the valley uplands, reducing water availability and increasing the need for water storage. Groundwater and aquifer recharge will also be compromised as drought conditions increase. Warmer temperatures will also enhance the potential for invasive species, pests, and pathogens across the region. Extreme events such as flooding, wildfires, and landslides will increase in intensity.

21.2 Objectives

- .1 Reduce greenhouse gases (GHG) emissions within the Plan Area.
- .2 Achieve carbon neutral local government operations.
- .3 Support climate change adaptation and mitigation efforts.

21.3 Policies

The Regional Board:

- .1 Will work towards the target of reducing GHG emissions by 40% below 2007 levels by 2030, 60% by 2040 and 80% by 2050 as per the *Climate Change Accountability Act*.
- .2 Will work with other agencies, stakeholders and the community to achieve emission reduction targets and energy conservation goals by encouraging:
 - a) the construction of energy efficient buildings;
 - b) improvements to the energy efficiency of existing buildings;
 - c) the increased use of alternative energies;
 - d) energy efficient developments;
 - e) improvements to alternative transportation amenities;
 - f) the use of fuel-efficient vehicles;
 - g) reduction and diversion of waste from landfills;

- h) maximizing value from agricultural wastes;
 - i) the development of more compact and complete communities;
 - j) the protection and restoration of natural areas and forest ecosystems; and
 - k) the protection of riparian areas and sensitive habitats.
- .3 Supports continuing public education as essential to the success of climate change adaptation and mitigation.
 - .4 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations.
 - .5 Supports the performance targets set out in the BC Energy Step Code with a goal of achieving net zero for all new construction by 2032.
 - .6 Encourages builders to use the performance approach in the BC Energy Step Code to meet or exceed the energy-efficiency requirements of the BC Building Code.
 - .7 Encourages homeowners to retrofit existing homes to become more energy efficient and to reduce their carbon footprint.
 - .8 Encourages applicants for subdivision and new building construction consider the orientation of lots in subdivision proposals and building designs that take passive solar power potential into consideration.
 - .9 Encourage builders to exceed the current energy conservation standards of the BC Building Code as provided in the Energy Step Code using either “prescriptive” or “performance” approaches to comply with the code’s efficiency requirements.
 - .10 Generally encourages development that reduce vehicle dependencies to meet residents every day needs.
 - .11 Encourages applicants for subdivision and new building construction consider retaining existing trees in the design of the subdivision or building construction.
 - .12 Supports ongoing public education to help residents understand changing risks posed by climate change (e.g., drought, heat waves, flooding, wildfire) and take actions to address them and improve community resiliency.
 - .13 Supports working with Interior Health to educate residents on climate change and to help reduce the health impact heat can have on residents.

22.0 TEMPORARY USE PERMITS

22.1 Background

Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a maximum of three years. The permit can contain detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. Temporary Use Permits are not a substitute for a rezoning.

22.2 Objectives

- .1 To avoid conflicts between different types of uses (i.e., residential, commercial, agricultural).
- .2 To provide for temporary approval of transitional uses or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide rezoning and long-term land use patterns.
- .3 To ensure that Temporary Use Permits are not considered a substitute for a rezoning application.
- .4 To consider allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits.

22.3 Policies

The Regional Board's policies are as follows:

- .1 Land within all of the Land Use Designations in this OCP is designated under Section 492 of the *Local Government Act* as an area in which Temporary Use Permits may be issued.
- .2 The holding of a public information meeting may occur prior to the issuance of a Temporary Use Permit.
- .3 Any proposed access to a public road must be reviewed and approved by the Ministry of Transportation and Infrastructure.
- .4 In evaluating a Temporary Use Permit application submitted to the Regional District, the Regional District Board may consider the following criteria:
 - a) the use must be clearly temporary or seasonal in nature;
 - b) compatibility of the proposal with adjacent uses;
 - c) impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;

- d) intensity of the proposed use;
 - e) opportunity to conduct the proposed use on land elsewhere in the community; and
 - f) the remedial measures to be carried out to mitigate any damage to the natural environment because of the temporary use.
- .5 In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:
- a) the buildings to be used;
 - b) the area of use;
 - c) the hours of use;
 - d) appearance;
 - e) environmental protection measures; and
 - f) groundwater protection.
- .6 In issuing a Temporary Use Permit for a short-term vacation rental, the Regional District may specify conditions, in addition to those listed under sub-section 22.3.5, including, but not limited to:
- a) the provision of screening or fencing to address potential impacts or to address neighbour privacy issues;
 - b) the provision of the manager or owner's contact information, as well as a copy of any issued Temporary Use Permit, to each neighbour whose property is located within 100 metres of the subject property;
 - c) the availability or accessibility of the manager or owner;
 - d) the posting of the following information:
 - i) the location of property lines by way of a map;
 - ii) any applicable Regional District noise bylaws;
 - iii) measures to address water conservation;
 - iv) fire safety regulations;
 - v) storage and management of garbage;
 - vi) septic system care; and
 - vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.
 - e) a maximum accommodation of ten (10) persons, with an aggregate occupancy of two (2) persons per bedroom within a dwelling unit when such dwelling unit is being occupied as a vacation rental;

- f) the provision of one (1) parking space for each bedroom available for vacation rental use;
 - g) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for vacation rental occupancy;
 - h) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety; and
 - i) other requirements that the Regional District Board may consider appropriate.
- .7 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 22.3.5, including, but not limited to:
- a) the use of the accommodation be restricted to farm labour only;
 - b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
 - c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
 - d) the foundation be temporary in nature (i.e. not concrete).
- .8 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a security so as to ensure compliance with the conditions of a permit.

23.0 DEVELOPMENT PERMIT AREAS

23.1 Background

Pursuant to Section 488 of the *Local Government Act*, an Official Community Plan (OCP) may designate Development Permit Areas within the Plan Area. Unless otherwise specified, a Development Permit must be approved by the Regional Board prior to any disturbance, development or subdivision of land within a designated Development Permit Area.

For lands within a Development Permit Area, the OCP must describe the special conditions or objectives that justify the designation and specify guidelines respecting the manner by which the special conditions or objectives will be addresses.

There are three (3) Development Permit Areas designated in the Electoral Area “E” OCP:

- Environmentally Sensitive Development Permit (ESDP) Area;
- Watercourse Development Permit (WDP) Area; and
- Naramata Village Centre Development Permit Area.

23.2 Development Permit Offences

1. No person shall commence any development on lands within any development permit area without obtaining a valid development permit.
2. The development of land in contravention of the terms or conditions of a development permit that has been issued under Section 489 of the *Local Government Act* is prohibited.

23.3 Environmentally Sensitive Development Permit (ESDP) Area

23.3.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

23.3.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule ‘I’ are designated as an Environmentally Sensitive Development Permit Area.

23.3.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable

habitat for endangered species of native, rare vegetation or wild, and provide wildlife corridors and secondary habitat.

23.3.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada and includes sensitive ecosystems which support several provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. Specifically, BC's pocket desert, Kruger Mountain, Osoyoos Lake, the oxbows and wetlands of Okanagan River, Richter Pass with the natural ridgeline views between Highway 3 and Osoyoos Lake. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

23.3.5 Development Requiring a Permit

- .1 A development permit is required, except where exempt under Section 23.3.8 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
 - a) subdivision;
 - b) the construction of, addition to or alteration of a building or other structure; and
 - c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

23.3.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:

- a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District’s Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and
 - .4 stratification and rating of ESAs;
 - ii) An Impact Assessment and Mitigation Phase including:
 - a) description of proposed development;
 - b) assessment of potential impacts;
 - c) short- and long-term impacts;
 - d) cumulative and residual impacts;
 - e) avoidance of ESAs;
 - f) mitigation and compensation;
 - g) security requirements;
 - h) monitoring reports;
 - i) accountability; and
 - j) monitoring plan.
- b) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
- c) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
- d) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
- e) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

- .2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

23.3.7 Expedited Development Permit

- .1 Despite sub-section 23.3.6.1(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
 - a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:
 - i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.
 - ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 there is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or
 - b) acceptable restoration/mitigation have been prescribed.
 - iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.
 - b) If a QEP cannot certify the absence of EVRs or that impacts have been avoided or acceptably mitigated through a REA, to the satisfaction of the Regional District, an EA as outlined under sub-section 23.3.6(1)(a) will be required.
 - c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

23.3.8 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, stormwater, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;
- .2 The repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;
- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:
 - a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure provided a majority of the footprint of the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .4 Works conducted in accordance with the Provincial FireSmart Manual, provided that all landscaping is conducted within 30.0 metres of an existing structure or building (existing on-site native plants which meet the FireSmart Manual guidelines are encouraged to be maintained as part of the landscaping);
- .5 The construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as “farm” under the *Assessment Act*;
- .6 Any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .7 Any farm use that is subject to an approved Environmental Farm Plan (EFP) through the Canada-British Columbia Environmental Farm Plan Program;
- .8 The repair of existing fences; and
- .9 Subdivisions that:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

23.4 Watercourse Development Permit (WDP) Area

23.4.1 Category

The Watercourse Development Permit (WDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

23.4.2 Area

Lands designated as Watercourse Development Permit Area are:

- .1 shown as Watercourse Development Permit Area on Schedule 'J'; or
- .2 within 30.0 metres of a stream; or
- .3 where a stream is in a ravine:
 - a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or
 - b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.

The definitions used in the *Local Government Act* and provincial *Riparian Area Protection Regulation* (RAPR) shall apply.

23.4.3 Justification

To regulate development activities within riparian assessment areas as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.

23.4.4 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 23.4.8 (Exemptions), for residential, commercial or industrial development on lands within the WDP area, which includes the following:
 - a) subdivision;
 - b) the construction of, addition to or alteration of a building or other structure; and
 - c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

23.4.5 Guidelines

- .1 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:

- a) An Assessment Report, prepared in accordance with Part 4 (Assessments and Assessment Reports) of the provincial *Riparian Area Protection Regulation*, must be received by the Regional District in respect of the proposed development from the responsible provincial minister; or
- b) if the minister will not provide the Assessment Report under Section 6 (Administration of assessment reports by minister) of the RAPR because the development that is the subject of the Assessment Report has already occurred, then the person who prepared the Assessment Report may submit it to the Regional District, together with evidence of the minister’s rejection of the report, and any reasons the minister provided for the rejection.
- c) if the provincial ministry responsible for reviewing Assessment Reports has indicated to the Regional District that Assessment Reports are unlikely to be reviewed and forwarded to the District within six (6) months of being submitted, then a Watercourse Development Permit (WDP) may be considered for issuance without an “Assessment Report” having been received from the responsible provincial Minister, provided that an Assessment Report prepared in accordance with the Riparian Areas Protection Regulation has been submitted directly to the Regional District, certifying that the proposed development:
 - i) will not occur in the streamside protection and enhancement area (SPEA); and
 - ii) if the Assessment Report is based on a detailed assessment, will not result in any harmful alteration, disruption or destruction (HADD) of natural features, functions and conditions in the streamside protection and enhancement area that support the life processes of protected fish.

23.4.6 Variance to Protect the SPEA

The Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots to reduce impacts and preserve the SPEA.

23.4.7 Expedited Development Permit

In the following cases the Regional District may issue a development permit without the provision of an Assessment Report:

- .1 where the development applicant provides a sketch or plan prepared by a B.C. Land Surveyor or QEP indicating to the Regional District’s satisfaction that no physical alteration of land is proposed within the Watercourse Development Permit Area or within any RAA within the Watercourse Development Permit Area, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted;

- .2 where the applicant proposes to reconstruct, repair, alter or add to an existing permanent building or other structure without increasing the footprint of the building or structure within any RAA or within a SPEA identified in a riparian area assessment previously provided to the Regional District, in which case the development permit must indicate by means of a sketch or plan the location and extent of the footprint.
- .3 Where the applicant proposes a subdivision of land that adjusts an interior lot line and each proposed lot provides, outside any RAA, a building envelope of sufficient area to permit the construction of a building of reasonable floor area complying with all building siting regulations applicable to the lot, in which case the development permit must indicate by means of a sketch or plan the proposed lot configuration and the location of the building envelope.
- .4 Where the applicant proposes a subdivision of land in which each proposed lot complies with the applicable minimum parcel area and width regulations exclusive of any area within the Watercourse Development Permit Area and no land alteration is proposed within that area, in which case the development permit must indicate by means of a sketch or plan the proposed subdivision layout and the area of the land to which physical alterations are restricted;
- .5 Where the applicant proposes a subdivision of land in respect of which no land alteration is proposed within any RAA, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted; and
- .6 Where the applicant proposes to restore the natural environment based upon a planting plan completed by a QEP and submitted to the RDOS for approval.

23.4.8 Exemptions

A WDP is not required under this section for any of the following:

- .1 development on Crown land.
- .2 the construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails.
- .3 the construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works.
- .4 An area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied, or a development permit for the same area has already been issued in the past and conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.
- .5 A letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the *Riparian Areas Protection Regulation* on the parcel of land.

- .6 The activity is limited to the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas, in accordance with Provincial “Firesmart” standards or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Regional District.
- .7 Environmentally sensitive removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines) as indicated in a report by a QEP or IAS certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.
- .8 Development Permit provisions do not apply to activities such as gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.
- .9 Development and land alteration proposals for which an authorization by DFO for HADD has been granted.
- .10 Changes in an about a stream approved pursuant to Section 11 of the *Water Sustainability Act*.
- .11 Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:
 - a) emergency flood or protection works;
 - b) clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences;
 - c) any emergency works to be undertaken in accordance with the Provincial *Water Sustainability Act* and *Wildlife Act*, and the federal *Fisheries Act*.

Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Regional District must be reported to the Regional District immediately to secure exemption under this provision. Note that once the emergency has passed, a development permit may be required for remediation or permanent protection works.

23.5 Naramata Village Centre Development Permit Area

23.5.1 Category

The Naramata Village Centre Development Permit Area is designated for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development and to promote energy conservation, water conservation and the reduction of greenhouse gas emissions, pursuant to Sections 488(1)(f)(h)(i) and (j) of the *Local Government Act*.

23.5.2 Area

The areas designated within the Naramata Village Centre Development Permit Area are shown on Schedule “K”.

23.5.3 Justification

Naramata’s Town Centre is the primary commercial area and is geographically central to the community. The form and character of buildings here can have a significant impact on the overall image of the community, the pedestrian experience, and on the adjacent residential areas.

23.5.4 Objectives

The objectives of this designation are to create an environment of mixed land uses of high quality design, which will contribute to the creation of a cohesive, identifiable, accessible town centre with a strong pedestrian orientation.

It has been recognized that the following features of the village core should be respected, encouraged and enhanced:

- .1 historic character;
- .2 economic base as a commercial and occupational centre;
- .3 social, recreational, and cultural character;
- .4 natural environment and pedestrian character; and
- .5 unique built form and infrastructure.

23.5.5 Development Requiring a Permit

In the Naramata Village Centre Development Permit Area, except where exempted below a Development Permit is required for the following:

- .1 Construction of, addition to or alteration of a building or other structure

23.5.6 Guidelines

.1 Siting and Massing of Buildings

- a) Buildings must be oriented to face the street.

- b) Corner buildings must face both adjacent streets.
- c) The ground floor and second floor of a building should not be set back from the front parcel line, except where:
 - i) it is required, such as recessed building entrances;
 - ii) a setback provides space for pedestrian amenities such as small plazas or outdoor seating areas; or
 - iii) a setback provides space for a porch or patio for a ground floor residential unit.
- d) Any storey above the second floor must be articulated in a manner that reduces the appearance of the size of the building. This could include upper floor setbacks from the front and sides of the building; awnings, pergolas, cornices, balconies, or other architectural features which visually screen the upper floors from the adjoining public right-of-way (road dedication); and/or changes in exterior materials.

.2 Pedestrian-oriented Architecture

- a) The principal entrance to a building should be accessible by persons with disabilities.
- b) Front and side entrances should be an architectural focal point for the building and should be recessed from the main façade of the building.
- c) Building entrances should be accessed directly from a public right-of-way (road dedication) without crossing any parking areas. This means that building entrances should be on the front of the building (facing the street), or on the side of the building where a pathway leads from a public right-of-way (road dedication) directly to the entrance without crossing any internal roads, driveways, or parking areas.
- d) Ground floor units, both commercial and residential, should have individual entrances from a public right-of-way (road dedication).
- e) Awnings that extend over a public right-of-way (i.e. road dedication) should be included wherever the building directly abuts the public road right-of-way.

.3 Form and Character of Buildings

- a) Building facades should be articulated in a regular pattern at least every 7.5 metres in order to reflect the historic pattern of lot and building widths along Robinson Avenue.
- b) Buildings should not present blank walls to any public road. Instead they should include a regular pattern of vertically and horizontally aligned, windows on all walls that face a public road. The ground floor window area should be at least 75% of the total wall area, and upper floor window areas should be 50-75% of the total wall area on each floor.

- c) The shape, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.

.4 Private Outdoor Spaces

- a) All residential units should have access to private or semi-private outdoor space or on balconies or roof decks.

.5 Parking

- a) Parking areas should be located to the rear or side of the building and should not be located between the building and a public road.
- b) Parking area entrances should be from a side street or rear lane wherever possible. Parking area entrances from Robinson Avenue are discouraged.
- c) Any surface parking or internal driveways or roads should be set back from the public road and include landscaping.
- d) Off-street surface parking should incorporate walkways as an integral element of the design in order to ensure safe separation of pedestrians and vehicles.
- e) Parking within a structure should be screened from view at ground level.

.6 Screening and Landscaping

- a) Outdoor storage areas, waste disposal containers, and heating and cooling equipment should be screened from view with fencing or landscaping.
- b) Site design should seek opportunities to incorporate a low impact approach to managing stormwater. This may include swales, bio-retention and rain gardens to reduce both peak stormwater flows and contaminant loadings.

.7 Energy and Conservation

- a) The use of solar panels and geothermal energy technology is encouraged.
- b) The construction of buildings using advanced building technologies and industry certified programs such as Leadership in Energy and Environmental Design (LEED) and BUILT GREEN® to reduce their environmental impact, lower energy consumption, and improve longevity is encouraged.

23.5.7 Exemptions

The following do not require a Development Permit:

- .1 Routine building repairs / maintenance including new roofing, residing, and window and door replacement;
- .2 Internal renovations;
- .3 Installation of canopies, awnings, or signs; and
- .4 Building Code and safety requirements and upgrades such as the installation of fire protections systems, installation of fire exits, construction of ramps for persons with disabilities, etc.

24.0 IMPLEMENTATION AND MONITORING

24.1 Introduction

The OCP sets out broad objectives, polices and directions for the Plan Area. The Regional District has several tools and methods available for implementing the Plan. The purpose of this section is to set out specific steps the Regional District can take to implement this Plan. Some of the steps include refining the Plan; changing existing bylaws; adopting new bylaws; conducting studies to obtain more information and direction; and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

24.2 Monitoring and Review of the Plan

OCP amendments are usually triggered by site-specific rezoning proposals that are inconsistent with the OCP. Other changes to the OCP may be proposed by RDOS staff to keep the plan up-to-date and to meet the needs of a changing community.

The *Local Government Act* regulates the process for an application for an OCP amendment. The process requires public notification, public hearing, and opportunities for consideration of the application by the RDOS Board.

The Regional District may also consider refinements to this OCP. These refinements may include but are not limited to the following:

- .1 Coordination with new or revised regional plans and policies (e.g. South Okanagan Sub-Regional Growth Strategy).
- .2 Periodic assessment of the Plan Area OCP to determine area revisions.
- .3 Coordination with changes to Provincial legislation, plans and/or policies that relate to land use and community issues.
- .4 Changes resulting from transportation planning and capital improvements.

24.3 Implementation Projects

24.3.1 Okanagan Valley Zoning Bylaw:

As a result of the updated OCP process, a number of refinements to the current Okanagan Valley Zoning Bylaw No. 2800, 2022 will need to occur. These amendments will be completed by staff. These include:

- The creation and inclusion of a Watershed Resource Area (WRA) Zone that covers the areas within the designated community watersheds in this OCP.
- Reviewing maximum height regulations for low residential zones within the Naramata local area.

24.3.2 Further studies

In addition, a number of projects requiring additional resources have been highlighted by the community as being a priority, these include:

1. explore regulatory options for hillside development;
2. support a housing need and demand study to assess affordable housing options; and
3. support Electoral Area “E” being designated an international Dark Sky Community.

24.3.3 Advocacy

A number of problematic issues that were indicated through the OCP review process by residents were outside the scope of the Regional District’s responsibilities. However, as these are considered a priority, the community urges the Board to undertake an advocacy role to other levels of government or agencies to address how to resolve these concerns. These include:

1. request the Province undertake a review of short-term rentals (vacation rentals), including new compliance and enforcement options for local governments;
2. request the Province extend the speculation and vacancy tax to the RDOS; and
3. support the sale and donation of private parcels comprising watercourses (i.e. creeks and streams) in order to better protect riparian areas.

~ end of Schedule ‘A’ ~