

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

Summary of Significant Policy Changes (Board “Land Use Bylaw Transition Policy”)



A new OCP...challenges & opportunities

- Background
- Process
- Significant changes
- Direction required
- Next steps

A new OCP...challenges & opportunities

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

Electoral Area “E” draft OCP Bylaw

Board “Land Use Bylaw Transition Policy” (2016)

- Prior to 1st reading of a new OCP Bylaw, the Board is to be apprised of the following:
 - all significant policy changes within the bylaw; and
 - all current subdivision proposals that may be affected by proposed changes within the bylaw.

Electoral Area “E” draft OCP Bylaw

AREA “E” NARAMATA AREA



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

OFFICIAL COMMUNITY PLAN

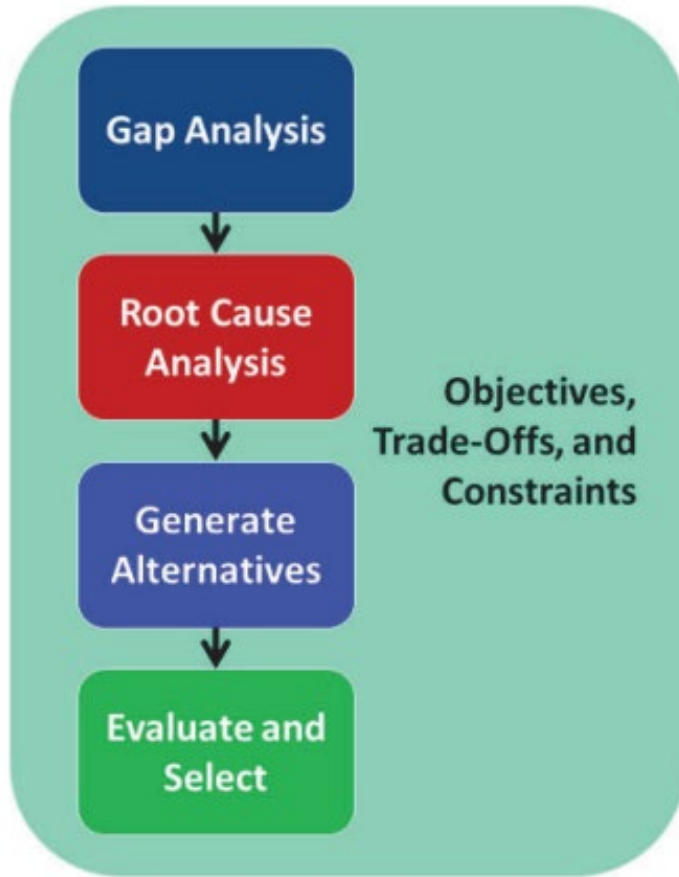
This bylaw has been consolidated for
convenience only and includes all
amendments to the text up to:
June 2, 2022

- Current Electoral Area “E” OCP Bylaw was adopted in 2006;
- Was “Repealed & Re-enacted” in 2008 largely unchanged;
- Has been amended 40 times (+/-) since 2005;
- Review of OCP was identified as a priority in 2020 Business Plan.

Background Context:

- Since 2006, a number of “significant” changes have already been made to the Electoral Area “E” OCP, including:
 - WDP Areas (2006)
 - Climate Change & GHG reduction policies (2010)
 - Vacation Rental policies (2014)
 - ESPD Area Update (2017)
 - Accessory dwellings update (2020)
 - Cannabis production (2020)

Electoral Area “E” draft OCP Bylaw - Process

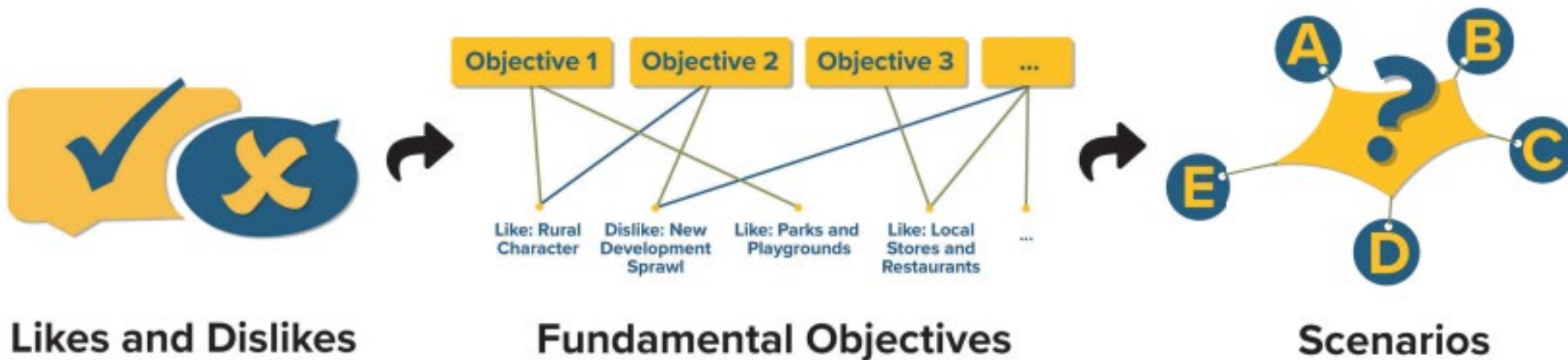


- In-House mostly
- Initial Community Engagement completed by “LOCAL Decisions”
- Community Advisory Group (not appointed)
- Staff changes, Local Election pause
- ‘Community Conversations’

Electoral Area “E” draft OCP Bylaw

Community Engagement

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



Vision

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 lands are preserved through stewardship and public education.

Subdivisions

No current subdivisions are impacted by proposed OCP Bylaw

Significant Policy OCP Changes

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

Community Profile



*TL NPƏNYAʃTNITKʷ UŁ TAN?
YAʃCISCUT*

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

PIB AREA E OCP ASSESSMENT

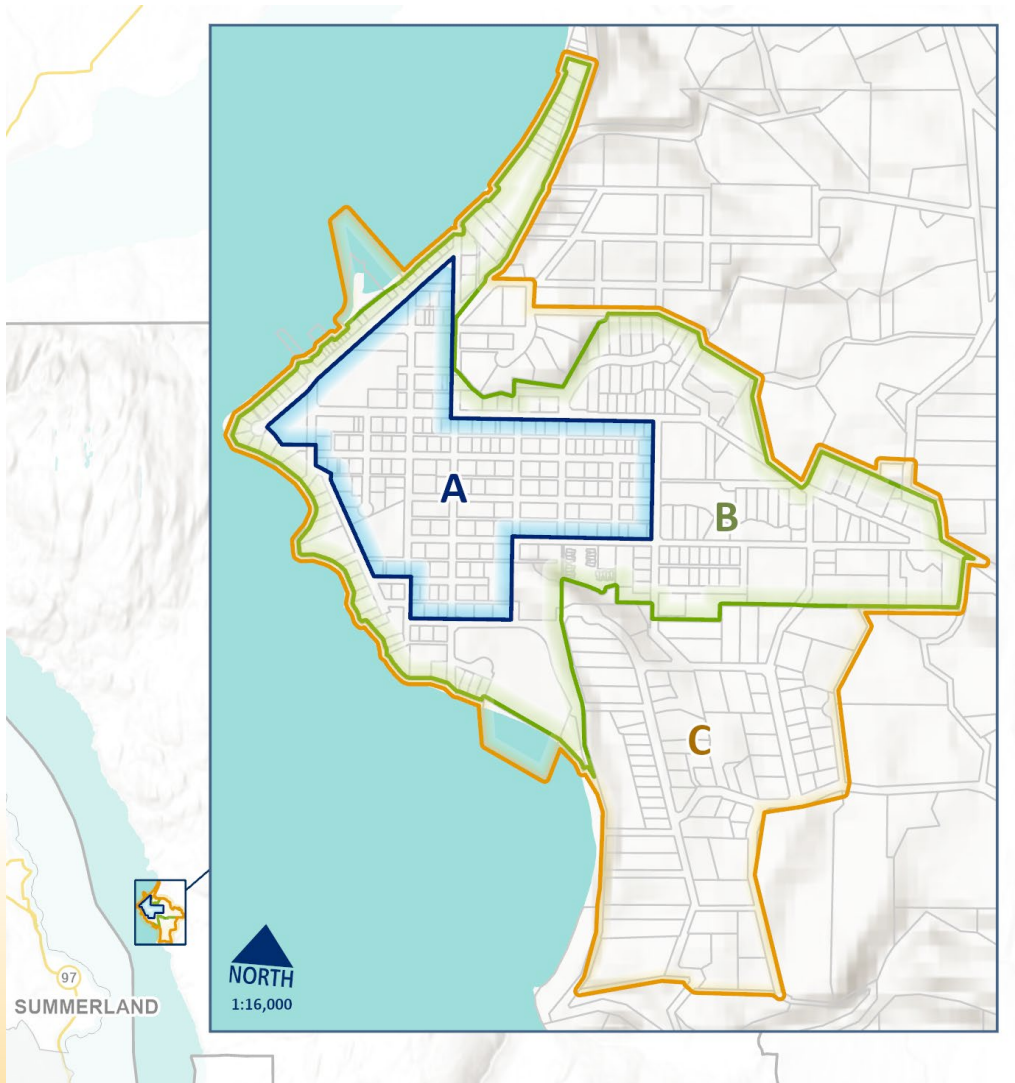


Prepared by: The Pentiction Indian Band Natural Resource Department

Prepared for: The Regional District of Okanagan Similkameen

- Expanded section including PIB Assessment
- Updated demographic data
- Updated Housing data

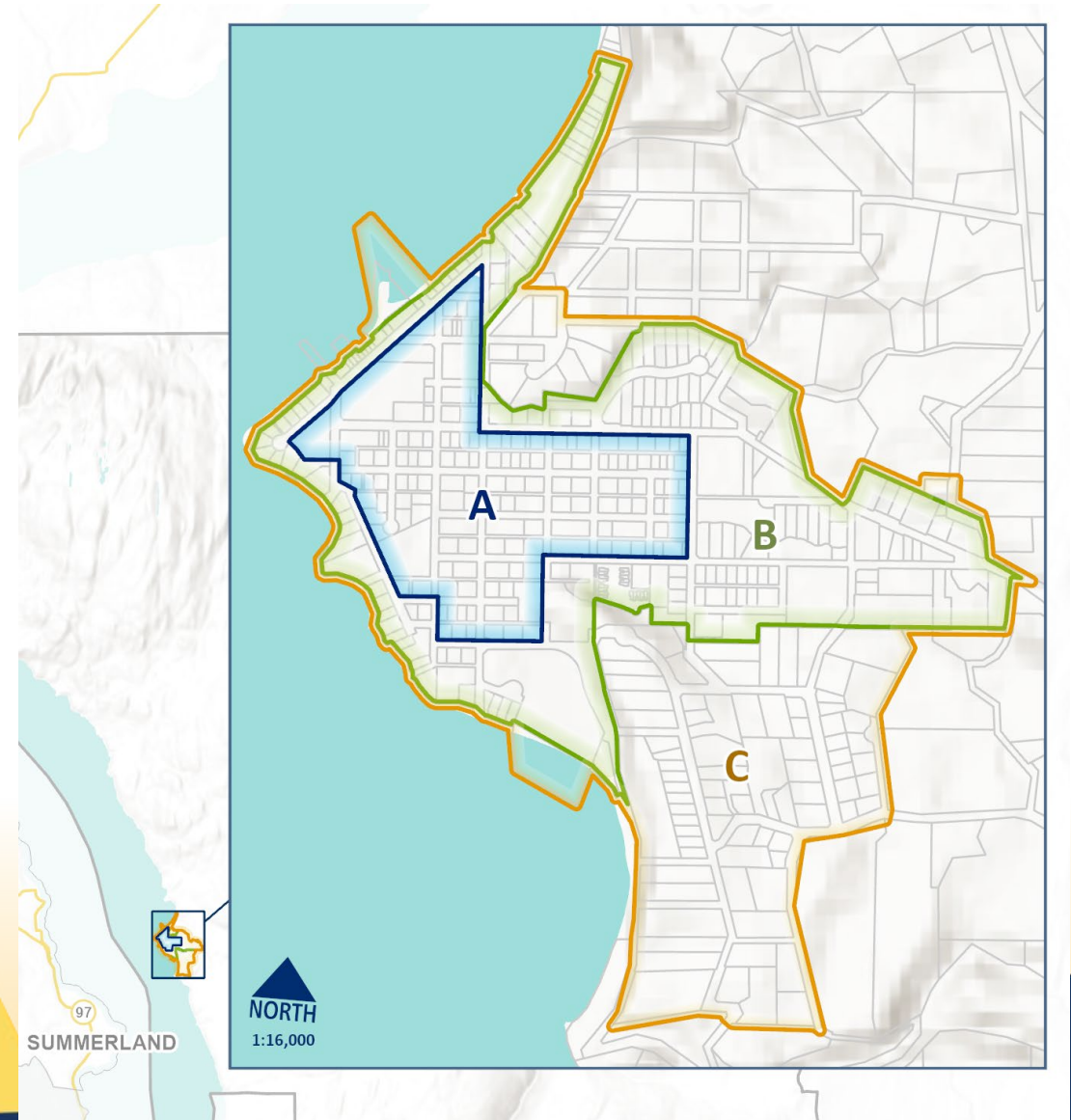
Growth Management



- South Okanagan RGS Bylaw designates “Naramata” as Rural Growth Area
- Proposing a layered approach with a series of growth containment boundaries

Growth Management

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



Local Area Policies



- 'Lower' Naramata & Upper Naramata
- Separate policies
- Falcon Ridge and Indian Rock

Local Area Policies

• ‘Lower’ Naramata

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

Upper Naramata

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

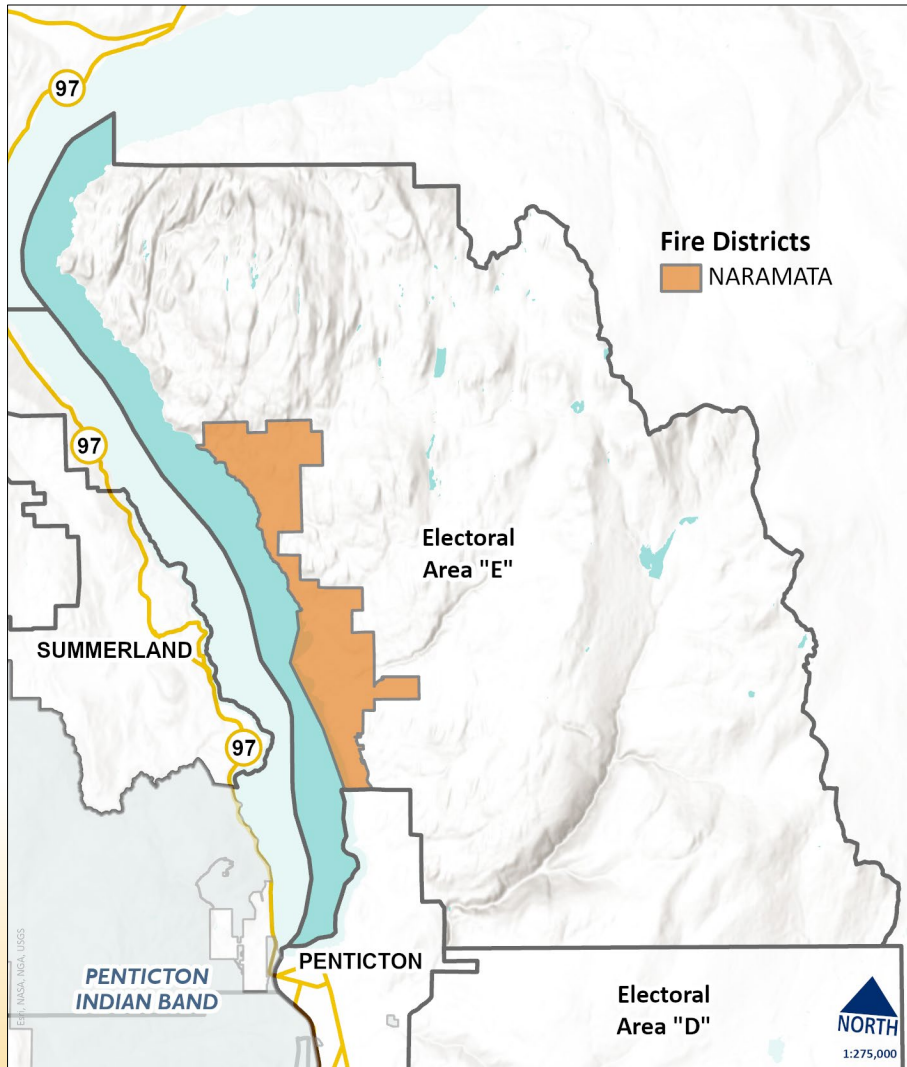
Resource Area (RA)

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

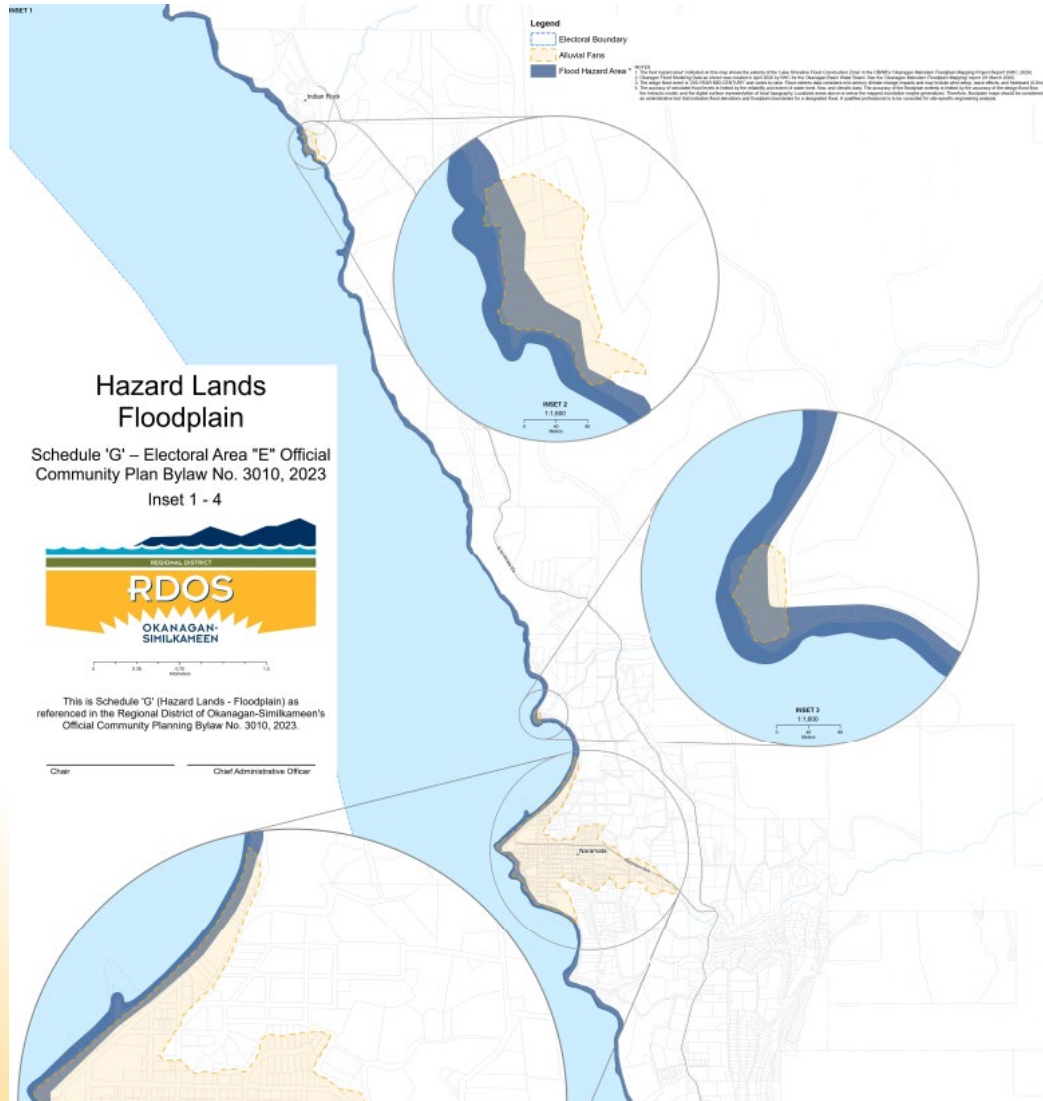


Administrative, Cultural and Institutional

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



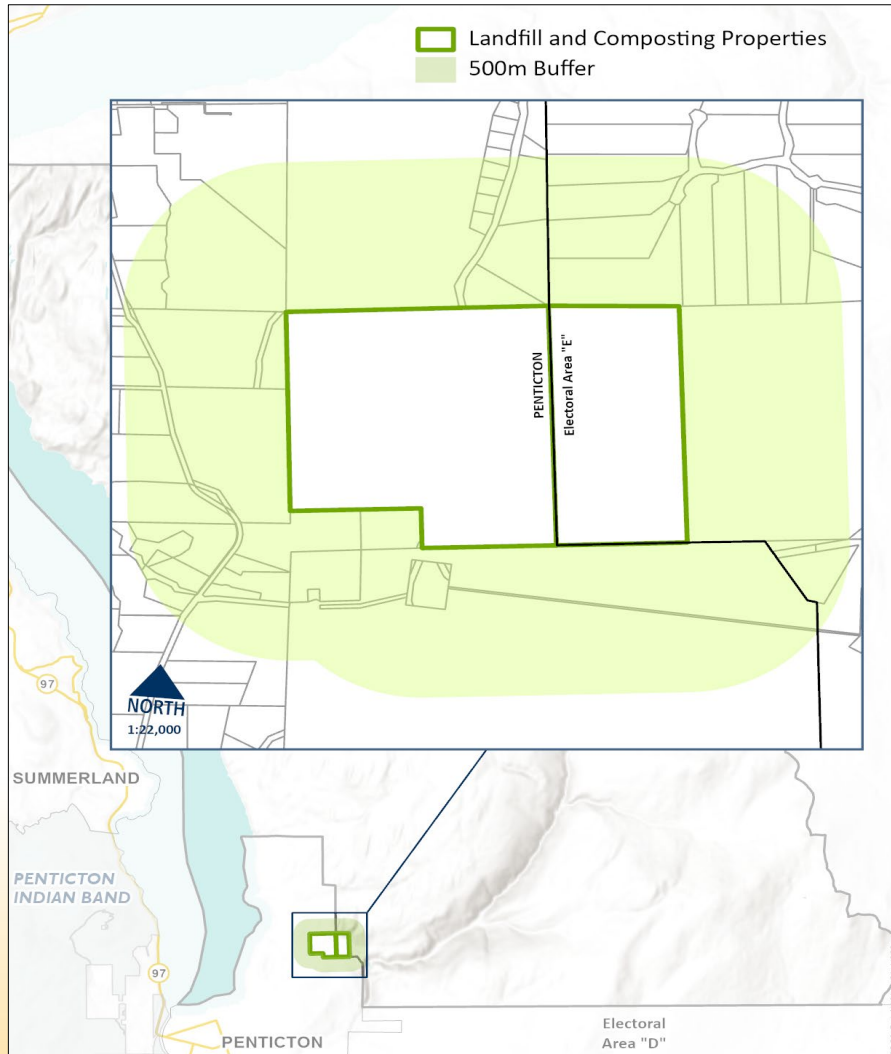
Natural Hazards



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



Community Infrastructure



- Amalgamates transportation, community water and sewer systems, storm water, street lighting, and solid waste management
- Acknowledges Naramata's desire to become an International Dark Sky community
- Shows 500 m buffer zone discouraging sensitive development

Climate Change Mitigation and Adaptation

- Data from 2020 *Climate Change for the Okanagan Region*
- 3 main objectives:
 - Reduce GHG
 - Achieve carbon neutral for RDOS operations
 - Support climate change adaptation and mitigation efforts



Electoral Area “E” draft OCP Bylaw

Direction?

- Vacation Rentals
- Hillside Development
- Growth Management (RGS)
- Climate Action DP

Board Direction?

1. Vacation Rentals Options

- New vacation rental policies be deferred until the regional review is completed (recommended)
- Introduce new policies discouraging vacation rentals in Naramata

Board Direction?

2. Hillside Development Options

- As an implementation item, explore options for managing and regulating hillside development (recommended)
- As an implementation item, create a development permit area to protect development from hazardous conditions

Board Direction?

3. Growth Management Options

- That the Naramata Rural Growth Boundary be comprised of Figure 10 in draft OCP (recommended). Layers of growth containment are included within the draft OCP
- That the Naramata Rural Growth Area Boundary be revised to:
 - *tbd*

Board Direction?

4. Climate Action Options

- The draft OCP does not include an action item for the introduction of a development permit area to promote reduction of greenhouse gas emissions (recommended)
- the draft OCP supports the introduction of a development permit area

Next Steps

Referrals to agencies (immediately)

Meet with Community Advisory Group (June 22nd)

Final round of community engagement (end of June)

1st and 2nd Reading (~ August)

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Thank you

Questions?



