Electoral Area “E” OCP Review

Community Advisory Group (CAG)

January 27, 2022

What is an OCP

- A vision and guide to how your community develops (land use management)
- A bylaw defining the policies, land use designations, and development permits that should be followed in your community
- Regulated by the Local Government Act

What does the OCP have to include

- Land use designations for residential, commercial, industrial, institutional, agricultural, recreational, and public utility
- Restrictions due to hazards, environmental sensitivity
- Housing policies for affordable, rental, and special needs housing + the density to meet the anticipated housing needs over 5+ years
- Targets to reduce greenhouse gas emissions

What else can the OCP include

- Policies on social needs, well-being, etc.
- Regional context statement
- Maintenance and enhancement of farm land
- Protection, restoration, enhancement of natural environment
- Broad objectives on matters outside the RDOS' jurisdiction (e.g. storm water drainage)
- Development Permit Areas

Update on project timeline



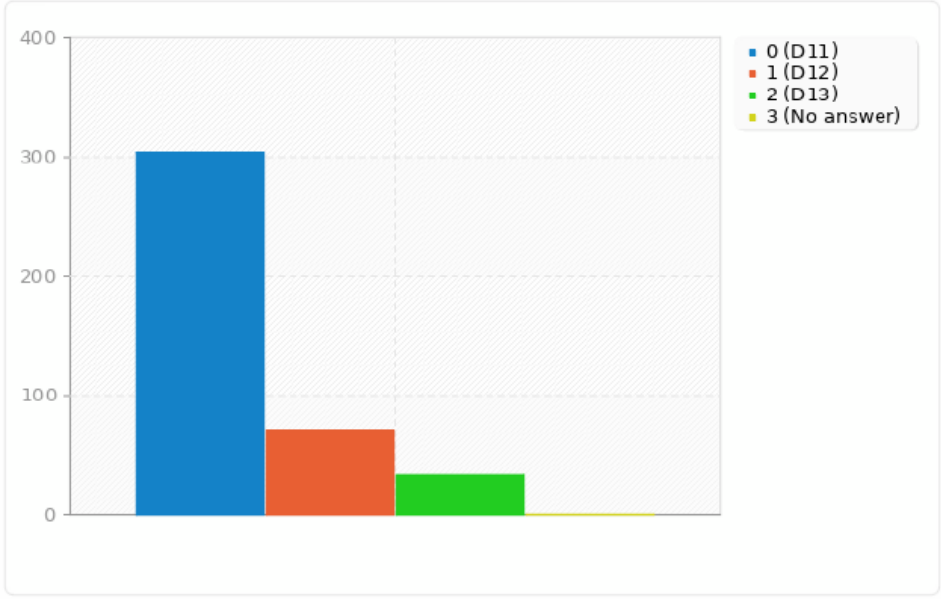
Results of Survey 1

Quick stats

- 656 people signed up
- 422 completed survey
- 2996 likes/dislikes submitted
- 5 additional paper surveys

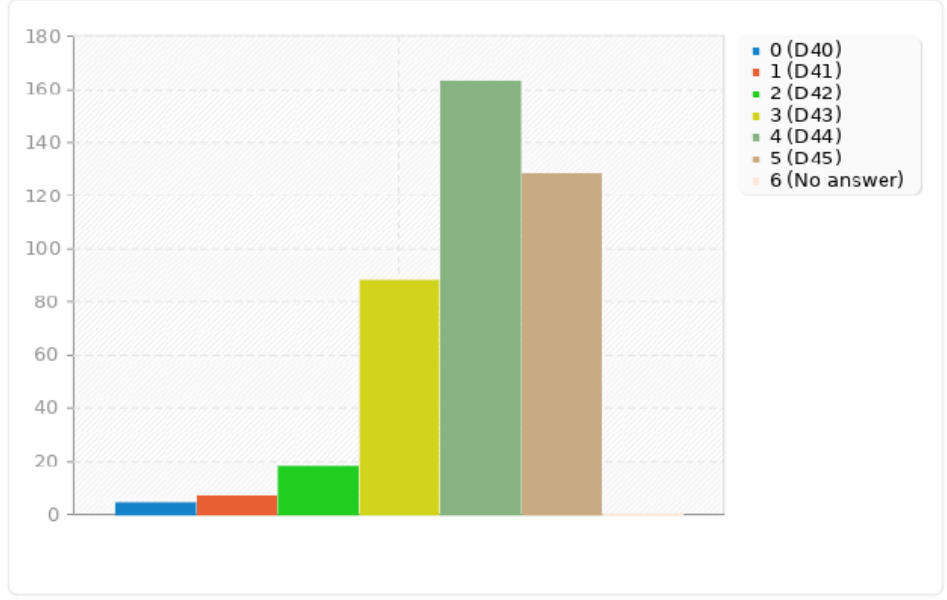
Demographics - residents

Answer	Count	Percentage
I live full-time in Naramata (D11)	304	74.51%
I live part-time or seasonally in Naramata (D12)	71	17.40%
I do not live in Naramata (D13)	33	8.09%
No answer	0	0.00%



Demographics - age

Answer	Count	Percentage
prefer not to say (D40)	4	0.98%
under 19 years old (D41)	7	1.72%
20 - 34 years old (D42)	18	4.41%
35 - 49 years old (D43)	88	21.57%
50 - 64 years old (D44)	163	39.95%
65 or older (D45)	128	31.37%
No answer	0	0.00%



Demographics - neighbourhood

Answer	Count	Percentage
Falcon Ridge/Spiller/Greyback (D301)	7	1.76%
Naramata Bench/Agricultural South (D302)	78	19.65%
Naramata Townsite/Village (D303)	148	37.28%
Naramata Benchlands/Outlook/Kettle Ridge (D304)	68	17.13%
Agricultural North (west of North Naramata Road) (D305)	29	7.30%
Northeast Naramata (east of North Naramata Road) (D306)	40	10.08%
Indian Rock/ Glenfir (D307)	8	2.02%
Chute Lake (D308)	2	0.50%
Other	31	7.81%

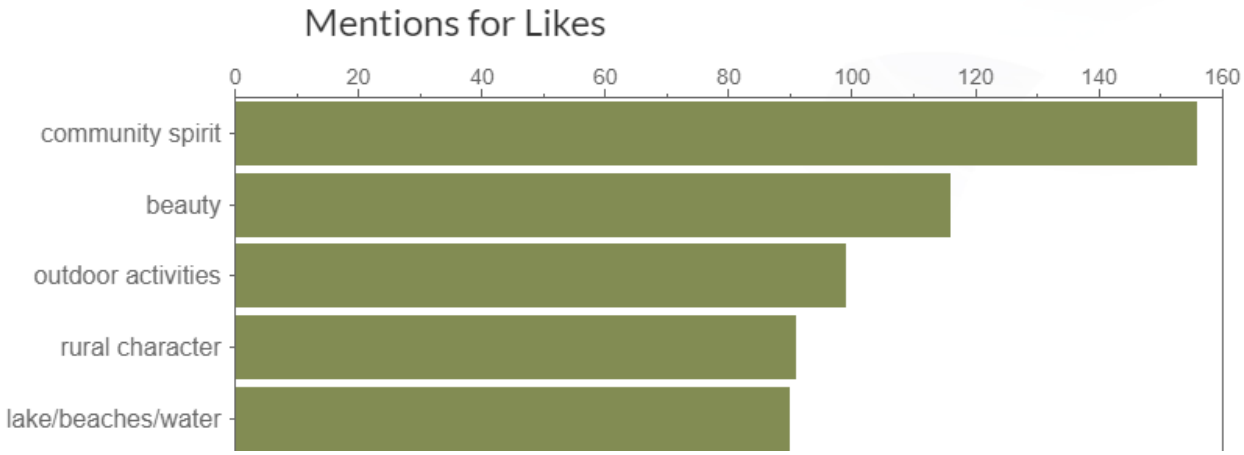
Demographics - interests

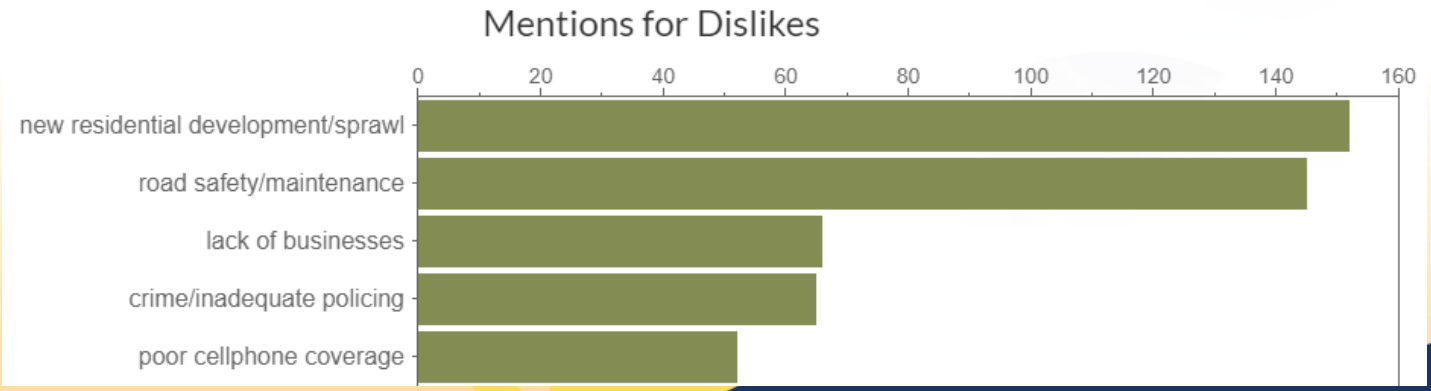
Answer	Count	Percentage
own residential property (D21)	350	85.78%
own non-residential property (D22)	47	11.52%

Answer	Count	Percentage
I work in Naramata (D1b1)	4	36.36%
I conduct business in Naramata (D1b2)	5	45.45%
I like to visit businesses in Naramata (D1b3)	4	36.36%
I have an interest in moving to Naramata (D1b4)	2	18.18%
I do recreational activities in Naramata (D1b5)	6	54.55%
Other	3	27.27%

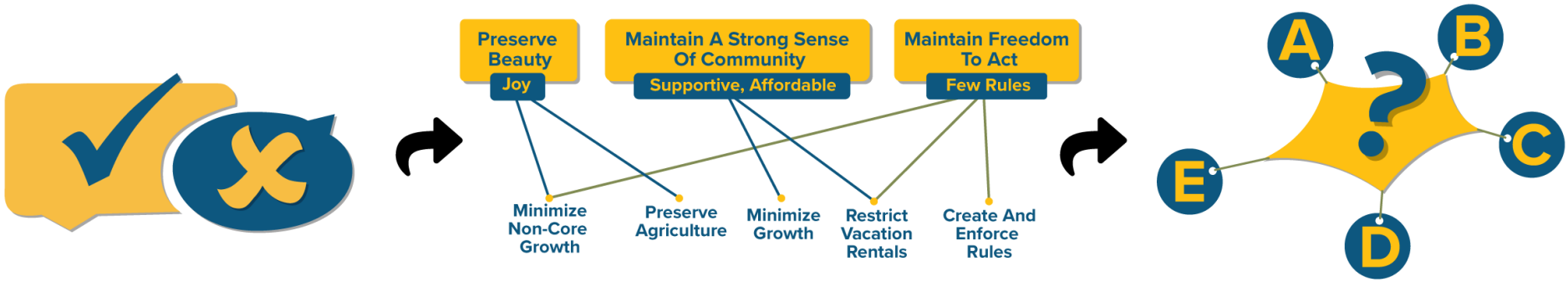
Like & Dislike mapping

- Grouped into 110 likes and 132 dislikes





General overview of process



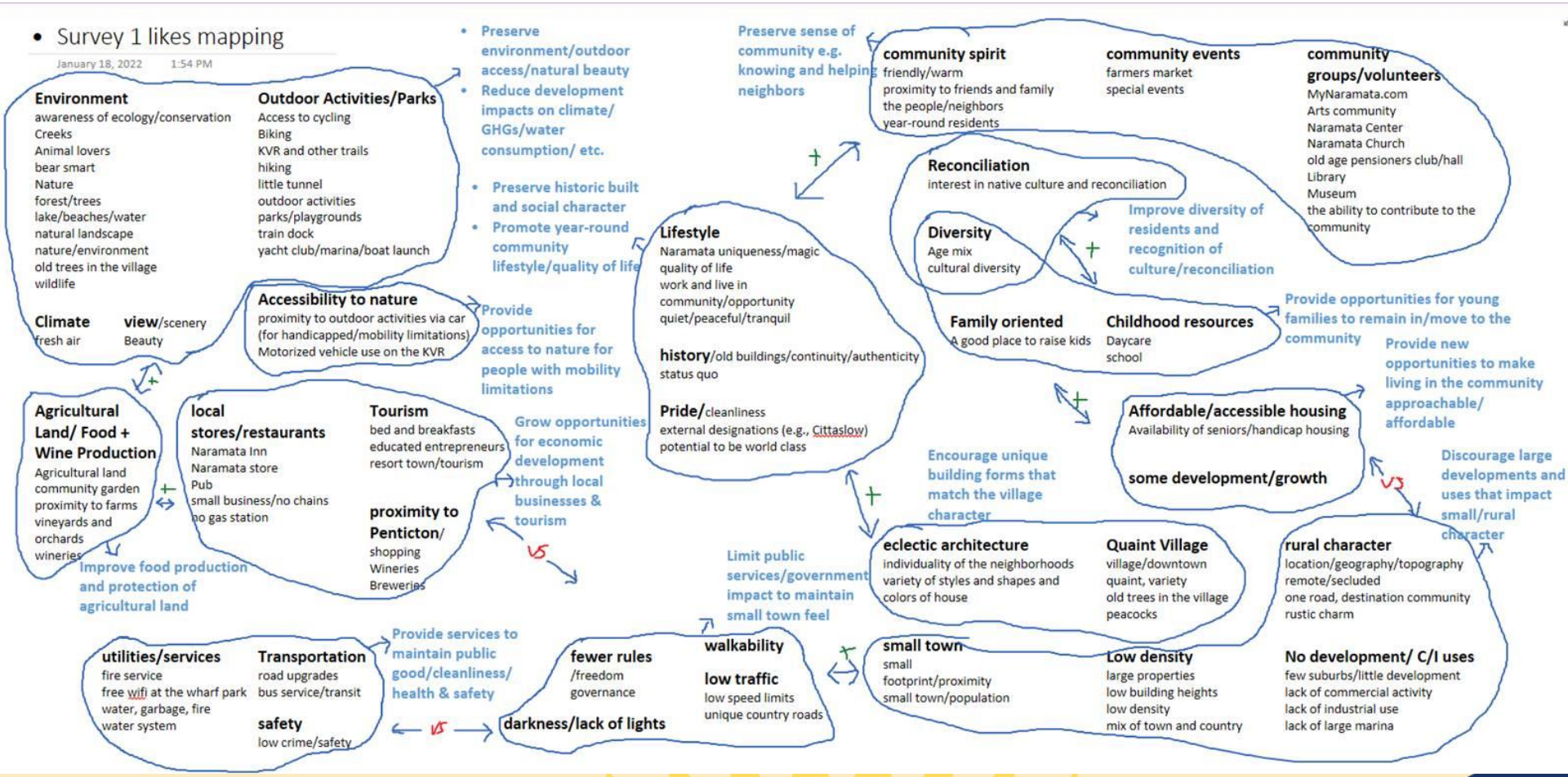
Likes and Dislikes | **Fundamental Objectives** | **Scenarios**

Detail of the synthesis process

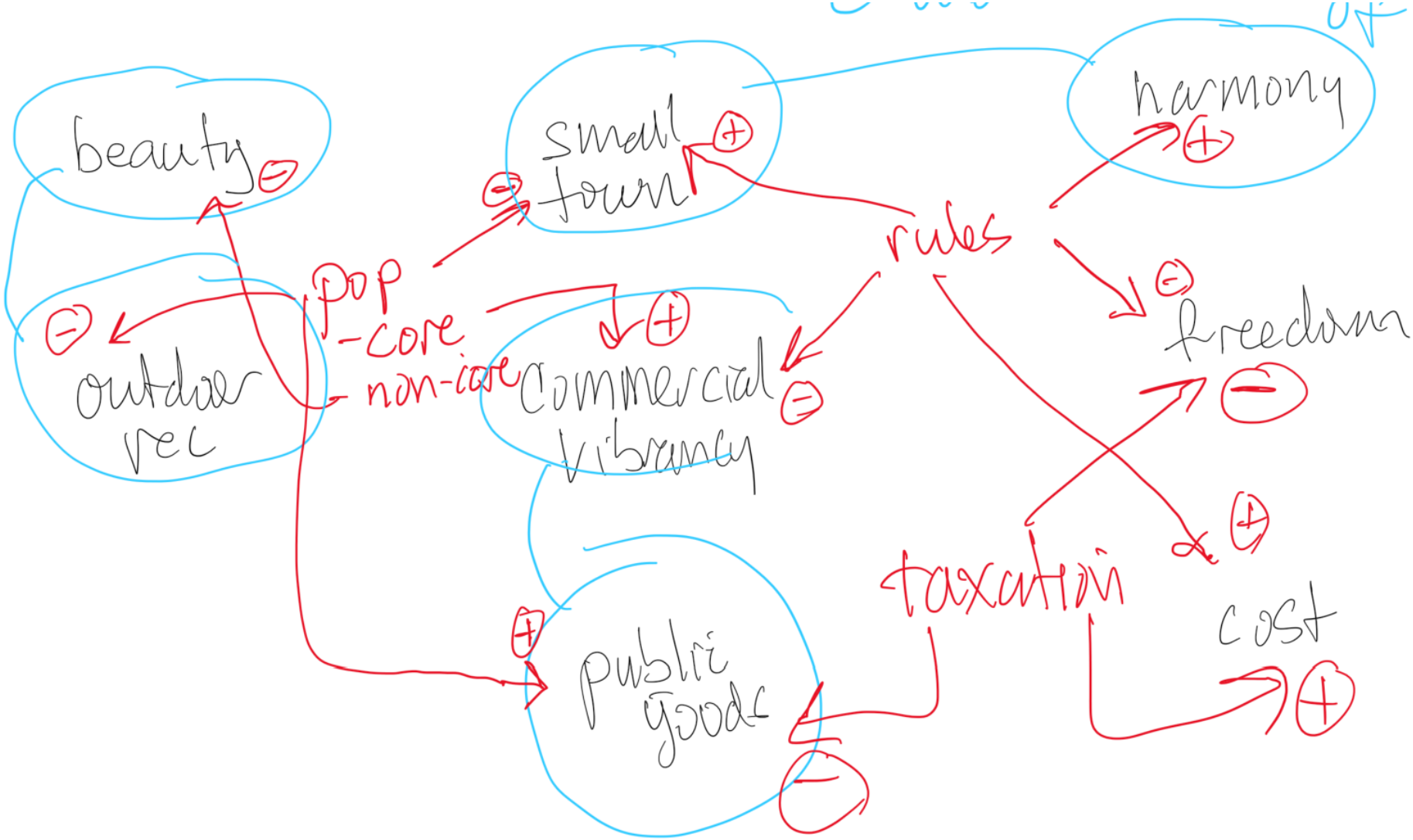


Fundamental Objectives

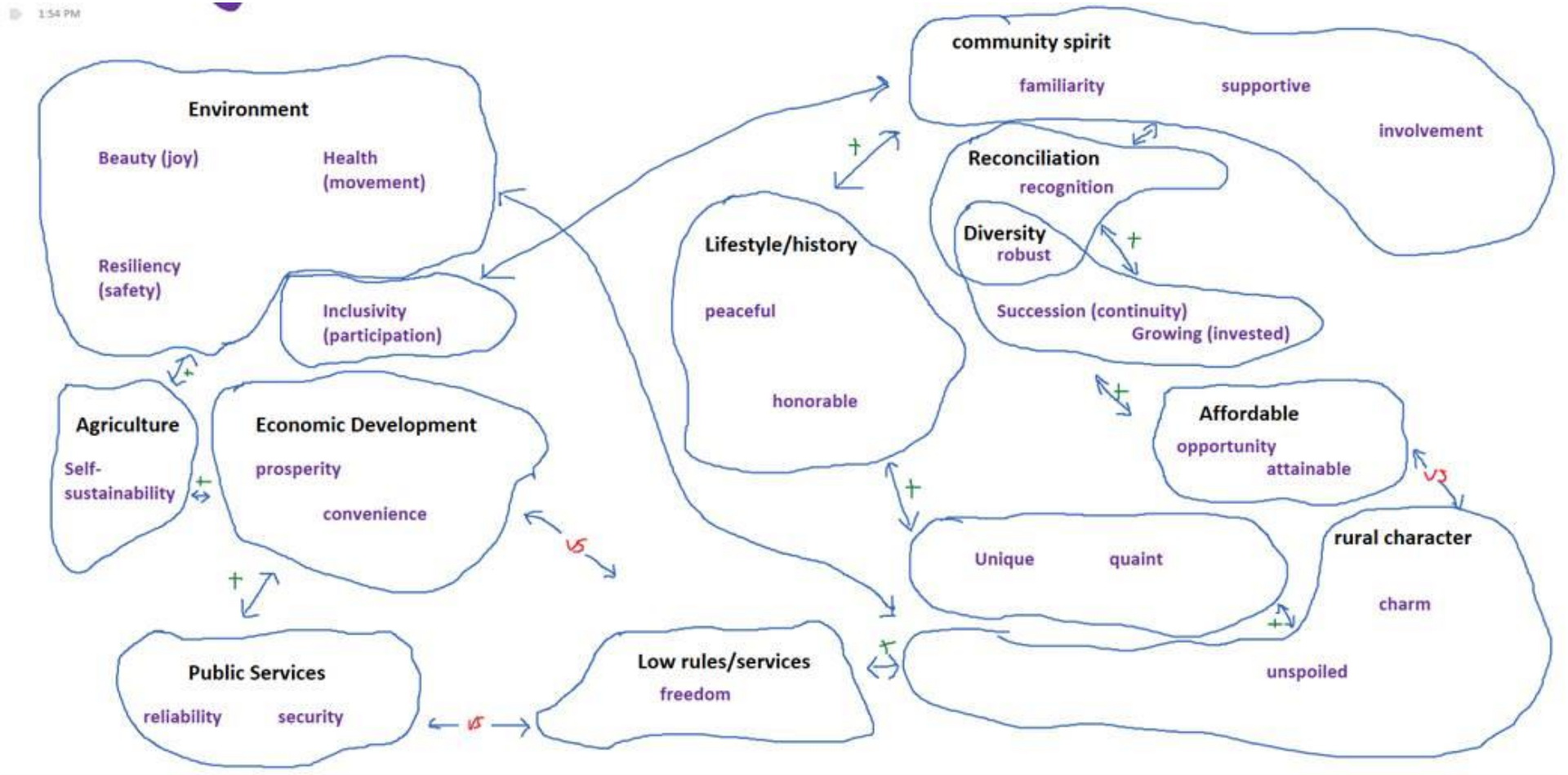
Example of initial mapping



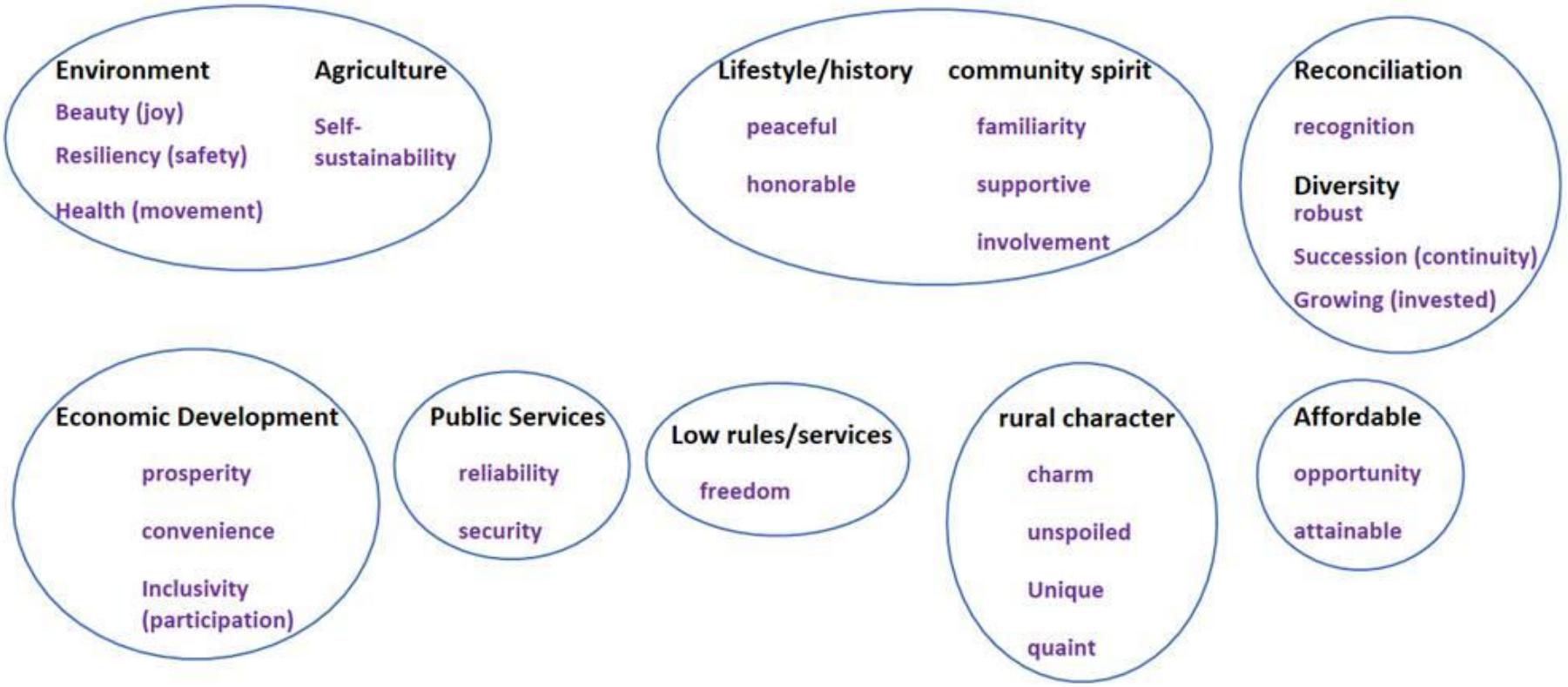
Example of synthesis



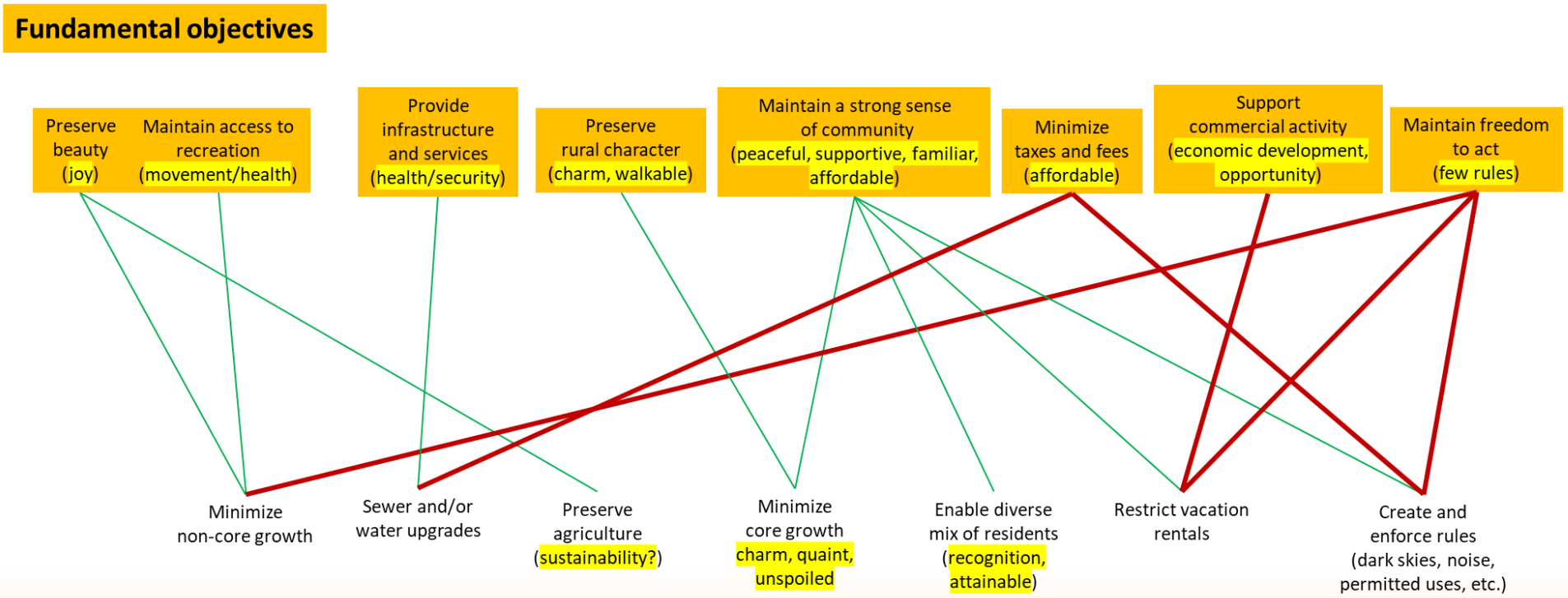
Synthesis for “Why is this important”



Why is this important

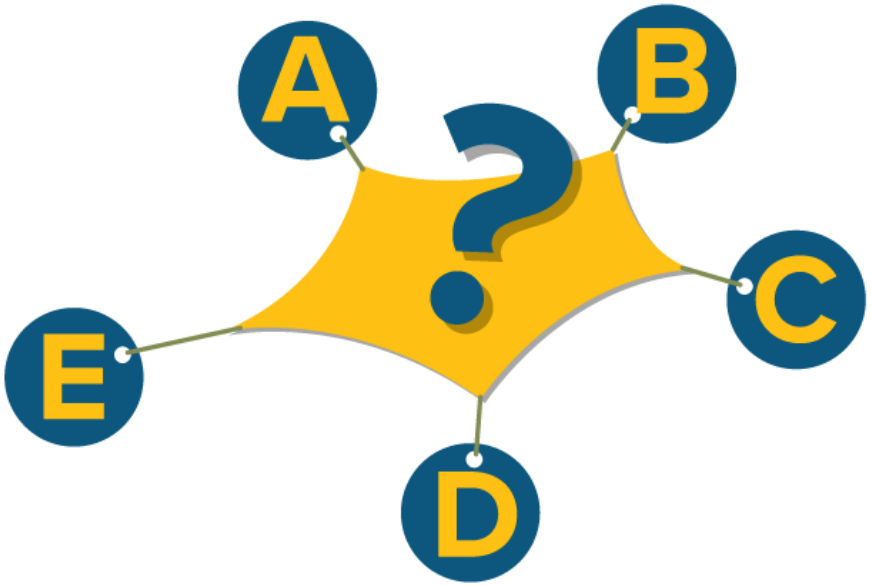


Fundamental Objectives



Content for Survey 2

Pairwise comparison of scenarios



Complete set of scenarios

set of possible scenarios is 2^7=128 unique combinations

	Preserve beauty (no sprawl)	Preserve rural character (low density)	Preserve community spirit (harmony)	Provide commerical amenities (vibrant)	Provide public infrastructure and services (safety/security)	Minimize taxes and fees (low cost)	Maximize freedom (rights)	Scenario	infeasible /dominated
1	H	H	H	H	H	H	H		1
2	H	H	H	H	H	H	L		1
3	H	H	H	H	H	L	H		1
4	H	H	H	H	H	L	L		1
5	H	H	H	H	L	H	H		1
6	H	H	H	H	L	H	L		1
7	H	H	H	H	L	L	H		1
8	H	H	H	H	L	L	L		1
9	H	H	H	L	H	H	H		1
10	H	H	H	L	H	H	L		1
11	H	H	H	L	H	L	H	Self funded services	0
12	H	H	H	L	H	L	L		1
13	H	H	H	L	L	H	H	No growth/low amenity	0
14	H	H	H	L	L	H	L		1
15	H	H	H	L	L	L	H		1
16	H	H	H	L	L	L	L		1
17	H	H	L	H	H	H	H		1
18	H	H	L	H	H	H	L		1
19	H	H	L	H	H	L	H		1
20	H	H	L	H	H	L	L		1
21	H	H	L	H	L	H	H		1
22	H	H	L	H	L	H	L		1
23	H	H	L	H	L	L	H		1
24	H	H	L	H	L	L	L		1
25	H	H	L	L	H	H	H		1
26	H	H	L	L	H	H	L		1
27	H	H	L	L	H	L	H		1
28	H	H	L	L	H	L	L		1
29	H	H	L	L	L	H	H		1
30	H	H	L	L	L	H	L		1
31	H	H	L	L	L	L	H		1
32	H	H	L	L	L	L	L		1
33	H	L	H	H	H	H	H		1
34	H	L	H	H	H	H	L		1
35	H	L	H	H	H	L	H		1
36	H	L	H	H	H	L	L		1
37	H	L	H	H	L	H	H		1
38	H	L	H	H	L	H	L		1
39	H	L	H	H	L	L	H		1
40	H	L	H	H	L	L	L		1
41	H	L	H	L	H	H	H		1
42	H	L	H	L	H	H	L		1
43	H	L	H	L	H	L	H		1
44	H	L	H	L	H	L	L	Controlled village densification	0
45	H	L	H	L	L	H	H		1
46	H	L	H	L	L	H	L		1
47	H	L	H	L	L	L	H		1
48	H	L	H	L	L	L	L		1
49	H	L	L	H	H	H	H		1
50	H	L	L	H	H	H	L		1
51	H	L	L	H	H	L	H	Village densification	0

Feasible Scenarios

	Scenario	Preserve beauty (no sprawl)	Preserve rural character (low density)	Preserve community spirit (harmony)	Provide commerical amenities (vibrant)	Provide public infrastructure and services (safety/security)	Minimize taxes and fees (low cost)	Maximize freedom (rights)
1	Self-funded rural	H	H	H	L	H	L	H
2	Preserve and conserve	H	H	H	L	L	H	H
3	Locals-first village growth	H	L	H	L	H	L	L
4	Vibrant village	H	L	L	H	H	M	H
5	Welcome the world	L	L	L	H	H	M	H

Actual Scenarios

	**Self-Funded Rural** Preservation of the hillsides and agricultural land and relatively little change to the size or commercial vibrancy of the village. New infrastructure, services, and public amenities are prioritized by the community and paid for with increased taxes and fees.
	**Preserve and Conserve** Preservation of the hillsides and agricultural land and relatively little change to the size or commercial vibrancy of the village. New infrastructure, services, and public amenities are kept to a minimum to keep taxes and fees low.

Actual Scenarios

	**Housing-Focused Village Growth** Preservation of the hillsides and agricultural land with an increase of housing in the village. New opportunities for legal suites and carriage houses. Relatively little change in commercial vibrancy due to restrictions that aim to maximize housing available for families and workers. Increases in taxes and fees to support the infrastructure required for additional housing in the village.
	**Vibrant Village** Preservation of the hillsides and agricultural land with all growth channeled to the village. New opportunities for legal suites and carriage houses. Relatively few restrictions on commercial activity to attract new small businesses and services. The cost of increased infrastructure required for additional commercial and residential activity is split between developers and residents.

Actual Scenarios



Welcome the World

Few restrictions on new development on the hillsides or in the village (although agricultural land is preserved in the ALR). Commercial opportunity and growth are maximized by attracting investments from outside the community. The cost of increased infrastructure required for additional commercial and residential activity is split between developers and residents.

Engagement Strategy

Week of Jan 31

- Launch survey 2
  - All 656 participants emailed link
  - Information release
  - Notices in papers
  - Facebook post
  - Voyent alert post
  - My Naramata
  - Update Naramata Slow sign
  - Other ideas?

Reach other groups not engaged

- Some feedback we are not doing enough to reach other groups
- Always a challenge for local governments
- Ideas:
  - Elementary school
  - Penticton High
  - Young adults – OK college? UBCO?
  - People who don't read news or check their mail?
  - Outdoor open houses
  - Pop-ups
  - Focus groups

Other events

- Survey 3 – Mid March to Mid April
- Outdoor open house in April
- Outdoor open house & survey TBD in June
  - Input on preliminary draft