

Electoral Area “E”

Official Community Plan Review

Public Information Meeting

March 29, 2022

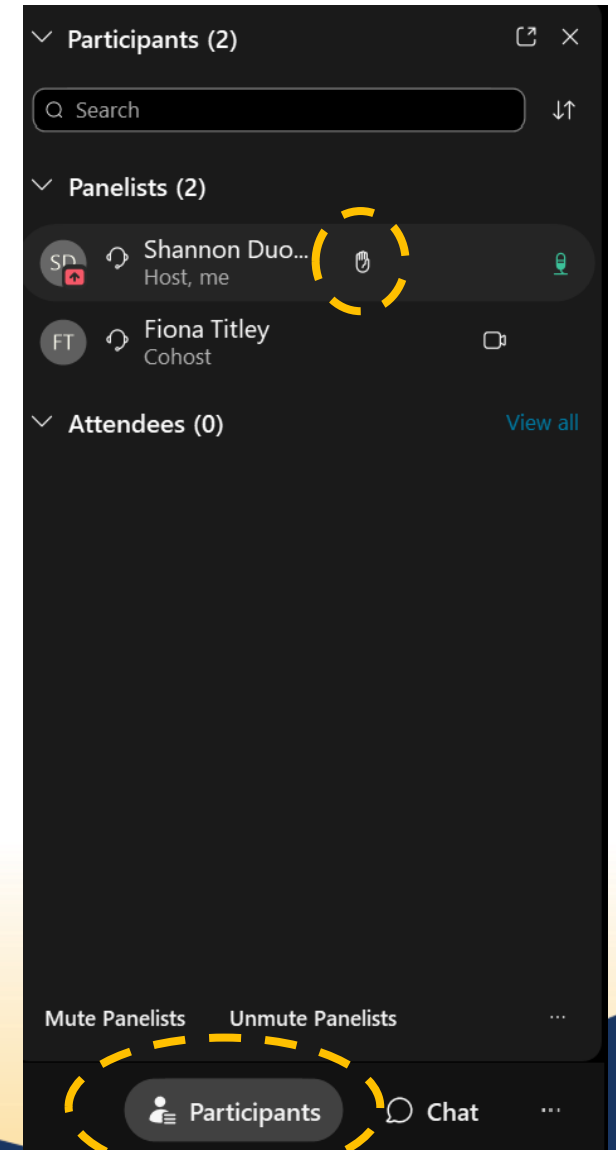
Public Information Meeting

What is a Public Information Meeting:

- It is informal:
 - no formal minutes will be taken but meeting is recorded;
 - comments for the RDOS Board to review at 1st/2nd reading should be submitted in writing (i.e. email, feedback form).
- Staff and the applicant are available to answer questions;
 - we may not be able to answer all questions tonight but can follow-up (contact details will be needed).

WebEx Instructions

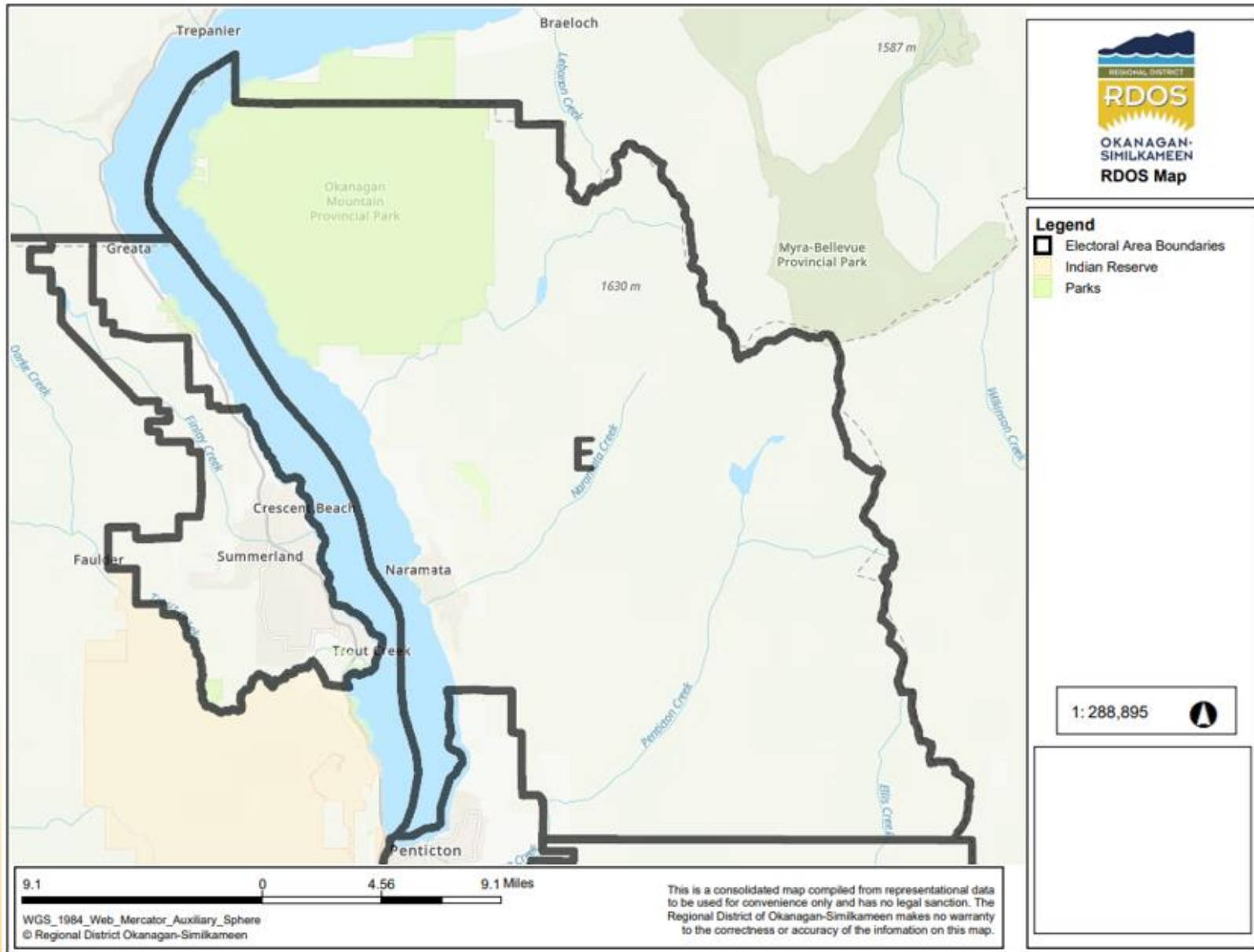
- Will take questions in turn;
- To indicate you want to speak:
 - **Computer:** click the “Participants” button at the bottom right corner of the screen, hover your mouse next to your name and click the “raise hand” button;
 - **Phone:** press *3 to “raise hand”;
- You will be unmuted when it is your turn to speak; and
- After you are done, the “raise hand” button or *3 to take your hand down.



Agenda

- Overview of OCP process
- Review of survey process
- Survey 2 quantitative results
- Survey 2 qualitative results & FAQs
- Open floor to questions

Project Overview



Project Status



General public process



Role of the Community Advisory Group

The Community Advisory Group (CAG):

- Represent range of ages, interests, and locations
- Selected via requests for representatives from key groups and open invitation
- Provides input to Planners and Director on a smaller scale
- Supports community engagement efforts on the community-wide scale
- Represents community to make recommendations on policy changes

Where to find information on process

Next action

Electoral Area E OCP Review



The Regional District of Okanagan-Similkameen (RDOS) is reviewing and updating the Electoral Area E Official Community Plan (OCP). The OCP guides how your community grows and changes over the next 20-25 years.

Attend the **Public Information Meeting** for Round 2 survey results and questions:

When: Tuesday, March 29, 6 p.m.

Where: <http://rdos.webex.com>

Meeting ID: 2497 966 7924

Password: RD@S

[WebEx Instructions](#)

Round 3 of the community survey will launch in early April. A new sign up link will be posted then!

What's new?

See the latest updates on the OCP here:

- [Attend the Public Information Meeting - Round 2 results - Tuesday, Mar 29, 6 p.m.](#)
- [Watch the Housing & Economic Development Deep Dive Meeting here](#)
- [Read the complete Round 2 survey results here](#)
- [Read the complete Round 1 survey results here](#)
- [Read the summarized Round 1 survey results here](#)

<https://rdosregionalconnections.ca/area-e-ocp>



STAY INFORMED

Subscribe for project updates

Subscribe

25 members of your community are following this project

Get updates

Who's Listening

Danielle DeVries

Planner

Regional District Okanagan-Similkameen



Phone 250-490-4213

Email ddevries@rdos.bc.ca

Karla Kozakevich

Director, Electoral Area E

Regional District Okanagan-Similkameen



Phone 250-809-2557

Email kkozakevich@rdos.bc.ca

Contacts

Where to find information on process

Key Dates

Public Information Meeting - Round 2 survey results
March 29 2022

Round 3 Survey Launches
April 2022

Public Information Meeting - Round 3 survey - question opportunity
April 20 2022

Open House
April 23 2022

Second Open House
June 2022

[more..](#)

Lifecycle



Phase 1

Background research and reports, mapping, technical reviews



Phase 2 - We are here

Create a vision, community engagement, get to know the needs and issues.



Phase 3

Draft the plan, confirm goals with the community



Phase 4

Formal referral and policy development process, Public Hearing, RDOS Board Adoption



Completed Review

Early 2023: New adopted OCP Bylaw

Documents

Background

 Electoral Area E OCP Bylaw - Consolidated (2.11 MB) (pdf)

 January 2010 - Naramata Water Conservation Plan (2.43 MB) (pdf)

Surveys

 Naramata Official Community Plan survey results information release

 Round 2 survey complete responses (607 KB) (pdf)

 Round 2 Survey - Printable (1.94 MB) (pdf)

 Round 1 survey complete responses (1.1 MB) (pdf)

Community Advisory Group (CAG) Meetings

 Schedule of Meetings (627 KB) (pdf)

<https://rdosregionalconnections.ca/area-e-ocp>

Where to find information on process

QUESTIONS

Ask your questions

Ask a question...

ddevries@rdos.bc.ca

Enter your password



Submit

Zoning (1)

Infrastructure (3)

Process (3)

Vacation Rental (3)

Agri-Tourism (1)

Search



Clear



When will we see better sidewalks and street lighting for safety and mobility?

Mike McConnell asked, about 1 month ago



Sidewalks and streetlighting are related to infrastructure policies in the OCP. We're at the point in the process where we're trying to understand how much of the community wants improved infrastructure v. how much of the community does not want the kinds of infrastructure that may make Naramata feel more urban.

Streetlights are the responsibility of the RDOS within the Naramata Street Lighting Service Area and are installed and operated by Fortis BC. The OCP does define the future goals for how many and where future street lighting would go.

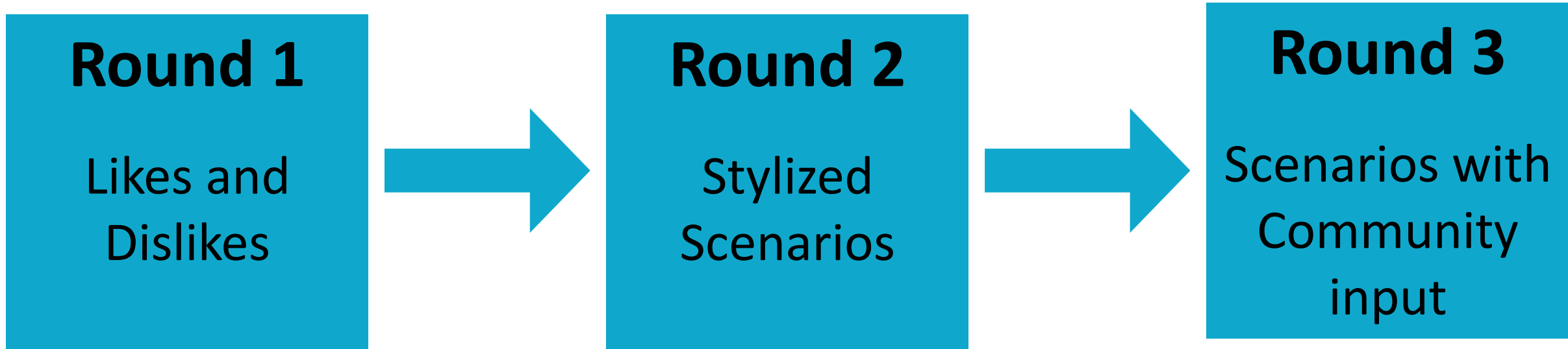
Sidewalks and all related road infrastructure are the responsibility of the Ministry of Transportation and Infrastructure. The OCP can only make recommendations to the Ministry of Transportation and Infrastructure for future improvements to the area.

What's coming next

- Fact sheet on Vacation Rentals
- Video of this meeting & deep dive meetings
- Q & A sheets from the deep dive meetings
- Survey 3 launch
- Background reports

Community Vision Survey Process

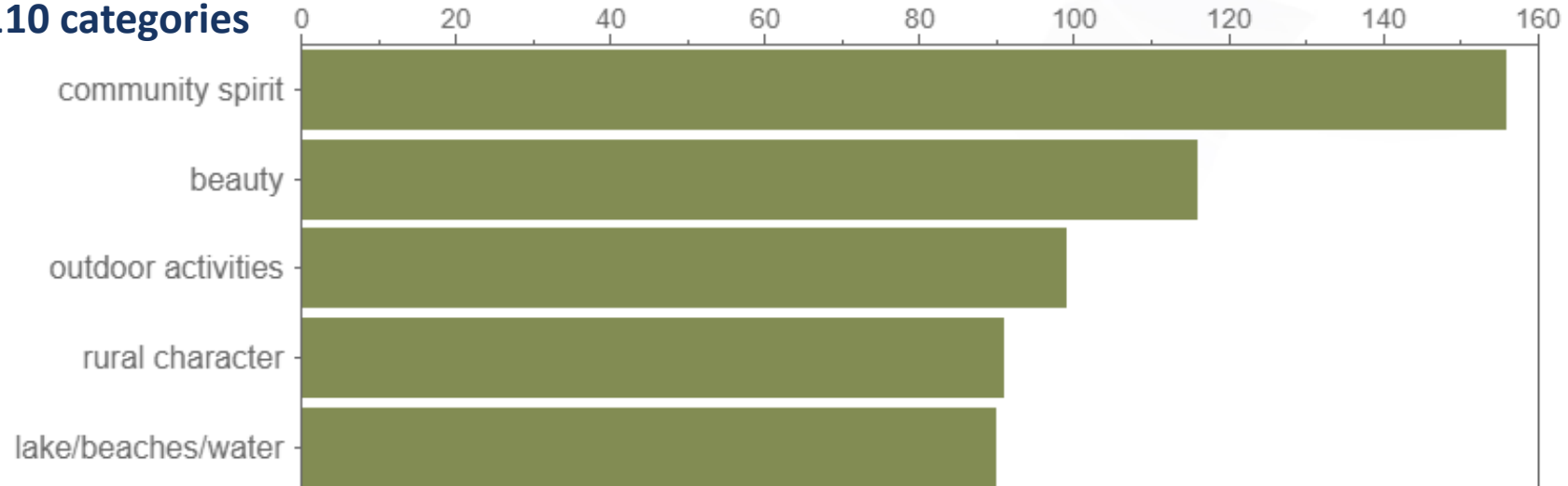
Three round survey



Community Vision Survey Round 1

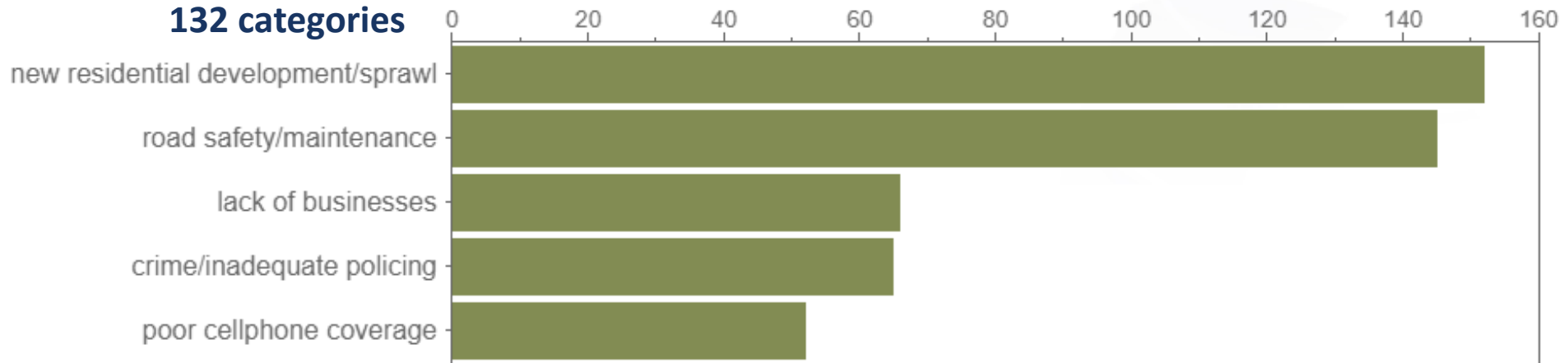
Mentions for Likes

110 categories



Mentions for Dislikes

132 categories



CAG and Round 1 informed hot topics

Rural Growth Area boundary

Vacation rentals

Storm water drainage (MoTI)

Road access/safety (MoTI)

New development

Slope stability

Environmental protection

Infrastructure/sewer

Water quantity and quality

Housing Needs/ Affordability

Preserving ALR land

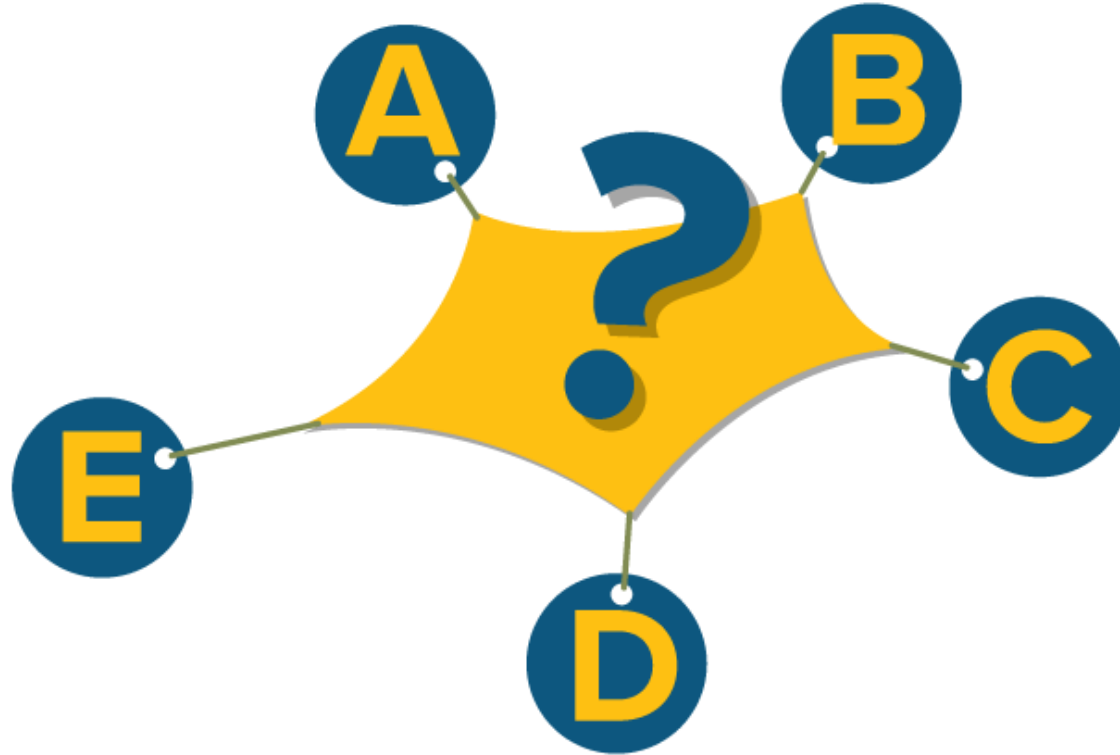
Climate change/fire/flood

Aging in place

Attracting young families

Village character

Survey 2 scenarios are stylized



Scenarios

RDOS Electoral Area E Official Community Plan Review

Summary of Round 2

Michael Brydon
LOCAL Decisions
mjbrydon@localdec.com

29 March 2022



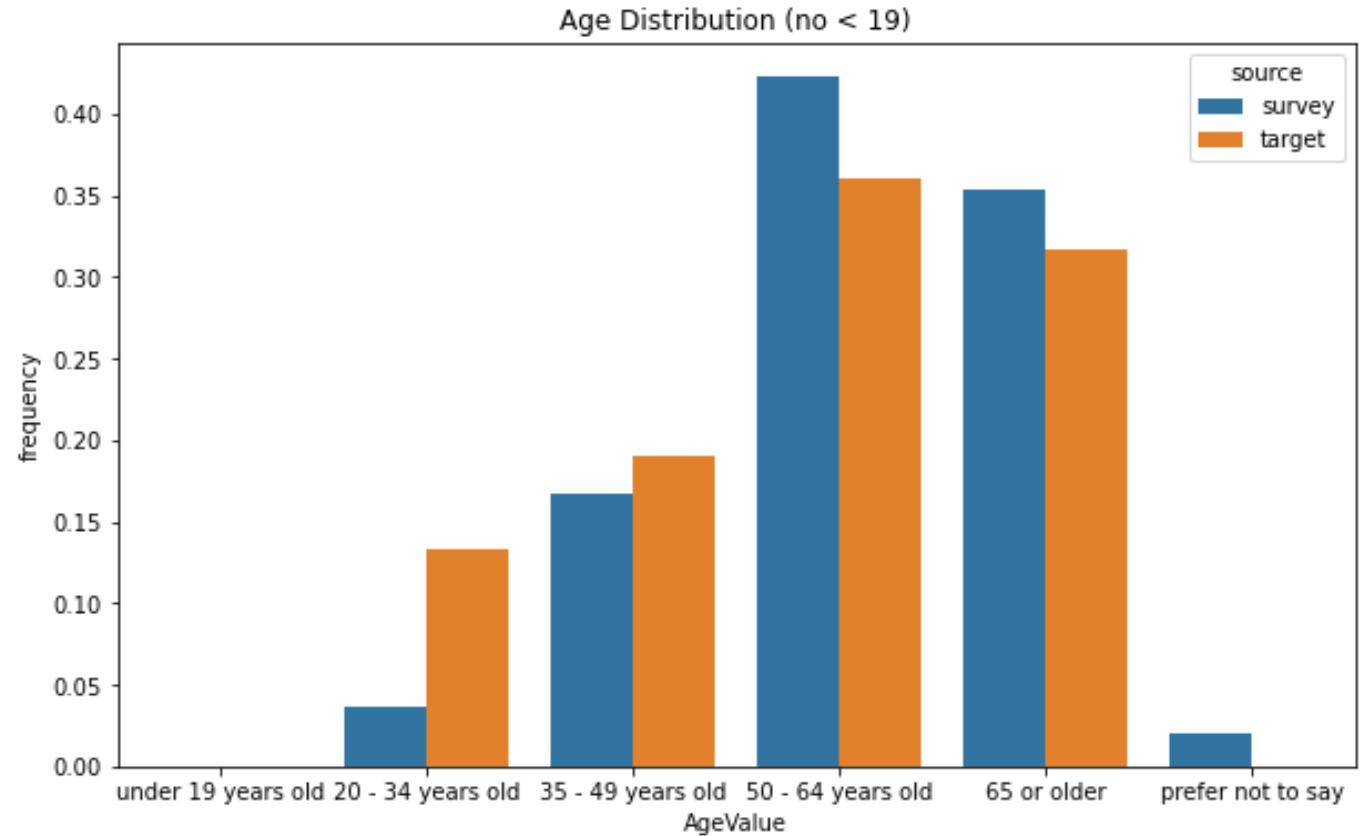
Round 2 Results

Points to note:

1. Round 2 seeds Round 3
2. Round 3 is the “deciding” round
3. Community preferences may change between Round 2 and Round 3
 - Differences in participation
 - Strong arguments one way or the other

Basic Demographics: Round 2

Invitations	770
Total responses	565
Complete responses	496
Consistent responses	437



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.



Housing-Focused Village Growth

Preservation of the hillsides and agricultural land with an increase of housing in the village, including new opportunities for legal suites and carriage houses. Relatively little change in commercial vibrancy due to restrictions on commercial activity 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. 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.



Welcome the World

New development on the hillsides and in the village (subject to the restrictions of the provincial Agricultural Land Reserve). 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.



Comparisons

Housing-Focused Village Growth

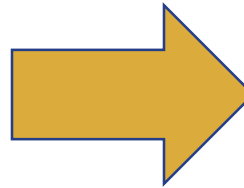


Preservation of the hillsides and agricultural land with an increase of housing in the village, including new opportunities for legal suites and carriage houses. Relatively little change in commercial vibrancy due to restrictions on commercial activity that aim to maximize housing available for families 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. 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.



Matrix of
pairwise
comparison

```
array([[ 0.,  2., -3., -3., -1.],  
       [-2.,  0., -3., -3.,  1.],  
       [ 3.,  3.,  0., -3.,  2.],  
       [ 3.,  3.,  3.,  0.,  3.],  
       [ 1., -1., -2., -3.,  0.]])
```

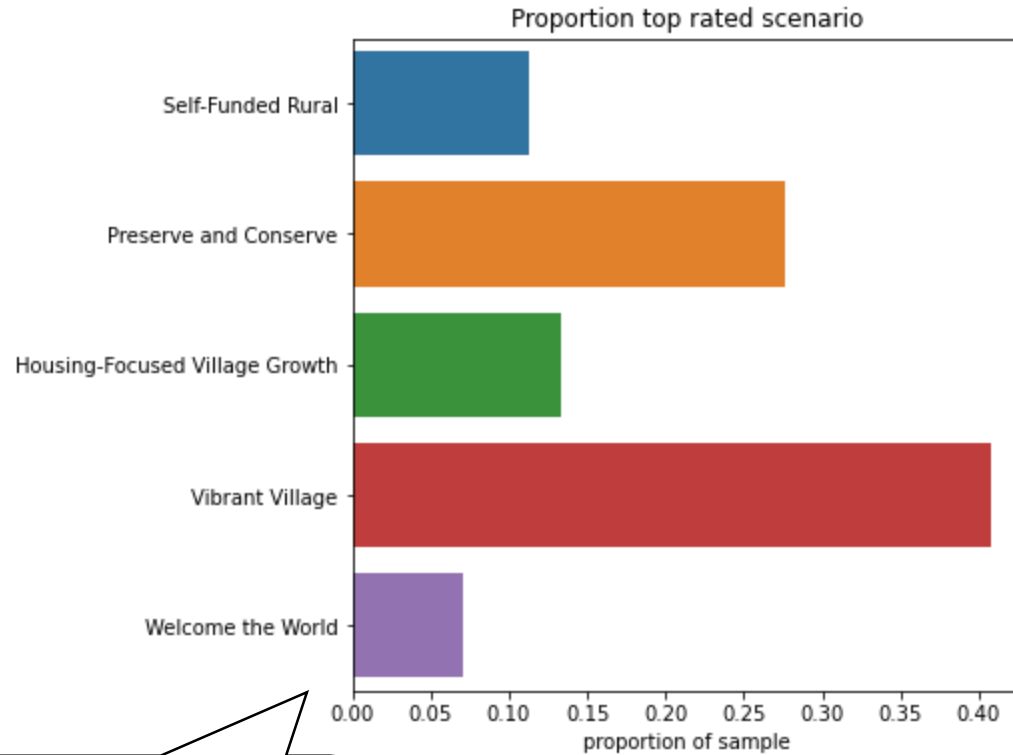
```
[('Self-Funded Rural', -1.0),  
 ('Preserve and Conserve', -1.4),  
 ('Housing-Focused Village Growth', 1.0),  
 ('Vibrant Village', 2.4),  
 ('Welcome the World', -1.0)]
```

A **score** for
each
scenario

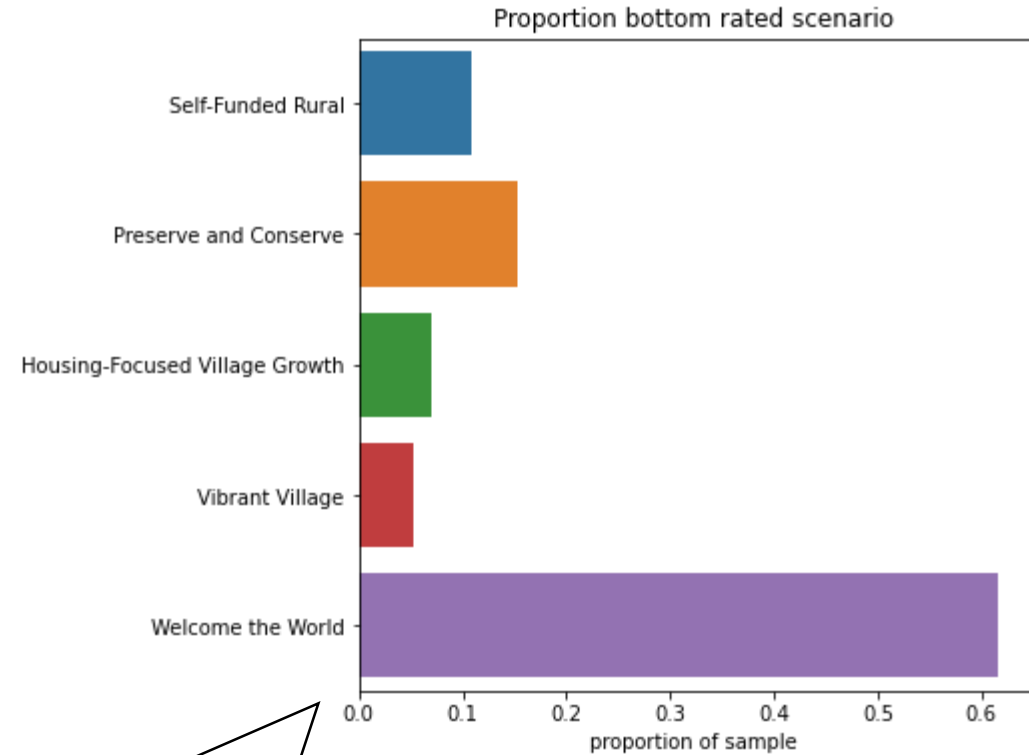
Choose one of the following answers

- ☐ strongly prefer Housing-Focused Village Growth
- ☐ moderately prefer Housing-Focused Village Growth
- ☐ slightly prefer Housing-Focused Village Growth
- ☐ neutral
- ☐ slightly prefer Vibrant Village
- ☐ moderately prefer Vibrant Village
- ☐ strongly prefer Vibrant Village

Different Strokes

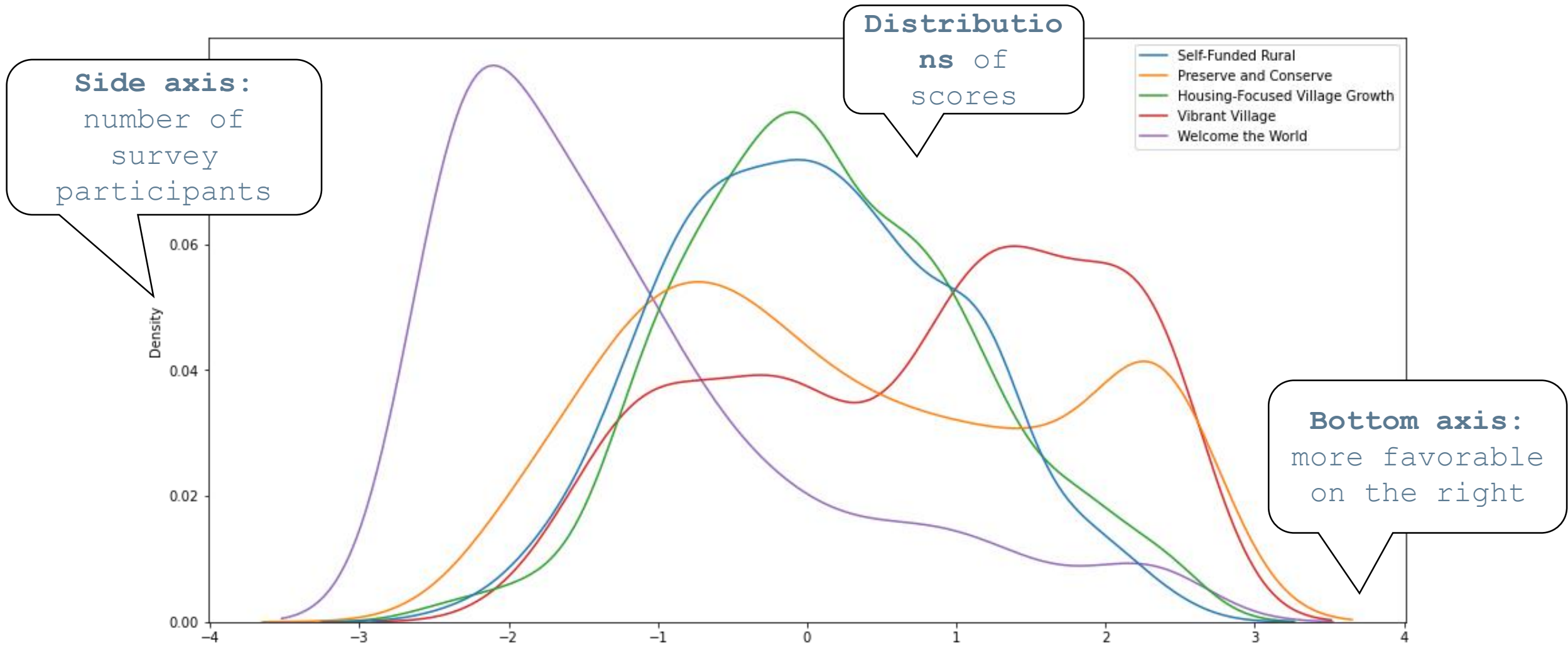


Each scenario
is **top-rated** by
some people



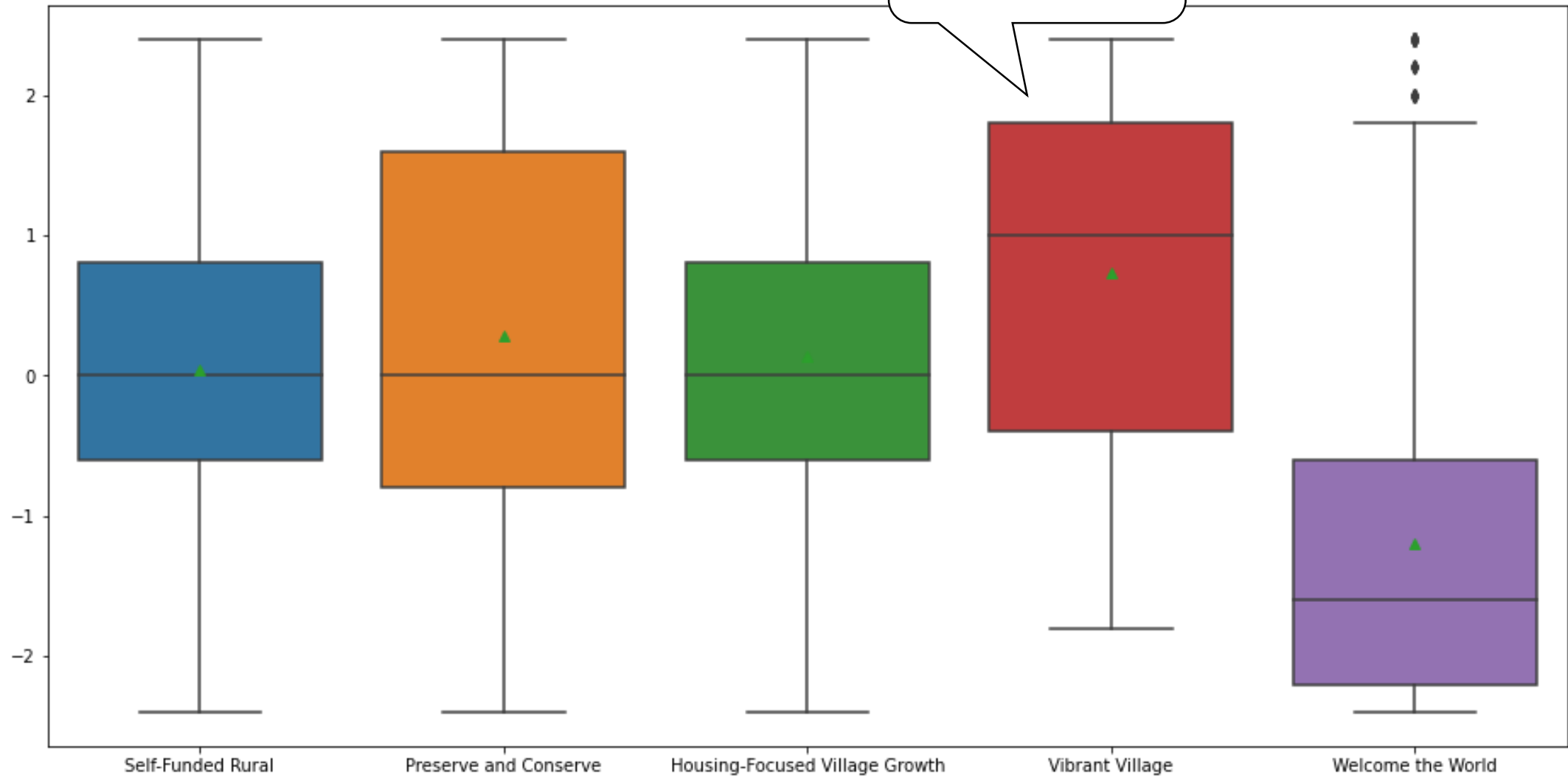
Each scenario
is **bottom-rated**
by some people

Scenario Ratings



Scenario Boxplots

Box is 50%
of the data



Next Step: Round 3

Self-Funded Rural

Preservation of the relatively little change in vibrancy of the village and public amenities for the community and paid fees.

Scenarios include **pros/cons** from the community



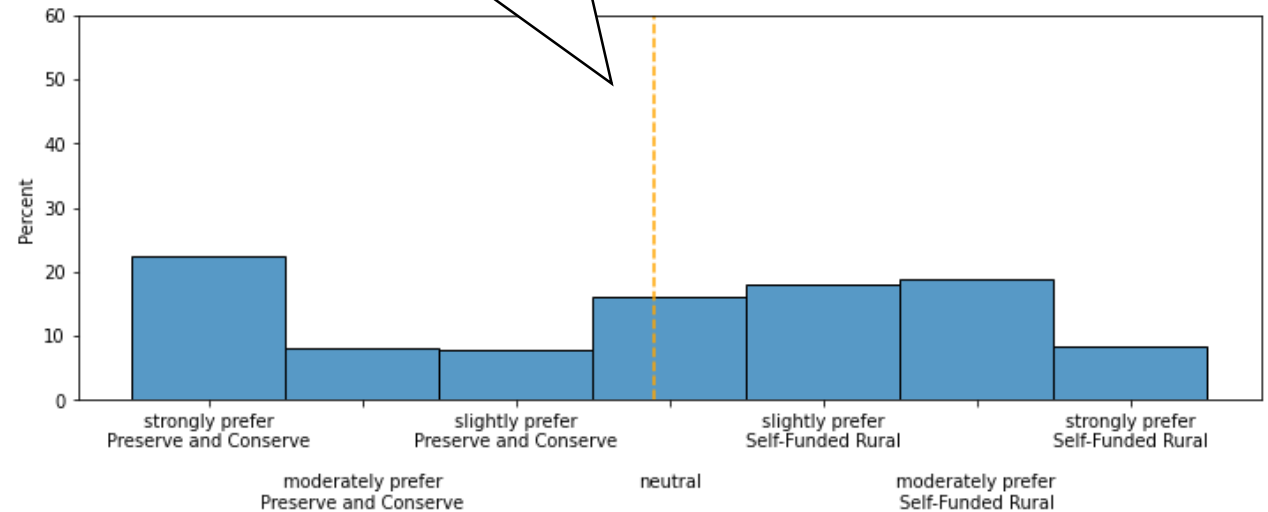
Pros

- ✓ **Taxation for infrastructure**
It makes sense that any infrastructure improvement is paid through taxation.
- ✓ **Want new infrastructure/amenities**
I like the idea of the new infrastructure and more services and amenities. Prioritize improvements and regular upkeep.
- ✓ **No development**
Good plan, no messing up our hillsides, and small growth to the village and paid by those desiring to live there, not developers.
- ✓ **Locals first**
I like the local angle. Ensuring projects and growth serves locals first.
- ✓ **Pay fair share**
I do not mind paying my fair share for properly run local services in order to protect the natural environment.
- ✓ **Community control over infrastructure/amenities**
If new things are needed, they are determined and voted on by the community, as compared to a Developer Driven approach to village

Cons

- ✗ **Misses out on developer contributions**
Developers should be required to provide infrastructure and community beautification. Look to Sidney and Langford on the island for examples.
- ✗ **No commercial growth in the village**
Would like to see a bit more vibrancy in the village.
- ✗ **No tax increase**
I am opposed to having our taxes increased; need to know the increases in advance
- ✗ **Community cannot afford amenities**
Increased cost, don't think we currently have the year-round population to really support services and public amenities
- ✗ **Community can't choose**
Allowing the community to prioritise capital investments will pit one segment of the community against the other. Differences of opinions for what should be the priority.
- ✗ **No opportunities for employment**
A viable village, in the social sense, requires a demographic range that encourages families at

You see **how the community rated** each pairwise comparison



Qualitative survey results

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.



Pros

- ✓ **Taxation for infrastructure**
It makes sense that any infrastructure improvement is paid through taxation.
- ✓ **Want new infrastructure/amenities**
I like the idea of the new infrastructure and more services and amenities. Prioritize improvements and regular upkeep.
- ✓ **No development**
Good plan, no messing up our hillsides, and small growth to the village and paid by those desiring to live there, not developers.

Cons

- ✗ **Misses out on developer contributions**
Developers should be required to provide infrastructure and community beautification. Look to Sidney and Langford on the island for examples.
- ✗ **No commercial growth in the village**
Would like to see a bit more vibrancy in the village.
- ✗ **No tax increase**
I am opposed to having our taxes increased; need to know the increases in advance

All pros and cons submitted have been sorted

Round 2 Rationale Mapping



Scenario: Welcome the World

Pro

Points in
your words

Agricultural land will be protected by the ALR and hillsides by Crown land

summary

As long as the ALR remains in effect the beauty of our area will be maintained. Controlling development is better than pretending it can be completely prevented.

While not an attractive option, controlling development is better than pretending it can be completely prevented.

I can support this alternative if strong guidelines are in place about residential development in the hills. The clear cut approach seems unnecessary and there are some examples locally of residential developments on 2 acre properties that retain some of the natural landscape.

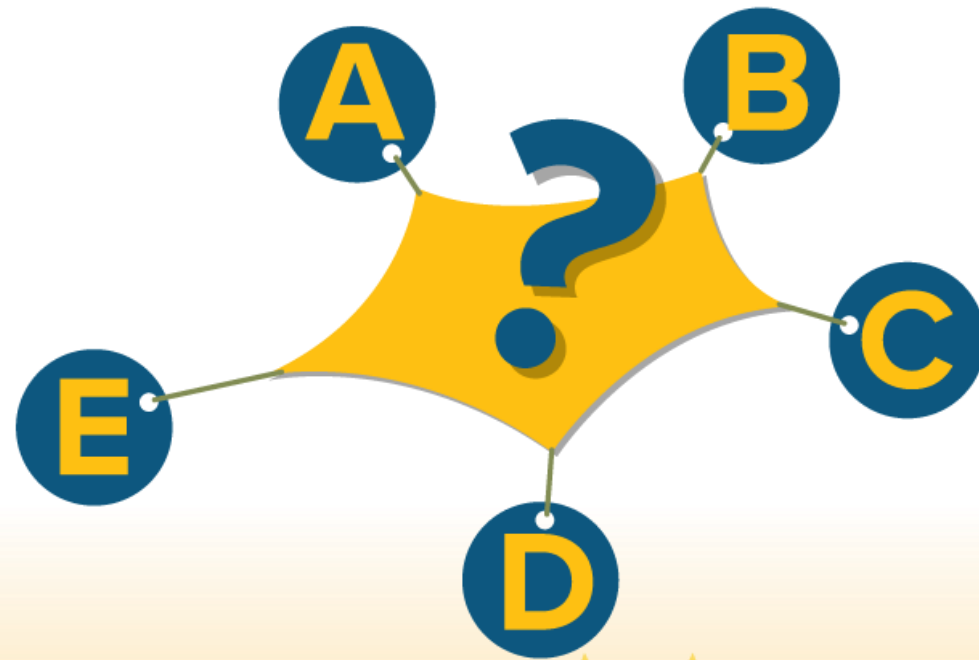
Naramata has already been discovered and as long as the ALR remains in effect the beauty of our area will be maintained.

Complete
comments

Population growth is inevitable, so "no growth" is impossible. This scenario is nostalgic and unrealistic.

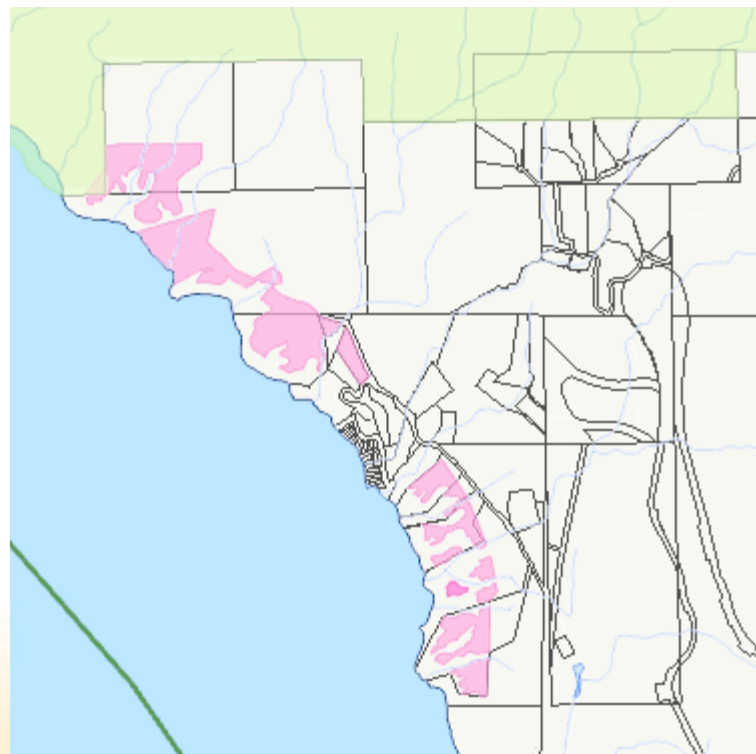
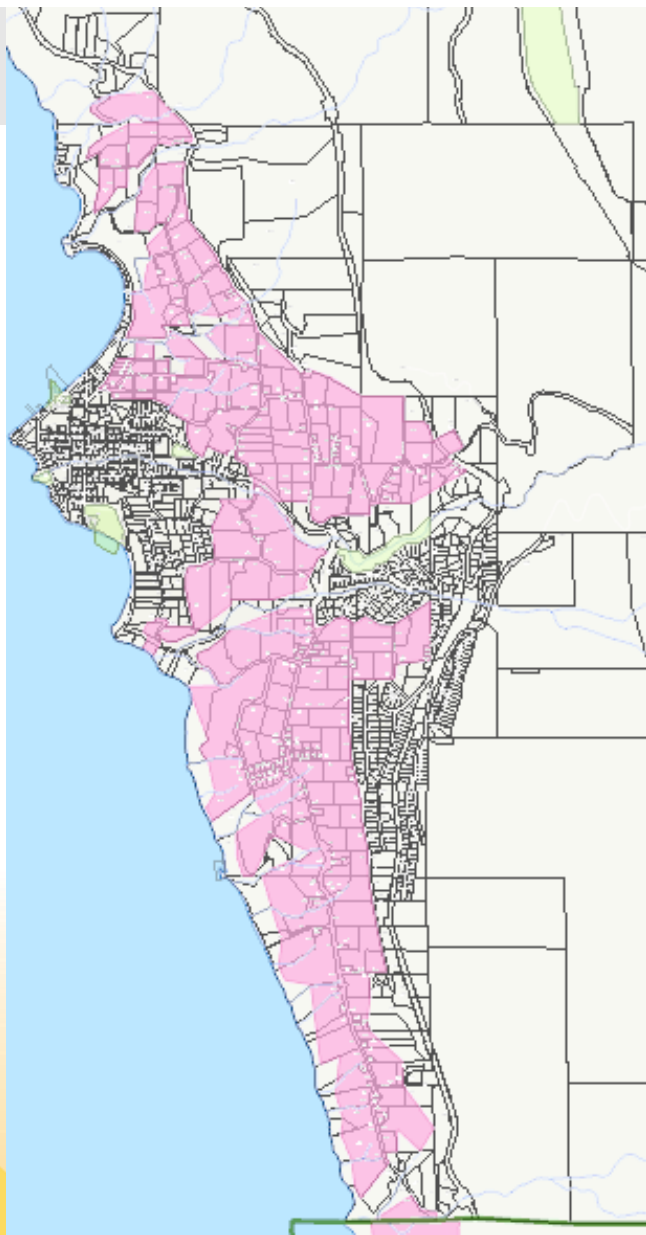
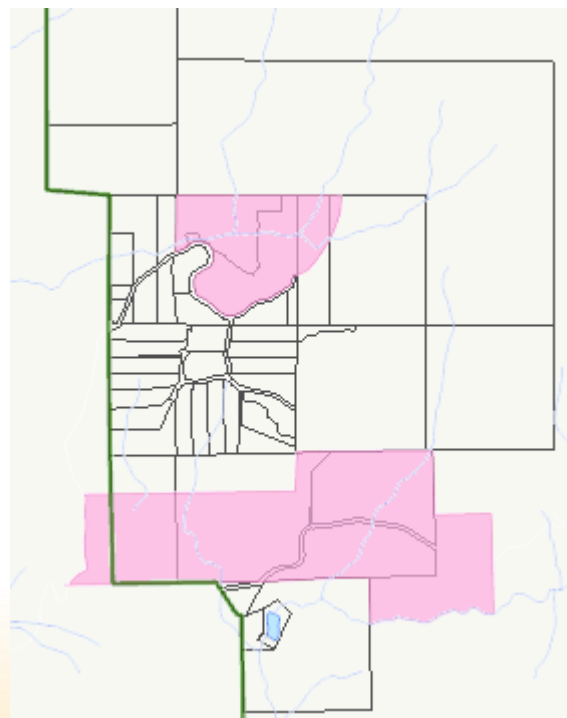
I am not a fan of how you have presented the options.

New infrastructure and services are always needed and always expensive. Keeping taxes and fees low is not a realistic expectation .

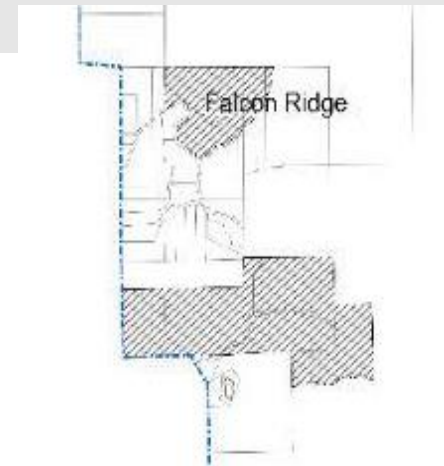
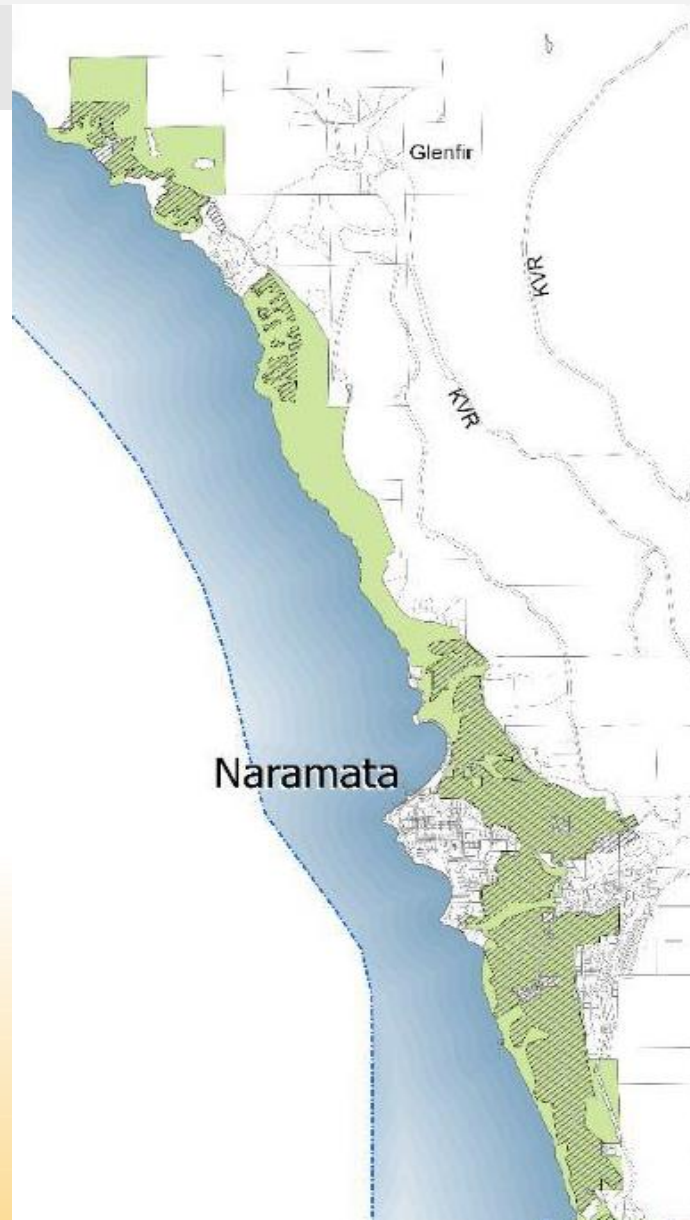


Scenarios

Natural beauty and agriculture are fundamental parts of what make Naramata a great place. Widespread development will rob Naramata of its charm.



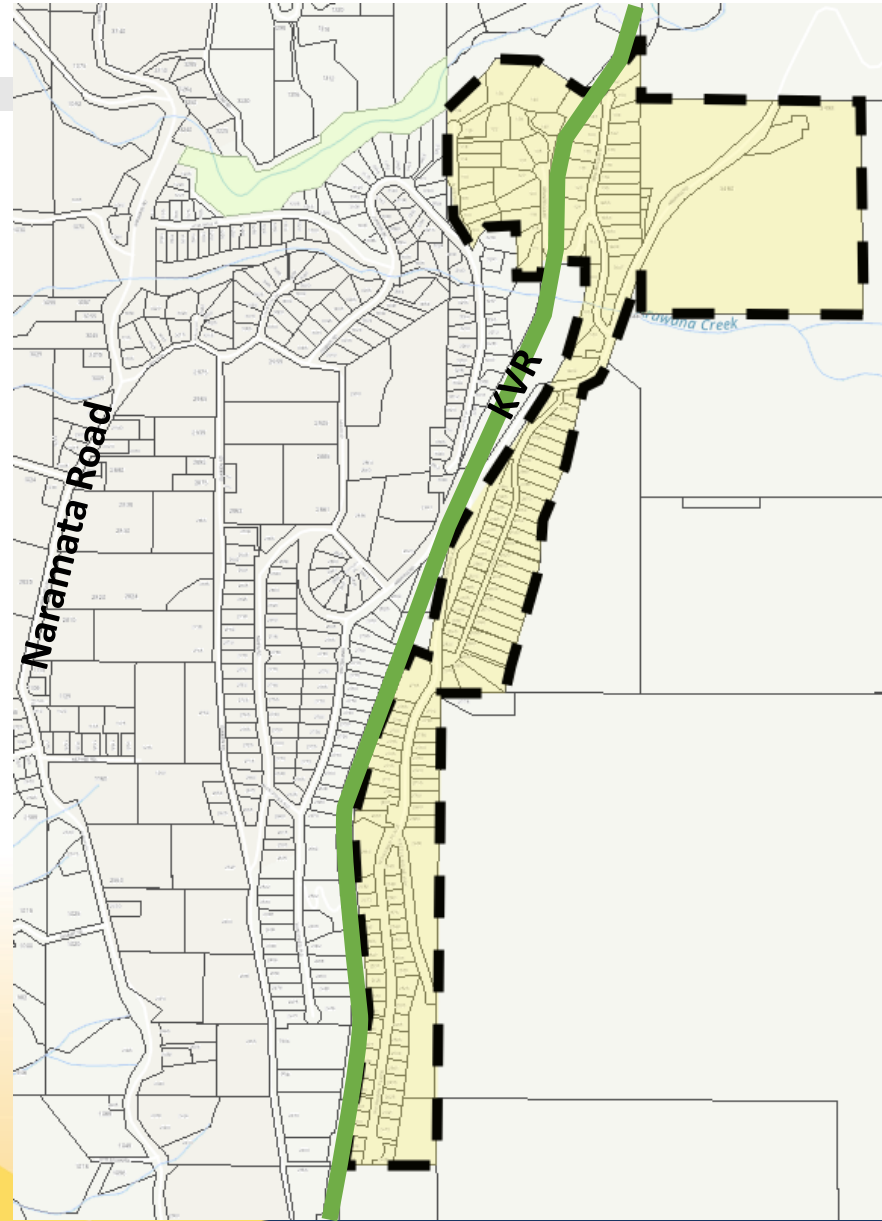
Naramata is a farm community and development on our beautiful hillside and agriculture land would destroy the characteristics of such a beautiful destination.



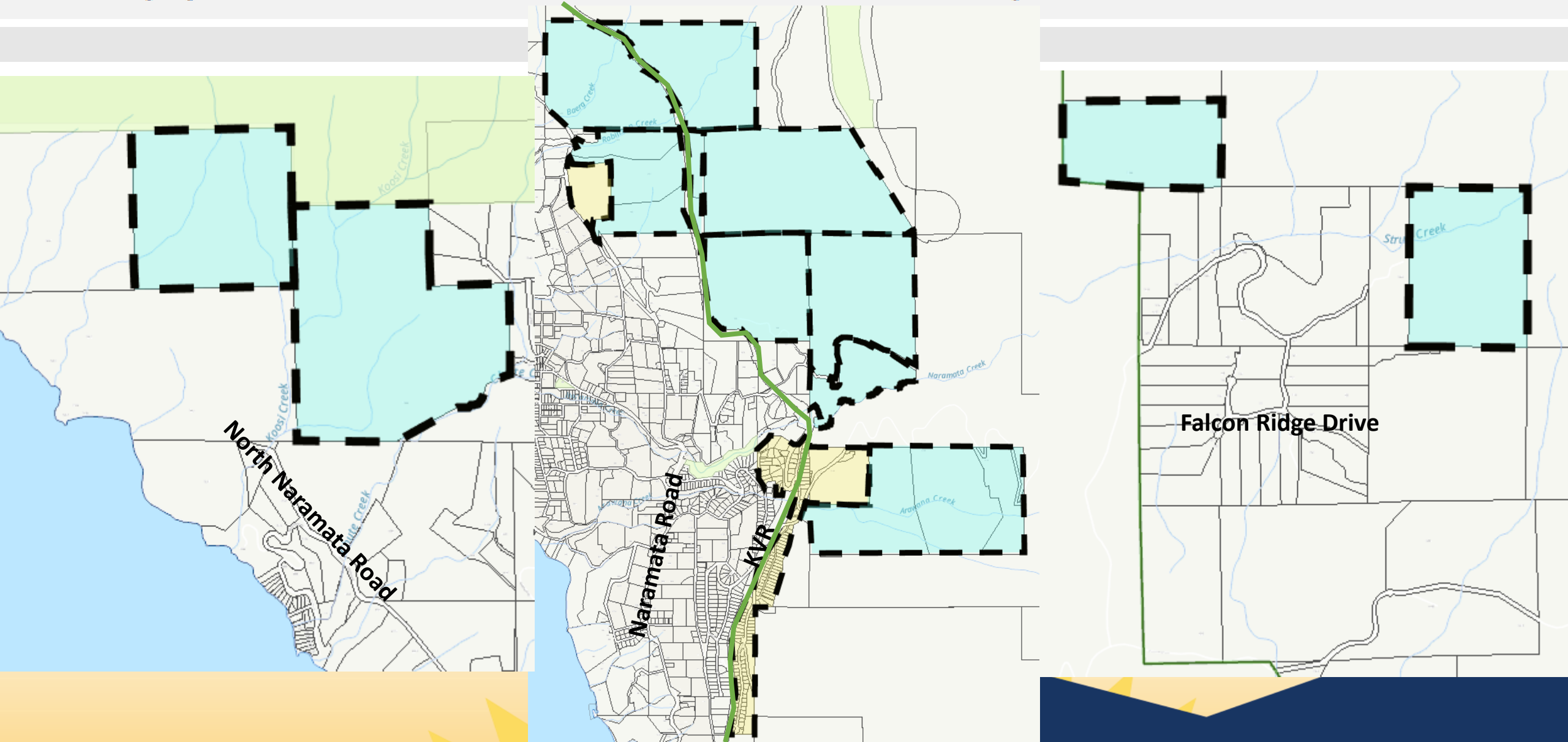
Legend

— Roads	 Agricultural Land Reserve (ALR)
□ Parcels	OCP Designation
- - - Electoral Boundary	Rural Designations
	 Agriculture (AG)

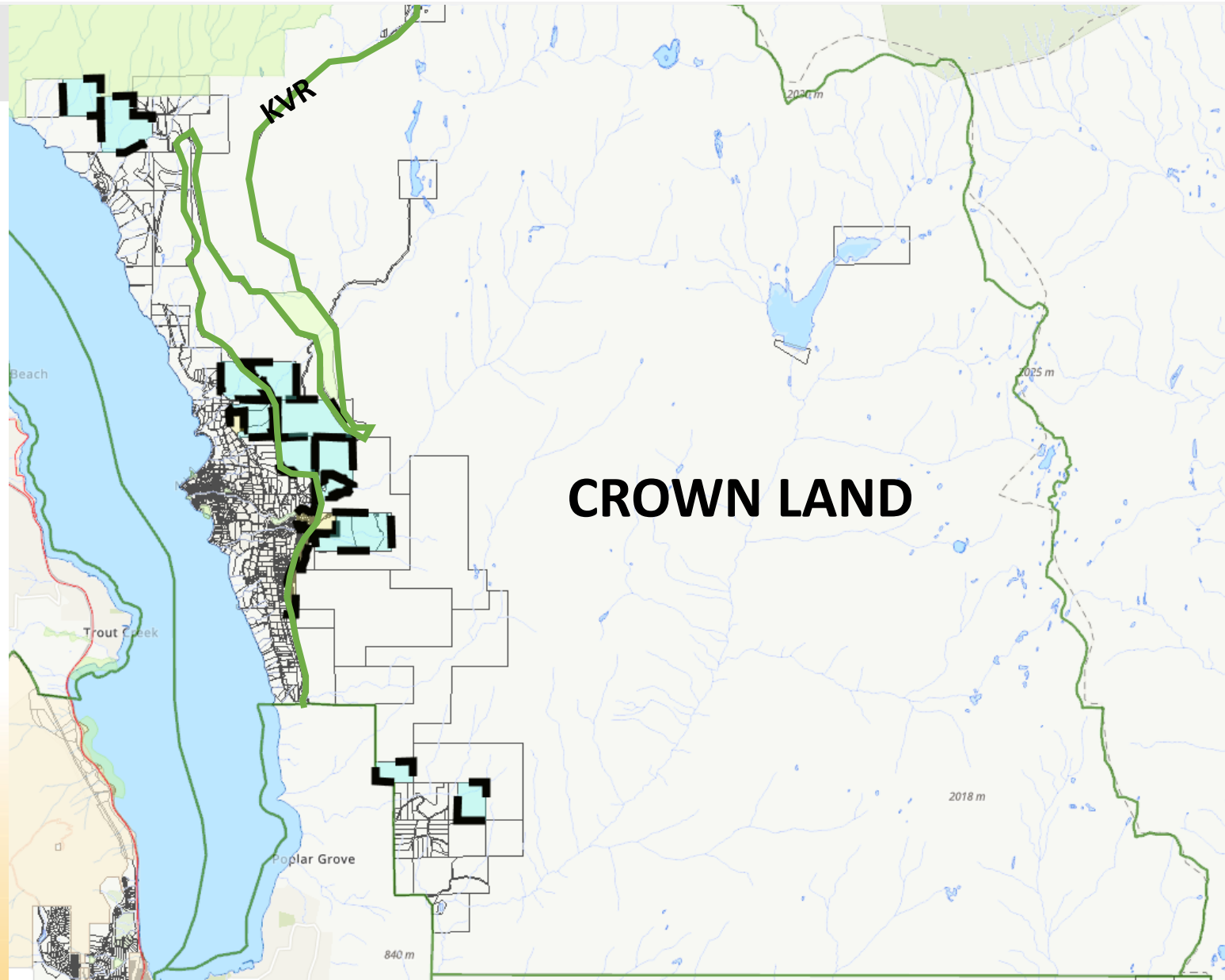
REALLY ? It is Naramata! Look up the hill to see what unchecked development looks like! Consider that we only have one road in, and one way out! The world can stay out, we have enough here already!



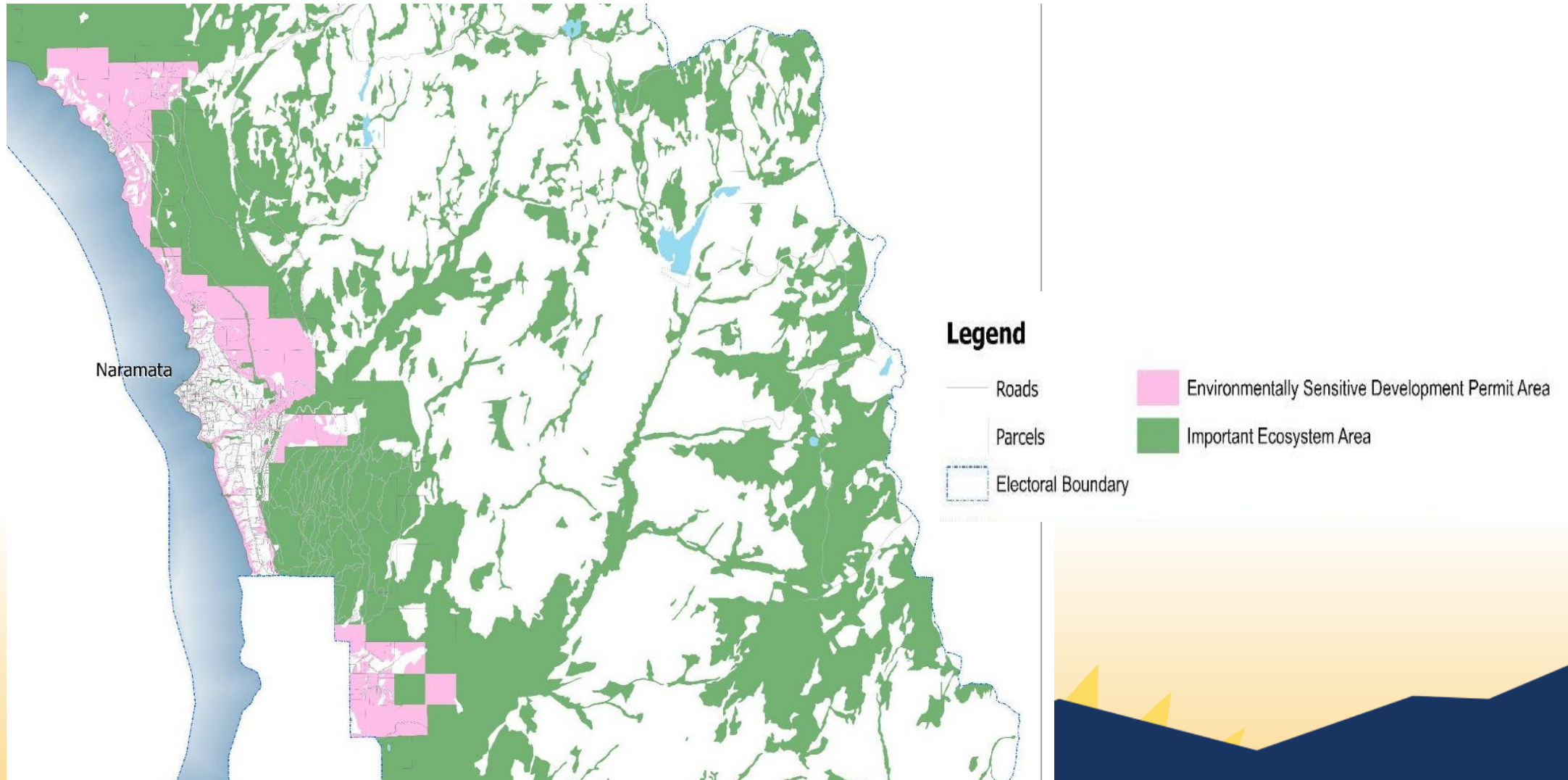
Controlled hillside development will increase the tax base and the village taxes low. Developers should pay the full cost of the infrastructures of hillside developments.



To much development on the hillside will stress our natural forests, water supply, road ways, septic/sewer, emergency services and create disasters by not considering the environment.

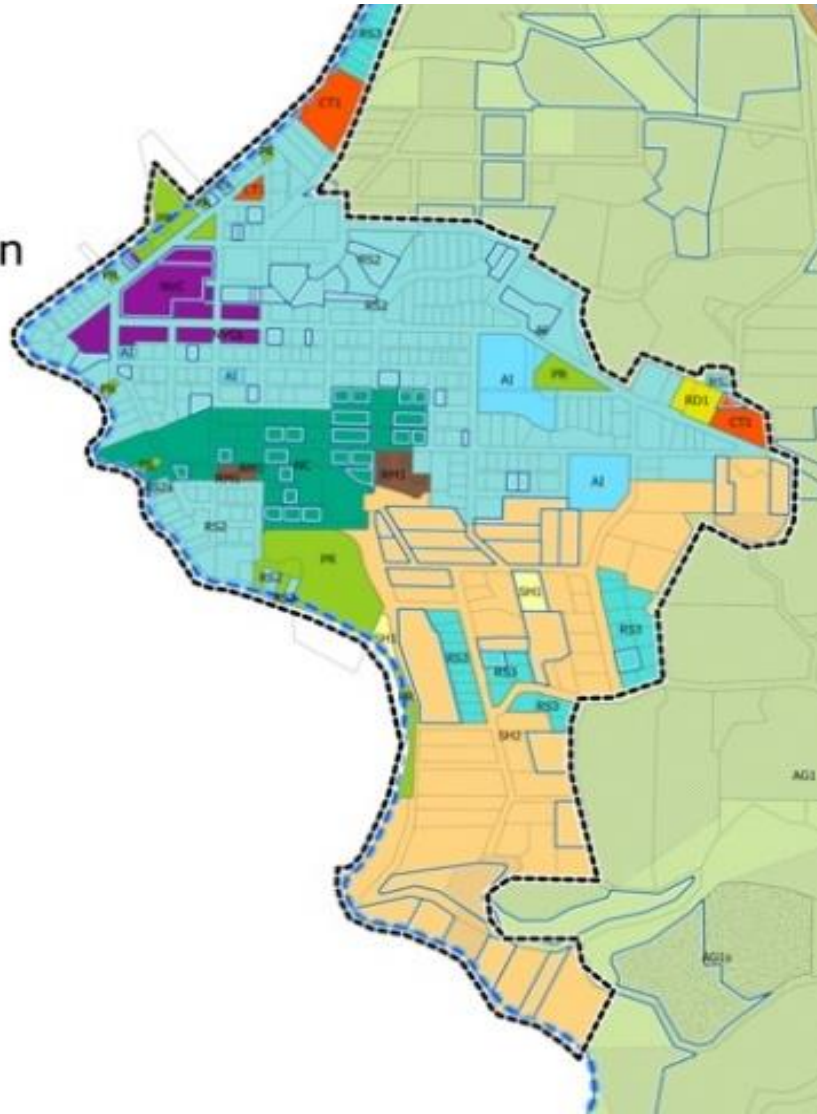


Strongly opposed. Watching our hillside get clear cut and moonscape is very disappointing. Destroying prime wildlife winter range and redirecting runoff/water courses due to vegetation removal/rock changes will have huge implications in the future. Keep hillside development to a minimum and keep the development in the village



The Village is stagnant, and it has to have higher density as approximately one-third of the homes are seasonal. The Naramata Centre is the largest land owner in the Village, and the space is grossly under developed. It would be a prime location for residential and commercial expansion.

Naramata Town Centre Area



Legend

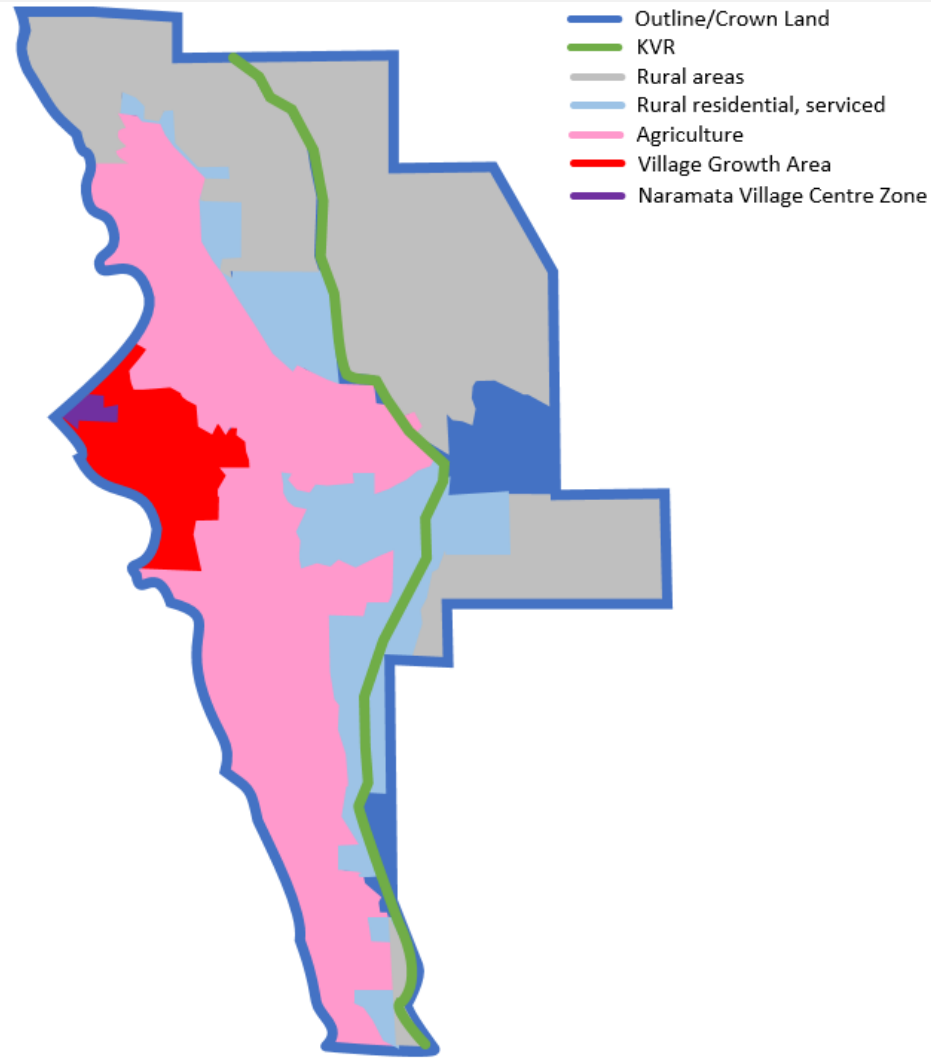
- Parcels
- Agricultural Land Reserve (ALR) selection
- Water Service Area
- Growth Capacity 1
- Growth Capacity 2
- Growth Capacity 3
- Growth Capacity 4
- Updated Zoning**
- Agricultural One (AG1)
- Agricultural One Site Specific (AG1s)
- Administration and Institutional (AI)
- Administration and Institutional Site Specific (AIs)
- General Commercial (C1)
- Conservation Area (CA)
- Comprehensive Development Two - Sunset Acres (CD2)
- Tourist Commercial One (CT1)
- Large Holdings One (LH1)
- Large Holdings One Site Specific (LH1s)
- Naramata Centre (NC)
- Naramata Village Centre (NVC)

- Naramata Village Centre Site Specific (NVCs)
- Parks and Recreation (PR)
- Resource Area (RA)
- Resource Area Site Specific (RAs)
- Low Density Residential Duplex Zone (RD1)
- Medium Density Residential One (RM1)
- Medium Density Residential One Site Specific (RM1s)
- Low Density Residential One (RS1)
- Low Density Residential Two (RS2)
- Low Density Residential Two Site Specific (RS2s)
- Low Density Residential Three (RS3)
- Low Density Residential Three Site Specific (RS3s)
- Small Holdings One (SH1)
- Small Holdings One Site Specific (SH1s)
- Small Holdings Two (SH2)
- Small Holdings Three (SH3)
- Small Holdings Four (SH4)
- Small Holdings Four Site Specific (SH4s)
- Water (W1)

Village should remain a Village. Growth can happen in Penticton which is very close by.

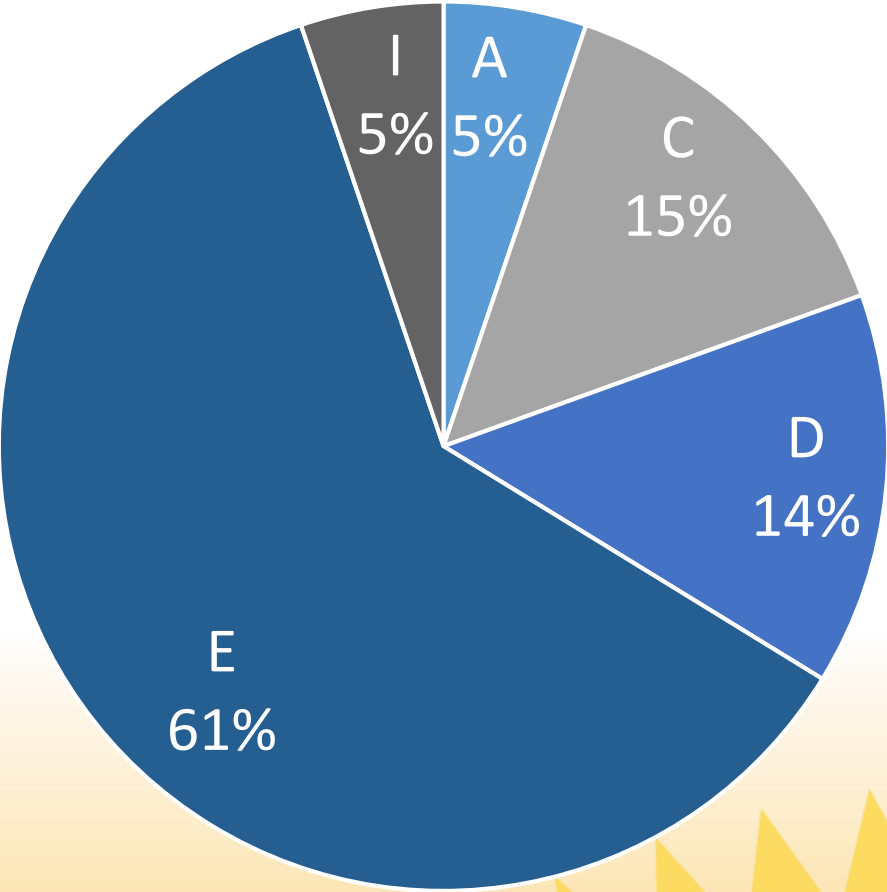


We love Naramata for its rural unique charm and tranquility. The development of a "Vibrant Village" will change Naramata into a boutique village, and a playground for the non resident wealthy. Any development to the village, **MUST** first consider the needs of the year round residents, and not embrace outside opportunistic endeavors.

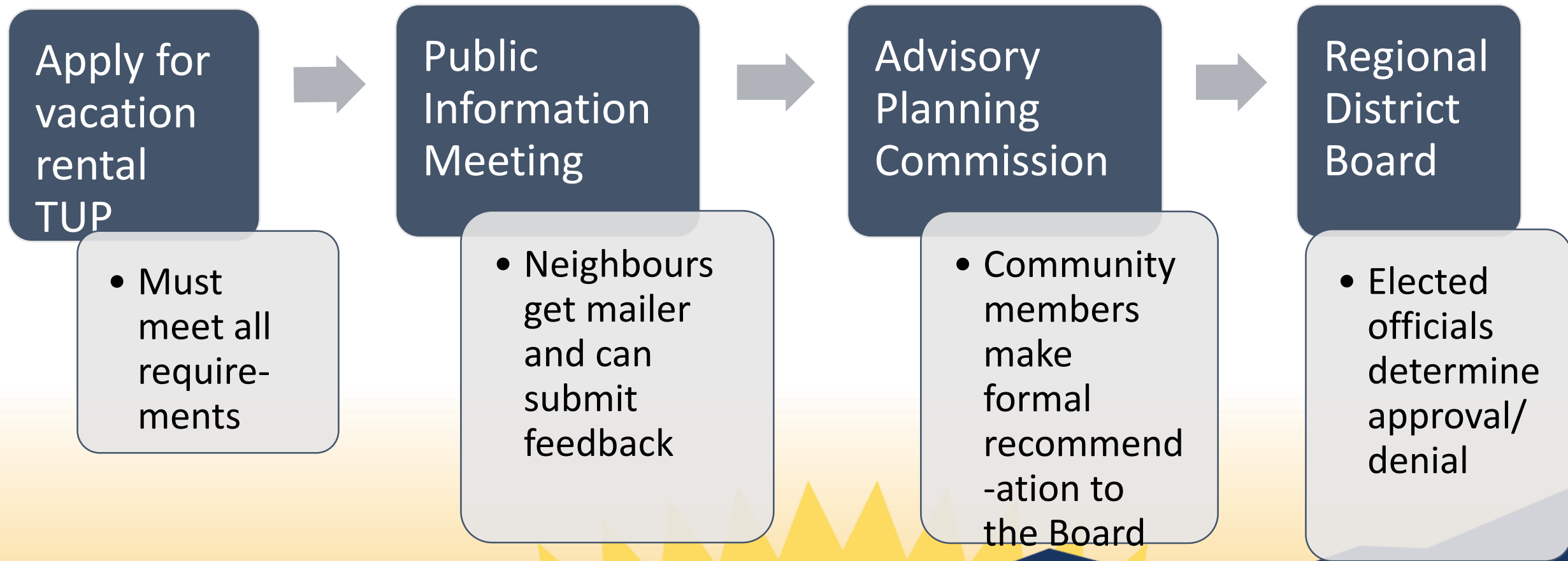


There should not be a free-for-all when it comes to allowing more legal suites and carriage houses - primarily in the way of use. I am not okay with Naramata being completely overrun with vacation rentals. We want to create a vibrant community and that means people who are living here full time.

Locations of all 77 vacation rental applications



I live in the village and already see too much growth and activity that is unwanted. illegal suites/b&b/absent home owners all make living in the village undesirable. put more money into ensuring all vacation suites/rental are registered/licensed and put a cap on how many we can have in naramata. It makes more sense to disperse housing throughout the area and not congest the village.



Naramata's charm is the beauty of the crown land and forests that surround us. The new housing developments that were built recently were unaffordable, and often vacant for 8 months of the year. More developments like this will just keep housing unaffordable while demolishing the natural landscape.

74%

Of Vacation Rental TUP applications are owners with a primary address out of town

42%

Of parcels are owners with a primary address out of town

Finally, some joy

I've been in Naramata (pt) for 60 years! I'd like to go back to the 70s!

I am 75 years old, so please wait until I'm dead to carry on with your ambitious plans.

Next steps for engagement

Survey 3 launches	early April
Public Information Meeting	April 20
Open House at Earth Day	April 23
Survey 3 closes	early May
Community engagement on draft policy changes	June-Aug

QUESTIONS?

If you do not get the chance to speak tonight, have more questions, or would like to submit written comments, please contact me at:

ddevries@rdos.bc.ca

(250)490-4213

Or

<https://RdosRegionalConnections.ca/area-e-ocp>