Electoral Area “E” OCP Review

Community Advisory Group (CAG)

Kick-Off

November 2, 2021

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

Why do we review the OCP

- To make sure the long-term vision for your community is consistent with the Plan
- To update policies and objectives that may have changed since the last update
- To reflect emerging issues/concerns in the community

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

How does the review process work

- Four distinct Phases
  1. **Inventory** – Gather background data
  2. **Analysis** – Engage on vision and goals
  3. **Synthesis** – Draft updated OCP
  4. **Policy** – Formal referrals and Bylaw Adoption

1. Inventory – Gather background data

- Land Use Inventory
- Technical Report – Infrastructure
- Community Profile
- Penticton Indian Band Study
- Recruitment to CAG and for surveys

2. Analysis – Engage on vision and goals

- Two phases of engagement
  - Data gathering/brainstorm important issues for the community
  - Comparison of issues to generate importance
- Begin synthesis/drafting in this phase

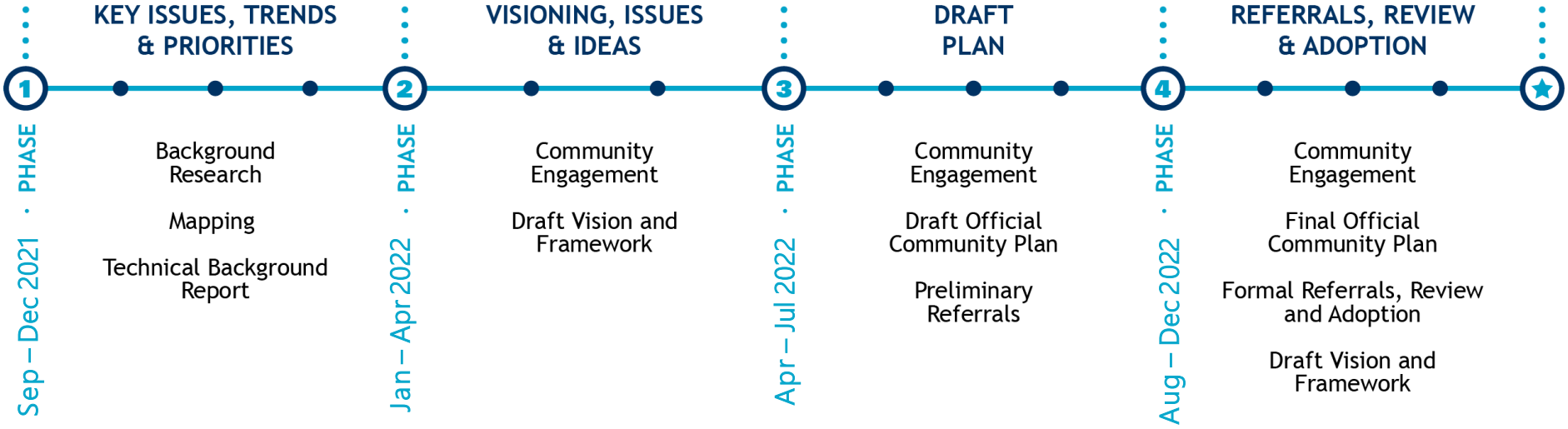
3. Synthesis – Draft updated OCP

- Final survey phase
  - Did we capture the issues correctly?
- Draft policies completed

4. Policy – Formal referrals and Bylaw Adoption

- Send draft OCP to other agencies for review and comment (e.g. ALC, City of Penticton, Penticton Indian Band, etc.)
- Advisory Planning Commission (APC) and Public Information Meeting (PIM)
- Board 1st & 2nd Reading
- Public Hearing
- Board 3rd Reading
- Ministry of Transportation and Infrastructure (MoTI) approval
- Board Adoption

What is the timeline



What does the CAG do

- Guide engagement conversations
- Provide input to Staff and Director
- Help with survey recruitment in the community (word of mouth, etc.)
- Attend open houses

Background on Electoral Area “E” OCP

History on Electoral Area E OCP

- Previous OCPs: 1982, 1987, 1994
- Last review started this time in 2004
  - Bylaw adopted in 2006 and the same in 2008
- Approx. 40 amendment bylaws have been adopted since 2008
  - Many to facilitate zoning changes on individual properties
  - Several major updates

Sections that have been updated

- Riparian Area Regulations (2008)
- Watercourse Development Permit (WDP) Area (2008)
- Growth Management projections (2008)
- Provincial “1.0 ha Policy” for subdivision without services (2008)
- Targets for the reduction of greenhouse gases (2011)
- Development Approval Information objectives (2012)
- Temporary Use Permit objectives and policies (2012)
- WDP Area guidelines (2012)
- Agriculture Area Plan recommendations (2014)
- Kettle Ridge and Outlook hillside developments (2015)
- Natural Environment & Conservation designation (2017)
- Parks, Recreation & Trails designation (2017)
- Environmentally Sensitive Development Permit (ESDP) Area (2017)
- Naramata Townsite Development Permit Area (2018)
- New dock regulations (2021)

Other work completed or ongoing

- 2020 Housing Needs Assessment
- 2020 Community Wildfire Plan & Mapping
- Campbell Mountain Compost Facility
- Parks, Trails, and Recreation Master Plan
- WDP & ESDP updates
- Liquid Waste Management Plan (Sewer)
- Consolidated Zoning Bylaw

Hot Topics

- Rural Growth Area boundary
- Vacation rentals
- Storm water drainage (MoTI)
- Road access (MoTI)
- New development
- Slope stability
- Water management and quality
- Housing Needs
- Preserving ALR land
- Climate change/fire/flood
- Aging in place
- Other?

Engagement Strategy

Plan from LOCAL Decisions

- 3-round survey
  - Round 0 – recruitment
  - Round 1 – idea generation
  - Round 2 – comparison of values
  - Round 3 – confirmation of results

Plan from LOCAL Decisions

- Participative decision-making
- Informed policy design
- Meaningful sense of participation
- Fast and cost-efficient

Role of the CAG

- Reach out to your communities
- Get people signed up for the survey recruitment
- Drop off post-cards/posters around your community
- Share Facebook posts to your community groups
- Create list of folks who may need paper surveys mailed/dropped-off

Other strategies to reach people

- Open houses
- MyNaramata, Castanet
- Regional Connections
- Newspaper Ads
- Information Releases
- Newsletters
- Posters
- Social Media

Next Steps

- Nov 22 week – Discuss recruitment survey demographic questions
- Nov 29 – Launch recruitment survey
  - Mailers, posters, agencies, emails, word of mouth, regional connections, etc.
  - Open 6 weeks to Jan 9
- Jan 17 week – Prep for survey #1
- Jan 31 – launch survey #1
  - Open 3 weeks to Feb 20