PUBLIC HEARING REPORT

TO: Regional Board of Directors

FROM: Director Fedrigo

DATES: January 7, 9, & 11, 2024

RE: Public Hearing Report – Bylaw No. 3010, 2023

Purpose of Bylaw:

Bylaw No. 3010, 2023 represents a review and update of the Electoral Area "E" Official Community Plan (OCP) Bylaw and proposes to repeal and replace the current Electoral Area "E" OCP Bylaw No. 2458, 2008.

Notification of Public Hearing:

The Public Hearing for Bylaw No. 3010, 2023, was convened on Sunday, January 7th at 5:39 pm, at the Naramata Centre Chapel, which is located at the eastern end of Gwendoline Avenue, north of Manitou Park in Naramata, BC.

The public hearing was recessed on January 7, 2024 and reconvened on Tuesday, January 9, 2024 at 10:48 am at 330 Ritchie Avenue, Naramata, BC (Naramata Friendship Club).

The public hearing was further recessed on January 9, 2024 and reconvened on Thursday, January 11, 2024 at 7:06 pm via online video conference (i.e., Webex).

In accordance with the Regional District's *Public Notice Bylaw No. 2977, 2022*, the time and place of the public hearing was notified electronically as follows:

- by posting the notice on the Regional District's website; and
- by distributing the notice through the Regional District's mass notification service (VoyentAlert!) on December 8, 2023 and January 2, 2024.

An additional notice was distributed through VoyentAlert!, as well as the Regional District's website and social media account (i.e., Facebook), on January 5, 2024 to notify of a change in venue for the part of the public hearing on January 7th.

Copies of reports and correspondence received related to Bylaw No. 3010, 2023, were available for viewing at the Regional District office during the required posting period.

Public Hearing Overview:

Pursuant to Section 464, 465 & 468 of the *Local Government Act*, Chair Fedrigo called the Public Hearing to order at 5:39 pm on January 7, 2024 in order to consider the bylaw.

Members of the Regional District staff present at this part of the public hearing were:

- Christopher Garrish, Senior Manager of Planning Services; and,
- Shannon Duong, Planner II

There were 45 members of the public present on January 7, 2024.

There were three (3) written briefs submitted at the public hearing.

Summary of Representations (January 7, 2024):

Chair Fedrigo called a first time for briefs and comments from the floor and noted that a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

Chair Fedrigo asked if anyone wished to speak to the proposed bylaw.

Schalk van Heerden of 3023 Steel Road expressed concerns relating to the Official Community Plan (OCP) review process, specifically referencing the incorporation of requested changes, and public representations, growth management, and the interaction between the Regional Growth Strategy and the OCP.

Further expressed that the document needed to be updated from May of last year, and indicated that they did not support the draft OCP in its current form.

Stefanie Forsyth of 2675 Winnifred Road expressed that they were pleased with the Penticton Indian Band's support for the draft OCP.

Indicated that they do not support the current draft of the OCP.

Noted that the document was seen to be missing a number of items, including: a vision statement from Community Advisory Group and various value statements relating to environmental values, incorporation of syilx representations, healthy communities, provision of housing, Temporary Use Permits for vacation rentals, and development patterns (clearcutting, subdivision development).

Chair Fedrigo asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Chris Blann of 3170 Bartlett Rd spoke to broad goals of draft OCP, noting vacancy rate in the Village and gauging the goals in this context.

Indicated that they do not support the draft OCP.

Noted that they were unsure of the potential cost of a community sewer system, who pays the cost, whether the development of a community sewer system or establishment of a growth management area comes first, and having concerns about paying into a community sewer system.

Katherine Tomczuk of 835 Salting Road expressed concerns about the changes in the community and that the OCP appeared to have an "urban angle".

Spoke to additional concerns regarding the ability of the road network to support additional development, that a community sewer system being pre-determined to allow for additional

growth, vacancy rate, hillside development, hazards (i.e., fire), and the potential of not having children in the community in the future.

General discussion regarding the Community Advisory Group.

Victor Durman of 4575 Mill Road discussed role of an OCP and public hearings.

Spoke to the role of densification in producing additional housing, albeit, not necessarily cheaper housing.

Indicated that they generally support the draft OCP in its current form but noted that there could be changes to vague or subjective language in the document

Robert van Westen of 850 Boothe Road spoke to changes in the community and indicated that they do not support the draft OCP in its current form.

Expressed concerns relating to the proposed sewer system, hillside development, and housing affordability.

Noted that affordability for the working class was not addressed in the draft OCP.

Elizabeth van Heerden of 3023 Steel Road indicated support for the draft OCP premised on the need for a new document to address at least some of the issues in the community.

Expressed hope that, if approved, some of the feedback received from the community could be incorporated as amendments shortly after its adoption.

Chair Fedrigo asked a third time if there was anyone who wished to speak further to the proposed bylaw.

Anita Molaro of 2583 Workman Place indicated that they generally support the document, but noted some weaknesses as it relates to the Regional Growth Strategy and value statements.

Spoke to Naramatians wanting their identity reflected within the OCP.

Expressed additional concerns regarding vacation rentals; particularly indicating support for use of provincial tools in the regulation and enforcement of vacation rentals and opting into the provincial principal residence requirement.

Noted interest in strengthening language within the draft OCP as it relates to not supporting future development within Upper Naramata.

Jim Repassy of 3025 Spruce Drive expressed concerns regarding a community sewer system, specifically in regards to who pays for the system vs. who benefits, tax implications.

Expressed concern in supporting documents which indicate support for a community sewer system.

David Tauzer of 835 Salting Road indicated that they do not support the draft OCP, specifically noting that they do not believe that it represents most of the community's views and that the document would need to be changed before they can support it.
Discussed concerns regarding the language speaking to support for the Liquid Waste Management Plan (LWMP).

Indicated interest in including clear, strong language with respect to supporting enforcement for future vacation rentals; specifically referencing the Community Advisory Group's support for having a full-time resident for vacation rentals. Noted that current language in the draft bylaw is weak and unrepresented.

Indicated interest in including stronger language as it relates to supporting housing in Area E, and supporting a speculation tax on empty home, noting the vacancy rate in the area. Also noted that the current wording which speaks to supporting a speculation tax on all areas of the RDOS is too vague and that it should specifically target Electoral Area "E".

General discussion regarding the role of an OCP.

Requested references of support for densification in Lower Naramata to be removed.

Indicated a general support for infill and single family dwelling development.

Noted that growth containment boundary was not discussed by the Community Advisory Group and asked for them to be removed.

Spoke to concerns about the proposed densification in the Village becoming vacation homes as opposed to providing for full-time residents, noting the vacancy rate and trend of non-residents purchasing homes in the area, and how those non-residents don't contribute to the village.

Norbert Lacis of 127 Granite Court indicated that they do not support the draft OCP.

Expressed concerns that the draft's position on vacation rentals does not reflect the community's position.

Expressed concerns regarding the Liquid Waste Management Plan (LWMP), particularly referencing language supporting LWMP in OCP.

Expressed that public feedback indicates the majority of individuals are not in favour of the growth boundaries within the OCP, but noted that having some kind of growth containment area would be better than nothing and a preference for Growth Containment Area "A".

Spoke to hillside development, specifically noting the option of implementing a hillside development permit. Noted weaknesses in Environmentally Sensitive Development Permits, referencing the Vista development and their lack of impact on that development. Expressed an interest in improving enforcement of development permits, establishing strong requirements, and overall support for hillside development permits.

Kim Hoath of 3352 Juniper Drive expressed agreement with previous comments about including additional language in OCP; specifically noting an interest in adding language regarding the potential incorporation of the Village.

Chair Fedrigo asked a final time if there was anyone who wished to speak further to the proposed bylaw, and hearing none, declared the public hearing recessed at 6:34 p.m.

Summary of Representations (January 9, 2024):
The Public Hearing for Bylaw No. 3010, 2023, was reconvened on Tuesday, January 9, 2024 at 10:48 am, at the Naramata Friendship Club, 330 Ritchie Ave, Naramata.

Members of the Regional District staff present at this part of the public hearing were:

- Christopher Garrish, Senior Manager of Planning Services; and,
- Shannon Duong, Planner II

There were twenty-seven (27) members of the public present on January 9, 2024.

There were seven (7) written briefs submitted during this part of the public hearing.

Chair Fedrigo called a first time for briefs and comments from the floor and noted that a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

Chair Fedrigo asked if anyone wished to speak to the proposed bylaw.

Nicole Hackworth of 1285 Smethurst Road indicated that they generally support the draft OCP, but expressed concerns regarding hillside development and vacation rentals.

Expressed that vacation rentals should be dealt with through the OCP review process. Spoke to vacancy rate within the Village, and the potential of implementing a speculation tax and opting-in to the Province's principal residence requirement for vacation rentals.

Noted that some policies relating to vacation rentals within the draft OCP could be removed if resolved now.

Noted that, in regards to hillside development, if a growth boundary was in place and other regulatory tool was implemented for environmental protection, that this could help to protect hillsides.

Expressed interest in including other communities within the Okanagan Basin in Section 5.2.10 that, in addition to PIB, particularly as it relates to collaborations and alliances relating to water resources, climate, and sensitive ecosystems.

John Moorhouse of 3265 Barlett Rd indicated opposition to the draft OCP, specifically referencing concerns regarding growth within the community through non-resident property owners. Noted population change from Census (2.9% decrease 2016-2021) and inconsistency with growth management section. Further noted population decrease relative to increased construction.

Spoke to how the construction of a sewer system could potentially increase development opportunities.

Further spoke to the Village area and vibrancy, noted that the Village is currently vibrant and that they were not sure how population growth fits into the "vibrancy" aspect of the Village.

Chair Fedrigo asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Velma Bateman of 3153 Hayman Rd indicated that they generally agree with the previously submitted representations.

Noted agreement with the Lower Naramata area not becoming more crowded.

Spoke to comments about sewer system proposal not being supported, vacation rentals regulations and stronger language against hillside development.

Expressed concerns about the negative impacts from hillside development.

Expressed that they do not support the draft OCP.

Wanda Berry of 4870 N Naramata Road noted that Naramata has become a "commodity community".

Spoke to concerns of equating the "vibrant village" concept to the construction of a sewer system and development.

Expressed that they are not in favour of the draft OCP.

Chair Fedrigo asked a third time if there was anyone who wished to speak further to the proposed bylaw.

Peter Graham of 4341 Mill Road spoke to involvement in the development in a village elsewhere and funding of the development.

Noted that there are two funding opportunities to consider in Naramata – grants and taxes.

Did not indicate a formal position on the draft OCP.

Inquiry about next steps in the process.

Christopher Garrish noted that the public hearing would recess and then reconvene on January 11th.

Noted that the public hearing closes on the 11th, and that a public hearing report would be completed and that submissions must be received prior to the closure of the public hearing.

Indicated that 3rd reading of the draft OCP is tentatively scheduled for a Board meeting in February, and provided an overview of what the Board's options would be at that time.

General discussion regarding the purpose of the OCP and intent of public hearing.

Inquiry regarding the frequency of OCP reviews.

Christopher Garrish noted that OCP reviews are typically done every 5-7 years; however it is challenging where there are multiple electoral areas which have their own OCPs. Noted legislative changes with Bill 44 which impact the required timelines.

Chair Fedrigo asked a final time if there was anyone who wished to speak further to the proposed bylaw, and hearing none, declared the public hearing recessed at 11:11 am.

Summary of Representations (January 11, 2024):
The Public Hearing for Bylaw No. 3010, 2023, was reconvened on Thursday, January 11, 2024 at 7:06 p.m., online via Webex.

Members of the Regional District staff present at this part of the public hearing were:

- Christopher Garrish, Senior Manager of Planning Services; and,
- Shannon Duong, Planner II

There were twenty-nine (29) members of the public present on January 9, 2024.

There were four (4) written briefs submitted during this part of the public hearing.

Chair Fedrigo called a first time for briefs and comments from the floor and noted that information on the proposed bylaw, including the proposed bylaw and written comments received to date, were available on the Regional District's webpage.

Leslie Ford of 2930 Outlook Way queried about the purpose of the meeting, noting comments about a potential sewer system having been brought up in the community.

Warren Rylands of 4800 North Naramata Rd queried about what the Regional District's plans were on short-term rentals. Spoke to the new Provincial legislation and noted that the Regional District should be able to accommodate tourists in the area and allow vacation rentals in the community. Spoke to how vacation rentals allow supplemental income and provide tourist accommodation. Discussed comments made by some that believe that banning vacation rentals will allow for more people to live in the area.

Matt Berry of 900 Salting Road indicated that they do not support the draft OCP as written and does not support the growth boundary areas (A, B, and C) as they are too large.

Spoke to their preference that Naramata should stay rural residential. Noted that with existing zoning, there's room for new homes.

Spoke to concerns about the potential impacts of densification on drought.

Noted that they do not support sewer proposal and that they believe having a sewer system will change Naramata.

Expressed interest in the Regional District opting-in to the new Provincial legislation regarding vacation rentals.
Noted that there should be additional protections as it relates to hillside development.

Leslie Ford noted that AirBnBs should not be stopped as it would impact other businesses in Naramata that have already been impacted by the winter and fires.

Notes that clearcutting is an issue, referencing other local governments and how they manage tree retention.

Spoke to the sewer system proposal.

Cheryl Berry of 900 Salting Road expressed that they do not support the draft OCP as currently written.

Spoke to growth provisions, and the term "vibrant village".

Expressed that they found the survey to be confusing and misleading, specifically noting that they were unclear what the definitions were in the survey, referencing relation to the sewer proposal and densification.

Noted that the Community Advisory Group rejected the original survey.

Spoke to written feedback to the draft OCP regarding growth areas, sewer, short-term rentals, and hillside development.

Requested that the growth boundaries be amended.

Expressed concerns regarding the sewer proposal and noted that the draft OCP indicated support for sewer and that they disagreed.

Further noted the draft OCP's reference to community support for growth boundary B not being reflective of the community.

Requested that the draft OCP policies regarding vacation rentals be strengthened.

Martin Forbes of 3795 1st Street spoke to density proposal in the OCP and does not find that the businesses would be viable with the population in Naramata.

Spoke to concerns about how sewer would be handled and about having a large septic system close to the water, and importance of maintaining quality of water.

Spoke to the Anna Avenue townhomes near Wharf Park, and their understanding of the requirements for septic/sewer disposal.

Notes that if there is no community sewer, developers should have a proper sewer treatment plan.

Supports the use of AirBnBs in the area, and spoke to family's time in Naramata.

Spoke to economic benefits of tourists and the seasonality of Naramata.

Indicated support for having houses be occupied (renting short-term) over having vacant houses.

Noted that vacation properties are not going to contribute to long-term rentals and that businesses need to be in the community to have a year-round population if that is what the community wants.

Christopher Garrish, Senior Manager of Planning Services clarified the comments made regarding the Anna Ave townhomes as it relates to sewerage disposal.

Schalk van Heerdan of 3023 Steel Road spoke to Naramata in relation to the Regional Growth Strategy Review, specifically, the proposal for Naramata to be designated as a Village Settlement Area.

Noted that they believed there was consensus by the Community Advisory Group as it related to the three growth boundary areas, despite some disagreements.

Spoke to Delphi method of community engagement that was used during the survey period, noting that it was not meant to be a binary situation, but rather a preference between which situation the person liked more or and which one the person liked less.

Spoke to some of the issues originally brought up by the public during the time that the survey came up, and indicated that while they did not like the survey process, the outcome was favourable.

Chair Fedrigo asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Chair Fedrigo asked a third time if there was anyone who wished to speak further to the proposed bylaw.

Chair Fedrigo asked a final time if there was anyone who wished to speak further to the proposed bylaw, and hearing none, declared the public hearing closed at 7:48 pm.

Recorded by:	Confirmed:	Confirmed:
Shannon Duong Planner II	Christopher Garrish Sr Manager of Planning Services	A. Fedrigo Adrienne Fedrigo Chair