Electoral Area "E" OCP Worksheet

Housing and Economic Development Deep Dive

Meeting Thursday, March 24, 6:30-8:30 p.m.

Purpose

This worksheet accompanies the deep dive meetings to help policy development. This worksheet also should help the panelists tailor their presentation to the existing OCP and help the Community Advisory Group (CAG) tailor their questions for the experts.

This worksheet contains all the existing OCP policies related to this evening's topics and leaves room to prepare some questions to help the deep dive run smoothly.

Note that all sections of the OCP are related, so if you do not see a section you expected for this meeting here, then it will be in a subsequent deep dive worksheet.

Process

1. Please review and complete the question portions of this worksheet *before* the deep dive meeting.
2. Use the question sections to prepare questions that you may wish to ask the experts during the deep dive meetings to help clarify the existing policies.
3. After the meeting, please complete the comment sections of this worksheet.
4. Submit your completed worksheet to Danielle for consideration in policy development.

The following contains excerpts from the current Electoral Area "E" OCP. Some contextual wording (i.e. background) has been removed for the interest of space and the time it will take to work through this worksheet. The section numbers correspond to the full OCP document should you wish to refer to the original sections.

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Housing – OCP Excerpts

5.0 Community Vision

Policies and regulations that reflect a commitment to:

.3 **Management of growth and development**,

6.0 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan.

6.1 Social

3. Provide for **safe, quiet, and attractive residential neighbourhoods** and rural areas that will **satisfy the housing and social needs of all Naramata residents**.
6. Ensure **future development and growth are compatible with community values** (e.g. scenic vistas, green space, privacy, quality of life, low population density, rural ambiance).

7.0 Growth Management

7.2 Objectives

1. To **support slow managed growth** to **recognize existing development rights and a healthy economy** while **protecting the rural/agricultural character** of the Plan area, to a capacity of 1.5% per year for the lifespan of the Naramata OCP.
2. To utilize a variety of growth management techniques to **direct growth to where it will have the most positive and least negative impacts on the community**, the agricultural and the natural environment.
5. To encourage the **planning of new residential areas and design of community infrastructure in advance** of individual or site-specific bylaw amendments and subdivision applications.

7.3 Policies

The Regional Board:

1. Encourages **residential development within the infill capacities of the existing land use** designations, utilizing those lots and small parcels of land within developed areas where services are available. The integrity of agricultural and rural lands will be maintained by **making efficient and orderly use of all lands in this infill area**.
2. May consider new development proposals that are consistent with the community's slow growth mandate and that are assessed through a Comprehensive Development Plan (CDP). The CDP shall, along with community engagement, address at a minimum the following criteria:
    a) An indication of the **areas utilized for housing and the mix of housing** to be included in those areas, along with areas to remain undeveloped.

8. Supports a **range of housing types, densities, and affordability options for new residential developments**.
17. Generally, directs **new medium density residential growth to the Naramata townsite or City of Penticton** where infrastructure, services and employment opportunities sustain higher densities.
20. **Encourages cluster forms of development** to reduce the amount of land impacted by residential growth, where the permitted number of units is clustered on part of the site, protecting the remaining area in its natural state, or protecting adjacent important habitat, and may consider alternatives such as comprehensive development zones, density averaging or other methods to achieve this purpose.

10.0 Rural Holdings

10.2 Objectives

2. **Prevent rural sprawl**, by limiting development on Small Holdings properties to **rural residential densities** and agricultural uses.

10.4 Policies – Large Holdings

The Regional Board:

1. Supports the use of lands designated Large Holdings identified in Schedule 'B' (Official Community Plan Map) for agriculture, ranching, grazing, keeping of livestock, veterinary establishments, kennels, outdoor recreation, open space, **limited residential use** and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
3. **Allows secondary suites** and **may consider additional accessory dwellings** based on the size of parcel.

10.5 Policies – Small Holdings

The Regional Board:

1. Generally supports a range of uses on the lands designated Small Holdings in Schedule 'B' (Official Community Plan Map), including: **rural residential**, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.
4. **Supports secondary suites and accessory dwellings**, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.

11.0 Residential

11.2 Objectives

3. Accommodate a **range of housing types and tenures** to meet the socio-economic needs of the community.

11.3 Policies – General Residential

The Regional Board:

1. Directs the **development of new housing to existing vacant lots** (with servicing), or **previously approved residential subdivisions**, prior to considering more residential development on non-residential designations in identified Primary and Rural Growth Areas.
2. Encourages **residential infill development** to maximize land use and servicing efficiencies.
3. Supports a **range of residential densities** and parcel sizes for the existing residential areas in the Plan Area.
4. Supports **housing for a range of income levels, lifestyles and ages** including **rental housing and secondary suites** where appropriate and feasible.
10. Requires that **accessory dwellings** on parcels less than 1.0 hectare in area be connected to a community sanitary sewer system.
11. Requires that **secondary suites** on parcels less than 1.0 hectare in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.
13. Develop a **Housing Needs Report** for Naramata in order to **determine ways to provide more housing variety and options**, including:
    b) conditions that would allow **carriage homes secondary to a main residence** on a property provided there are guidelines that deal with size, parking, overlook of neighbouring properties, fencing and buffering, and character; and
    c) **varied tenure and forms of dwellings** within specific neighbourhoods.

11.4 Policies – Low Density Residential

The Regional Board:

1. Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for **single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks**, parks, religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.
2. Support a **maximum net density for single detached dwelling units** on lands designated Low Density Residential (LR) **of 30 units per hectare** for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings and secondary suites.
3. Supports a **maximum net density for duplexes** on lands designated Low Density Residential (LR) **of 45 dwelling units per hectare** for areas served by a community water system and a community sewage treatment system.
4. Supports the re-designation of lands to Low Density Residential (LR) only **within designated Primary and Rural Growth Areas** in order to achieve lower servicing costs and to minimize environmental impacts (i.e. human impact on Okanagan Lake).

11.5 Policies – Medium Density Residential

The Regional Board:

1. Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' (Official Community Plan Map) for **multi-family developments, including triplexes, fourplexes, townhouses and apartment buildings** that fit with the residential intent of the designation.
2. Supports a **maximum net densit**y on lands designated Medium Density Residential (MR**) of 60 dwelling units per hectare** for areas served by a community water system and a community sewage treatment system.
3. Supports the re-designation of lands to Medium Density Residential (MR) **only within designated Primary and Rural Growth Areas** in order to achieve lower servicing costs and to minimize environmental impacts.
6. Encourages the inclusion of a **maximum height of two (2) storeys** for multi-family residential dwelling types, such as triplexes, fourplexes, townhouses, condominiums, and apartments through a Multi-Family Development Permit Area designation.

<u>12.0 Naramata Village Centre</u>

12.2 Objectives

3. **Support mixed-use, commercial/office/residential uses**, including development that **includes multi-family uses**.
4. Encourage the inclusion of **residential uses above** ground floor commercial uses.

12.3 Policies

The Regional Board:

1. Supports the use of lands designated Naramata Village Centre (NVC) identified in Schedule 'B' (Official Community Plan Map) for **pedestrian oriented, mixed-use** retail, office, food and beverage, tourist commercial, and **medium density residential uses**.
2. Requires a **high standard of architectural building design and landscaping** for development within the Naramata Village Centre by designating this area as the Naramata Village Centre Development Permit Area.

Housing – Questions & Comments

I think these housing policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

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Comments on the specific policies (list policy section number, then comment):

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Affordability – OCP Excerpts

5.0 Community Vision

Among aspects of our future addressed are policies and regulations that reflect a commitment to:

.7 **Development of seniors & affordable housing initiatives**.

7.0 Growth Management

7.3 Policies

The Regional Board:

4. May consider new development proposals that are consistent with the community's slow growth mandate and that are assessed through a Comprehensive Development Plan (CDP). The CDP shall, along with community engagement, address at a minimum the following criteria:
    a. Benefits of the proposed development to the community**, such as the provision of special needs and/or affordable housing**; associated commercial, administrative or institutional facilities; or developments that contribute to the community's diversification.
8. Supports a **range of housing types, densities, and affordability options for new residential** developments.

11.0 Residential

11.2 Objectives

4. Accommodate a **range of housing types and tenures to meet the socio-economic needs of the community**.

11.3 Policies – General Residential

The Regional Board:

5. Supports **housing for a range of income levels, lifestyles and ages including rental housing and secondary suites** where appropriate and feasible.
13. Develop a **Housing Needs Report** for Naramata in order to determine ways to **provide more housing variety and options**, including:
    a. strategies and guidelines to **provide for affordable, rental, or special needs housing**;
    b. conditions that would allow **carriage homes secondary to a main residence** on a property provided there are guidelines that deal with size, parking, overlook of neighbouring properties, fencing and buffering, and character; and
    c. **varied tenure and forms of dwellings** within specific neighbourhoods.

11.5 Policies – Medium Density Residential

The Regional Board:

4. **Encourages affordable, community care housing, seniors housing, and special needs housing** in Medium Density Residential (MR) areas.

12.0 Naramata Village Centre

12.3 Policies

The Regional Board:

4. Encourages the **development of seniors housing, group homes and community care housing** within the Naramata Village Centre.

Affordability – Questions & Comments

I think these affordability policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

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Comments on the specific policies (list policy section number, then comment):

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Vacation Rentals – OCP Excerpts

6.0 Broad Goals

6.4 Other

1. Keep regulations to a minimum and **ensure consistent and appropriate enforcement**.

10.0 Rural Holdings

10.3 – Policies – General

The Regional Board:

9. Supports the provision of **paid accommodation for visitors through the short-term rental of residences** provided that community and neighborhood residential needs and other land use needs can be addressed.
10. Supports the use of a **residence for short-term vacation rental where permitted by a Temporary Use Permit** for rezoning. The Regional Board may use the following criteria to asses applications:
    a. Capability of accommodating on-site domestic water and sewage disposal;
    b. Mitigating measures such as screening and fencing;
    c. Provision of adequate off-street parking;
    d. Confirmation that the structure proposed for use as a vacation rental complies with the BC Building Code; and
    e. Benefits that such accommodation may provide to the community.

11.0 Residential

11.6 Policies – Vacation Rentals

The Regional Board:

1. Supports the provision of **paid accommodation for visitors through the short-term rental of residences** provided that community and neighbourhood residential needs and other land use needs can be addressed.
2. Supports the use of a **residence for short-term vacation rental where permitted by a Temporary Use Permit**. The Regional Board may use the following criteria to assess applications:
    a) **capability of accommodating on-site domestic water and sewage disposal**;
    b) mitigating measures such as **screening and fencing**;
    c) **provision of adequate off-street parking**;
    d) confirmation that the structure proposed **complies with the BC Building Code**; and
    e) **benefits that such accommodation may provide to the community**.

22.0 Temporary Use Permits

22.2 Objectives

4. To consider **allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits**.

22.3 Policies

The Regional Board's policies are as follows:

4. In evaluating a Temporary Use Permit application submitted to the Regional District by the applicant, the Regional District may consider the following criteria:
    a) the use **must be clearly temporary or seasonal in nature**;
    b) compatibility of the proposal with adjacent uses;
    c) impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;
    d) intensity of the proposed use;
    e) opportunity to conduct the proposed use on land elsewhere in the community; and
    f) the remedial measures to be carried out to mitigate any damage to the natural environment as a result of the temporary use.
5. In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:
    a) the buildings to be used;
    b) the area of use;
    c) the hours of use;
    d) appearance;
    e) environmental protection measures, and
    f) groundwater protection.
6. **In issuing a Temporary Use Permit for a short-term vacation rental, the Regional District may specify conditions**, in addition to those listed under sub-section 22.3.5, including, but not limited to:
    a. the provision of **screening or fencing in order to address potential impacts or to address neighbour privacy issues**;
    b. the **provision of the manager or owner`s contact information**, as well as a copy of any issued Temporary Use Permit, to each neighbour whose property is located within 100 metres of the subject property;
    c. the **availability or accessibility by telephone of the manager or owner;**
    d. the **posting of the following information**:
        i) the location of property lines by way of a map;
        ii) any applicable Regional District noise bylaws;
        iii) measures to address water conservation;
        iv) fire safety regulations;
        v) storage and management of garbage;
        vi) septic system care; and
        vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.

e. a **maximum accommodation of ten (10) persons**, with an aggregate occupancy of **two (2) persons per bedroom** within a dwelling unit when such dwelling unit is being occupied as a vacation rental;
f. the provision of **one (1) parking space for each bedroom** available for vacation rental use;
g. the **prohibition of the use of recreational vehicles or camping** on the property or any use of accessory buildings for vacation rental occupancy;
h. confirmation from a qualified person that **the building used for vacation rental meets a minimum standard for health and safety**; and
i. other requirements that the Regional District Board may consider appropriate.

Vacation Rentals – Questions & Comments

I think these vacation rental policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

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Comments on the specific policies (list policy section number, then comment):

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Economic Development – OCP Excerpts

5.0 Community Vision

Among aspects of our future addressed are policies and regulations that reflect a commitment to:

.2 **Maintaining the character of the village center**,

6.0 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan.

6.1 Social

4. **Protect and enhance the unique "village character" of the townsite of Naramata**.

6.2 Economic

1. Ensure an **orderly level of growth** to protect the "rural sense of community" in Naramata, and to ensure that growth does not result in large tax increases.
2. Maintain slow managed growth that **fosters the agricultural and small business character of Naramata, and support for agri-tourism**.
3. Promote the area's unique character at the same time as **adapting to the business needs as demographics shift**.

6.4 Other

3. **Balance economic**, social, and environmental values.

7.0 Growth Management

7.3 Policies

The Regional Board:

2. May consider new development proposals that are consistent with the community's slow growth mandate and that are assessed through a Comprehensive Development Plan (CDP). The CDP shall, along with community engagement, address at a minimum the following criteria:
    a. Benefits of the proposed development to the community, such as the provision of special needs and/or affordable housing; **associated commercial, administrative or institutional facilities**; or developments that contribute to the community's diversification.
7. **Encourages economic growth and maintaining Naramata's unique character through small business.**
17. Generally, directs new medium density residential growth to the **Naramata townsite** or City of Penticton where infrastructure, **services and employment opportunities sustain higher densities**.

8.0 Resource Area

8.3 Policies

The Regional Board:

9. Provides for property owners or occupiers to **diversify and enhance uses secondary to Resource Area uses with home industry, home occupation, or bed and breakfast establishment business opportunities**, provided that these developments are compatible with the rural character of the area.

10.0 Rural Holdings

10.3 – Policies – General

The Regional Board:

1. Supports **home occupation and home industry** uses on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.

10.4 Policies – Large Holdings

The Regional Board:

2. Supports the use of lands designated Large Holdings identified in Schedule 'B' (Official Community Plan Map) for **agriculture, ranching, grazing, keeping of livestock, veterinary establishments, kennels, outdoor recreation**, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.

10.5 Policies – Small Holdings

The Regional Board:

2. Generally supports a range of uses on the lands designated Small Holdings in Schedule 'B' (Official Community Plan Map), including: rural residential, **hobby farming, limited agriculture** and others uses that fit within the rural character of the surrounding area.

11.0 Residential

11.4 Policies – Low Density Residential

The Regional Board:

1. Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks, parks, religious buildings and facilities, institutional buildings, **local convenience stores** and other uses that fit with the low density residential character of the designation.
5. Supports **home occupations and bed and breakfasts** within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.

12.0 Naramata Village Centre

12.2 Objectives

5. Maintain the Naramata Village Centre area as **the commercial, institutional and social core of the community**.
6. **Retain existing business and institutional uses**, while supporting their expansion.
7. **Support mixed-use, commercial/office/residential uses**, including development that includes multi-family uses.
8. Encourage the inclusion of residential uses above **ground floor commercial uses**.
9. To ensure that developments in the Naramata Village Centre contribute to a **unique sense of place and identity**, and are sited, scaled and designed to enhance and complement the existing natural setting and views towards the lake and improve public access to the lakefront.

12.3 Policies

The Regional Board:

5. Supports the use of lands designated Naramata Village Centre (NVC) identified in Schedule 'B' (Official Community Plan Map) for **pedestrian oriented, mixed-use retail, office, food and beverage, tourist commercial**, and medium density residential uses.
6. Requires a high standard of architectural building design and landscaping for development within the Naramata Village Centre by designating this area as the Naramata Village Centre Development Permit Area.
7. Encourages the continued **intensification and growth of commercial activities** in the Naramata Village Centre.
8. Encourages the development of seniors housing, group homes and community care housing within the Naramata Village Centre.

14.0 Industrial

14.2 Objectives

2. Support small-scale home industry activities in Resource Areas and Rural Holdings where appropriate.

16.0 Administrative, Cultural, and Institutional

16.2 Objectives

1. To support a strategy of directing administrative and institutional development to **areas where services and amenities are more readily available, and where they best serve the needs of residents**.
2. To **recognize and validate heritage, cultural and historical sites** in cooperation with appropriate Provincial ministries, committees, societies and organizations.

Economic Development – Questions & Comments

I think these economic development policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

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Comments on the specific policies (list policy section number, then comment):

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Commercial Designation – OCP Excerpts

13.0 Commercial

13.2 Objectives

1. Maintain the **current level of local commercial** sites to serve the existing communities and tourists, and **expand services as future growth may dictate**.
2. **Direct major commercial development to Primary Growth Areas**.
3. Support existing and new **recreation and resort commercial opportunities**.
4. To **minimize land use incompatibility** between commercial activities and surrounding land uses.
5. To ensure the scale of all commercial developments **harmonize with the natural surroundings and the rural character** of the Plan area.

13.3 Policies – General Commercial

The Regional Board:

1. Generally supports the use of lands designated Commercial (C) identified in Schedule 'B' (Official Community Plan Map) for **smaller-scale, neighbourhood serving commercial activities**.
2. Limits local commercial uses to those **existing designated areas**, or to areas where they may be developed in conjunction with **future residential or commercial tourism developments**.
3. Limits commercial development **along Naramata Road to parcels already zoned accordingly**, or designated as Commercial (C) or Commercial Tourist (CT).
4. **Directs major office, service and general business commercial uses to Primary Growth Areas such as the City of Penticton**, which have the necessary infrastructure and support services.
5. Encourages an attractive and safe streetscapes by including provisions for adequate off-street parking requirements, landscaping and screening, height requirements, signage and drainage within the implementing bylaws for commercial uses.
6. Encourages, through responsible environmental practices, **future commercial development to locate away from Okanagan Lake and other watercourses** in order to reduce human impacts on the lake, and in order to maintain and improve water quality and habitat.
7. **Does not support the use of lands designated Commercial (C) for indoor cannabis production** as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use of commercial lands.

13.4 Policies – Tourist Commercial

The Regional Board:

1. Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' Official Community Plan Map for commercial services and **activities catering to tourists, including campgrounds, resorts, RV parks, and golf courses**.
2. Encourages **open space recreation and resort commercial opportunities**, such as guest ranches, trail rides and/or wilderness guides in areas designated as Resource Area provided they **do not**

impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.

3. May support proposed tourist and resort developments that:
    a. are located outside the Agricultural Land Reserve;
    b. can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;
    c. enhance adjacent land uses or the character of the existing area;
    d. can be accessed safely from local roads;
    e. can be adequately serviced by emergency services, in particular fire protection;
    f. meet any Watercourse or Environmentally Sensitive Development Permit Area requirements;
    g. are outside areas susceptible to natural hazards, including but not limited to, steep slopes, flooding, soil instability, or rock fall; and
    h. indicate an adequate wildfire hazard interface area if located in or near an identified high-risk wildfire hazard area.

Commercial Designation – Questions & Comments

I think these commercial designation policies generally (circle one):

- Suit the needs of my community very well
- Are sufficient for the needs of my community with minor tweaks
- I'm not sure
- Need some new updates to suit the needs of my community
- Do not suit the needs of my community at all

Questions for the panelists:

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Comments on the specific policies (list policy section number, then comment):

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