

Electoral Area “E”

Official Community Plan Review

Growth Deep Dive

June 9, 2022

Project Status

The OCP Review Process:





General public process





What's new

Next action

Attend the Virtual Open House on Tuesday, June 28, to hear about the survey results and discuss the draft Community Vision. Prize winners will be announced at this event.

Date & time: Tuesday, June 28, 6:30 p.m.

Attend via WebEx: rdos.webex.com or by phone at 1-833-311-4101

Meeting ID: 2488 276 5782

Password: RD@S (from phone 7317)

What's new?

See the latest updates on the OCP here:

Meeting Recordings

- [Watch the Utilities & Services Deep Dive Meeting here](#)
- [Watch the Environment & Agriculture Deep Dive Meeting here](#)
- [Watch the Water & Sewerage Deep Dive Meeting here](#)
- [Watch the Public Information Meeting - Round 2 results here](#)
- [Watch the Housing & Economic Development Deep Dive Meeting here](#)

Survey Results

- [Read the complete Round 2 survey results here](#)
- [Read the complete Round 1 survey results here](#)

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

Documents

- [Historic Mapping](#)
- [Background](#)
- [Surveys](#)
- [Community Advisory Group \(CAG\) Meetings](#)
- [Deep Dive/Focus Group Meetings](#)

Folders

Key links



What's coming next

- Final infill map & land use inventory report
- Infrastructure report
- PIB ecology & archeology report
- Survey results & draft community vision mtg
- Video of this meeting & open house
- Rest of Q & A sheets



How did we get to where we are today?

- **1908-12** – subdivisions of large district lots into most of the village and farm properties seen today
- **1972** – first Zoning Bylaw (No. 122)
- **1973-76** – first residential subdivisions on Upper Debeck
- **1981** – study for residential subdivisions Upper Debeck to Gawne, including above the KVR
- **1982** – first Naramata Settlement Plan Bylaw (No. 723)
- **1987** – first Official Community Plan Bylaw (No. 957)



How did we get to where we are today?

- **1983-1994** – rest of residential subdivisions from Upper Debeck to Gawne, except Benchlands and Kettle Ridge
- **1993** – Next Official Community Plan Bylaw (No. 1406)
- **1995** – Updated Zoning Bylaw (No. 1566)
- **2006** – Updated OCP & Zoning Bylaws (No. 2372 & 2373)
- **2008** – Replaced OCP & Zoning Bylaws (No. 2458 & 2459)

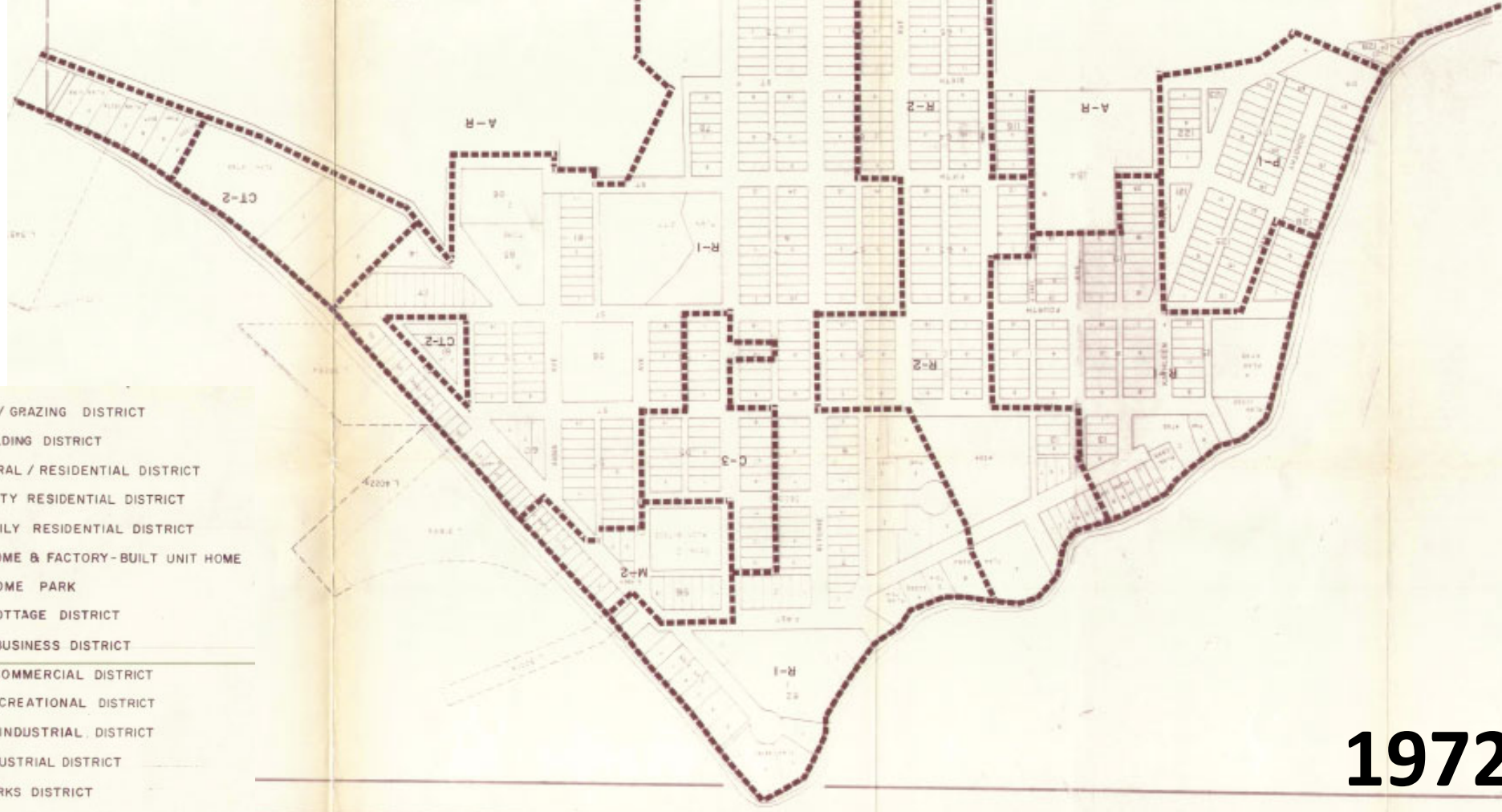
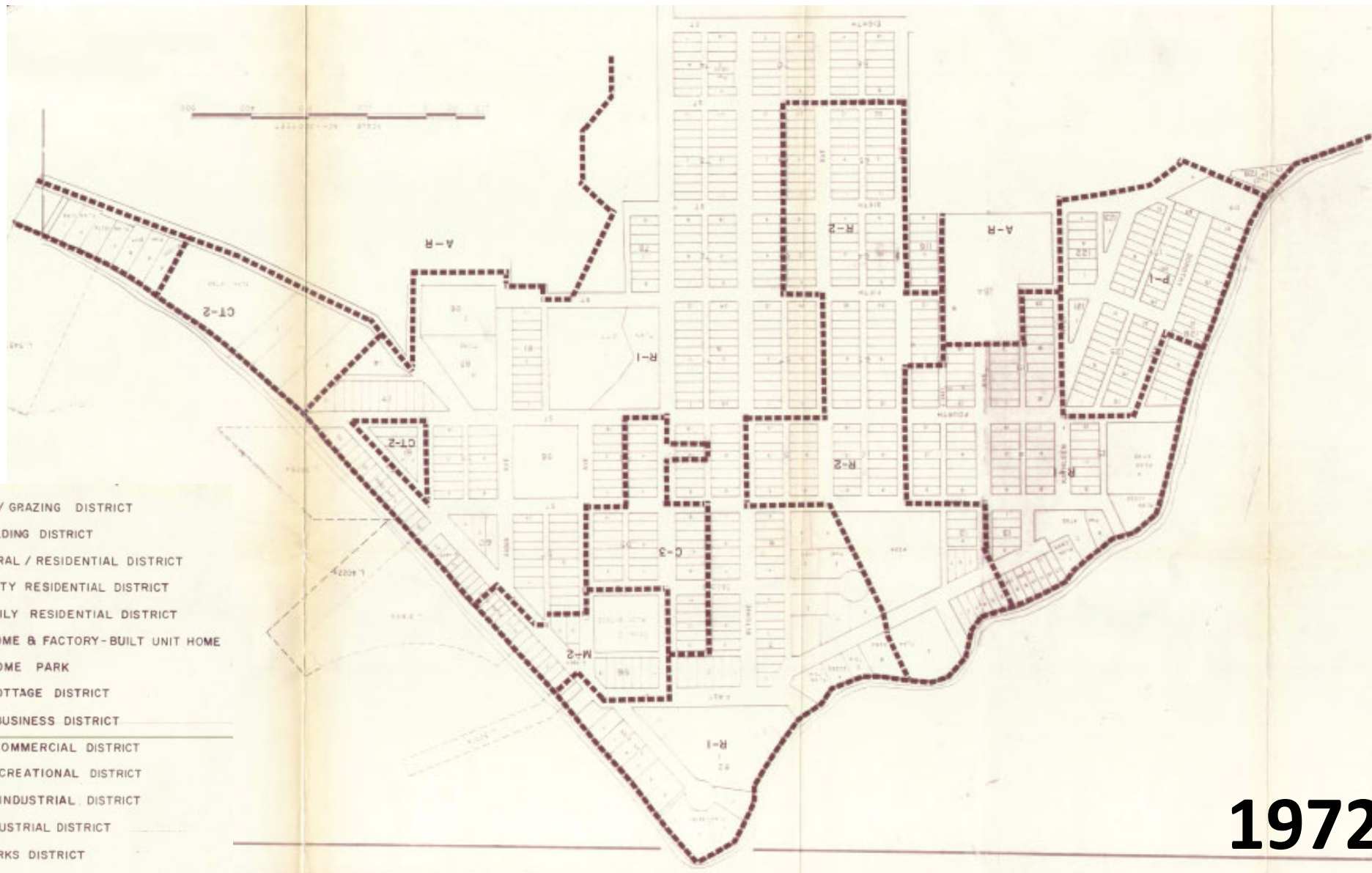


How did we get to where we are today?

- **2008** – Stonebrook subdivision (Naramata Benchlands)
- **2009** – Kettle Ridge phase 1 subdivision
- **2017** – Outlook subdivision (Naramata Benchlands) & Kettle Ridge phase 2 subdivision
- **2019-22** – Prep for new subdivisions (Vista – Naramata Benchlands, Grace Estates, Kettle Ridge phase 3)
- **2020** – Tree fruits subdivision for Anna Ave townhouses
- **2022** – New Okanagan Valley Zoning Bylaw (No. 2800)

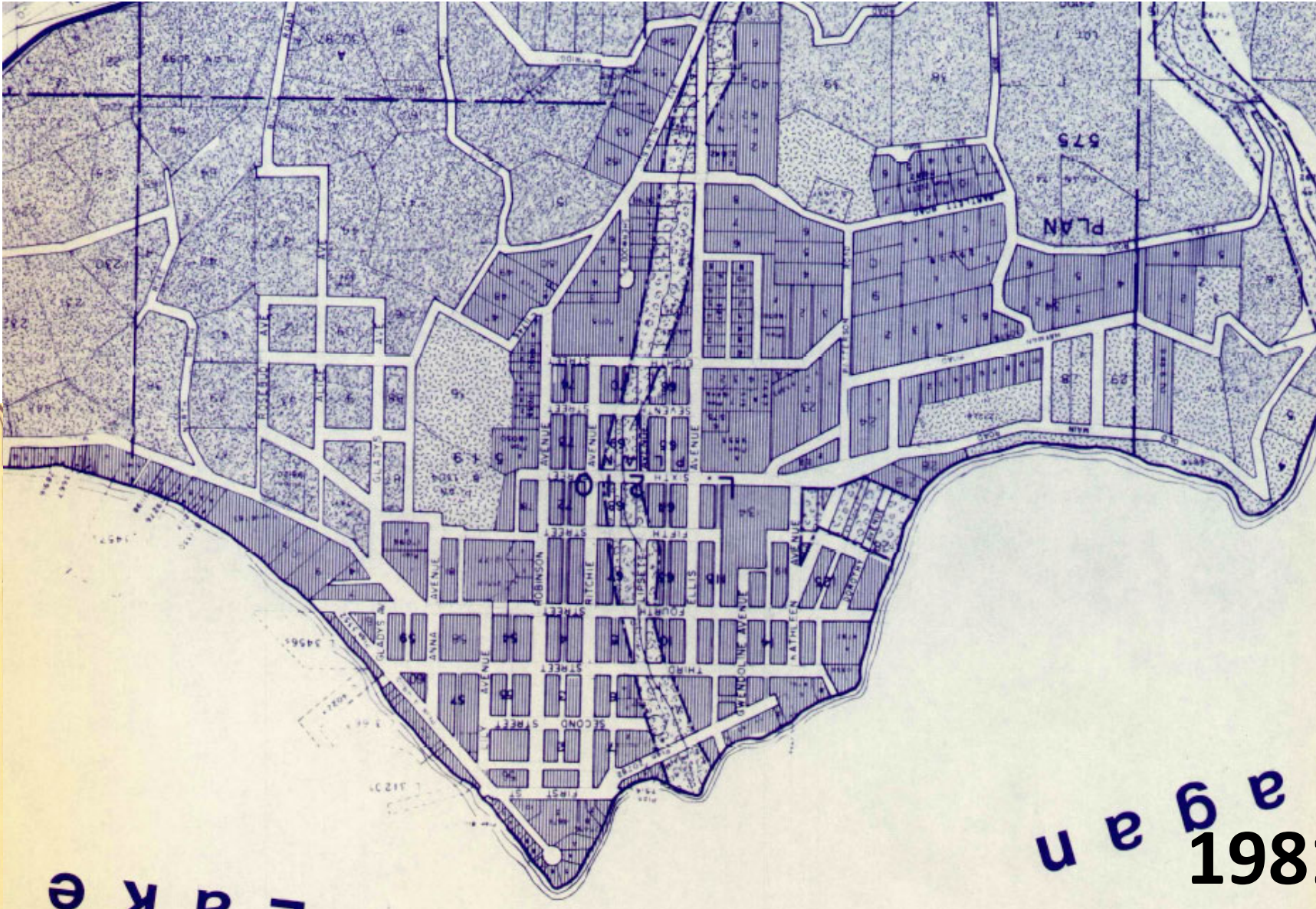
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1908



F-G	FORESTRY / GRAZING DISTRICT
A-2	SMALL HOLDING DISTRICT
A-R	AGRICULTURAL / RESIDENTIAL DISTRICT
R-1	LOW DENSITY RESIDENTIAL DISTRICT
R-2	MULTI FAMILY RESIDENTIAL DISTRICT
R-1R	MOBILE HOME & FACTORY-BUILT UNIT HOME
R-1M	MOBILE HOME PARK
RC-1	RESORT COTTAGE DISTRICT
C-3	GENERAL BUSINESS DISTRICT
CT-2	TOURIST COMMERCIAL DISTRICT
RR-1	RURAL RECREATIONAL DISTRICT
M-2	GENERAL INDUSTRIAL DISTRICT
M-3	HEAVY INDUSTRIAL DISTRICT
P-1	PUBLIC PARKS DISTRICT

Major Collector (existing) 
Major Collector (proposed) 
Secondary Collector (proposed) 
Residential: Single Family & Low Density Cluster 
Potential Urban Reserve 
Established Urban 
Commercial: Retail/Business 
Parks & Open Space 
Agricultural 
Rural: Small Holdings 
Lands Generally Unsuitable for any Specific Use 



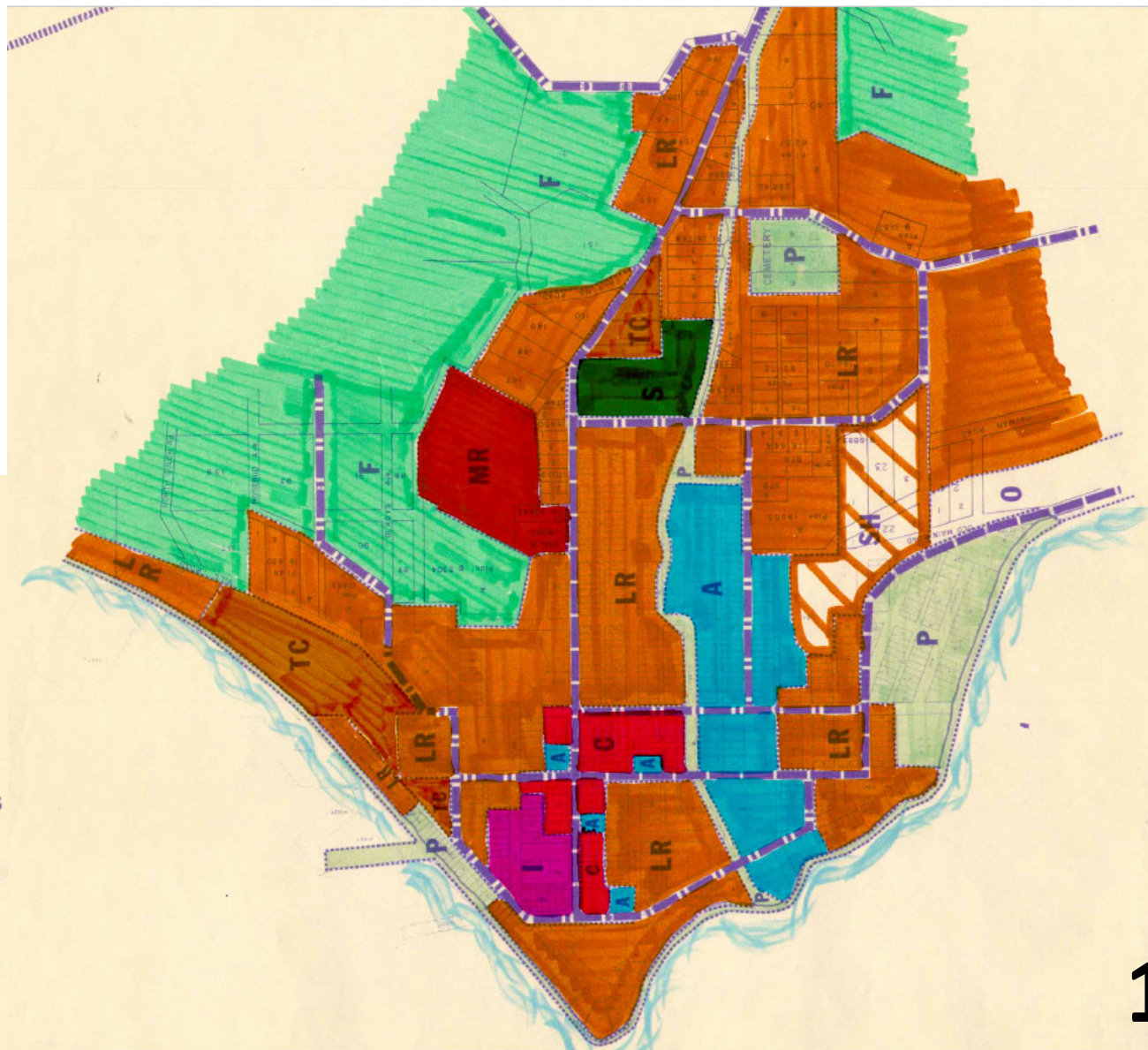
a g a n
 1981

LEGEND

O	OPEN LAND
F	FARMLAND
SH	SMALL HOLDINGS
LRm	LOW DENSITY RESIDENTIAL incl. MOBILE HOMES
LR	LOW DENSITY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
C	GENERAL COMMERCIAL
TC	TOURIST COMMERCIAL
I	INDUSTRIAL
A	ADMINISTRATIVE, CULTURAL, & INSTITUTIONAL
S	SCHOOLS
P	PARKS, GREENBELTS incl. BEACHES, & CEMETERIES
---	SETTLEMENT PLAN BOUNDARY
---	CITY OF PENTICTON BOUNDARY
---	FOR CONSIDERATION BEYOND PLAN PERIOD

ROADS

---	ARTERIAL
---	FUTURE ARTERIAL
---	DISTRICT COLLECTOR
---	LOCAL COLLECTOR



1982

LEGEND

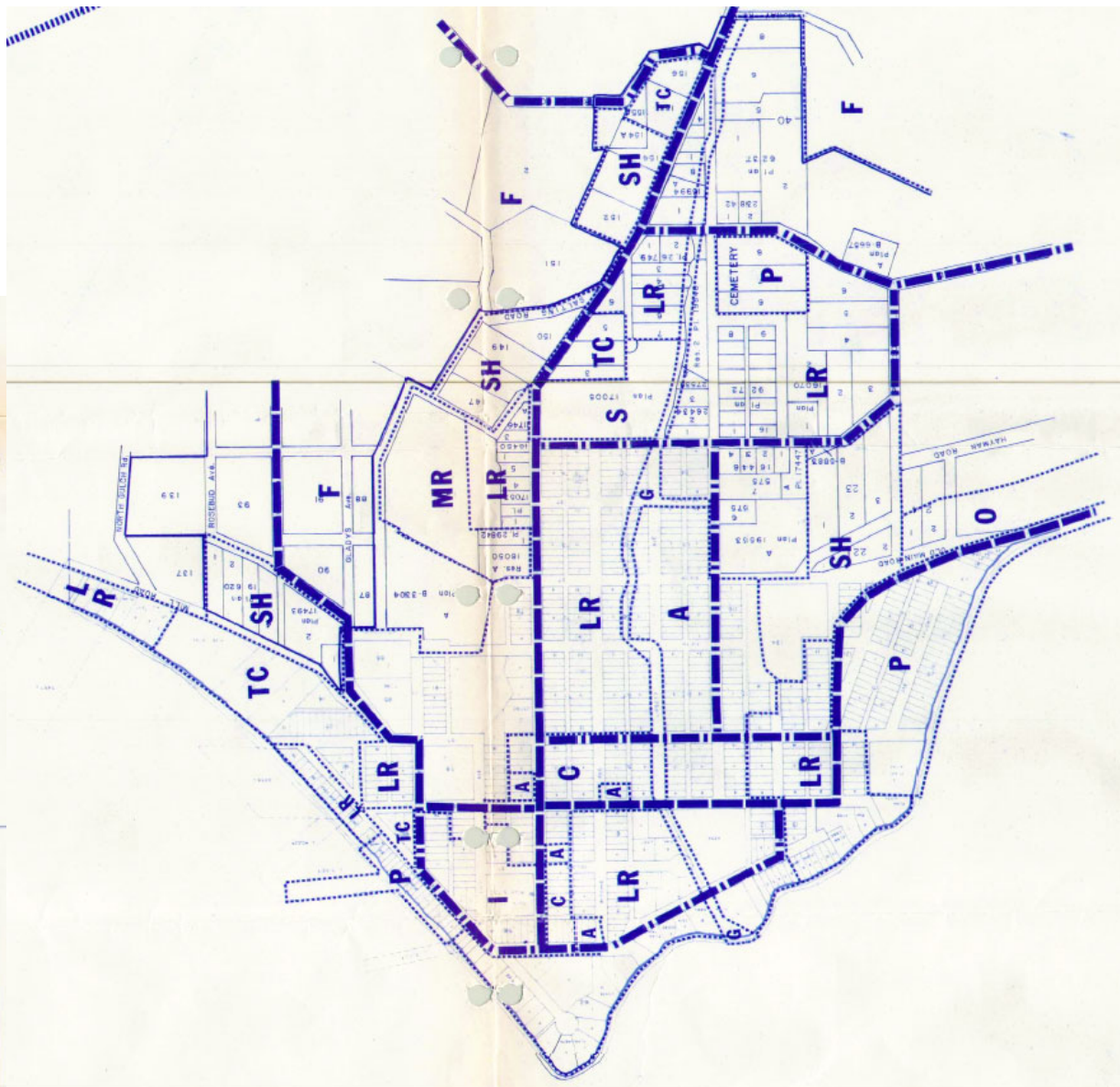
O	OPEN LAND
F	FARMLAND
SH	SMALL HOLDINGS
LRm	LOW DENSITY RESIDENTIAL incl. MOBILE HOMES
LR	LOW DENSITY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
C	GENERAL COMMERCIAL
TC	TOURIST COMMERCIAL
I	INDUSTRIAL
A	ADMINISTRATIVE, CULTURAL, & INSTITUTIONAL
S	SCHOOLS
P	PARKS, incl. BEACHES & CEMETERIES
G	GREENBELTS
-----	COMMUNITY PLAN BOUNDARY
-----	CITY OF PENTICTON BOUNDARY
-----	FOR CONSIDERATION BEYOND PLAN PERIOD

ROADS

=====	major road
-----	future major road - interim recreational corridor
-----	collector

GRAVEL RESOURCES

ALR BOUNDARY MAY/87
Area to north of D.L. 208 corresponds
with Farmland Designation

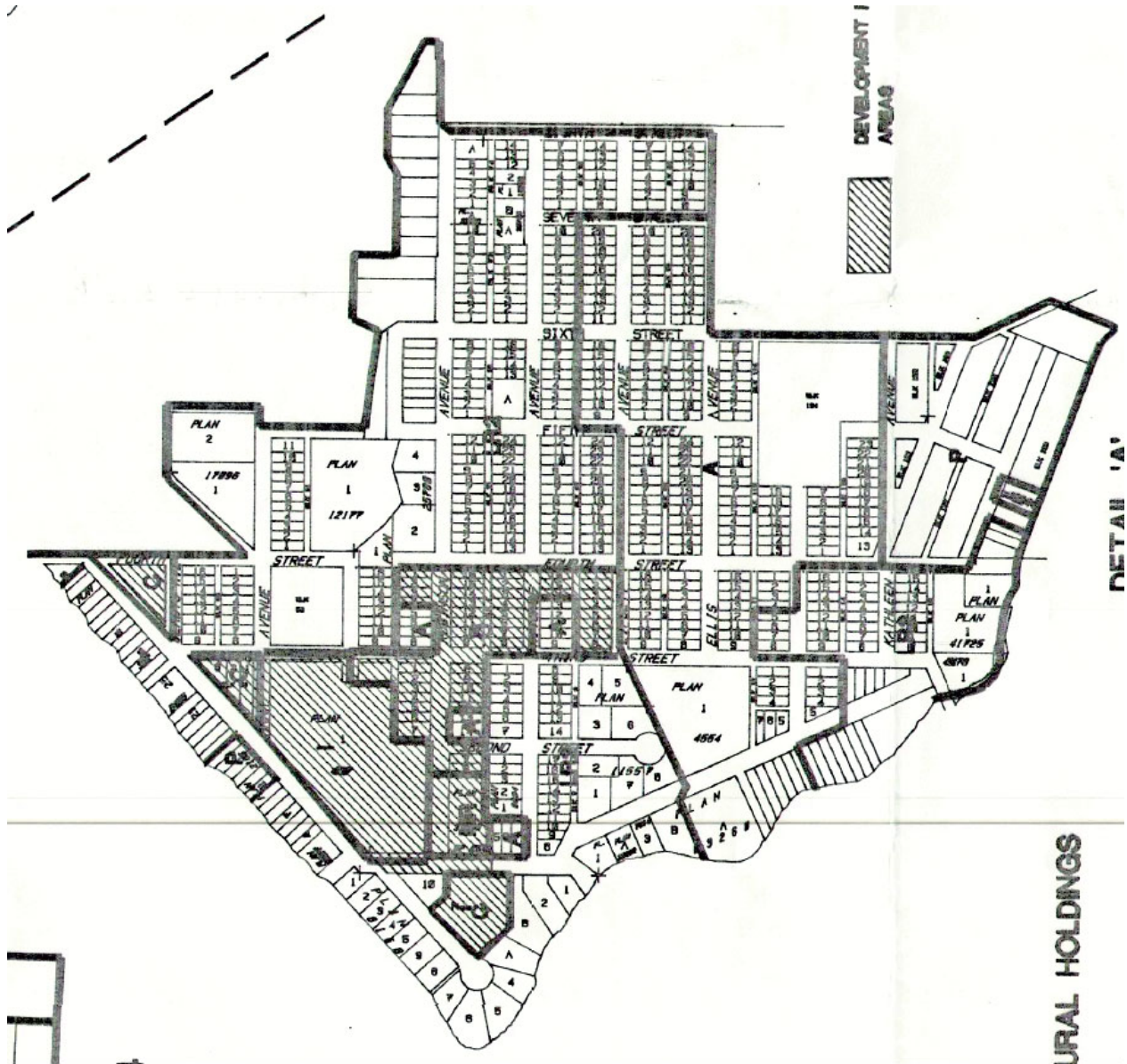


1987

LEGEND

LH	LARGE RURAL HOLDINGS
P	PARK
G	GREENBELT
F	FARM
SH1	SMALL HOLDINGS 1
SH2	SMALL HOLDINGS 2
SH5	SMALL HOLDINGS 5
SH10	SMALL HOLDINGS 10
C	COMMERCIAL
LR1	LOW DENSITY RESIDENTIAL 1
LR2	LOW DENSITY RESIDENTIAL 2
MR	MEDIUM DENSITY RESIDENTIAL
GR	GRAVEL RESOURCE
I	INDUSTRIAL
A	ADMINISTRATIVE / INSTITUTIONAL
R	RECREATION CORRIDOR
RC	RESORT / COTTAGE

	EXISTING MAJOR ROADS
	PROPOSED MAJOR ROADS



1993

ZONING LEGEND

RURAL ZONES

LH	LARGE HOLDINGS
SH1	SMALL HOLDINGS 1
SH2	SMALL HOLDINGS 2
SH5	SMALL HOLDINGS 5
SH10	SMALL HOLDINGS 10
AG	AGRICULTURAL
RR	RURAL RECREATIONAL

RESIDENTIAL ZONES

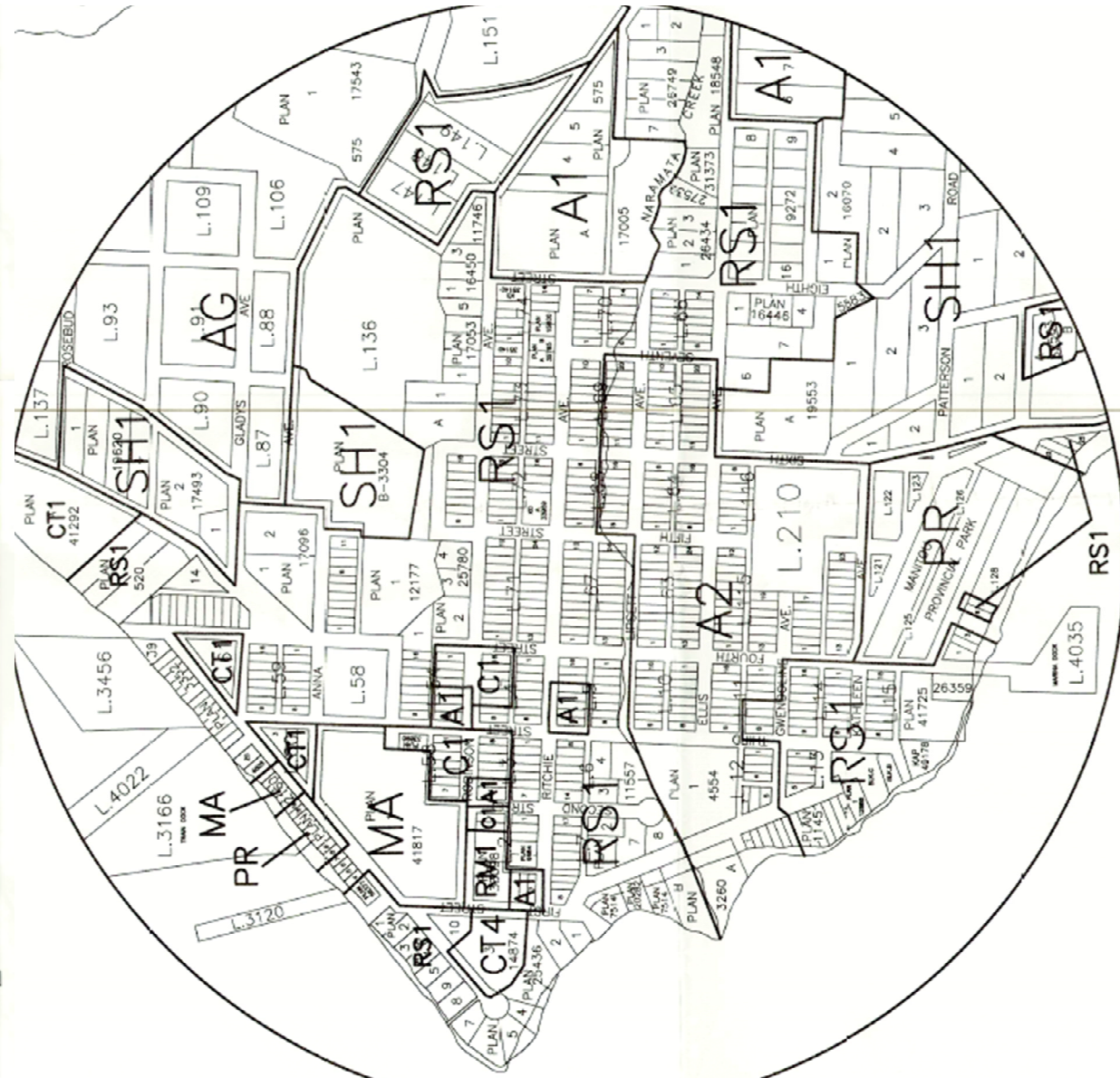
RS1	SINGLE FAMILY RESIDENTIAL 1
R2	TWO FAMILY RESIDENTIAL
RM1	MULTIPLE FAMILY 1

COMMERCIAL, TOURIST COMMERCIAL AND INDUSTRIAL ZONES

C1	GENERAL COMMERCIAL
C2	NEIGHBOURHOOD COMMERCIAL
CT1	GENERAL TOURIST COMMERCIAL
CT2	MARINA
CT3	CAMPGROUND
CT4	TOURIST COMMERCIAL/HERITAGE
MA	AGRICULTURAL INDUSTRY

INSTITUTION, PARK AND CONSERVATION ZONES

A1	CIVIC AND PUBLIC ADMINISTRATION
A2	NARAMATA CENTRE
PR	PARK AND RECREATION
CA	CONSERVATION AREA



1995

Legend

 Electoral Boundary

OCP Designations

Rural

 RA - Resource Area

 AG - Agriculture

 LH - Large Holdings

 SH - Small Holdings

Residential

 LR - Low Density Residential

 MR - Medium Density Residential

 MHP - Mobile Home Park

Commercial

 C

 TC - Tourist Commercial

Industrial

 I - Industrial

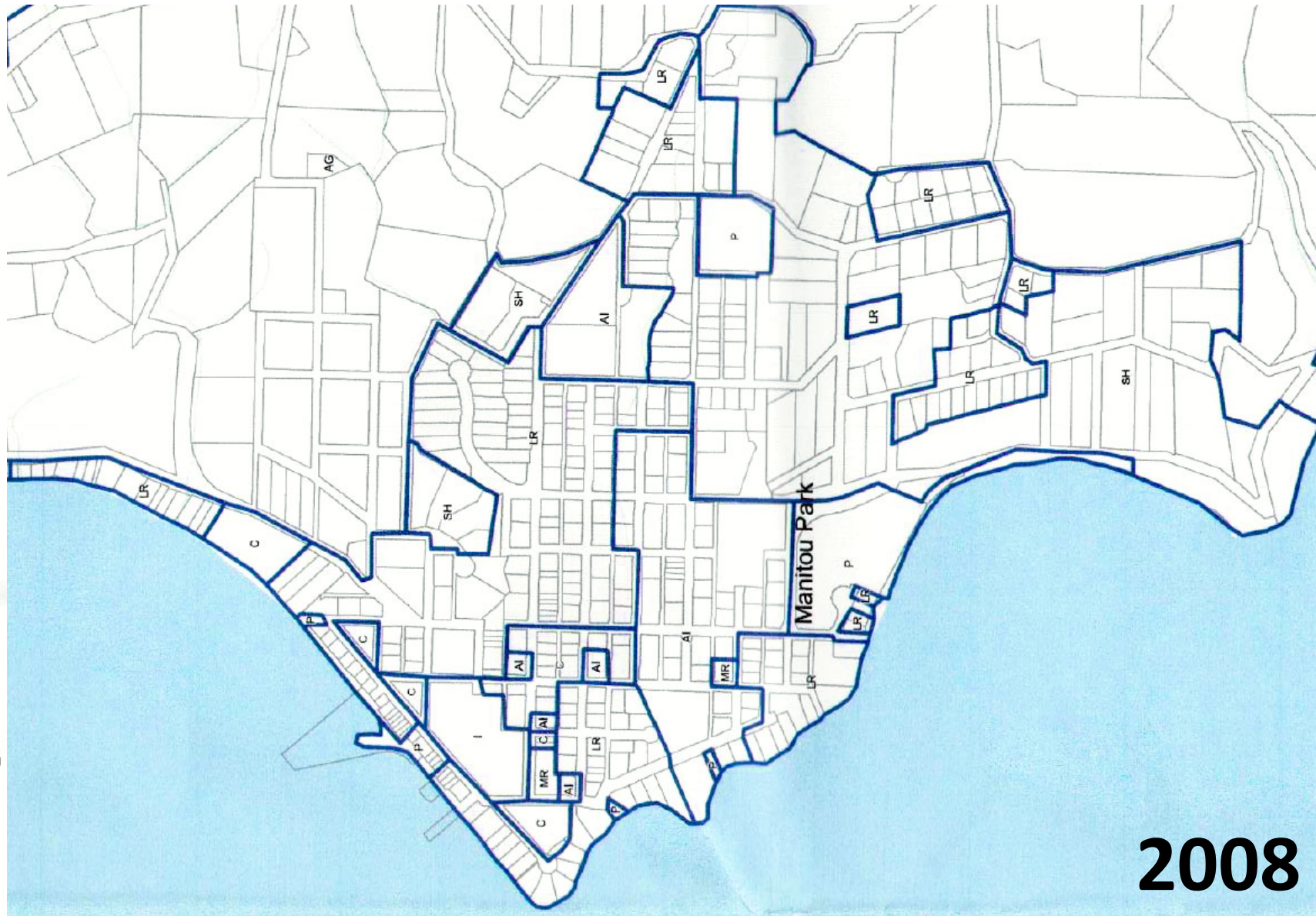
Community Services and Administration

 AI - Administrative, Cultural and Institutional

 CA - Conservation Area

 P - Parks

 PC



2008

Legend

 Electoral Boundary

Zoning

"s" denotes site specific

Rural

-  Resource Area (RA)
-  Agricultural One (AG1)
-  Large Holdings (LH)
-  Small Holdings One (SH1)
-  Small Holdings Two (SH2)
-  Small Holdings Three (SH3)
-  Small Holdings Four (SH4)

LOW DENSITY RESIDENTIAL

-  Residential Single Family One (RS1)
-  Residential Two Family (Duplex) (RS3)

MEDIUM DENSITY RESIDENTIAL

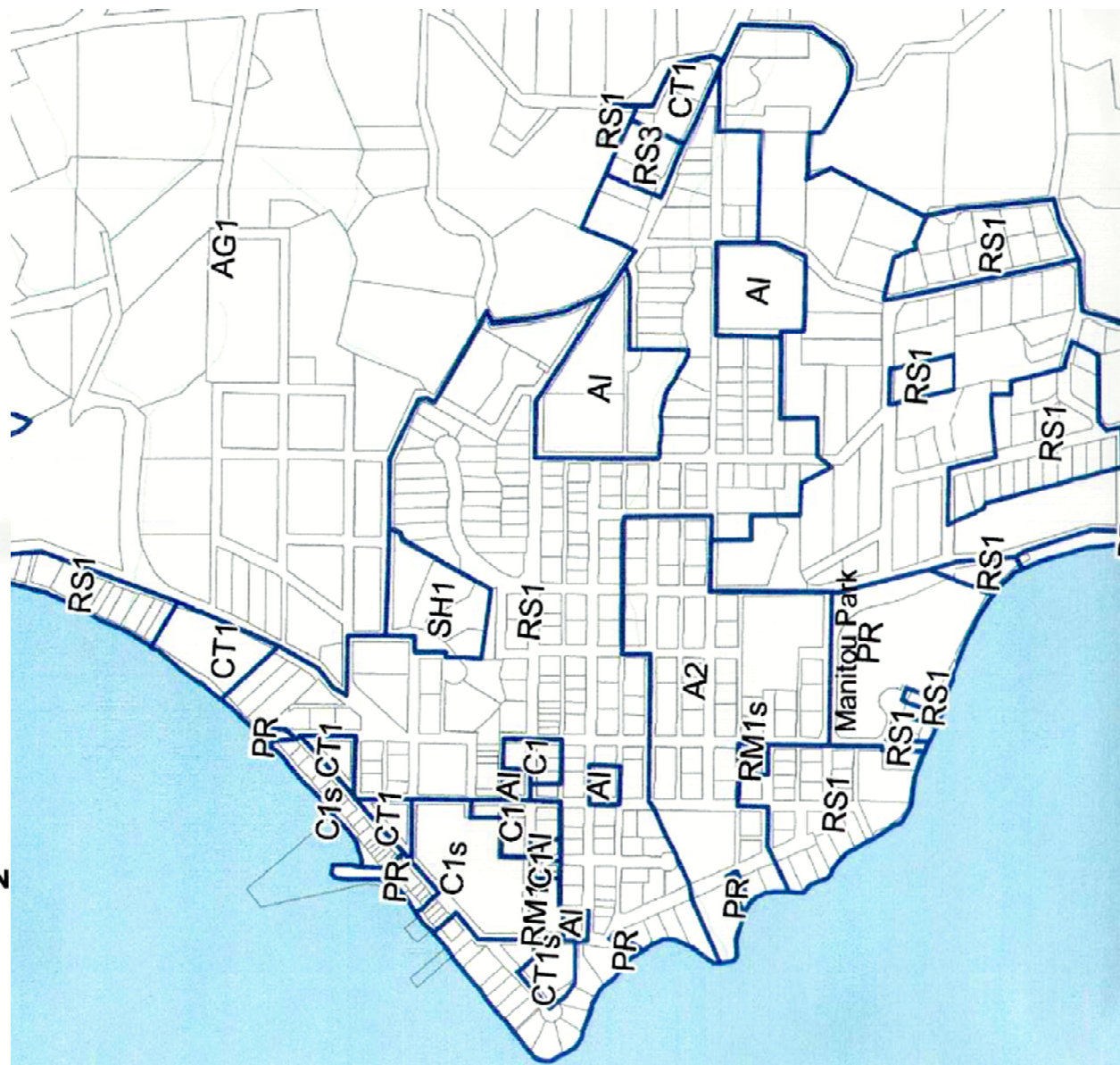
-  Residential Multiple Family (RM1)

Commercial

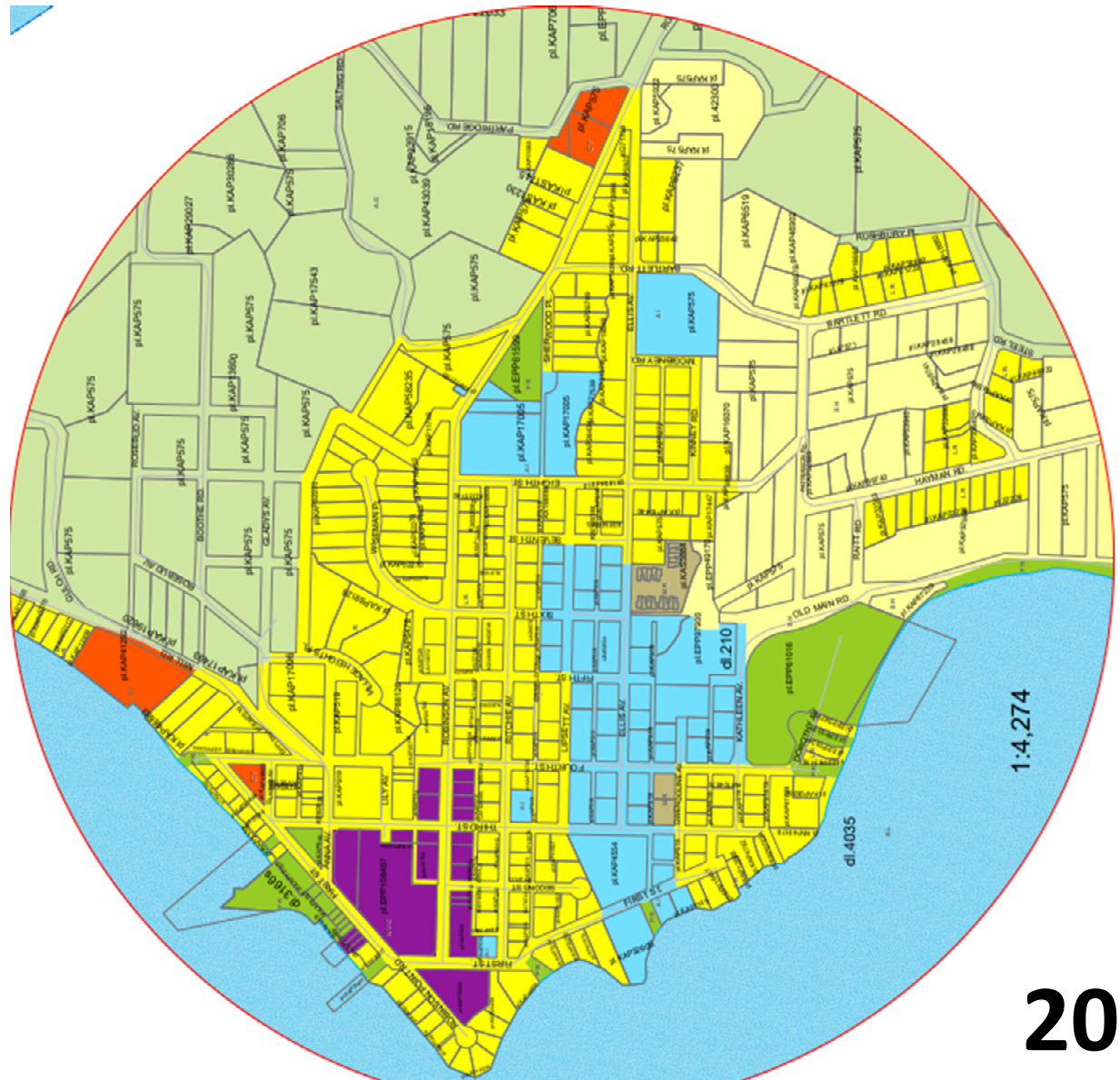
-  General Commercial (C1)
-  Tourist Commercial One (CT1)

INSTITUTIONAL, PARK & CONSERVATION

-  Administrative and Institutional (AI)
-  Administrative Two (A2)
-  Parks and Recreation (PR)
-  Conservation Area (CA)



2008



2022

Legend

- Electoral Boundary
- Inset

OCP

Rural Designations:

- Resource Area (RA)
- Agriculture (AG)
- Large Holdings (LH)
- Small Holdings (SH)

Residential Designations:

- Low Density Residential (LR)
- Medium Density Residential (MR)

Village Centre Designations:

- Naramata Village Centre (NVC)

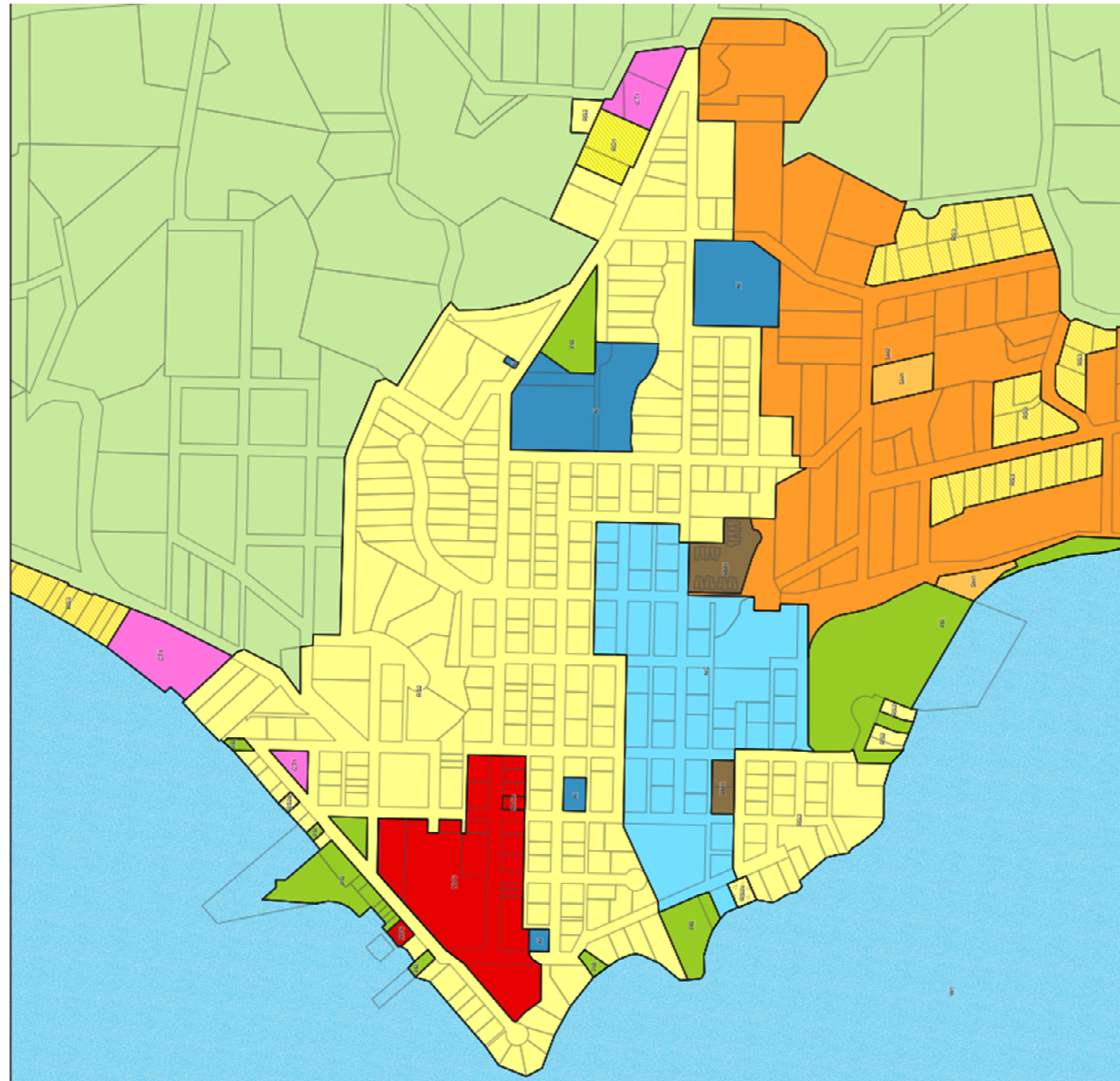
Commercial Designations:

- Commercial (C)
- Commercial Tourism (CT)

Community Services and Administrative Designations:

- Administrative, Cultural and Institutional (AI)
- Conservation Area (CA)
- Parks and Recreation (PR)
- Okanagan Basin Lakes (BL)

-  Okanagan Valley Bylaw Boundary
-  Indian Reserve
-  Site Specific ('s')
- Resource Area**
 -  Resource Area (RA)
- Agriculture**
 -  Agriculture One (AG1)
- Large Holdings**
 -  Large Holdings One (LH1)
- Small Holdings**
 -  Small Holdings One (SH1)
 -  Small Holdings Two (SH2)
 -  Small Holdings Three (SH3)
 -  Small Holdings Four (SH4)
- Low Density Residential**
 -  Low Density Residential One (RS1)
 -  Low Density Residential Two (RS2)
 -  Low Density Residential Three (RS3)
 -  Low Density Residential Duplex (RD1)
- Medium Density Residential**
 -  Medium Density Residential One (RM1)
- Town & Village Centre**
 -  Naramata Village Centre (NVC)
- Commercial**
 -  General Commercial (C1)
- Tourist Commercial**
 -  Tourist Commercial (CT1)
- Administrative and Institutional**
 -  Administrative and Institutional (AI)
 -  Naramata Centre (NC)
- Parks & Natural Environment**
 -  Parks and Recreation (PR)
 -  Conservation Area (CA)
 -  Okanagan Basin Lakes (W1)
- Comprehensive Development**
 -  Sunset Acres (CD2)



2022



Land Use Analysis

RDOS

Electoral Area "E"

Official Community Plan Review



LAND USE ANALYSIS
2021

SUBMITTED BY: EcoPlan International Inc. • 131 Water St. • Vancouver, BC



- Contracted to EcoPlan
- To summarize current land use, infill potential, and future demand
- Mostly completed in November 2021
- Waiting on final infill map analysis

Summary of current land use

Land Use	Total Hectares (ha)	% of Total Land Base
Resource Area (RA)	37,414.0	69.0%
Agriculture (AG)	966.2	1.8%
Large Holdings (LH)	491.4	0.9%
Small Holdings (SH)	253.7	0.5%
Low Density Residential (LR)	167.5	0.3%
Medium Density Residential (MR)	5.2	<0.1%
Naramata Village Centre (NVC)	3.6	<0.1%
Commercial (C)	1.2	<0.1%
Commercial Tourist (CT)	16.5	<0.1%
Administrative, Cultural and Institutional (AI)	14.4	<0.1%
Park, Recreation and Trails (PR)	9,871.0	18.2%
Conservation Area (CA)	44.2	<0.1%
Okanagan Basin Lakes (BL)	4,988.7	9.2%
Grand total	54,237.6	100%



Definitions

- **Developable land** = could be built on at any given zoning/density, including tearing down existing buildings and starting over.
- **Developable land with potential for growth** = could be up-zoned to densify housing and/or commercial opportunities in new buildings.
- **Infill potential** = could add to the property within the current zoning to increase density without tearing down buildings and starting over.

Developable land

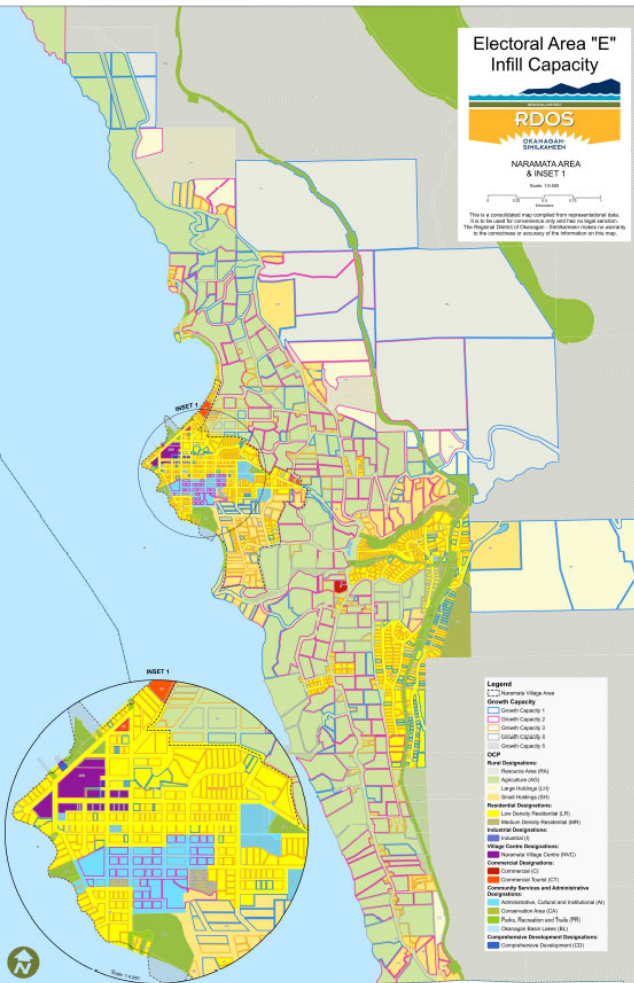
- Roughly **94.4%** of the land assessed is not developable (51,195 ha)
 - Majority of land is RA (69%) – the majority of this is Crown (97%)
 - Next is Parks, Conservation, and Lakes (27.5%)
- Another **1.3%** is largely protected (719 ha)
 - Agriculture land makes up 1.8% of the area – 50.5% of this is ALR
 - There is a further, 231.5 ha of ALR land not designated AG
- This leaves **4.3%** of the land for development potential (2,323 ha)

Developable land with potential for growth

- The **4.3%** (2,323 ha) of developable land is further divided as:

Land Use	Total Hectares (ha)	% of Total Land Base
Resource Area (RA)	907.1	1.7%
Agriculture (AG)	478.3	0.88%
Large Holdings (LH)	491.4	0.91%
Small Holdings (SH)	251.5	0.46%
Low Density Residential (LR)	159.1	0.29%
Medium Density Residential (MR)	5.2	0.01%
Naramata Village Centre (NVC)	3.6	0.01%
Commercial (C)	0	0.00%
Commercial Tourist (CT)	12.6	0.02%
Administrative, Cultural and Institutional (AI)	14.4	0.03%
Total Developable Land	2323.2	4.3%
Total Lower Density Land	446.4	0.8%
Total Land Base	54,237.6	100%

Some land is not fully developed to potential

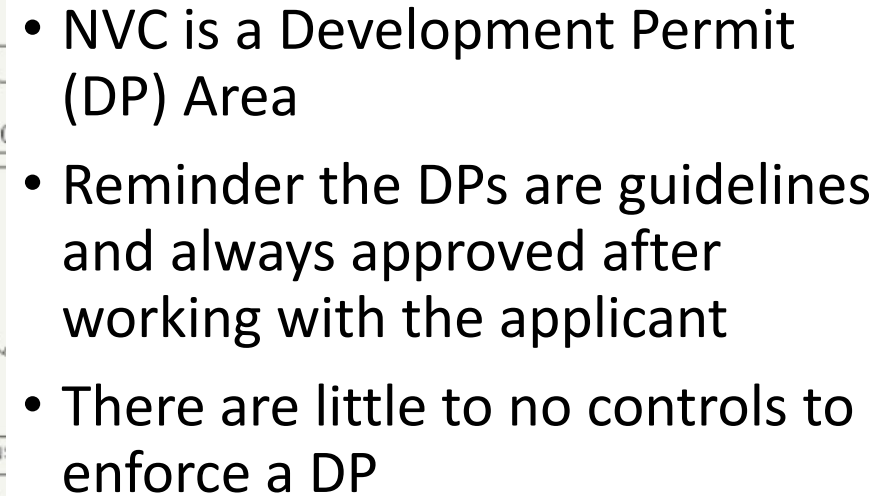


- Conducted an infill analysis based on current amount of housing (dwelling units) allowed in the Zoning bylaw
- Used BC assessment land improvement value and building permit records

	Growth Capacity 1 = Vacant
	Growth Capacity 2 = May add accessory dwelling(s)
	Growth Capacity 3 = May add secondary suite
	Growth Capacity 4 = Fully developed
	Growth Capacity 5 = Crown/administrative

There is a large amount of infill potential

Number	Growth Capacity 1	Growth Capacity 2	Growth Capacity 3	Growth Capacity 4	Growth Capacity 5	Grand Total
Parcels	254	225	707	183	200	
Principal Dwellings	435	0	0	0	0	435
Accessory Dwellings	206	271	0	0	0	477
Secondary Suites	194	0	707	0	0	901
Total dwelling units	835	271	707	0	0	1813





Development Permit Requirements

- Buildings face streets and have pleasant exterior
- Pedestrian-oriented
- Reflect historic pattern of lot & building widths along Robinson
- Walls should have large windows/architectural interest
- Parking & waste to the rear or side and landscaped or screened
- Solar, geothermal, LEED, BUILT GREEN all encouraged