Minutes

Electoral Area "E" Official Community Plan (OCP) Review Community Advisory Group

Meeting of Thursday, March 24, 2022 at 6:30 p.m.

WebEx, Naramata, BC

Present:

Members: Stefanie Gale (Chair), Adrienne Fedrigo (Vice Chair), Deb Linton, Schalk Van Heerden, Dianna Smith, Warren Rylands, David Tauzer, Richard Roskell, Eva Antonijevic, Nicole Verpaelst, Julie Melville, Jay Drysdale, David Tauzer, Valerie Taylor, Cheryl Berry, Greg Best, Debra Selwood, Cyndie Salting, Sarah Sandusky, Eileen Meehan

Absent: Alan Nixon, Heather Fleck, Joanie Ball, Miranda Halladay, Kathy Davies, Jim Simpson, Ann Richardson, Brenda Lende, Colleen Balfry, Janet McDonald, Ray Halladay, Michelle Liota

Staff & Contractors: Danielle DeVries (RDOS, Planner I), Heather Lemieux (Recording Secretary), Anton Wolf (RDOS, Building Official), Roza Aylwin (RDOS, Bylaw Enforcement Coordinator), Erick Thompson (RDOS, Communications Coordinator II), Gail Scott (RDOS, Area "D" Economic Development Coordinator)

Guests: Karla Kozakevich (RDOS, Area "E" Director), Tanya Osborne (Interior Health Authority, Community Health Facilitator), Anita Ely (Interior Health Authority, Specialist Environmental Health Officer), Stephanie McLeish (Development Manager, Interior, BC Housing)

1. ADOPTION OF THE AGENDA

The meeting was called to order at 6:30 p.m. Quorum present.

Welcome, reminders on meeting purpose, and approach.

2. HOUSING PANEL

a. **Permits & Safety** — A. Wolf (RDOS, Building Official) presented on building permits, heath, safety, building code reviews, and fire codes.

b. **Health & Safety** – T. Osborne (Interior Health Authority (IHA), Community Health Facilitator) presented on influencing health and impacts of policy in Official Community Plans (OCP's).

Discussed impacts on behaviours and projections on appropriate, affordable, and accessible housing needs. There is an acute shortage of rental units and an urgent need of more affordable housing in the community of Naramata. Discussed skilled workers, housing insecurity, and the demand for a variety of housing options. Quality of housing influences health and wellbeing. Naramata is encouraged to densify infrastructure in the village.

c. **Affordability** – S. McLeish (Development Manager, Interior, BC Housing) presented on BC Housing initiatives, funding, and budget.

BC Housing is currently working on identifying and initiating projects to address critical housing needs in the province. Discussed partnerships and categories of targeted initiatives for supportive permanent and temporary housing.

d. **Tiny Houses & Aging in Place** – A. Fedrigo (Area "E" OCP CAG Member) presented on alternate housing structures to provide smaller alternatives within the current landscape in the community.

Discussed accessory dwellings, tiny homes, secondary suites, and yurts in a variety of applications such as co-housing, home sharing, cooperatives, and land leasing to utilize existing space within homes and properties.

e. **Discussion and Q & A** – Questions submitted via email will be answered and posted to the Area "E" OCP Review - Regional Connections webpage.

- **Building Permits** – Discussed building and development, the building permit process, role of the planning department, human resources, and staff constraints. The size of project impacts building permit processing time.
- **Environmental Impacts of Development** – Discussed the various types of development and the regional growth strategy. The Province of BC can override a community's OCP. OCP's should be specific and identify a clear growth boundary.

3. VACATION RENTAL PANEL

a. **Current Process & Policy** – D. DeVries (RDOS, Planner I) presented on the

criteria and requirements for vacation rentals, Temporary Use Permits (TUP), and associated permit fees and renewals.

Discussed annual regional TUP statistics, enforcement, and how Bed & Breakfast (B&B's) differ from vacation rentals.

It was suggested that a Regional Vacation Rental Review be recommended in the revised OCP.

b. Septic & Health — A. Ely (Interior Health Authority (IHA), Specialist Environmental Health Officer) presented on health outcomes, health equity, and the difference between equity and equality.

Discussed the implications of unsteady wastewater flows at vacation rentals.

c. Enforcement & Noise — R. Aylwin (RDOS, Bylaw Enforcement Coordinator) presented on the complaint process, enforcement, and corrective opportunities.

Discussed the investigation process and procedure. It is helpful to receive very specific complaints to assist in enforcement actions.

d. Discussion and Q & A — Questions submitted via email will be answered and posted to the Area "E" OCP Review - Regional Connections webpage.

- **Enforcement** — Discussed that a complaint link should be made available on mynaramata.com.
- **Vacation Rentals** — Discussed accessory dwellings, definitions, and priority enforcement. More discussion was requested on housing and vacation rental issues.

4. ECONOMIC DEVELOPMENT PANEL

a. Economic Development — G. Scott (RDOS, Area "D" Economic Development Coordinator) presented on economic sustainability and community development.

Discussed differences in private and public sectors, impacts on quality of life, local economic development strategies, the involvement and investment of stakeholders, the importance of collaborative initiatives to invoke economic change, and the promotion of a smart growth strategy.

b. **Commercial Land Use & Home Occupation** — D. DeVries (RDOS, Planner I) presented on land designation, zoning, and the availability of commercially zoned land in the community.

Discussed home occupations, home businesses and industries, designations to direct commercial development, and development permit area designations and guidelines to conform to the village character.

c. **Childhood Development** — A. Fedrigo (Area "E" OCP CAG Member) presented on mobile businesses, farmer markets, youth enterprises, and tourist accommodations as a key business resource.

Discussed the importance of small business such as farm stands, home based offices and businesses, investment cooperatives, and supporting business start-ups.

d. **Discussion and Q & A** — Questions submitted via email will be answered and posted to the Area "E" OCP Review - Regional Connections webpage.

- **Housing** — Discussed condos, long-term and short-term rentals, affordable housing, and investment and vacation homes.
- **Communication** — Area "E" OCP Review Community Advisory meetings will resume in-person meetings soon.

6. ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Schedule of Next Meetings & Important Dates — March - April 2022

Tuesday, March 29, 2022 at 6:00 p.m. – Optional Public Information Meeting – Round 2 survey results and questions

Wednesday, March 30, 2022 at 6:30 p.m. – Optional Sewer & Water Deep Dive

Wednesday, April 6, 2022 at 6:30 p.m. – Optional Environment & Agriculture Deep Dive

Wednesday, April 20, 2022 at 6:30 p.m. – Optional Public Information Meeting – Round 3 survey questions & clarifications

Saturday, April 23, 2022 at TBC – Open House 1 – in-person at the Earth Day event – final input to Round 3 survey

Tuesday, April 26, 2022 at 6:30 p.m. – Optional Utilities & Services Deep Dive

Danielle DeVries, RDOS, Planner I
Area “E” OCP Review Community Advisory Group

Heather Lemieux, Recording Secretary
Area “E” OCP Review Community Advisory Group