

RDOS

Electoral Area “E”

Official Community Plan Review



LAND USE ANALYSIS
2021



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

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1.0. Introduction

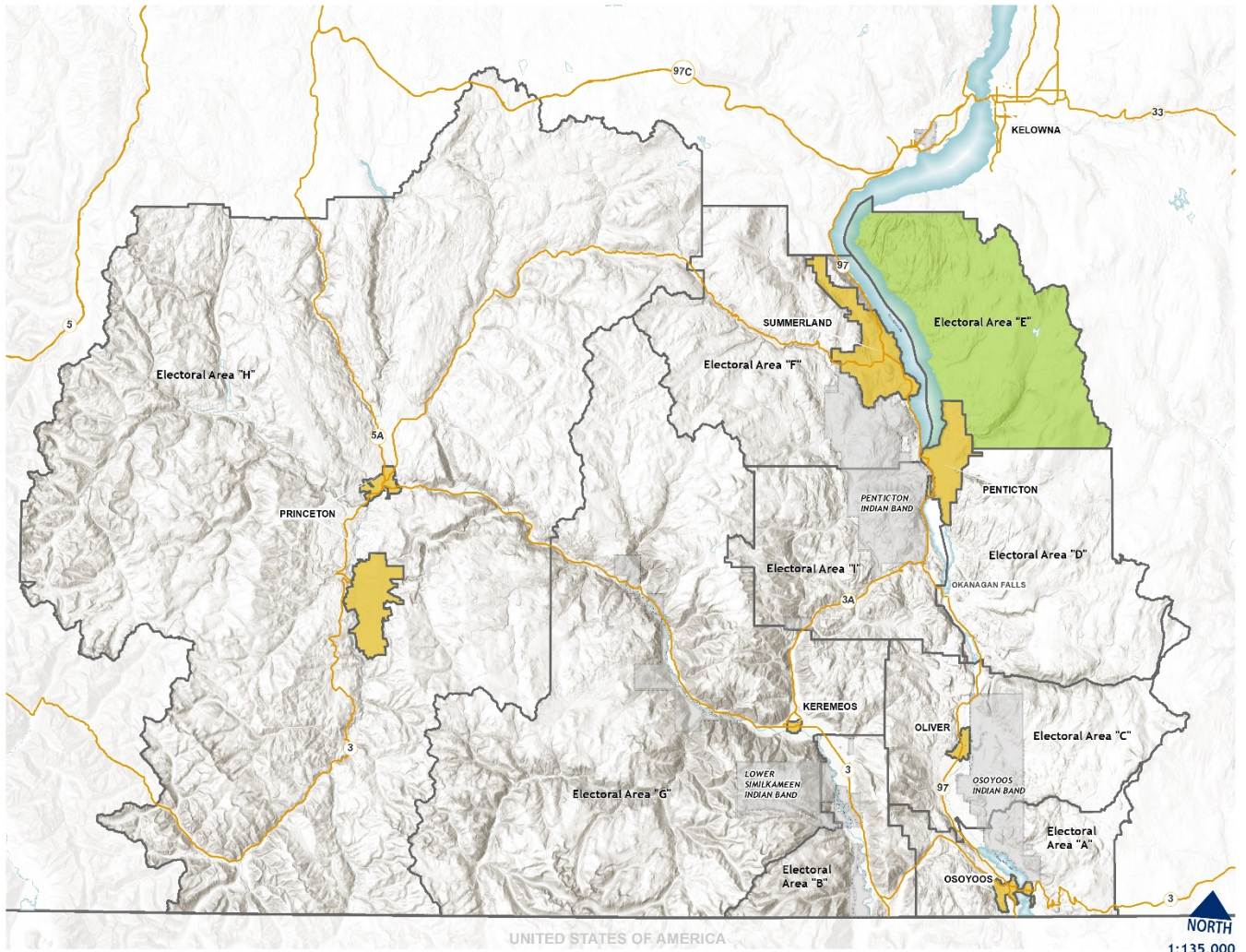
1.1 Description of Electoral Area “E”

Electoral Area “E” is located within the Regional District of Similkameen (RDOS), on the eastern shore of Okanagan Lake, north of the City of Penticton, and is bordered to the north by the Okanagan Mountain Provincial Park (see **Map 1**). Electoral Area “E” is 542.4 km², making up 5.1% of the total area of the RDOS. The main transportation artery throughout the Electoral Area is Naramata Road. The Naramata village is 16 km from downtown Penticton. Rural Naramata is surrounded by the clay Naramata Benchlands, a 60-hectare alluvial fan, above Okanagan Lake.

In 2021, the population of Electoral Area “E” was 2,015 people. The population has grown faster than in the past and is up 5.9% from 2016 (approx. 1.2% per year, which is lower than the 1.5% predicted in the existing OCP). Most of this population in Electoral Area “E” resides north of Naramata Road between Upper Debeck Road and Gawne Road and within the Naramata village. Areas of settlement include Falcon Ridge, the hillside subdivisions, Naramata village, Indian Rock, Glenfir, and Chute Lake. The remaining upland land base is managed by the Province as Crown land.

1.2 Purpose of this report

The intent of the Electoral Area “E” Land Use Analysis report is to support the Electoral Area “E” Official Community Plan (OCP) review process. This document was compiled from a desktop review of available information and informed by staff follow-up. The document provides a snapshot of current land use and future land use demand and outlines some growth considerations in Electoral Area “E”, including the growth capacity for the Naramata village and surrounding areas.



Map 1. Electoral Area "E"

2.0. Existing Land Use & Future Demand

The following section provides an overview of existing land use in Electoral Area "E" based on the current OCP land use designations and an assessment of future demand, based on available information provided by the RDOS.

Land uses in Electoral Area "E" are mapped (see Map 2) and summarized in

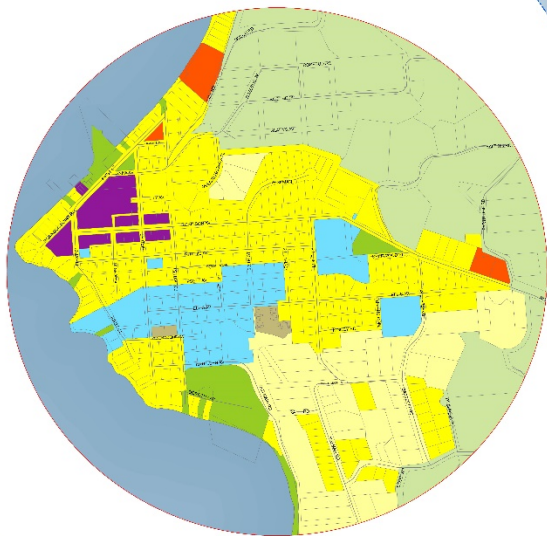
Electoral Area "E" Official Community Plan



This is a consolidated map compiled from representational data. It is to be used for convenience only and has no legal sanction. The Regional District of Okanagan - Similkameen makes no warranty to the correctness or accuracy of the information on this map.

Legend

- Roads
- Parcels
- Electoral Boundary
- OCP Designations**
- Residential Designations:**
- Low Density Residential (LR)
- Medium Density Residential (MR)
- Comprehensive Development Designations:**
- Comprehensive Development (CD)
- Industrial Designations:**
- Industrial (I)
- Commercial Designation:**
- Commercial (C)
- Commercial Tourism (CT)**
- Village Centre Designations**
- Naramata Village Centre (NVC)
- Rural Designations:**
- Resource Area (RA)
- Agriculture (AG)
- Large Holdings (LH)
- Small Holdings (SH)
- Community Services and Administrative Designations:**
- Administrative, Cultural and Institutional (AI)
- Conservation Area (CA)
- Parks and Recreation (PR)



Naramata

Date: March 2022

Map 3. Electoral Area "E" Existing Land Use, Inset, OCP Bylaw No. 2458, 2008
Electoral Area "E" Land Use Analysis – March 2022

Table 1, including the amount and type of present land uses. A more detailed description of each category follows, with considerations for an OCP update and future land use demand. A key consideration in this section is the approximate location and area of sand and gravel deposits that may be suitable for future extraction.

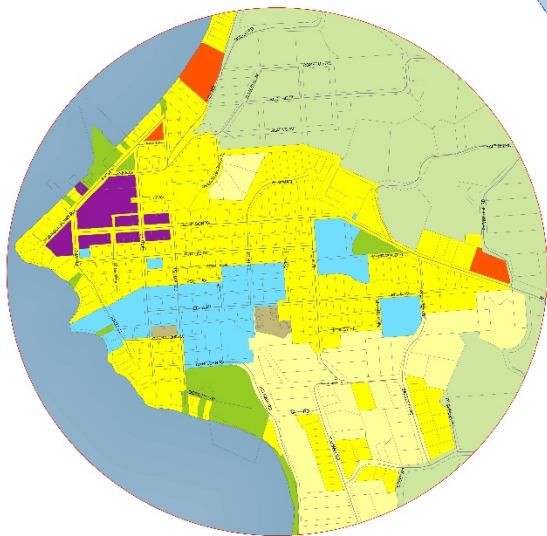
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Naramata

Date: March 2022

Map 3. Electoral Area "E" Existing Land Use, Inset, OCP Bylaw No. 2458, 2008
Electoral Area "E" Land Use Analysis – March 2022

Table 1 Overview of land use area (in total ha) and % of total land base in Electoral Area “E”

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%
Subtotal for Rural Designations:	39,125.3	72.2%
Low Density Residential (LR)	167.5	0.3%
Medium Density Residential (MR)	5.2	<0.1%
Subtotal for Residential Designations:	172.7	0.3%
Naramata Village Centre (NVC)	3.6	<0.1%
Subtotal for Village Centre Designation:	3.6	<0.1%
Commercial (C)	1.2	<0.1%
Commercial Tourist (CT)	16.5	<0.1%
Subtotal for Commercial Designations:	17.7	<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%
Subtotal for Community Services and Administrative Designations	14,918.3	27.5%
Grand total	54,237.6	100%

2.1. Resource Area (RA)

Lands classified as Resource Area (RA) are described as large parcels of land that are generally used for forest land, grazing or rangelands, public recreation areas, watershed, and resource extraction areas. They are comprised of private and/or Crown land in parcels greater than or equal to 20.0 ha in area.

It was determined that approximately 37,414 ha of land, or 69.0% of the land base, in Electoral Area “E” is designated as Resource Area (RA). Much of the land designated as RA in the Plan area is part of the Okanagan Provincial Forest and is managed as Crown land. Of the total land designated RA, only 3.0% is privately held. Thus, 97.0% of the land under RA designation cannot be modified as it is Crown land.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated RA in the OCP and zoned RA may have a principal dwelling. In addition, the number of secondary suites or accessory dwellings permitted per parcel varies based on the size of the parcel (Table 2).

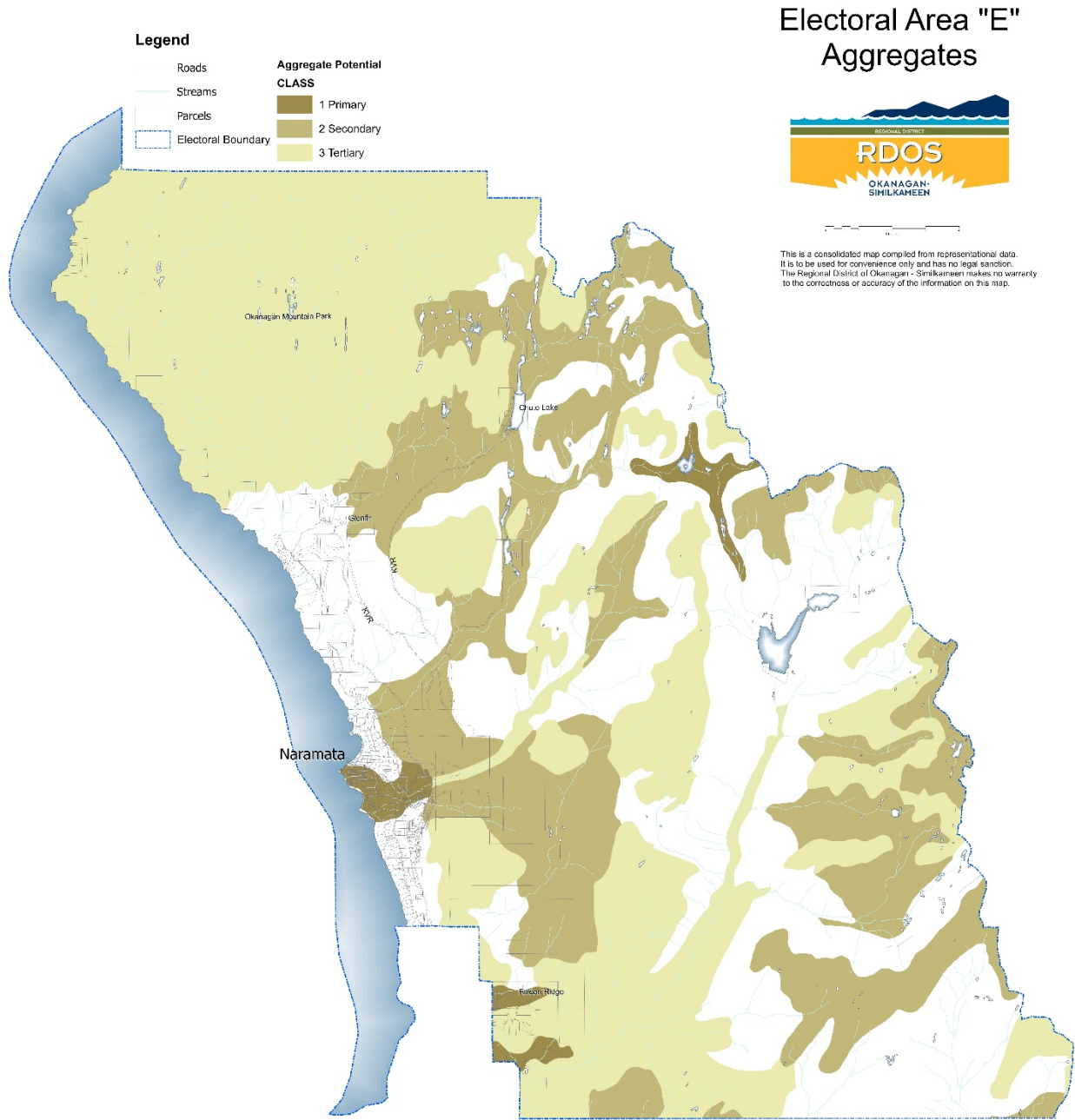
Table 2. Number of permissible dwellings per parcel on RA land, as determined by parcel size

Parcel size	Maximum number of secondary suites or accessory dwellings
Less than 8.0 ha	1
8.0 – 11.9 ha	2
12.0 – 15.9 ha	3
Greater than 16.0 ha	4

There is minimal anticipated change in the future demand for RA lands in Electoral Area “E”. There is some desire from landowners to rezone privately held RA lands to Large Holdings or Small Holdings, which would allow for subdivision and more residential development.

2.1.1 Sand and Gravel Extraction

The current Electoral Area “E” OCP does not have an aggregate potential map. Lands identified through provincial databases for aggregate potential are shown in Map 3. Lands show primarily secondary and tertiary aggregate potential within the area. There are four regions identified with primary potential, one near Naramata village, two near Falcon Ridge, and one in the Northeast on Crown land. Further research and analysis would be required to investigate the aggregate potential in these areas.



Date: March, 2022

Map 4. Electoral Area "E" aggregate potential

2.2. Agricultural Area (AG)

Lands classified as Agricultural (AG) are generally used or intended to be used for agricultural activity such as the production of livestock, poultry, farmed game, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre, grapes, and horticultural and aquacultural products, as well as activities associated with the production and processing of these goods. Agriculture land primarily includes land in the Agricultural Land Reserve (ALR).

Major agricultural uses in Electoral Area “E” include the production of tree fruit and grape production. Secondary agriculture industries include fruit packing and processing, wineries, wholesaling and retailing, tourism, and product sales.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated AG and zoned as AG1 may have a principal dwelling. In addition, the maximum number of secondary suites or accessory dwellings allowed per parcel varies based on the size of the parcel (**Table 3**). A secondary suite is not permitted on parcels less than 1.0 ha unless connected to the same septic system as the principal dwelling and an accessory dwelling is not allowed.

Table 3. Number of permissible dwellings per parcel on AG land, as determined by parcel size

Parcel size	Maximum number of secondary suites or accessory dwellings
Less than 8.0 ha	1
8.0 – 11.9 ha	2
12.0 – 15.9 ha	3
Greater than 16.0 ha	4

Approximately 966.2 ha of land, or 1.8% of the land base, in Electoral Area “E” is currently designated as AG. Of this land, 50.5% is also located within the ALR (see **Map**). Several parcels that are designated AG are only partially in the ALR due to the steep topography that is not suitable to farming. Only 41 parcels are designated AG with no portion of the parcel in the ALR. Meanwhile, there are 4 parcels in the Falcon Ridge area that are not designated AG but are in the ALR.

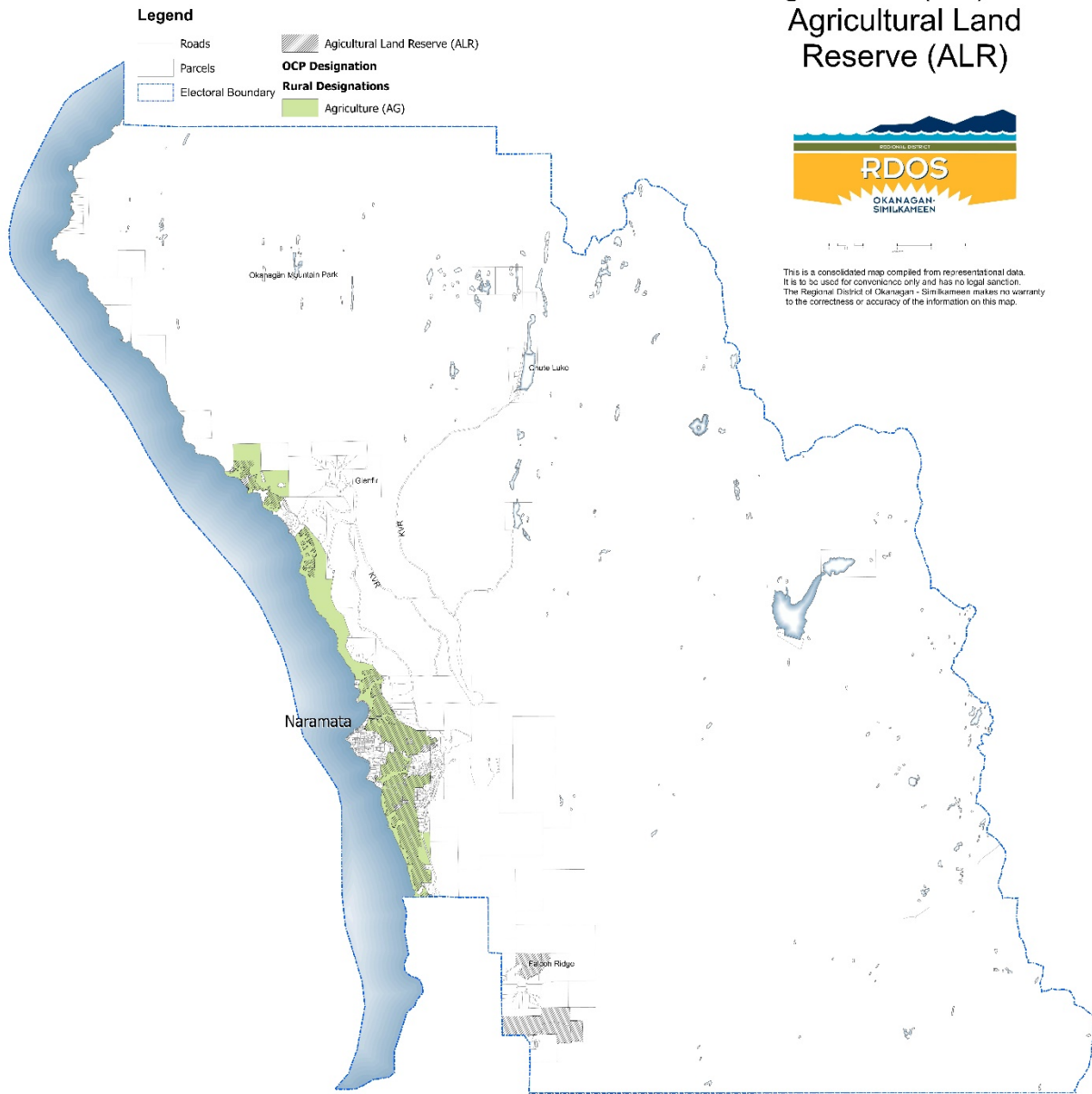
The ALR is a provincially designated reserve in which agriculture is recognized as the priority use of the land and is regulated by the Agricultural Land Commission (ALC). Regulated activities include the subdivision of land, permitted non-farm uses, the removal and deposit of soil and fill, and the exclusion of land from the ALR. ALR lands are generally designated as AG in the OCP,

with exceptions made for non-farm uses that existed prior to the creation of the ALR in 1972 (i.e. residential subdivisions, campgrounds, etc.).

There is some ALR designated land that is not designated as AG. Three concerning cases were identified, one outside of Glenfir and two southeast of the Naramata village centre. These parcels of land are designated for Commercial use and should be reviewed and updated within the upcoming OCP review.

Several other less concerning cases to be reviewed include land designated as small holdings (SH) and low density residential (LR). Specifically, there are 13 LR parcels and 11 SH parcels along Smethhurst Road, two SH parcels along Old Main Road, five LR parcels along Naramata Road at Old Main Road, and 37 LR parcels along Naramata Road at Aikens Loop and McPhee Road that are all included in the ALR.

Electoral Area "E" Agriculture (AG) and Agricultural Land Reserve (ALR)



Date: March, 2022

Map 5. Agricultural Land (AG) and Agricultural Land reserve (ALR) Land in Electoral Area "E"

2.3. Large Holdings (LH)

The Large Holdings (LH) designation typically applies to rural, large, privately held properties between 4.0 and 8.0 ha and includes parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area.

Approximately 491.4 ha of land, or 0.9% of the land base, in Electoral Area “E” is designated LH.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated LH and zoned LH1 or LH2 may have a principal dwelling. In addition, the number of secondary suites and accessory dwellings allowed per parcel varies based on the size of the parcel (**Table 4**). On parcels less than 1.0 ha, a secondary suite is only permitted if it is connected to the same septic system as the principal dwelling and an accessory dwelling is not allowed.

Table 4. Number of permissible dwellings per parcel on LH land, as determined by parcel size

Parcel size	Number of principal dwellings per parcel of LH land (in addition to one accessory dwelling or secondary suite)
Less than 8.0 ha	1
8.0 – 11.9 ha	2
12.0 – 15.9 ha	3
Greater than 16.0 ha	4

These Large Holding lands are interspersed throughout the Electoral Area “E”, generally abutting the AG area to the west and the KVR to the east. Most of these holding areas can be accessed by Naramata Road or North Naramata Road.

2.4. Small Holdings (SH)

The Small Holdings (SH) designation includes medium-sized parcels of rural, privately held land generally used for rural residential, part-time farming, limited agriculture, home industry, and other uses that fit with the character of the area. As with Large Holdings, SH designations are generally located outside the ALR.

Approximately 253.7 ha of land, or 0.5% of the land base, in Electoral Area “E” is currently designated as SH. Most of these lands are on the east side of North Naramata Road and

Naramata Road between the ALR and the Kettle Valley Railway (KVR). Other SH lands are just south of the village near Manitou Park.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated SH and zoned SH1, SH2, SH3, or SH4 may have one principal dwelling. In addition, they may have one secondary suite or one accessory dwelling.). On parcels less than 1.0 ha, a secondary suite is only permitted if it is connected to the same septic system as the principal dwelling and an accessory dwelling is not allowed.

Most temporary use permits occur within SH lands, which is an indication that these properties are key tourist destinations and short-term rental properties. Many building permits also occur in SH, which indicates an interest in future development. See section 3.4 for additional information on building permits.

2.5. Low Density Residential (LR)

The Low Density Residential (LR) designation includes parcels of land that have generally been developed to include single detached dwellings and duplexes and can include complementary secondary uses such as home occupations and bed and breakfasts.

Approximately 167.5 ha of land, or 0.3% of the land base, in Electoral Area “E” is currently designated as LR.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated LR and zoned RS1, RS2, RS3 may have principal dwelling. In addition, parcels zoned RS2 and RS3 may have a secondary suite or accessory dwelling. Parcels zoned RD1 may have two principal dwelling units in the form of a duplex. On parcels less than 1.0 ha, a secondary suite is only permitted if it is connected to the same septic system as the principal dwelling and an accessory dwelling is not allowed.

Most of these lands are found interspersed in the Naramata village, accessible by Robson Avenue, and on the hillside (east of Naramata Road) between Upper Debeck Road and Gawne Road. Other LR lands are found along Naramata Road, south of the village.

The projected population growth and an aging population in Electoral Area “E” suggests that the future demand for LR parcels may increase to accommodate new residents. With this trend, there will be a growing desire for more services in the Naramata village centre.

2.6. Medium Density Residential (MR)

The Medium Density Residential (MR) designation includes parcels of land that have generally been developed to include townhouses, triplexes, fourplexes, and can include complementary secondary uses such as home occupations, which are integral to a medium density area.

Medium density residential development is not common in Electoral Area “E”. Lands currently considered for MR designation include 5.2 ha of land, or <0.1% of the land base in Electoral Area “E”. These lands are located off the northern end of North Naramata Road, and within the Naramata village off Ellis Avenue.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated MR and zoned as RM1 may contain apartments or townhomes to a maximum density of 60 dwelling units per hectare. A medium density development is further limited to a maximum parcel coverage of 50.0% and maximum height of 12 meters, which is about 3 storeys.

With an aging population, the future demand for additional MR lands may grow to accommodate multi-family units targeted towards seniors and located adjacent to services.

There may be other potential areas for MR in Electoral Area “E” where housing needs have been identified. However, new MR development would not be feasible without a community sewer system.

2.7. Naramata Village Centre (NVC)

The Naramata Village Centre (NVC) designation includes a small, mixed-use area that has been developed as an important business, service, and recreational area for the community.

Approximately 3.6 ha of land, or <0.1% of the land base, in Electoral Area “E” is currently designated as NVC.

Naramata Village Centre land is on the lake along Robinson Ave and is generally referred to as the village. This area has had several proposals for new development, including the block between Robson and Anna for nine townhomes, additional condos, and commercial space.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated NVC and zoned NVC may contain mixed-use dwelling units. There is no maximum density of units; however, NVC zoned parcels are bound by a maximum parcel coverage of 80% and maximum height of 12 meters, which is about 3 storeys.

More information on the capacity for growth within the NVC is included in section 3.6.

2.8. Commercial (C)

The Commercial (C) designation includes parcels of land that have generally been developed for smaller-scale neighbourhood-serving commercial activities, such as retail stores and restaurants.

Approximately 1.2 ha of land, or <0.1% of the land base, in Electoral Area “E” is currently designated as C.

The C land is surrounded by Agriculture land and sits adjacent to Naramata Road. Some commercial use is occurring in the NVC designated areas. However, there is a desire for more Commercial services in Naramata.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated C and zoned C1 may have one accessory dwelling to a maximum floor area of 125 m².

2.9 Commercial Tourist (CT)

The Tourist Commercial (CT) designation includes parcels of land that have generally been developed for commercial services and activities catering to visitors and tourists, including wineries, golf courses, campgrounds, resorts, RV parks, and agri-tourism businesses such as fruit stands. CT designation is currently occurring in the NVC center, and in AG land.

Approximately 16.5 ha of land, or <0.1% of the land base, in Electoral Area “E” is currently designated as CT.

Most of the CT lands are located along Okanagan Lake in the village and in northern Area E, at Chute Lake.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated CT and zoned CT1 may have one accessory dwelling to a maximum floor area of 125 m² in addition to tourist accommodation.

2.10 Administrative, Cultural & Institutional (AI)

The Administrative, Cultural & Institutional (AI) designation includes public, non-profit, or utilities uses such as schools, religious buildings, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, local government building, and improvement or irrigation district buildings.

The AI designation identifies local government buildings within Naramata, as well as established utilities and cemeteries. Approximately 14.4 ha of land, or <0.1% of the land base, in Electoral Area “E” is currently designated as AI.

The AI lands are dispersed within the Naramata village, located mainly on and around Ellis Avenue (Naramata Centre Society Campus), with some interspersed on Robinson Avenue and

Lower Debeck (the elementary school, museum, water pumphouse, and firehall). Additional demand for AI lands is not anticipated, except for a future community sewer site, if implemented through the upcoming liquid waste management plan. Some of these lands could be considered for re-zoning to residential and commercial uses within the Village Centre area.

Based on the Okanagan Valley Zoning Bylaw No. 2800, 2022, parcels designated AI and zoned Naramata Centre (NC) may have one accessory dwelling to a maximum floor area of 125 m² in addition to dormitories and campgrounds. Parcels zoned AI may not have any dwellings or accommodation.

2.11 Parks, Recreation and Trails (PR)

The Parks, Recreation and Trails (PR) designation includes parcels of land that are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities.

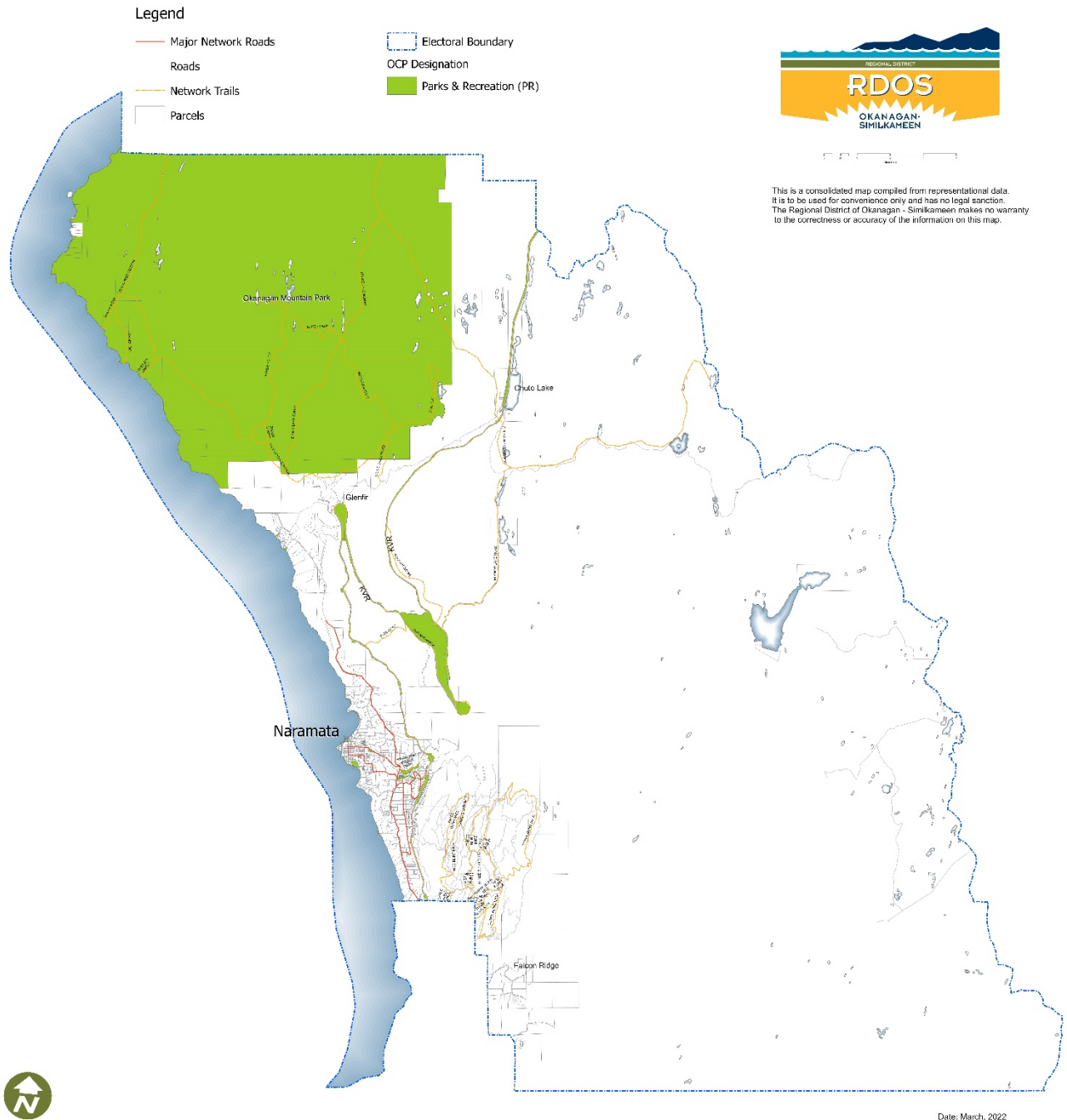
In Electoral Area “E”, PR land includes Crown land, land owned by the Regional District, land zoned for park purposes. PR land can also include areas that the Regional District may have an interest in for future park or trail use.

Approximately 9,871 ha of land, or 18.2% of the land base, in Electoral Area “E” is currently designated as PR. Some of the park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Rock Ovens Park, Naramata Wharf Park, Naramata Creek Park, Centre Beach (newly acquired), and Manitou Park are operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The KVR Trail is publicly owned by the Province as Crown land and maintained by the Regional District, designated as Parks, Recreation and Trails.
- **Provincial Recreation Areas:** Okanagan Mountain Provincial Park and Chute Lake are provincially designated Recreation Areas.

With the completion of the Parks and Trails Master Plan, there may be additional future lands to be considered for PR designation, such as Centre Beach (currently designated as AI). Current values for park land consideration emphasize recreational opportunities. It is anticipated the new Parks and Trails Masterplan will place greater weight on biodiversity and environmental values, thereby shifting the choice of future lands.

Electoral Area "E" Parks, Recreation, and Trails



Map 6. Electoral Area "E" Parks, Recreation, Conservation Areas and Trails

2.12 Conservation Area (CA)

The Conservation Area (CA) designation includes parcels of land with the primary purpose of conserving and managing habitat for fish and wildlife and other regionally or internationally important organisms and ecosystems. CA lands may include Crown land designated as Ecological Reserve or Wildlife Management Areas, but typically includes private lands that have been acquired or donated for conservation purposes.

Approximately 44.2 ha of land, or <0.1% of the land base, in Electoral Area “E” is currently designated as CA. Most of these lands are in the upper portion of Naramata Creek.

Future consideration within the RDOS is to potentially phase out the CA designation and move towards including and managing these lands either through PR designation or as protected lands within the Environmentally Sensitive Development Permit Areas (ESDP).

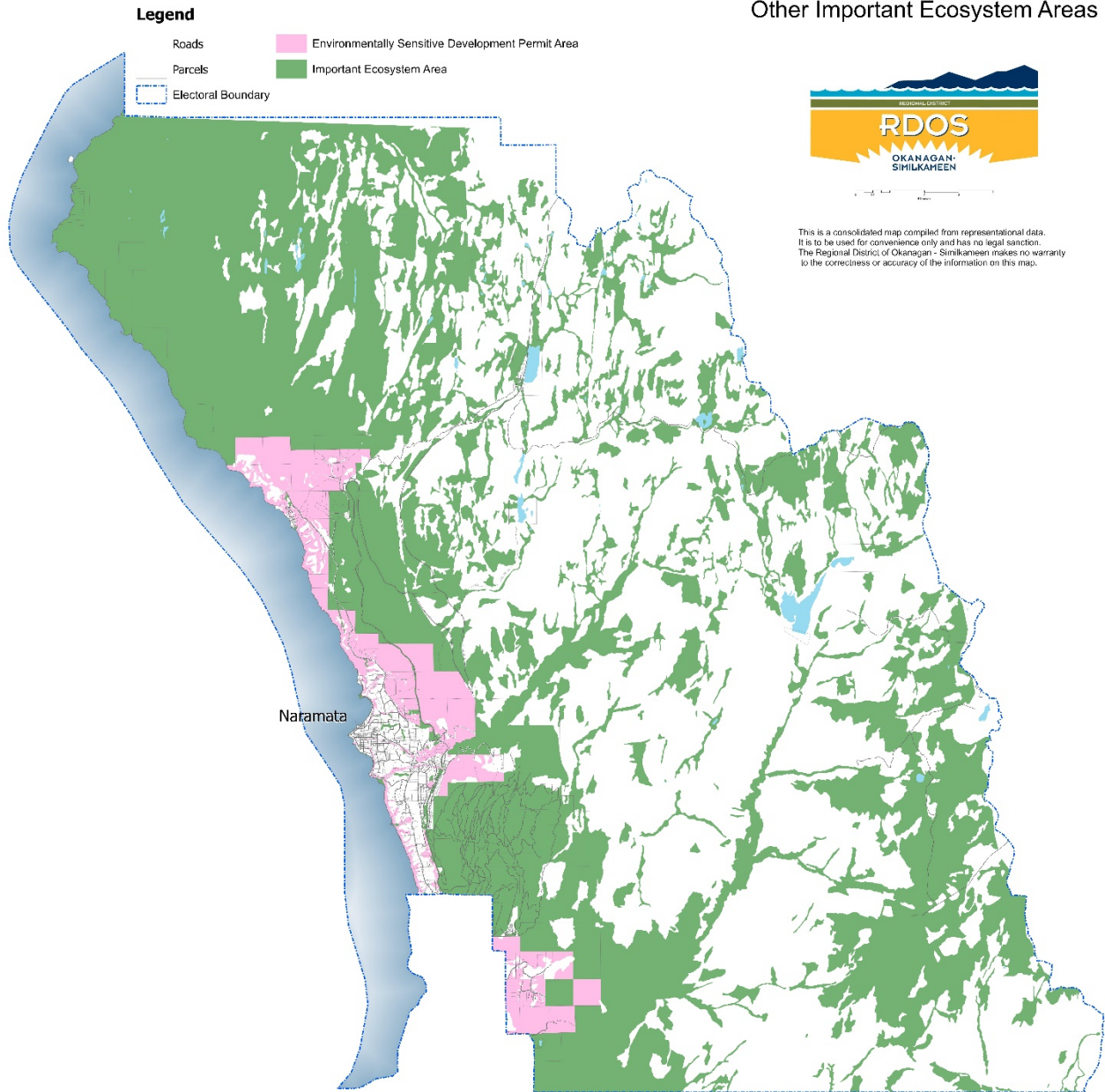
2.12.1 Natural Environment

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with many unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region’s milder climates and diversity of landscapes. Area E contains a high concentration of species at risk.

The RDOS participates in the Sensitive Ecosystem Inventory (SEI) with the Provincial and Federal governments. The SEI is an inventory of rare and fragile ecosystems in the area which acts as a “flagging” tool to identify scientific information and support to help maintain biodiversity.

Electoral Area "E" Environmentally Sensitive Development Permit Areas and Other Important Ecosystem Areas



Date: March, 2022

Map 7. Sensitive Ecosystem Inventory Map

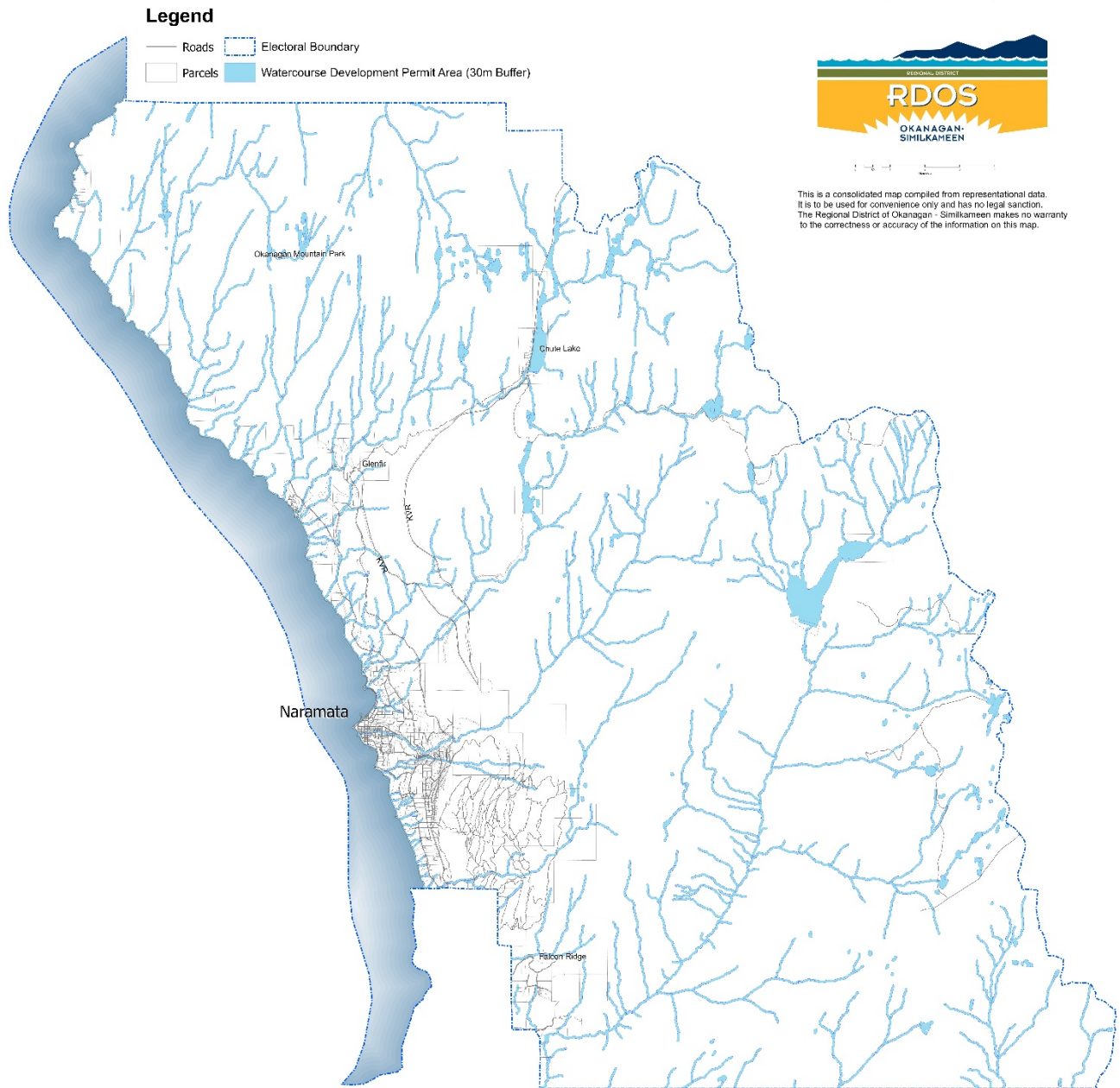
In addition, Electoral Area “E” contains many significant watercourses (**Map**) including Arawana Creek, Naramata Creek, Robinson Creek, Chute Creek, Okanagan Lake, and Chute Lake. There are also many other waterways in Electoral Area “E” including: creeks like Gilser Brooke, Trust Creek, Baerg Creek, and, Turnbull Creek, other small lakes like Elinor Lake and Naramata Lake, and many unnamed watercourses.

Most of these waterways run through Electoral Area “E” to Okanagan Lake, the Electoral Area’s main drinking water source.

2.13 Current OCP Land Designations and Zoning

The OCP designations outline existing intended future land use. Zoning indicates the current permissible principal and accessory uses of land and the regulations for these uses. Thus, any discrepancy between OCP designations and Zoning was evaluated to understand if there are any updates to the land use required based on current zoning. Overall, zoning aligns with OCP designations in Electoral Area “E”. However, several exceptions exist. These include areas zoned as “site specific designations” and one area designated as SH zoned Comprehensive Development Two - Sunset Acres 2. These areas may require additional review within the OCP update.

Electoral Area "E" Watercourse Development Permit Area



Date: March, 2022

Map 8. Overview of Watercourses in Electoral Area "E"

3.0 Electoral Area “E” Growth and Development

3.1 Background

Growth management is an important component of planning for the future of Electoral Area “E”. By anticipating future land use requirements, the RDOS can allocate land use, determine the necessary intensity of land use, and the consequent development of infrastructure and amenities in a manner that is consistent with the community’s vision and objectives.

The existing Electoral Area “E” OCP outlines that any additional growth is to be directed where it will have the most positive, and least negative impacts on the community. In addition, it identifies future development to be focused within infill areas within the Naramata village. Development is generally discouraged on hillside locations.

3.2 Demographics and Population Growth

While the population in Electoral Area “E” has remained relatively stable since 2001, the electoral area has experienced more growth in recent years. Overall, between 2001 and 2021, the total population increased by only 19 residents, which represents an annual average growth rate of approximately 0.05%, or 0.95% over the 20-year period¹. However, following 2011, when the population reached an estimated low of 1,805², the population grew by 98 over the 2016 census period, and a further 125 by 2021. This represents an annual average growth rate of approximately 1.2% per year over the 10-year period. This was higher than the 0.7% per year anticipated between 2016 to 2021³.

All nine electoral areas in the RDOS grew in population between 2016 and 2021. Overall, the population of the RDOS grew by 8.6% in this five-year period. Electoral Area “E” increased by 5.9% during this time.

If modest population growth or decline were to continue for the next 20 years, the population would be between 1,821 and 2,691 people by 2041, given scenarios of +1.0% growth, +1.5% growth or -0.5% decline (**Figure**).

¹ RDOS Electoral Area “E” Community Profile. 2022.

² Statistics Canada. 2022. *Census Profile*. 2021 Census. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 9, 2022. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed March 8, 2022).

³ RDOS Housing Needs Report. 2021. <https://www.rdos.bc.ca/development-services/planning/strategic-projects/housing-needs/>

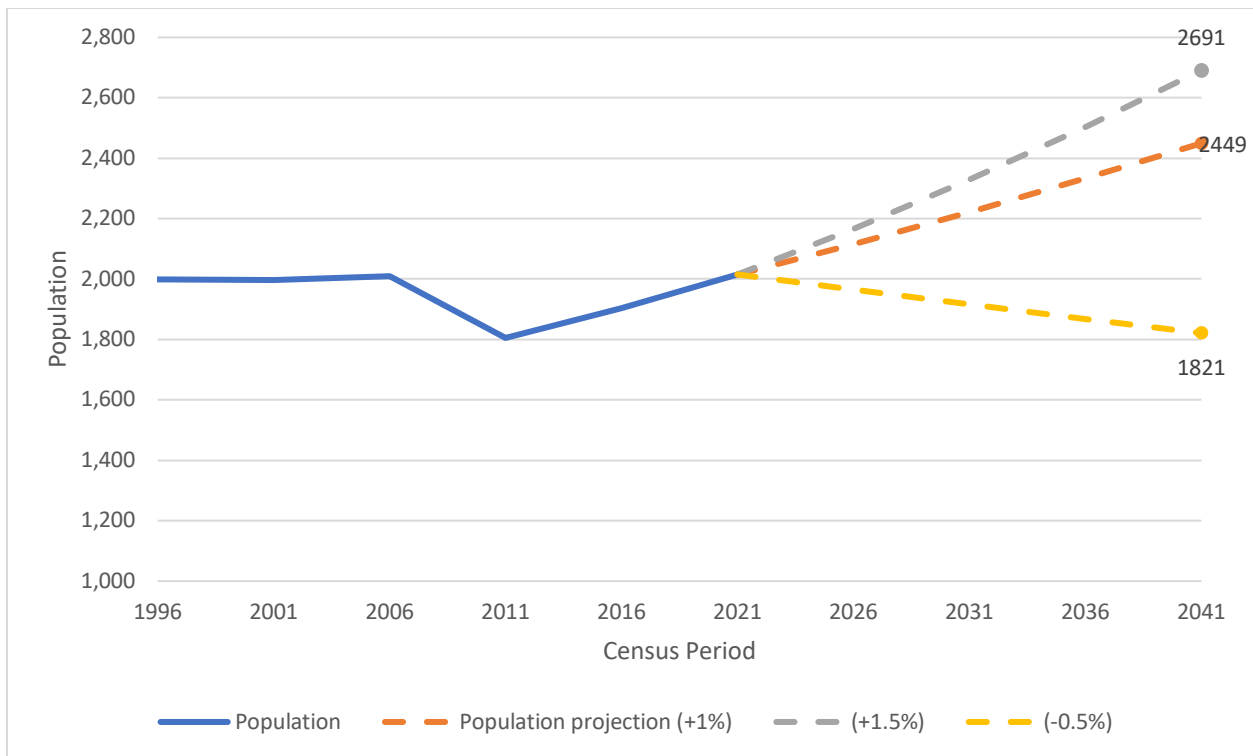


Figure: Historic and projected population changes in Electoral Area “E”

3.3 Projected Housing for Electoral Area “E”

According to the 2021 Census, the number of total private dwellings in Electoral Area “E” was 1,088, of which 894 (82.0%) were occupied by usual residents. This means the other 18.0% were vacant for most of the year, likely as vacation properties or second homes. In 2016, the total private dwellings were 1002, of which 827 were occupied by usual residents. The tenure was split between 81.0% owner households and 19.0% renter households⁴. When compared to the rest of the RDOS and the Province, Electoral Area “E” has a higher percentage of homeowners and a lower percentage of renters. The average household size was 2.3 people per household in 2016 and decreased to 2.2 people per household in 2021.

⁴ At the time this report was written, tenure statistics for 2021 had not yet been released.

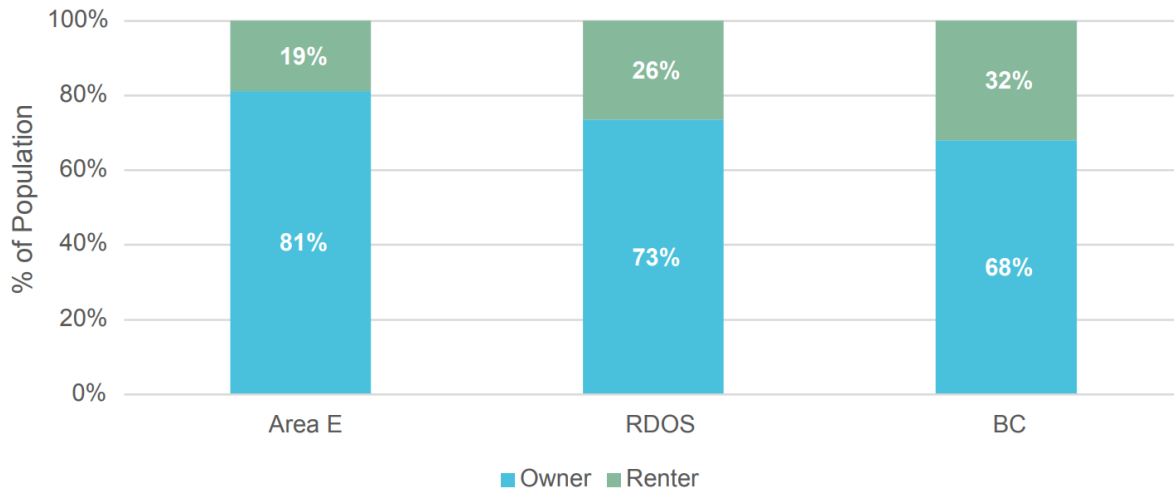


Figure 1. Proportion of owner and renter households in Area “E”, the RDOS, and BC in 2016

Based on regional household growth rates, Electoral Area “E” is expected to require approximately 70 new net owned housing units and 15 new net rental units from 2016-2026. An aging population indicates that most of this growth will be for people aged 65-85. By 2026, more than a third of the population is projected to be between the ages of 65 and 84. In addition, affordable housing for younger families is required in the area⁵.

Assuming a more gradual population increase at an average of 0.7% per year and a household size of 2.2 persons per household were to continue for the next 20 years, the population would be around 2,300 and 1,025 occupied houses by 2041. This would indicate a demand for 130 housing units between 2021 and 2041.

3.4 Current Trends

Electoral Area “E” currently receives one third of all development and temporary use applications in the RDOS, indicating it is a significant area of growth and change. Generally, most of this growth and change occurs near the Naramata village and uphill (east) in the subdivisions.

Much of the housing stock in Naramata is also being bought and rented for vacation use and is left vacant for a large portion of the year. Of the 1,196 parcels available in mapping for Area E: 275 are duplicates (removed), 55 are Crown (removed), and 25 are institutional (RDOS, City of Penticton, BC Tel, Fortis, Etc.). The remaining 841 parcels are described by type of ownership and location of the owner’s address in **Table 5** and **Table 6**.

⁵ RDOS Housing Needs Report. 2021. <https://www.rdos.bc.ca/development-services/planning/strategic-projects/housing-needs/>

Table 5. Type of ownership of parcels in Area “E”

	Individuals	Businesses
Owned by someone with a Naramata address	91%	9% (24 are Naramata Centre Society)
Owned by someone without a Naramata Address	79%	21%
Total	86%	14%

Table 6. Location of Area “E” parcel owners by address

Location of owner’s address	Total
Naramata	58%
Elsewhere in the Okanagan (excluding Naramata)	95%
Elsewhere in BC (excluding Okanagan)	22%
Alberta	7%
Elsewhere in Canada (excluding BC and Alberta)	1%
International	2%

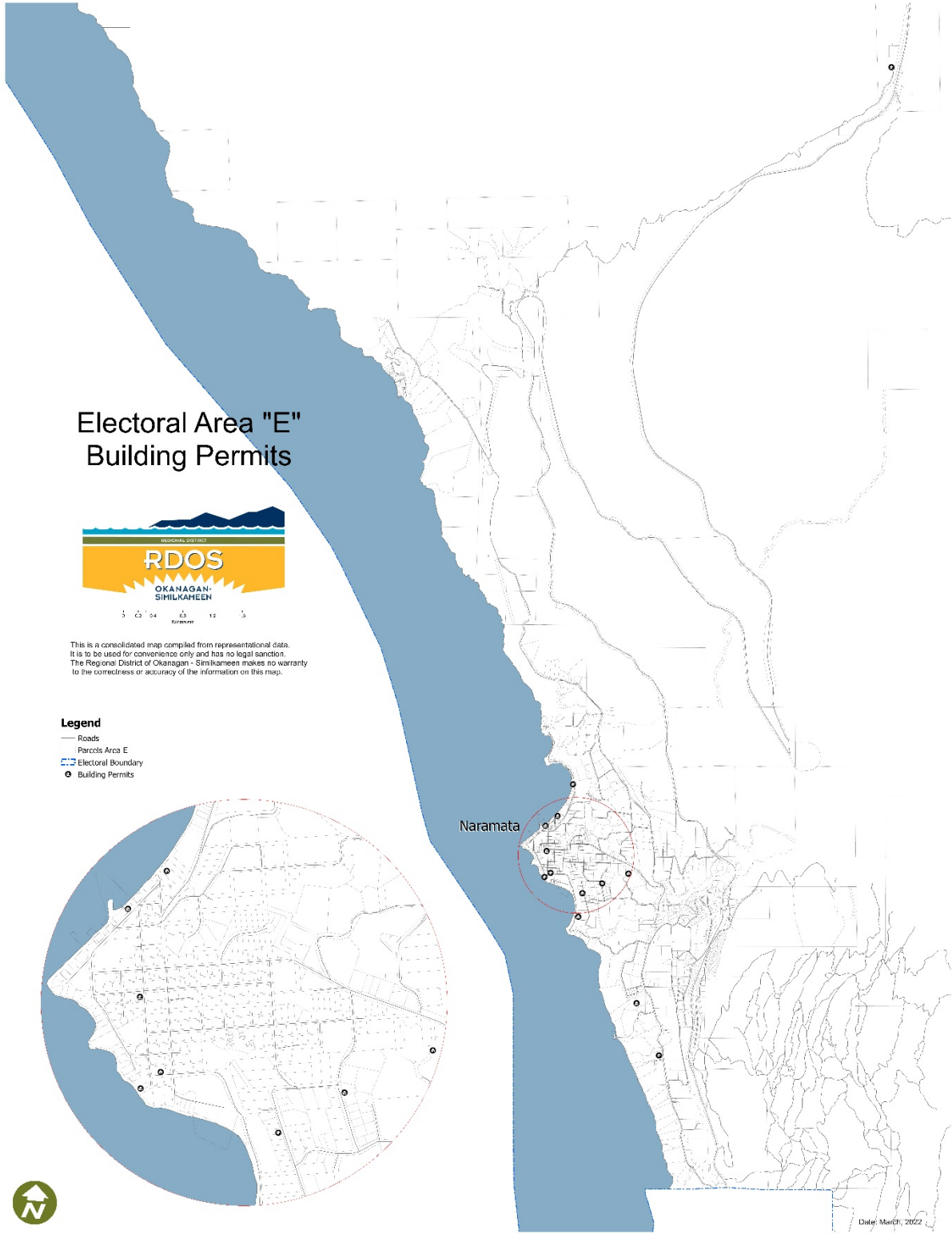
3.4.1 Building and Planning Permits

Overall, building permits since 2019 have largely focused on the Naramata village area and just outside of the ALR area (**Map**). Current development and planning permits are spread through the NVC, SH, LR, AG and LH designations.

The permits have been granted for densification, lot subdivision, agricultural tourism development, but primarily for accessory uses, additions, and repairs, and for single family dwellings. Other purposes have included the allowance of accessory dwellings and “carriage houses,” and allowing commercial activity in residential zones. Permits in 2021 showed a small increase in semi-detached, duplex, and multifamily housing (**Table 7**).

Table 7. Number of Building Permits issued in Electoral Area “E”

Description	2021 YTD September	Total 2020	Total 2019
Renewal/Deficiency	0	3	3
Single Family Dwelling	19	18	17
Mobile/Manufactured Homes	0	1	0
Cabins/Recreation	0	0	0
Semi-Detached, Duplex, Multi	3	0	0
Demolition/Move	6	3	4
Accessory Uses	28	23	27
Additions/Repairs/Plumbing	24	20	24
Commercial	2	4	1
Industrial	0	0	0
Farm Buildings	4	2	4
Institutional	0	1	0
Solid Fuel Appliance	0	0	0



Map 9. Building permits Electoral Area "E", 2021

3.4.2 Temporary Use Permits (TUP)

Temporary Use Permits are considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions. Temporary use permits are most commonly provided in Area “E” for short term tourist vacation rentals.

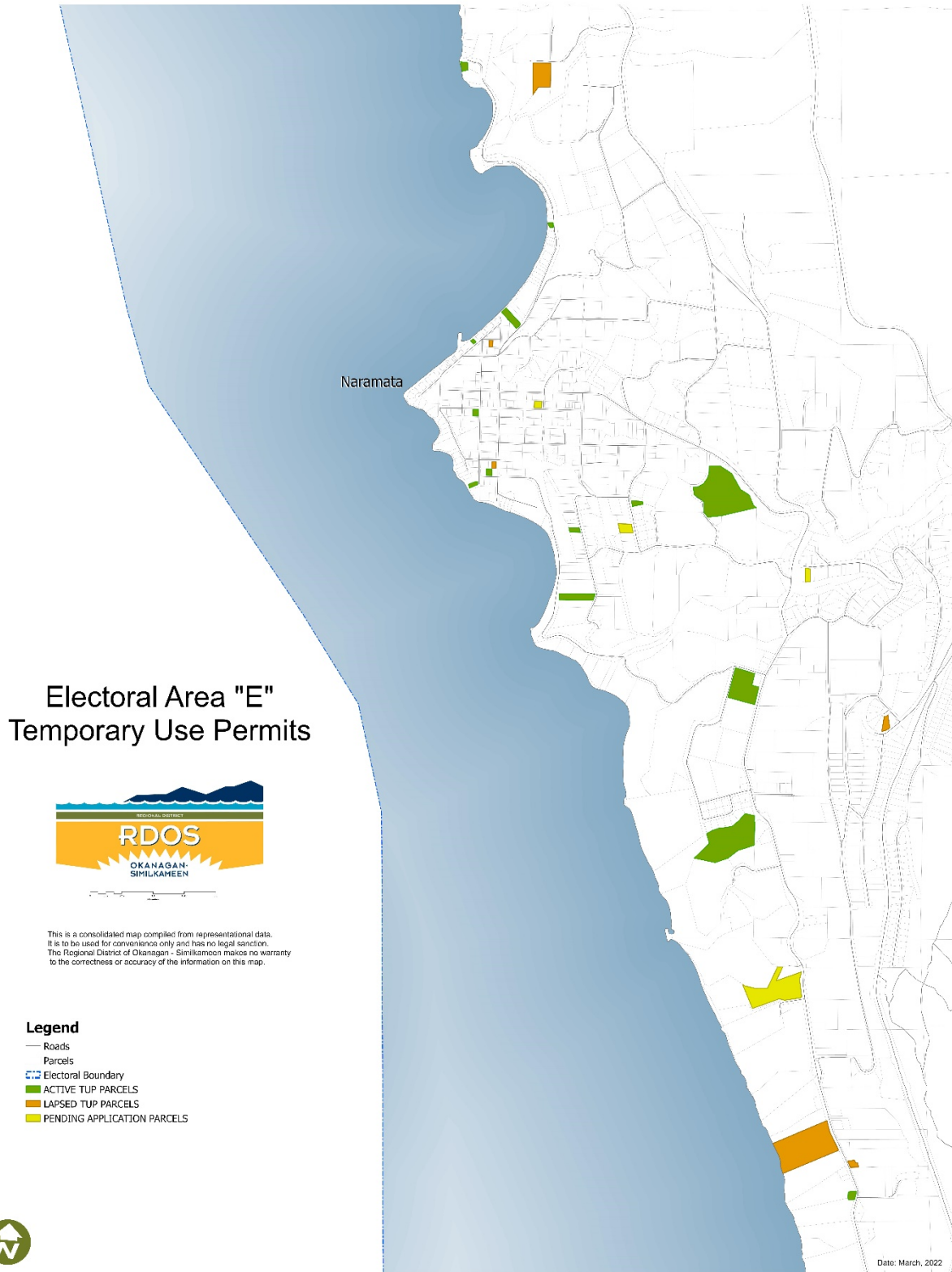
Overall, temporary use permits in the past 2-3 years have been primarily concentrated along Naramata Road, from Naramata village south (**Map**). There are currently eight temporary use permits pending, of which seven are to allow for a vacation rental use. Over the past two years, there has been an even split between the renewal and creation of vacation rentals. This means that there is an increased ratio of new units as-opposed-to existing units and could signify an increase in vacation rental units overall.

3.5 Growth Restrictions

The Naramata village area is surrounded by lands with restricted development capacity and therefore act as natural growth boundaries. These areas include ALR lands, the KVR, Crown Lands, and areas of which require additional geotechnical hazard assessment.

ALR lands have specific requirements designated by the BC government. Applications for an ALR exclusion for subdivision and development are generally not supported by the Regional Board and could only be considered within the context of a comprehensive review of the Official Community Plan (OCP) Bylaw. The KVR and Crown Lands are not within the jurisdiction of the RDOS. Areas where additional hazards occur may be developable but require additional assessment and approvals.

The ALR lands, bordered on the East by the KVR, act as a natural boundary of the Naramata village (**Map**). Further, Crown lands sit interspersed on the Eastern Boundary and North and Southeast of Naramata village centre. Silt deposits and other lands where additional geotechnical investigation is necessary prior to consideration for development occur along the shore of Okanagan Lake. There is developable land between the ALR and KVR.



Map 10. Temporary Use Permits in Electoral Area "E"

Legend

- Roads
- Network Trails
- ▭ Parcels
- ▨ Agricultural Land Reserve (ALR)
- ▨ Crown Land
- ▭ Water Service Area
- ▭ Electoral Boundary

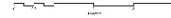
Geological Hazard Zones

Hazard Description

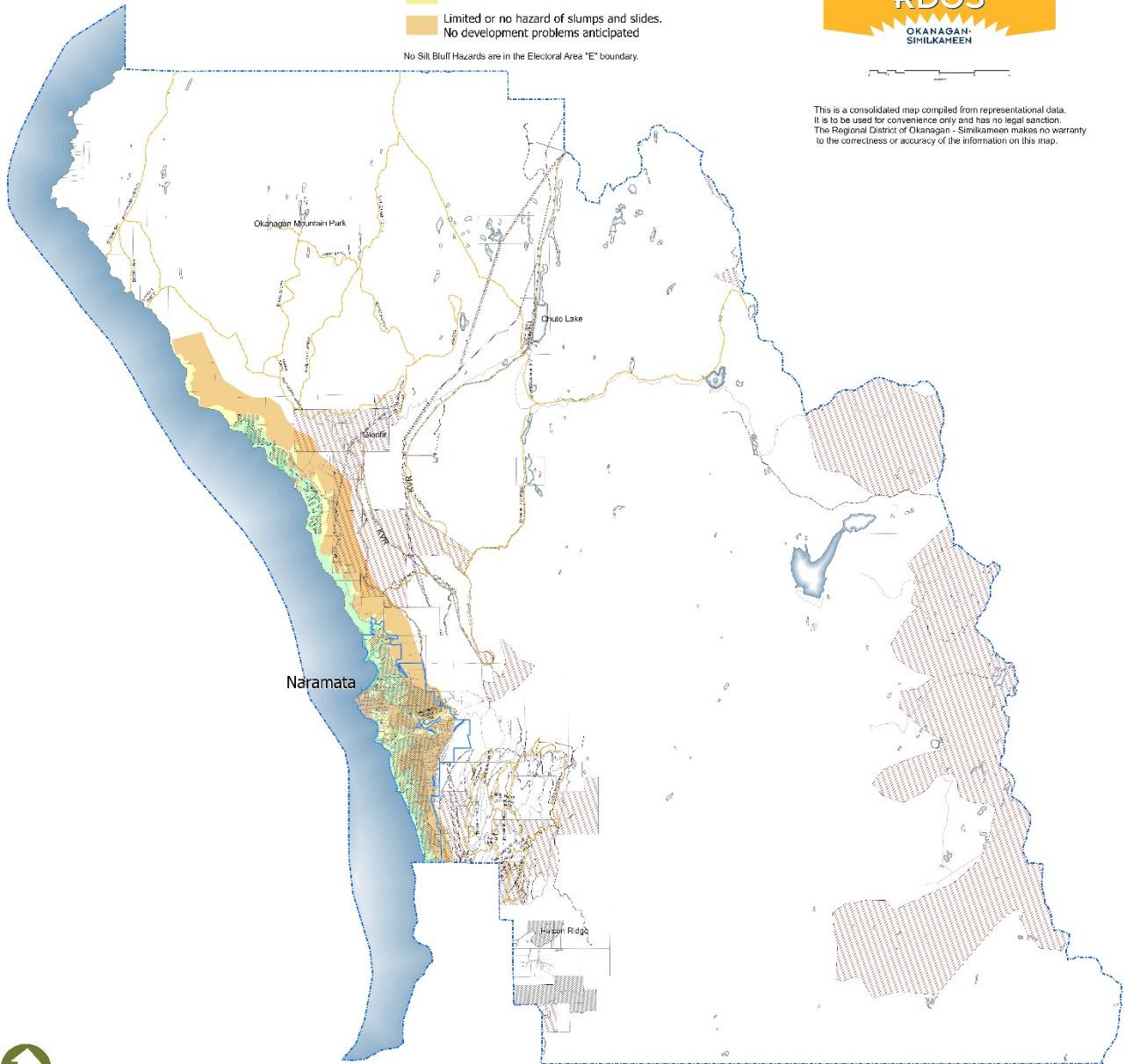
- ▭ Hazard of land receiving slide or slump materials from above
- ▭ Hazard of materials sliding or slumping
- ▭ Hazard of slumps and slides. Site specific engineering investigations recommended where high density development is anticipated.
- ▭ Landslide Hazard
- ▭ Limited or no hazard of slumps and slides. No development problems anticipated

No Silt Bluff Hazards are in the Electoral Area "E" boundary.

Electoral Area "E" Growth Boundary Considerations



This is a consolidated map compiled from representational data. It is to be used for convenience only and has no legal sanction. The Regional District of Okanagan - Similkameen makes no warranty to the correctness or accuracy of the information on this map.



Date: March, 2022

Map 11. Growth Boundary Considerations in Electoral Area "E"

3.6 Growth in Naramata Village and Surrounding Areas in Electoral Area “E”

The following section outlines opportunities to accommodate growth throughout Electoral Area “E”, particularly within the Naramata village. Growth opportunities are based on current property development and existing zoning. Anticipating future land use requirements, Electoral Area “E” can allocate land use, determine the necessary intensity of land use, and forecast development of infrastructure and amenities in a manner that is consistent with the community’s vision and objectives.

Naramata is designated as a Rural Growth Area under the Regional Growth Strategy (RGS). The current OCP does not define specific growth area boundaries for Naramata but outlines the Naramata village as a node for community activity and the focus area for any future infill and growth. Growth designated in the Naramata village maximizes the existing water service area and supports a potential new community sewer through the liquid waste management plan. Growth also adds density to enable improvements to the transportation network (for example, more frequent future transit service or community shuttle), supports local commercial activity and employment, locates housing close to daily needs and services, thereby reducing some vehicle trips in the area, and builds on an existing settlement node.

Section 3.2 reports that with a continued gradual population increase at an average of 0.7% per year and a household size of 2.2 persons per household for the next 20 years, the population would be around 2,300 and 1,025 occupied houses by 2041. This population would create an estimated demand for around 130 new housing units between 2021 and 2041. This estimate accounts for year-round residents only. It does not account for the housing stock in Naramata which is purchased as part time, seasonal housing, or rented for vacation use and is vacant for large portions of the year.

3.7 Growth Capacity Assessment

This section reports on the growth capacity for Electoral Area “E.” The goal of the growth capacity assessment is to inform future infrastructure and any changes to land use designations in the OCP.

Properties were filtered to identify vacant or properties with redevelopment potential and properties which have not maximized the development capacity permitted within current zoning. Vacant lots were defined using BC Assessment data, filtered to include parcels with an assessment improvement value of <\$10,000. Parcels with null assessed improvement value were excluded. Existing development (undeveloped growth potential, not vacant lots) was assessed based on individual property folios and whether a building permit was issued for a suite or an accessory dwelling.

There are no market assumptions, or considerations for potential rezoning, and there is no time horizon for these estimates. The estimate assumes that every parcel will eventually be built out to its current maximum allowed unit capacity. Estimated unit yields per parcel were based on current zoning.

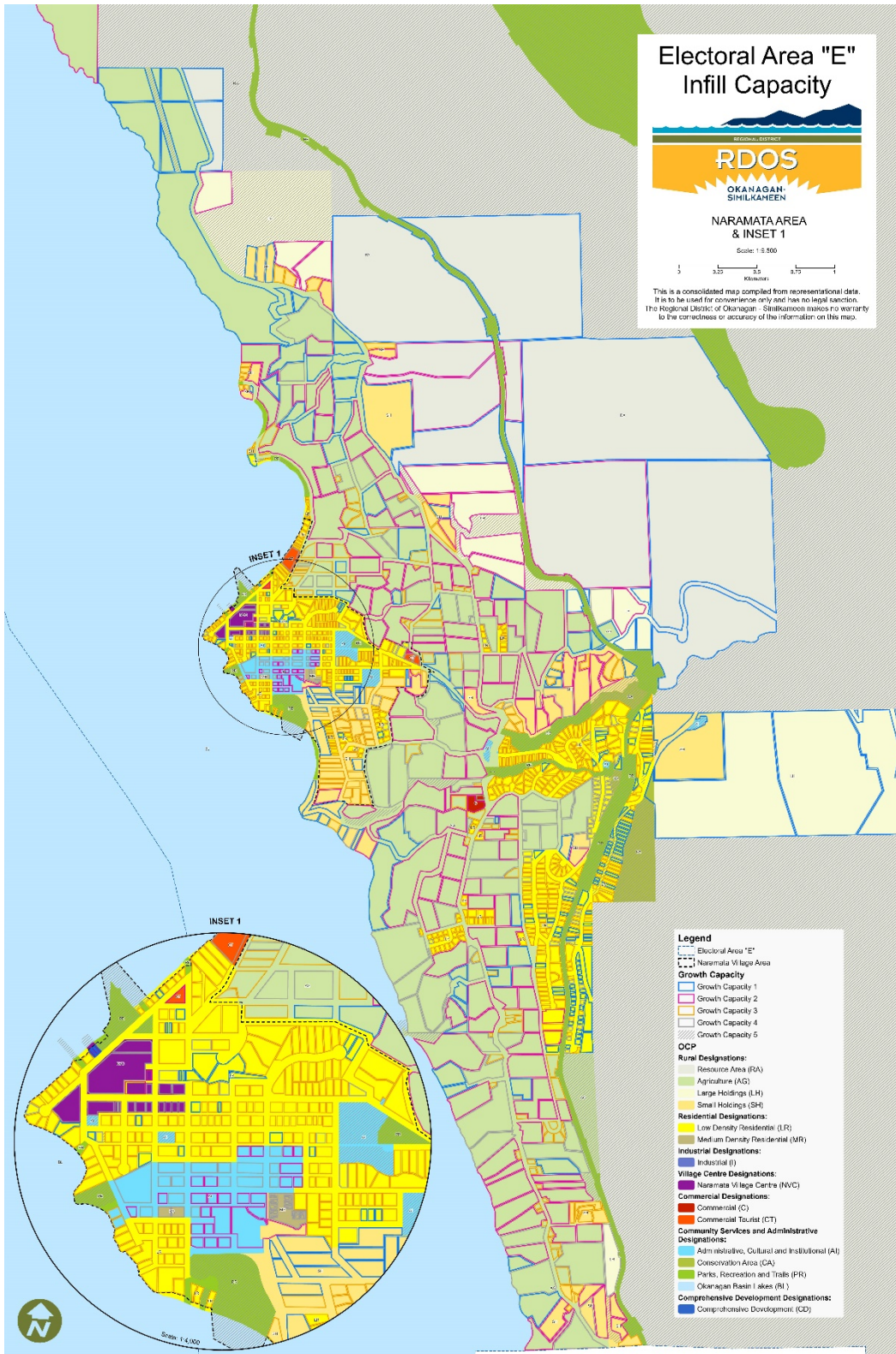
From this analysis, 339 properties in total were identified. Properties were then divided into four categories of growth potential, as described below.

Growth Capacity 1: Vacant lots, or lots with <\$10,000 improvement value, located in the water service area.

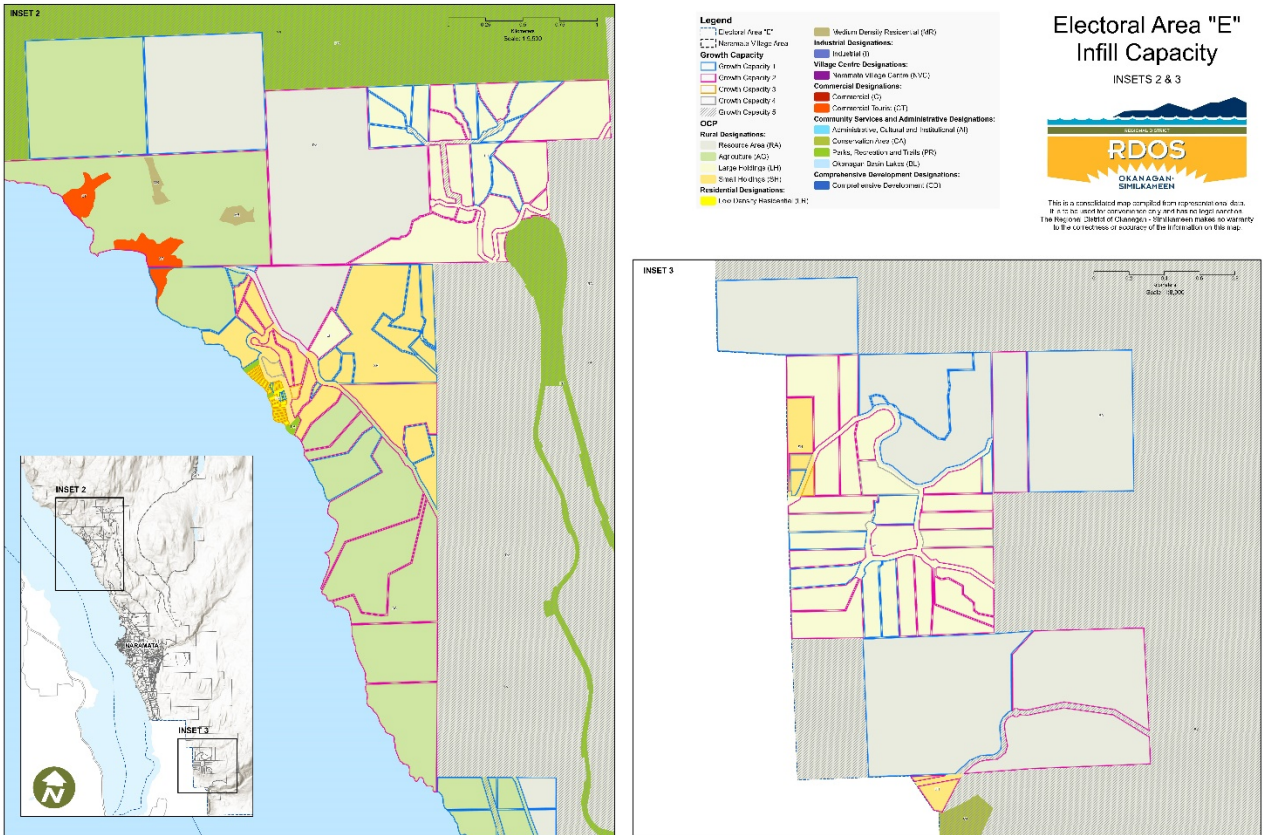
Growth Capacity 2: Properties over 1 ha in area that have not maximized existing zoning capacity and maintain the potential to add an additional accessory dwelling or secondary suite if the existing septic system is upgraded to handle the additional capacity or a new sewer system is built in the village.

Growth Capacity 3: Properties under 1 ha in area that have not maximized current zoning capacity and maintain the potential to add a secondary suite if the existing septic system is upgraded to handle the additional capacity or a new sewer system is built in the village.

Growth Capacity 4: Defined as vacant lots, or lots with <\$10,000 improvement value, located outside of the water service area boundary



Map 12. Growth Capacity Assessment within Naramata village and surrounding Electoral Area "E"



Map 13. Growth Capacity Assessment, Insets, within surrounding Electoral Area "E"

After the parcels were divided by growth potential, they were then sorted by zoning. Zoning was identified in Naramata Village Centre area as outlined in **Table 8**.

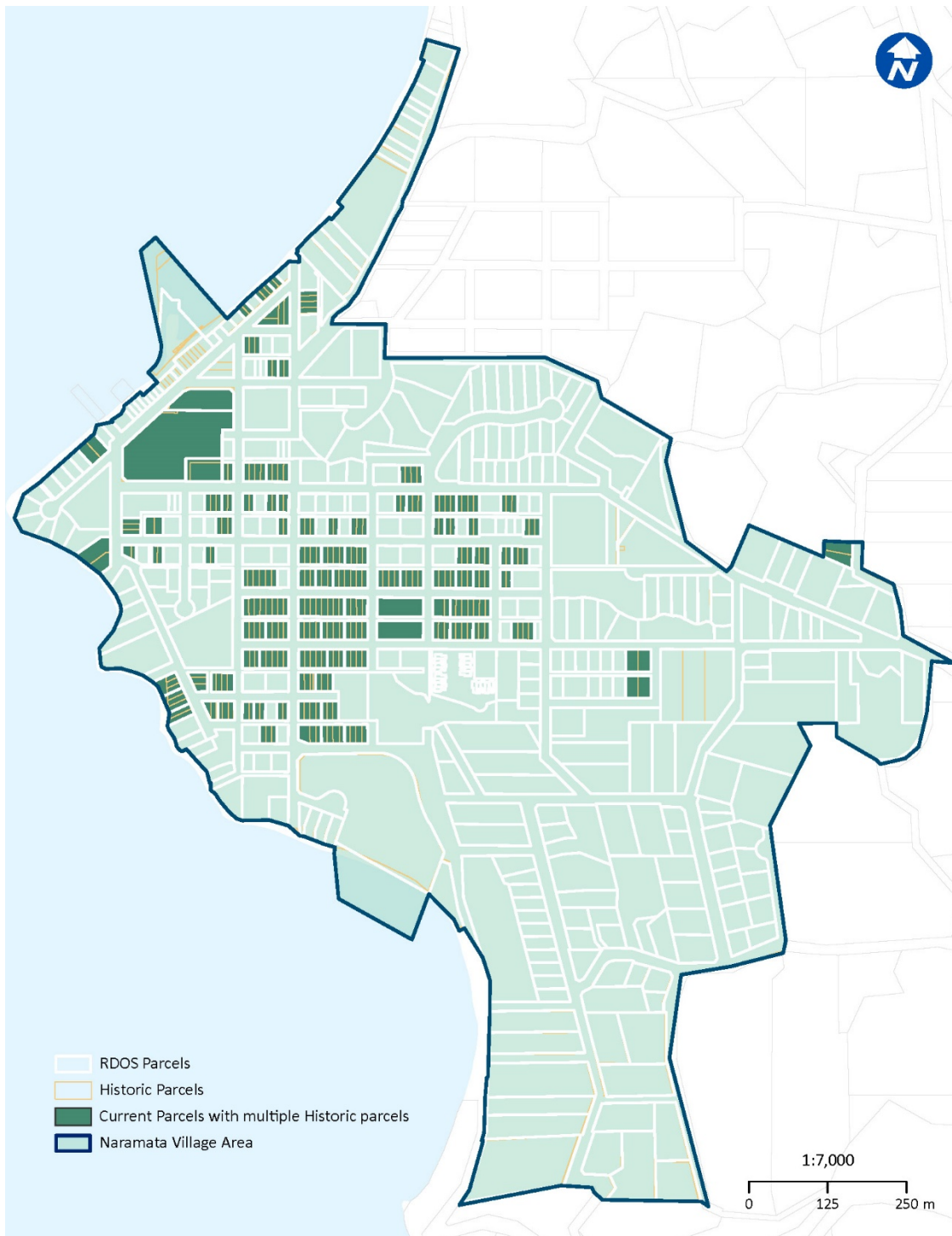
Table 8. Identified Properties with Growth Potential by Zoning – Naramata Village Centre Area

Area	Growth Capacity	Total No. Existing Parcels Identified	Zoning
Naramata village Area (as shown on the map, not an official boundary)	Growth Capacity 1: Vacant lots, or lots with <\$10,000 improvement value, located in the water service area.	28	RS2
		1	RS2s
		2	RS3
		1	SH1
		24	SH2
		4	NVC
		1	CT1
		21	NC
		Total	82
	Naramata village area historic lots, not legally consolidated properties (<i>as shown on map 13, see below</i>)	99	variable

Note: Historic lots are accounted separately from the growth capacity map. Some of the historic properties may also fall into the growth capacity counts above.

Within the Naramata village area (not an official boundary), 82 properties were identified. Of these properties, all were considered developable lots, vacant lots, or lots with a <\$10,000 improvement value, located in the water service area.

In addition, much of the Naramata village area includes properties with historic lots that have not been consolidated into legal parcels. Current ownership may include multiple lots. In total, there are 99 properties that contain multiple legal lots with an estimated 300 total lots. Each could have a principal dwelling.



Map 14. Naramata Village Area Historic Lot Subdivision. Orange lines indicate where property titles are held by the same owner

Growth capacity was identified in surrounding areas (outside the Naramata Village Centre area) as outlined in Table 9.

Table 9. Identified Properties with Growth Potential by Zoning – Electoral Area “E” surrounding areas

Area	Growth Capacity	Total No. of Existing Parcels Identified	Zoning
Outside Naramata village Area (as shown on the map, not an official boundary)	Growth Capacity 1: Defined as vacant lots, or lots with <\$10,000 improvement value, located in the water service area boundary.	37	AG1
		97	RS3
		2	SH1
		1	SH1s
		8	SH3
	Total	145	
	Growth Capacity 2: Properties over 1 ha in area that have not maximized existing zoning capacity and maintain the potential to add an additional accessory dwelling or secondary suite if the existing septic system is upgraded to handle the additional capacity or a new sewer system is built in the village.	52	AG1
		6	SH3
		3	LH1
		2	RS3
		Total	63
	Growth Capacity 3: Properties under 1 ha in area that have not maximized current zoning capacity and maintain the potential to add a secondary suite if the existing septic system is upgraded to handle the additional capacity or a new sewer system is built in the village.	21	AG1
		5	SH1
		4	SH2
		3	SH3
		Total	33
	Growth Capacity 4: Defined as vacant lots, or lots with >\$10,000 improvement value, located outside of the water service area boundary	2	AG1
		2	SH3
		9	RA
		3	RAs
Total		16	

Outside of the Naramata village area (not an official boundary), 257 properties were identified with growth capacity. Of these properties, 145 were considered developable lots, vacant or lots with a <\$10,000 improvement value, located in the water service area. In total, 63 properties greater than 1 ha have not maximized existing zoning capacity. These properties maintain the potential to add an additional accessory dwelling or secondary suite if the existing septic system is upgraded to handle the additional capacity or a new sewer system is built in the village. An

additional 33 properties under 1 ha were identified as having the potential to add an additional accessory dwelling or secondary suite if a new community sewer system is built in the village. A total of 16 properties were identified as vacant or have development potential but were located outside the water service area boundary.

In summary, the growth capacity for existing development and redevelopment within the Naramata Village Centre area alone could fulfill most of the housing demand anticipated to 2041. Additional housing demand could be easily accounted for within nearby and surrounding areas while still remaining within the water service area boundary.

Should historic properties be considered for potential infill development within the Naramata Village Centre Area, the growth capacity would exceed the projected housing demand and perhaps also account for seasonal and part time housing demand within Electoral Area "E" as a whole.