Electoral Area "E" OCP Worksheet

Utilities and Services Deep Dive

Meeting Tuesday, April 26, 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 asks some guiding 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 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.

Table of Contents

General Servicing – OCP Excerpts 3
General Servicing – Questions & Comments 5
Hazards & Wildfire – OCP Excerpts 6
Hazards & Wildfire – Questions & Comments 9
Transportation – OCP Excerpts 10
Transportation – Questions & Comments 13

General Servicing – OCP Excerpts

5.0 Community Vision

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

.6 Managing and enhancing community services & facilities

6.0 Broad Goals

6.1 Social

2. Encourage a cost **effective and efficient development pattern in terms of physical (e.g. water, roads, waste water**, and storm water management) and social **services** (e.g. schools, recreation).

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.

7.0 Growth Management

7.2 Objectives

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:

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:
    c. An evaluation of the area for **natural drainage patterns, downstream impacts, geotechnical constraints,** significant environmental features, and ecosystem connectivity on and off site.
    d. The **impact on existing services and facilities, and the ability of local governments and agencies to provide services in a timely, affordable, and effective manner; as well as cost implications to local taxpayers**;
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**.

21.0 Servicing

21.1.1 Servicing Objectives

1. To ensure the **coordinated and phased development of water, sewer and drainage**.
2. To **direct development to areas that can be best serviced by existing or planned utility services**.
3. To **ensure that water, sewer and drainage systems support good health and safety, and meet recognized standards of service**.

21.1.7 Other Utilities Policies

The Regional Board:

1. Encourages the c**ooperation and coordination of utility companies in utilizing existing corridors for multiple uses**, where feasible and compatible as determined by the relevant service provider.
2. Encourages public utility companies and the Province to locate and **develop utility corridors** and roads **in a way that will not have a negative impact on designated Environmentally Sensitive Development Permit Area and Important Ecosystem Area**, as shown on Schedule 'C', **or on agriculture.**

General Servicing – Questions & Comments

I think these general servicing 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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Hazards & Wildfire – OCP Excerpts

6.0 Broad Goals

6.3 Environmental

2. **Direct development away from areas of high natural hazards** to areas of no or low natural hazards.
3. Ensure appropriate solutions to **reduce the risk of hazards to development**.

7.0 Growth Management

7.3 Policies

The Regional Board:

19. Will review the OCP for consistency with an **Emergency Preparedness Plan** that may be approved by the Regional Board in the future.

19.0 Hazard Lands

19.2 Objectives

1. To **prevent development in areas subject to known hazardous conditions**, unless the hazard has been sufficiently addressed.
2. To **prevent injury and loss of life and to prevent or minimize property damage** as a result from natural hazards.
3. To recognize that **important habitat may also be found in natural areas that are considered hazardous**, and that disruption of these areas should be minimized.
4. To support existing and on-going inventories and studies in order **to further determine the nature, extent, and risk of development below, on, and adjacent to the lacustrine silt soils**.

19.3 Hazard Lands Policies

The Regional Board:

1. Will **direct development away from those lands that may have a potential natural hazard, or have been identified as hazardous** by the RDOS or other agencies having jurisdiction.
2. Will **direct development away from lands identified to being susceptible to soil instability**, potentially hazardous geotechnical conditions.
3. Requires **new development areas with slopes and grades in excess of 3:1 to be reviewed for soil instability, potentially hazardous conditions and environmental sensitivity**. Development shall follow the recommendations of a geotechnical report, and an EIA where ESAs exist, that have been prepared by a qualified professional to address the potential hazards and environmental sensitivity. Will consider **preparing design guidelines to guide development in**

potentially unstable areas, especially those within the potentially hazardous lacustrine silt soil formations.

4. **Discourages development of land susceptible to flooding**. Lands subject to a general liability to flood should be used for parks, open space, habitat conservation, recreation or agricultural uses.
5. Requires that **the construction and siting of buildings and structures** to be used for habitation, business, industry, or the storage of goods damageable by flood waters **to be flood proofed to standards consistent with applicable provincial flood hazard management guidelines** where land that may be prone to flooding is required for development and no alternative is available.

19.4 Fire Management Policies

The Regional Board:

Wildfire

.1 May request that the Regional Subdivision Approving Authority requires the developer to undertake a **fire hazard risk assessment at the time of submitting a subdivision application** where the Province indicates that a property may be subject to a moderate or higher fire risk. The Regional Board may require the same assessment **during the land use designation amendment or development permit process**. The assessment will provide a recommended fire hazard mitigation strategy, that will be submitted to both the RDOS and the Province, and is recommended to include, but is not limited to, the following:

   a. **incorporating fuel breaks** adjacent to or on the residential subdivisions;
   b. establishing **zones around potential structures and homes which are clear of debris**, highly combustible material or trees;
   c. **utilizing fireproofing techniques** and fireproof materials in building design;
   d. **designing roads that provide evacuation routes** and facilitate movement of fire fighting equipment;
   e. **ensuring all roads are named and signed**;
   f. **ensuring availability of water supply facilities** adequate for fire suppression;
   g. ensuring the **provision of access to local water sources**, lakes and watercourses as part of access requirements; and
   h. **implementing setbacks, interfacing fire protection standards, and building material standards** pursuant to the Provincial publications The Home Owners FireSmart Manual and FireSmart: Protecting Your Community From Wildfire.

.2 Directs the Regional Subdivision Approving Authority to require **that where a fire hazard mitigation strategy has been prepared the developer enter into a restrictive covenant to ensure the strategy is followed**.

.3 Encourages **proactive wildfire mitigation programs** to reduce the risk of wildfires in Naramata to the Moderate fire hazard risk as recommended by the Provincial FireSmart program.

Prescribed burning

.4 **Promotes prescribed burning** in areas where there is the potential for wildfire abatement and habitat enhancement

.5 Considers the use of **prescribed burning to enhance forage production and riparian remediation**

.6 Where practical, **coordinates and implements fire hazard reduction activities** with priority areas for prescribed burning for ecosystem enhancement purposes.

Community Fire Services

.7 Supports **protection of accesses to water sources** such as hydrants, standpipes, lakes, and streams, and **remain free of obstructions for fire protection purposes**.

.8 Encourages the **Naramata Volunteer Fire Department** to work with the RDOS **to keep its emergency disaster plan up to date**.

Hazards & Wildfire – Questions & Comments

I think these hazards and wildfire 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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Transportation – OCP Excerpts

6.0 Broad Goals

6.1 Social

3. Encourage a cost **effective and efficient development pattern in terms of physical (e.g.** water, **roads,** waste water, and storm water management) and social services (e.g. schools, recreation).

6.2 Economic

2. 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.

7.0 Growth Management

7.3 Policies

The Regional Board:

2. Encourages community consultation and discussions with the Province that review the **transportation capacity of Naramata Road, local collector roads, pedestrian and recreational corridors, and commercial development strategies**.
3. Encourages an **evaluation of road, pedestrian, transit, and other public use corridor requirements** including any off-site **impacts or necessitated improvements to match the 1.5% growth rate** of the community.
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**.

20.0 Transportation

20.2 Objectives

.1 To **provide a road system** that ensures the current and future role, **performance goals and functional needs for Naramata Road to support the intra- and interregional movement** of people and goods.
.2 To **ensure that future development patterns and land use decisions recognize and support highway safety and mobility objectives**.
.3 To recognize and **minimize the impacts of transportation corridors on farmland, and important habitat** in ESAs.
.4 To achieve a coordinated open space system **incorporating cyclists and pedestrians, and to encourage non-vehicular accessibility**, respecting designated Environmentally Sensitive Development Permit Areas and "Important Ecosystem Areas", as shown on Schedule 'C'.
.5 To **designate a pedestrian route between the Arawana residential area and the Naramata townsite**.

20.3 Policies

The Regional Board:

.1 Discourages continuous development along major roads in order to achieve a more **efficient use of land and a proper distribution of traffic flow throughout the road network**.

.2 Encourages the development of **land uses compatible with road noise and speed along the highway**.

.3 Supports the **enhancement of cycling and pedestrian systems** in new and existing developments, and the **improvement of safety for walking and cycling along roads**, while encouraging incorporation of **sufficient buffering** consistent with Provincial specifications and accommodation of the movement of agricultural machinery.

.4 Supports the **protection of future road rights-of-way** identified and endorsed by the Province as set out in the Road and Trail Network Plan (Schedule 'F').

.5 Encourages the Province to **ensure that traffic impact studies are undertaken for major development proposals** so that:

a) proposals are in accordance with the direction in the 1991 Electoral Area "E" **Road Network Plan** and subsequent amendments;

b) existing and future **roads and alignments are designed with due consideration for the protection of designated Environmentally Sensitive** Development Permit Area and Important Ecosystem Area, as shown on Schedule 'C';

c) **safety and mobility is maintained** through access management;

d) **disruption to farming operations is minimized**; and

e) **projected traffic volumes do not reduce the present service levels** for the existing roadway.

.6 Recognizes the following policies concerning the **Kettle Valley Railway (KVR)** corridor:

a) Designates the KVR corridor as a Park (PR). This corridor is an integral component of the Trans-Canada Trail and the Naramata Area Road and Trail Network Plan. The Board recognizes that there will be growth in the Naramata area, and that the Province maintains interest in utilizing the KVR corridor for motorised vehicle transportation purposes if development needs in Electoral Area "E" are such that a secondary road is required. **The community strongly discourages the development of any portion of the KVR for motorised vehicle transportation** purposes since it is a valued public recreation resource.

b) Encourages the Province to **ensure efficiency of the existing transportation system, prior to any development of the KVR corridor** (e.g. investing in transit, providing safe places to walk, cycle, and access transit, and supporting initiatives which reduce the need to travel).

c) Encourages the **KVR corridor to be maintained as a public trail corridor for hiking, biking and other leisure pursuits**. Where there is no other alternative for motorised vehicle transportation purposes, Provincial and local government agencies will embark on a management planning exercise, with community input and support. It is

encouraged that the KVR corridor be maintained where possible, and where not possible, be a separate route from any surfaced road area.

d) **Discourages motorized use along the KVR corridor**, with the exception of emergency vehicles.

.7 Considers the following road improvements in anticipation of future growth:

a) Encourages **the Province to establish and implement improvements on Naramata Road** to accommodate increases in traffic volumes.

b) **Investigates alternate road links between the KVR corridor and Naramata Road**.

.8 Considers **revisions or additions to the Road Network Plan as an amendment to the OCP bylaw** and include a traffic engineering assessment of site impacts.

.9 Considers that **road development should include the acquisition of rights of way, the application of engineering standards for grade, pavement width, drainage, and spacing of intersections, and the provision of access to adjoining lands**.

.10 May **consider the inclusion of Provincial road design standards within the RDOS Servicing Bylaw**, and any amendments thereto.

.11 Encourages **off-street parking areas** in the implementing Zoning bylaw to avoid congestion of the road right of way, increase safety and improve maintenance.

.12 Endeavours to re**lieve traffic congestion in the Naramata townsite by working towards the establishment of a parking area** in conjunction with any major park or development initiative.

.13 Encourages that **private roads that access forest lands should be of adequate design to allow for the safe movement of logging and fire-fighting equipment**.

.14 Considers the **provision of luminairies and/or street lights necessary to improve road safety, particularly at major intersections**.

.15 Considers for inclusion in the RDOS Servicing Bylaw, and any amendments thereto, as defined by the Province, **the following hierarchy of roads for different levels and types of traffic is established**:

a) **Major roads** are intended to move traffic to and within the Plan area with limited direct access. These should be contiguous with major roads from adjacent planning areas (City of Penticton). The Area E Road Network Plan, prepared by the Province, and updated jointly with the RDOS, identifies existing and future major road links for which a minimum of 25 m right of way, plus allowance for earthworks, be protected through the development approvals process.

b) **Collector roads** provide a balance between the movement of traffic with some direct property access. These are intended to collect traffic from local roads and intersect with major roads.

c) **Local roads** are intended to provide direct property access with little emphasis on moving traffic for any significant distance.

Transportation – Questions & Comments

I think these transportation 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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