

**Electoral Area “E” Official Community Plan (OCP) Review
Community Advisory Group
Meeting Agenda**

July 14, 2022

6:30-8:30 p.m.

Naramata OAP Hall

310 Ritchie Ave, Naramata, BC V0H 1N1

1. 6:30 – Welcome
2. 6:35 – General updates
3. 6:40 – Debrief Growth Deep Dive
 - a. Small group workshop
4. 7:30 – Debrief Community Vision & Broad Goals
 - a. Small group workshop
5. 8:15 – Next steps
 - a. Homework & sign-up sheet for Aug 4th focus groups
6. 8:30 – Adjourn

Growth Deep Dive – Small Group Workshop

Background

The Regional Growth Strategy (RGS) is currently under review (more info [here](#) and [here](#)). This is the long-term plan that articulates the Board’s vision for future growth in the Regional District.

Generally, the hierarchy of planning documents in the Regional District is:



Where the RGS is the broadest plan that guides and is implemented through all subsequent plans. The zoning is the most specific plan that defines what types of development can go where. There are other types of plans, but this is the general idea of how they fit together.

In this case, the Regional District Board has agreed to pursue an option to add new categories of growth boundaries. Fiona presented on these on June 9th (video [here](#); presentation [here](#)). Consultation for this project is currently underway and will continue into the fall.

Specific to Electoral Area “E”, the proposed map ([here](#)) includes the following categories:

- Village Settlement Area (everything around the village that is not ALR);
- Agriculture Area (primarily ALR land);
- Rural-Residential Area (residential areas above the ALR in the Water Service Area)
- Rural Area (outlying residential areas that are not serviced); and
- Resource Area and Open Space (all large rural properties and Crown Land).

This exercise is your chance to offer feedback on the proposal. Specifically to the categories proposed in Electoral Area “E” and the boundaries of these categories.

Task

Your task is to draw on the RGS map, infill map, or blank map (there will be copies for each small group) the following:

1. Draw on the map where you think the Village Settlement Area should be.
 - a. Note: this could support higher density like townhouses, but is generally single family dwellings; also could support more infrastructure like a community sewer.
2. Draw on the map where you think the Rural-Residential Area Boundary should be.
3. Add any notes for growth boundary considerations on the map.
4. Draw where you would like to see changes to the land use; add notes on what those changes may be.
5. Note any other considerations, corrections, or comments on the maps.

Note: not everyone in the group needs to agree. You can draw multiple options on the map. This is feedback for the team working on the RGS to consider along with the other feedback received at the open houses. As with the OCP, the RGS is a document that is written by the Planners and approved by the Regional District Board.

Clarifications

Here are some answers to questions that I received:

1. What is the purpose, and what are the ramifications of establishing a fixed growth boundary in the OCP?
 - a. The purpose of the boundaries is to establish areas where growth should be concentrated and conversely where it should not be.

The RGS is a guiding document that informs the OCP and then the zoning bylaw. The OCP will speak to growth management within the various RGS categories through policy statements. The types of developments that are allowed in each area are defined by the zoning Bylaw.

In good practice, all OCP designation and Zoning changes should be considered against the RGS and only approved if they are consistent with the RGS.
2. Explain the distinction between the Village Growth Area as opposed to the Rural Residential Area?
 - a. The proposed Village Settlement Area supports some medium density housing options like townhouses and limited commercial activity. For the most part it supports low density with appropriate servicing for the rural setting.

The proposed Rural-Residential Area supports lower density housing on smaller parcels (generally under 1 hectare) with limited services.
3. Is this Growth Boundary really meant to encompass only the village area- not the rural residential Area? The proposed boundary (dashed line) on the map only encompasses the village area.

- a. Yes, the proposed Village Settlement area suggests that all new growth should be directed to the village. Where the Rural-Residential Area recognises that there are still vacant lots that will be filled with housing and infill options like suites and accessory dwellings. The proposal for the RGS update now includes eight categories for growth that will define all of the land in the area, rather than a single growth boundary as in previous versions.
- 4. Does the “Growth Boundary” intend to limit growth, or conversely, does it imply that we support more growth?
 - a. Both. The proposed new categories in the RGS suggest that there are different kinds of growth appropriate for different areas. For example, those designated Rural-Residential are generally built out other than infill (vacant lots, suites into existing homes) and wouldn’t support denser forms of housing. Whereas the Village Settlement Area would support redevelopment of existing properties for more housing and commercial as long as it maintains the village character.
- 5. Does this open up the potential for increased density leading to possible unintended and unwanted changes to the character of our present village?
 - a. Yes, to some extent. Changing the RGS does not change the OCP nor the Zoning; however, it does make changes to the OCP and Zoning more supportable. The RGS and OCP proposals both speak to maintaining the village character. At this time, the most density allowed in Electoral Area “E” is the Naramata Village Center Zone which supports buildings with a mix of commercial and residential to a maximum of 12 meters tall (2-3 storeys) and 80% parcel coverage. In addition, developments in this Zone require a form and character development permit to ensure consistency with the look and feel of the existing village.
- 6. What does the establishment of the Growth Boundary mean in terms of considering future development in the Village? Up the mountain? Or on Agricultural land?
 - a. All future developments that require an OCP amendment and/or rezoning to proceed will be considered against, and should be held to, the growth areas established in the RGS. All approvals are subject to the Regional District Board’s decisions.

Community Vision & Broad Goals – Small Group Workshop

Background

The three-round community vision survey is now complete. Michael Brydon, through Local Decisions, presented on the results of this meeting at the Open House on June 28th. You can view the recording [here](#), slides [here](#), and final report [here](#).

The results showed that approx. two thirds (2/3) of the participants support vibrant village for the future of Naramata (i.e. more commercial and housing options in the village). Approx. one third (1/3) of the participants support preserve and conserve for the future of Naramata (i.e. status quo). There is no broad community consensus. Each of the scenarios was someone's favourite and someone's least favourite. It is the Planner's responsibility to navigate these results and propose draft policies in the OCP for feedback.

Using results from all three rounds of the survey, especially the likes and dislikes in the first round, I have drafted a community vision and broad goals for the community as follows.

Community Vision

Electoral Area "E" is a rural area made up of the Naramata village, surrounding farm land, and smaller residential neighbourhoods. Residents value the quiet rural character, sense of community, and proximity to nature.

The community envisions a more vibrant village with a diversity of families that supports year-round businesses and respects the history and quaint character of the area. The natural areas and farm land are preserved through stewardship and public education.

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. The goals will be used by the Regional District and senior government agencies to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in the Plan Area.

1. Community Spirit – Maintain the friendly, small town feel and support community events and groups.
2. Environment – Conserve the natural beauty and ecosystems in the area and strengthen protection of environmental assets.
3. Rural Character – Maintain a peaceful quality of life that respects the unique heritage of the area and prevent sprawl on the hillsides.

4. Affordability –Increase opportunities for affordable housing, small businesses, and employment to attract a diversity of ages and backgrounds to the village.
5. Agriculture–Preserve the farm character of the area, encourage farm-compatible uses on ALR land, and discourage subdivision and over-development.
6. Infrastructure–Manage existing infrastructure to allow some growth within the village area and limit new infrastructure to services such as a community sewer system that support the rural charm.
7. Economic Development –Encourage development of small businesses in the village that can be supported year-round.
8. Community Safety and health–Reduce community risks from wildfire, flood, and other natural disasters and promote community wellbeing and aging in place.
9. Penticton Indian Band collaboration –Improve and expand communications, consultation, and engagement with Penticton Indian Band.

Task

Your task is to consider the draft community vision and broad goals above and write on the flip charts:

- Are the draft vision and goals missing anything that should be added?
- Do the draft vision and goals have anything that should be removed?
- In general, how do the draft vision and goals suit you and your community:
 - Very well
 - Ok
 - Neutral
 - Needs work
 - Not at all

Clarifications

Here are some answers to questions that I received:

1. Are these goals too broad? We want to make sure other interests are protected like no further hillside development.
 - a. The broad goals are meant to be guiding statements that are used throughout the OCP. This is the very first section in the document and then all subsequent sections contain specific policies.
The specific direction of where growth should and should not go will be in the “growth management” section, including the boundaries discussed above.
I added “prevent sprawl on the hillsides” to item 3. Other items direct housing and commercial to the village.
2. Is there going to be a cap in growth per annum that will keep Naramata Road safe?

- a. There is not an up to date traffic impact study for Naramata Road. It will be a recommendation of the OCP that MoTI conducts a study that considers the maximum capacity of Naramata Road.

Older versions of the plan assumed that the KVR would be turned into a road for cars. Now that we know that is not a viable option, the movement of people into and out of the village needs to be revisited.