

Area "E" OCP Community Engagement survey - Final round

SURVEY RESPONSE REPORT

09 July 2023 - 09 August 2023

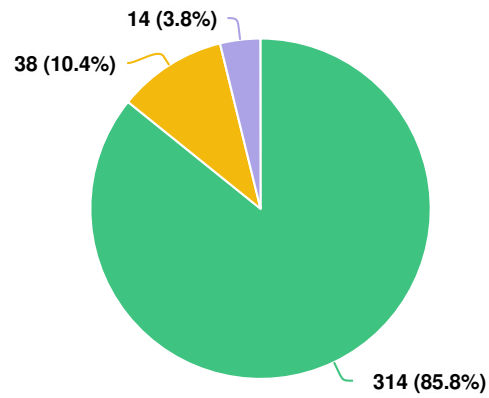
PROJECT NAME:

Electoral Area "E" OCP Review



SURVEY QUESTIONS

Q1 Please select one of the following residential options:

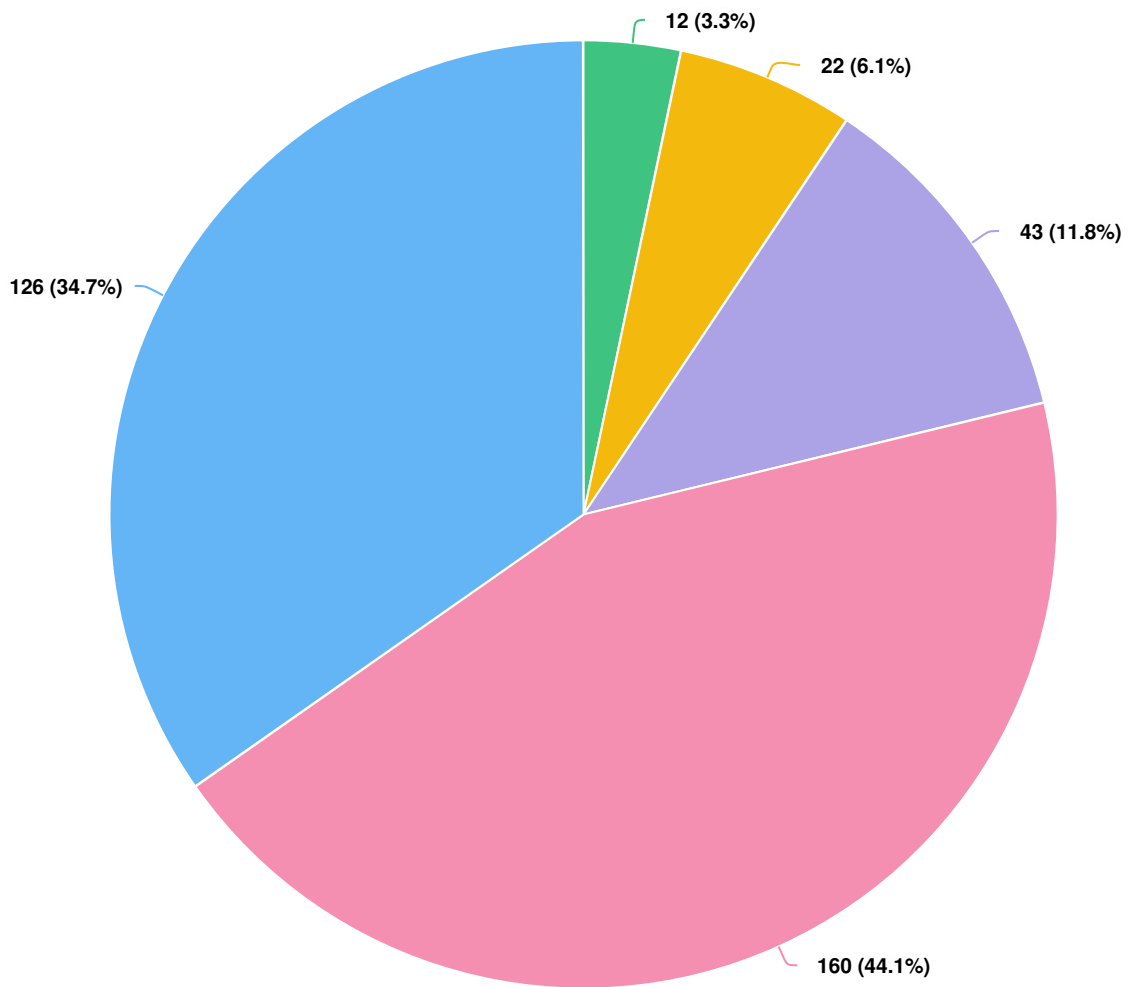


Question options

- I live in Electoral Area "E" full time (more than six months out of the year)
- I live in Electoral Area "E" part time (less than six months out of the year)
- I do not live in Electoral Area "E"

Optional question (366 response(s), 7 skipped)
Question type: Dropdown Question

Q2 | The following is the draft vision statement for Electoral Area "E" describing a preferred future for the area, derived from community input. Electoral Area "E" is a rural area made up of the Naramata village, surrounding farmland, and smaller resid...



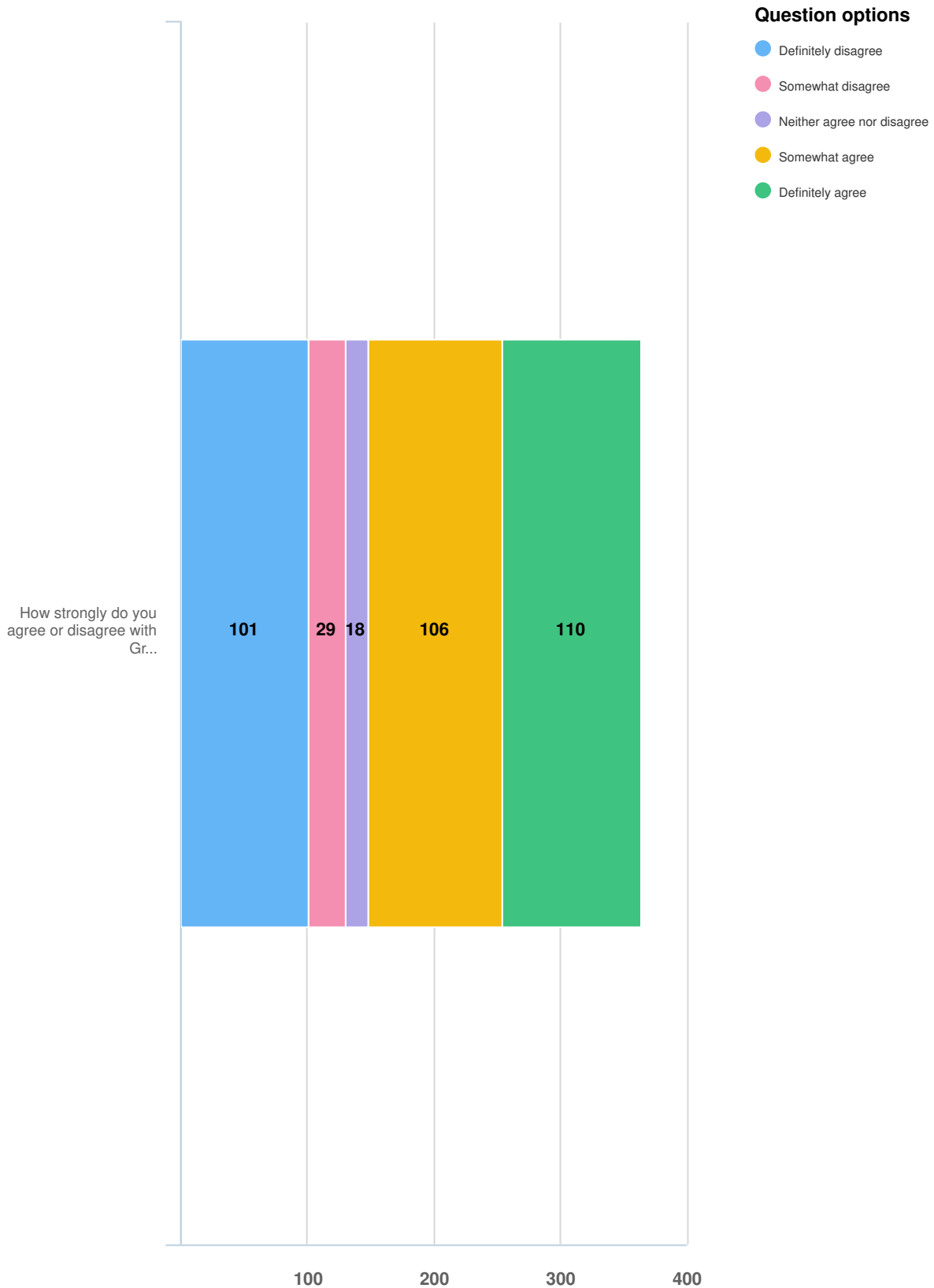
Question options

- Very unhappy
- Unhappy
- Neutral
- Happy
- Very happy

Optional question (363 response(s), 10 skipped)

Question type: Emoji Question

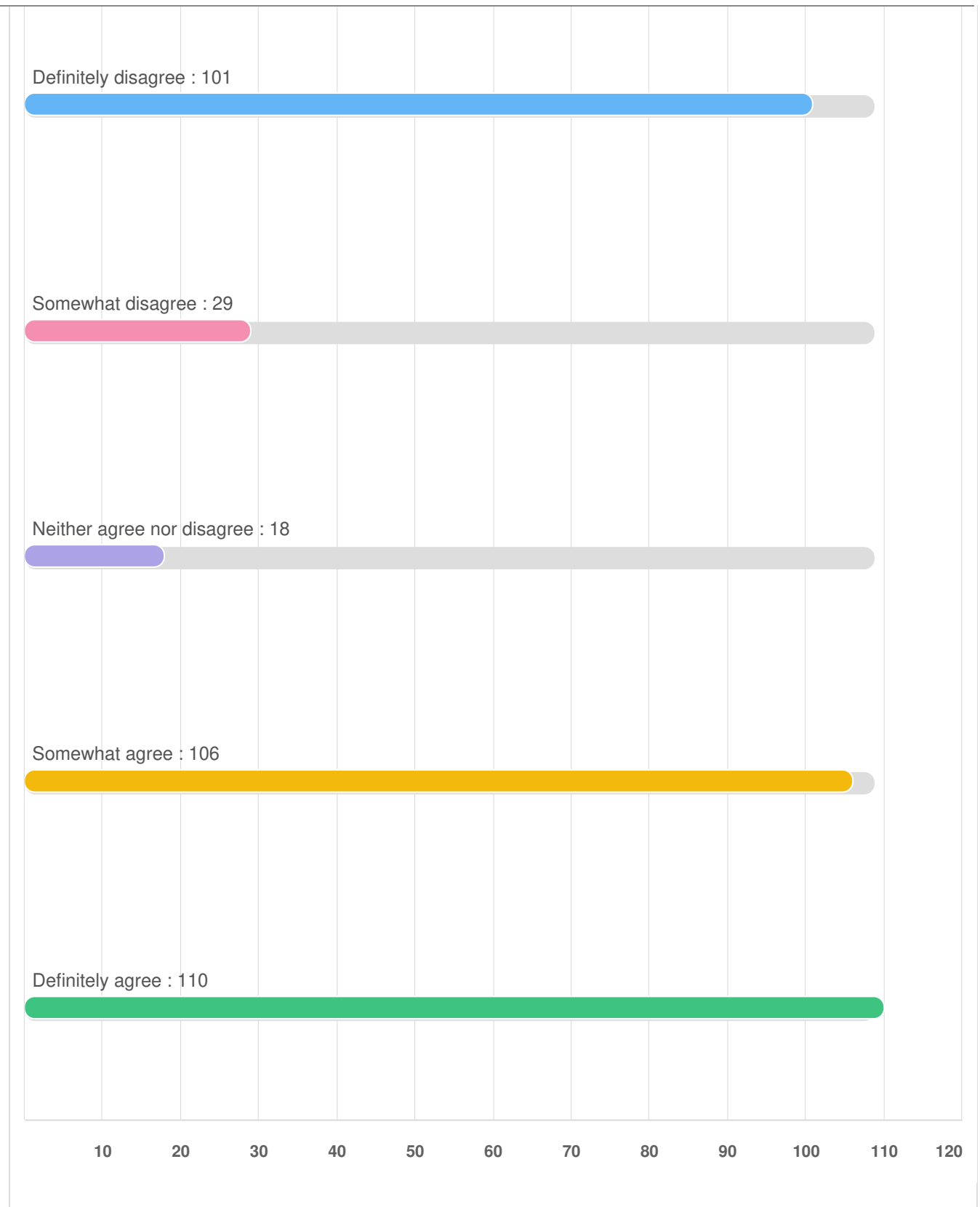
Q3 When reviewing an Official Community Plan (OCP), it is key to consider where future growth is best directed. Growth management considers Electoral Area “E” within the broader regional perspective of the South Okanagan. The Regional Growth Strategy ...



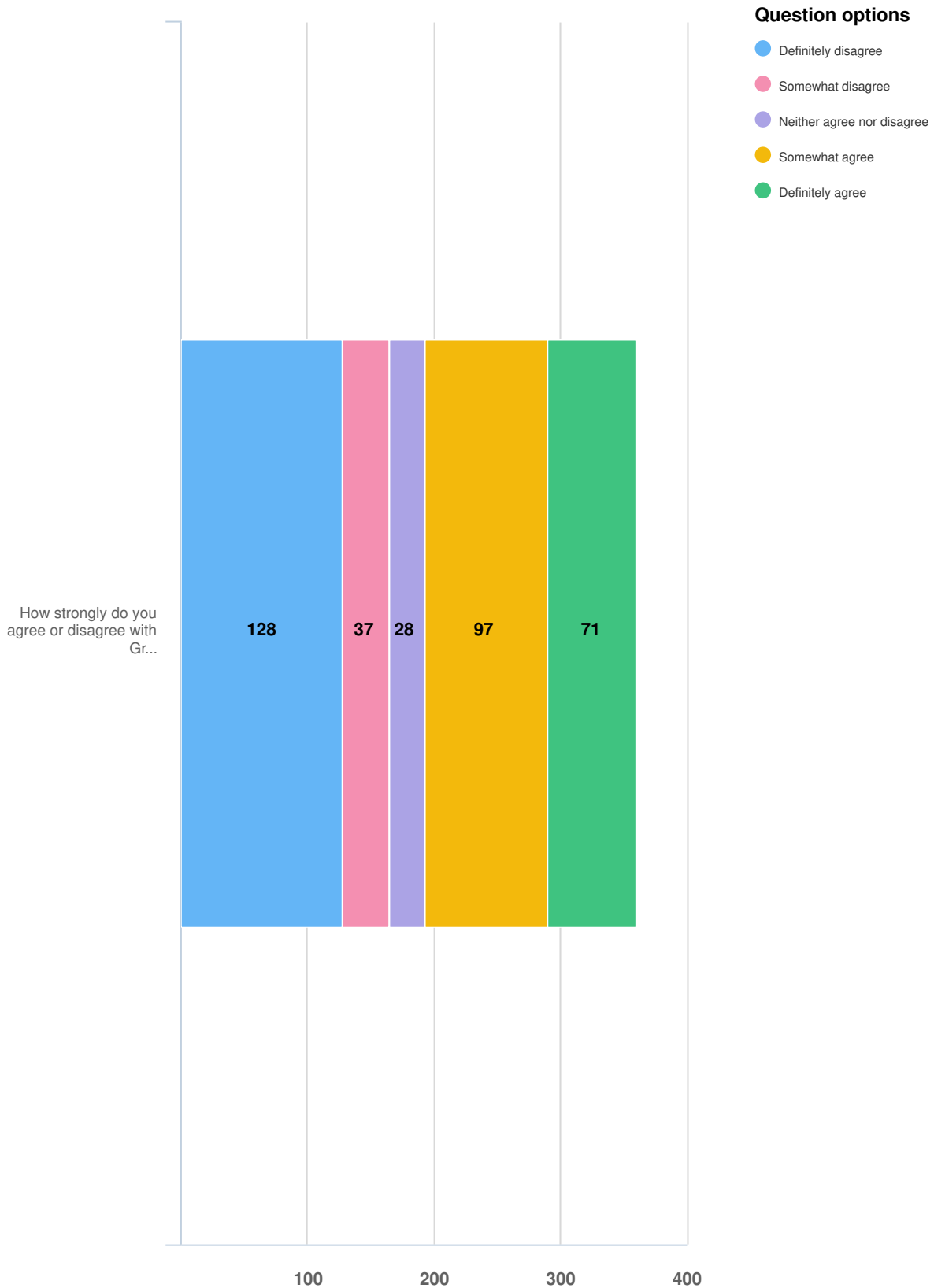
Optional question (364 response(s), 9 skipped)
 Question type: Likert Question

Q3 | When reviewing an Official Community Plan (OCP), it is key to consider where future growth is best directed. Growth management considers Electoral Area "E" within the broader regional perspective of the South Okanagan. The Regional Growth Strategy ...

How strongly do you agree or disagree with Growth Containment Area "A"?



Q4 Growth Containment Area "B": The short to mid-term growth containment area is determined through geography, being the area that generally follows the base of the steep slopes. This area also generally aligns with the proposed Phase 1 of the Liquid ...

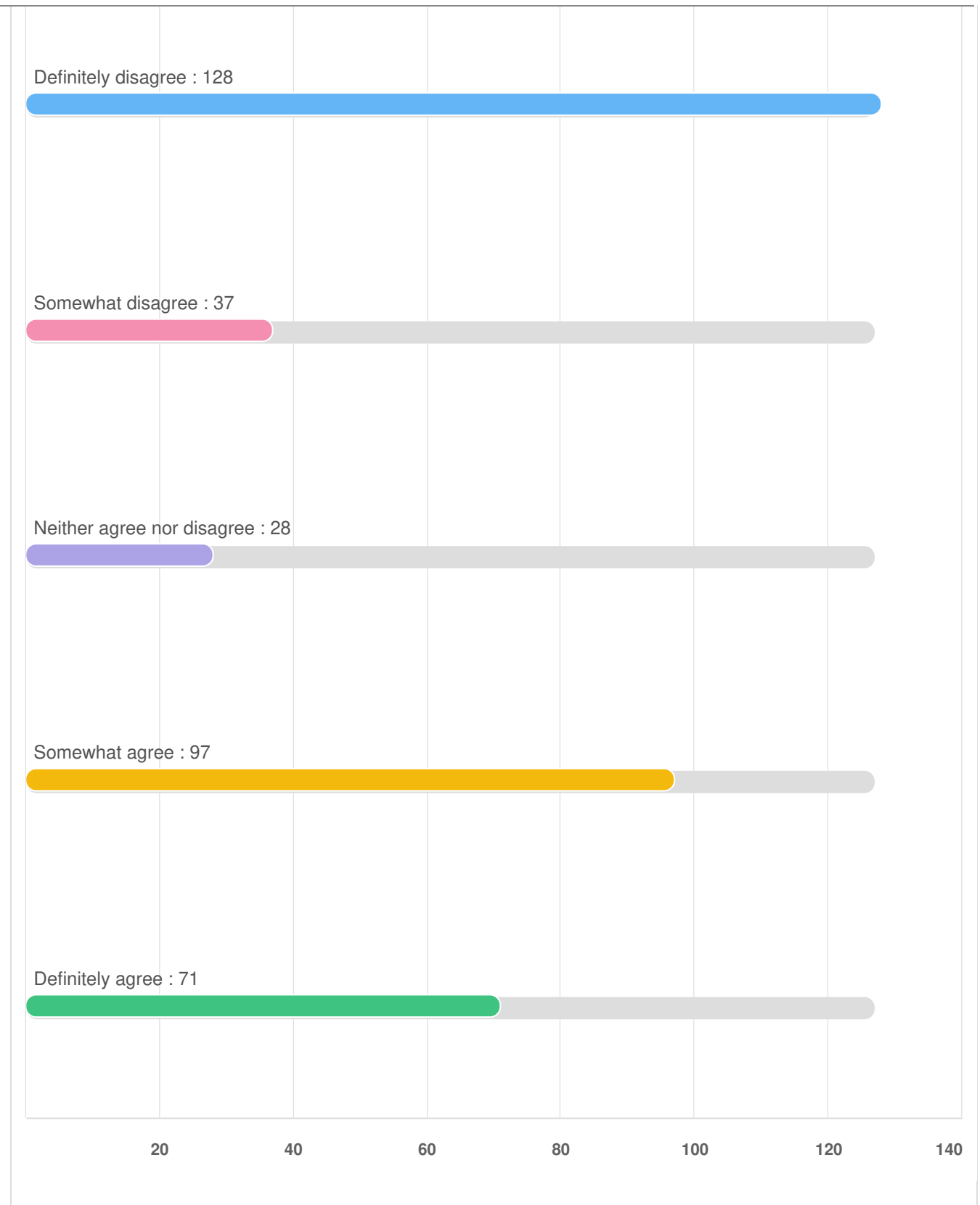


Optional question (361 response(s), 12 skipped)

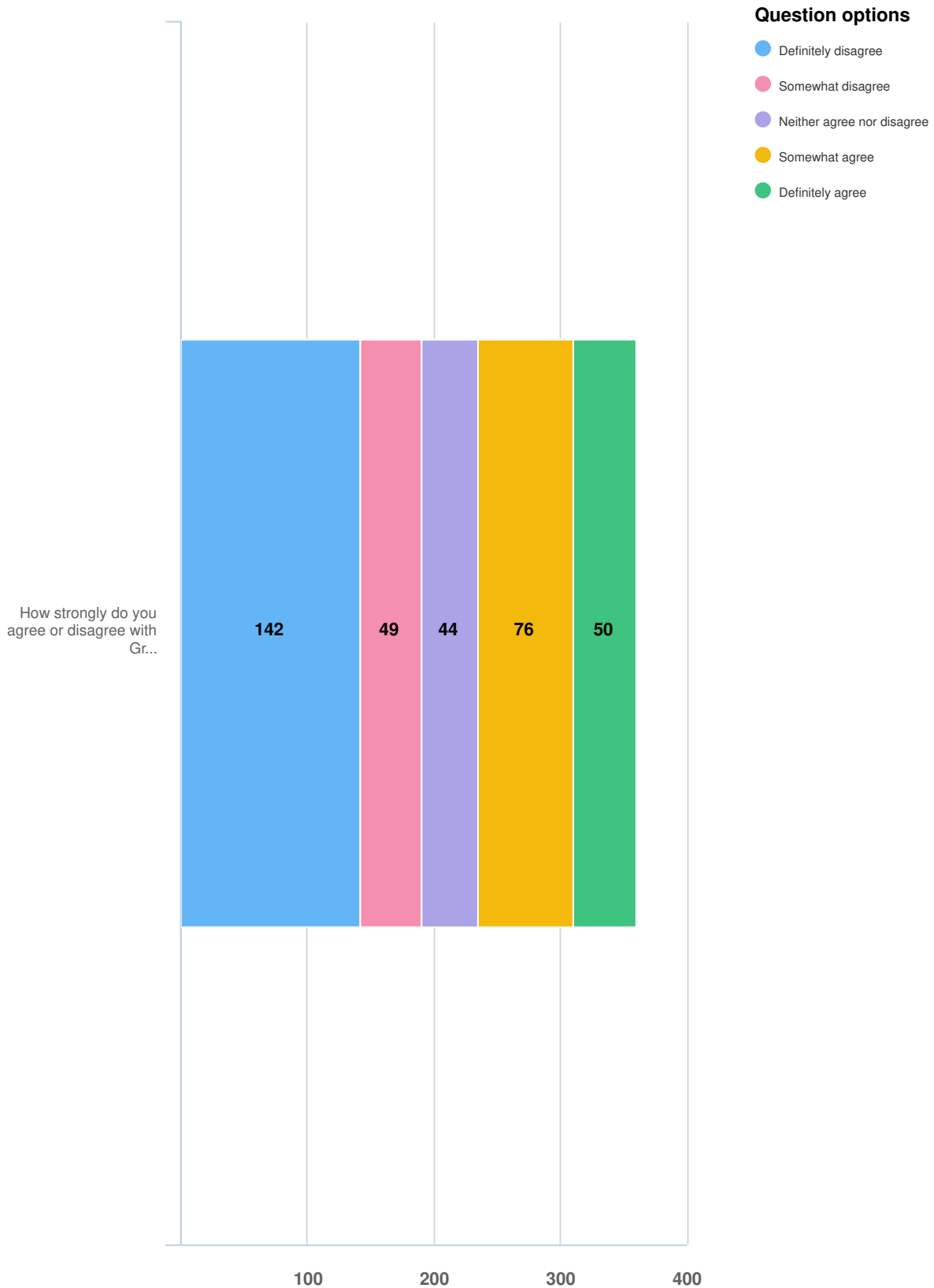
Question type: Likert Question

Q4 | Growth Containment Area "B": The short to mid-term growth containment area is determined through geography, being the area that generally follows the base of the steep slopes. This area also generally aligns with the proposed Phase 1 of the Liquid ...

How strongly do you agree or disagree with Growth Containment Area "B"?



Q5 | Containment Area "C": This is the largest growth containment boundary area that overlaps both Containment Area "A" and "B"; it is meant to indicate where long-term (50+ years) growth is to occur. The large area also permits future adjustments based ...

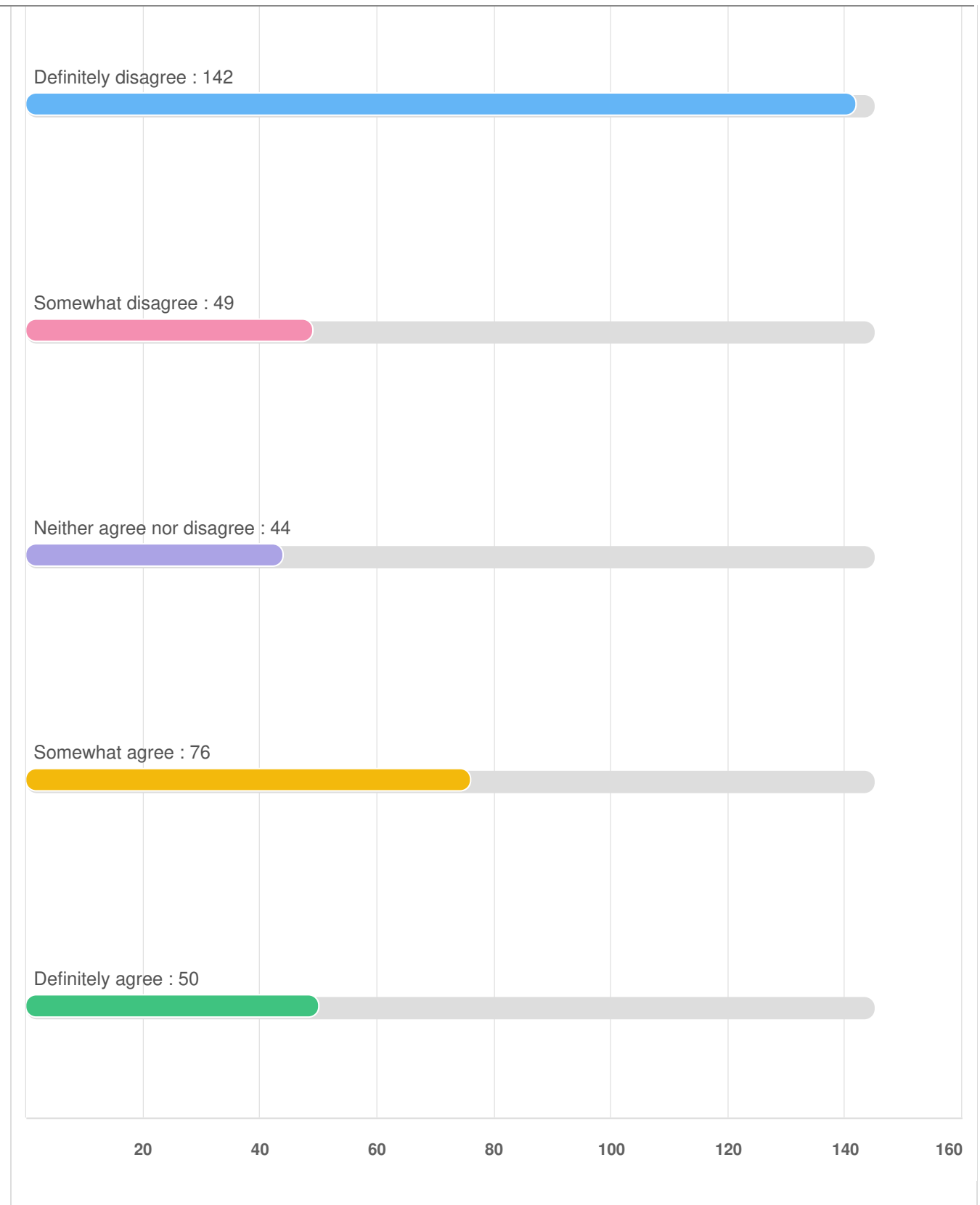


Optional question (361 response(s), 12 skipped)

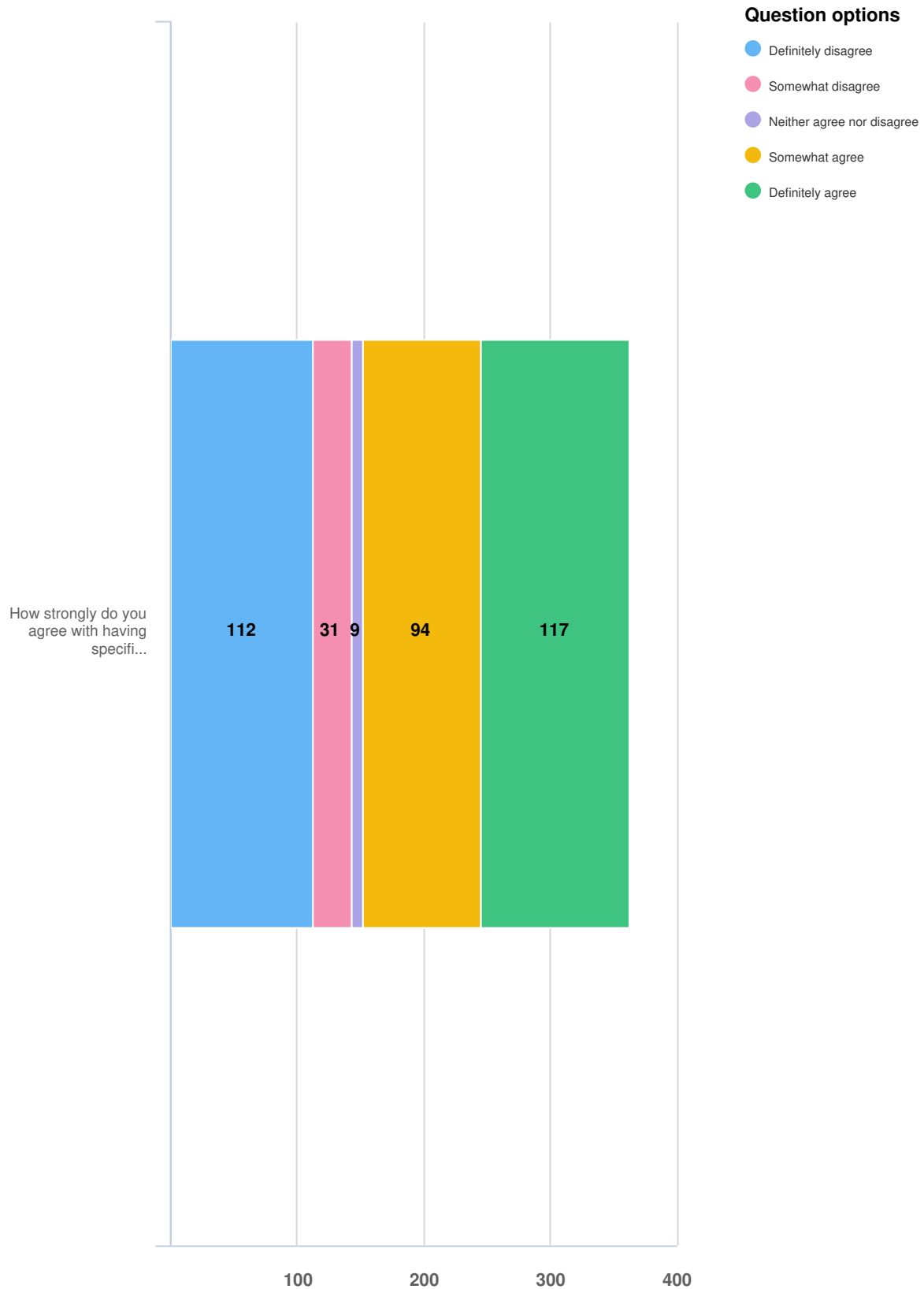
Question type: Likert Question

Q5 | **Containment Area "C": This is the largest growth containment boundary area that overlaps both Containment Area "A" and "B"; it is meant to indicate where long-term (50+ years) growth is to occur. The large area also permits future adjustments based ...**

How strongly do you agree or disagree with Growth Containment Area "C"?



Q6 | The draft Official Community Plan includes specific policies for two local areas: the 'lower' part of Naramata and the 'upper' part of Naramata, shown below. Lower Naramata is the area west of the surrounding agricultural lands. Policies for this I...

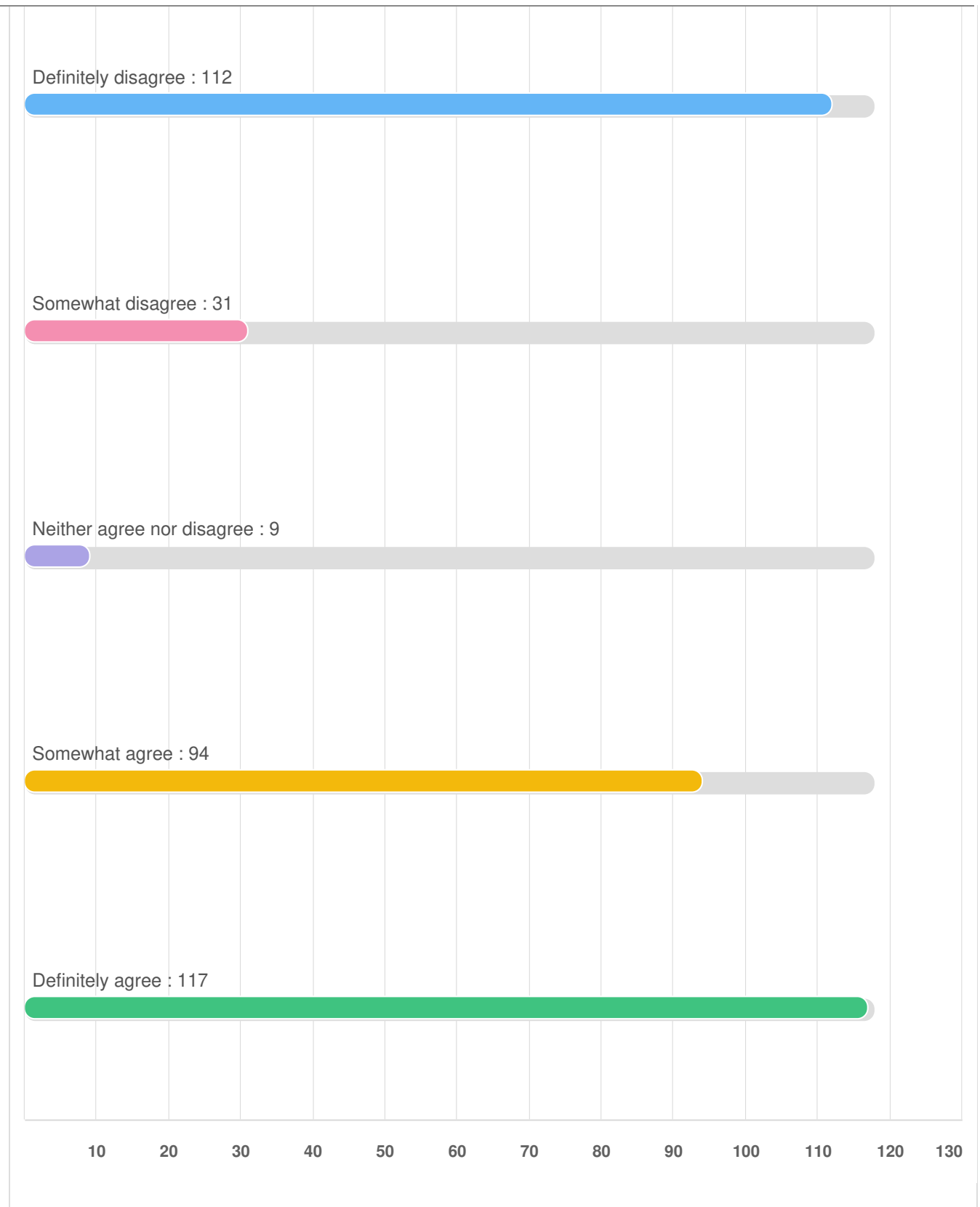


Optional question (363 response(s), 10 skipped)

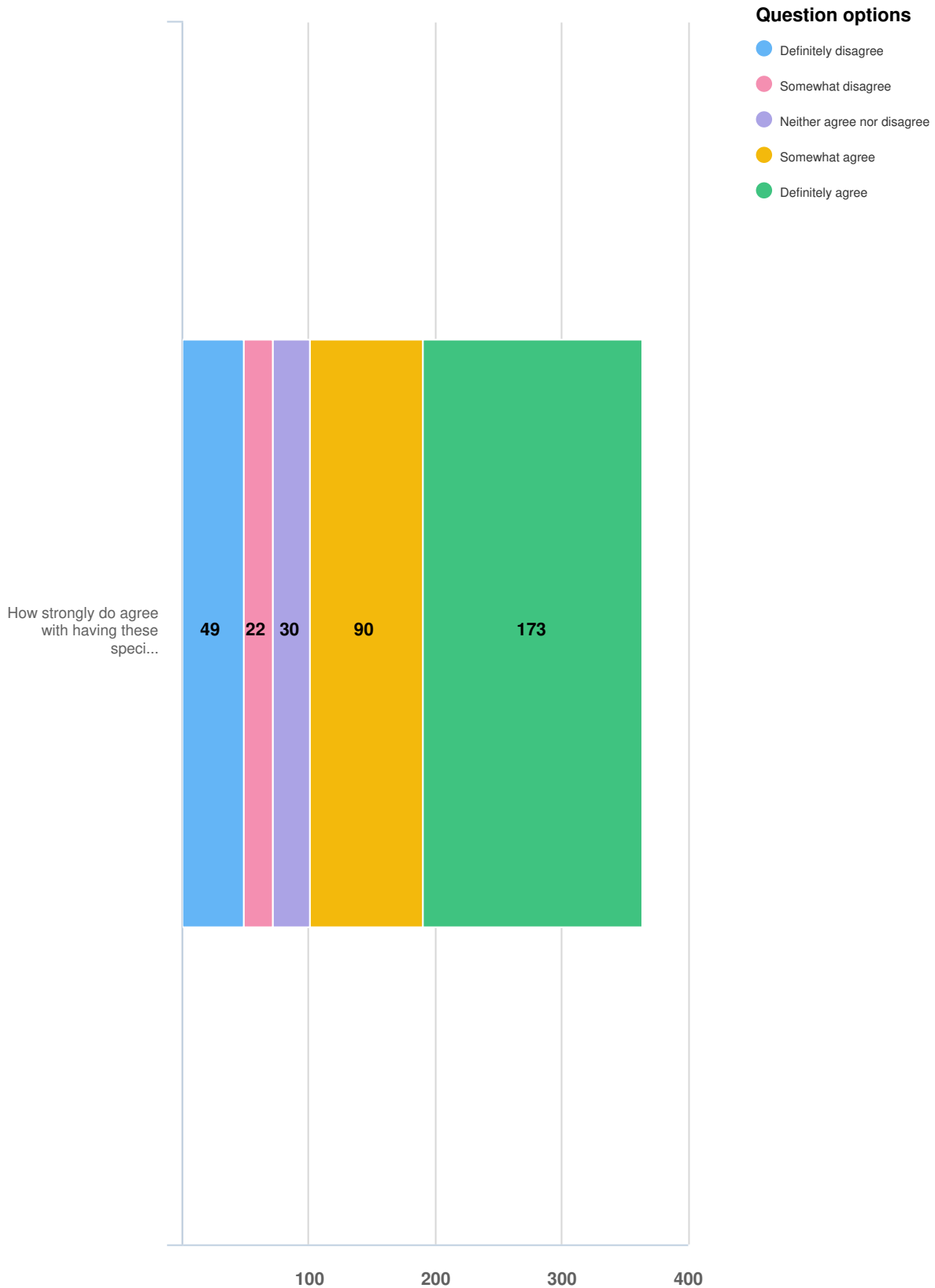
Question type: Likert Question

Q6 | The draft Official Community Plan includes specific policies for two local areas: the 'lower' part of Naramata and the 'upper' part of Naramata, shown below. Lower Naramata is the area west of the surrounding agricultural lands. Policies for this I...

How strongly do you agree with having specific policies for lower Naramata?



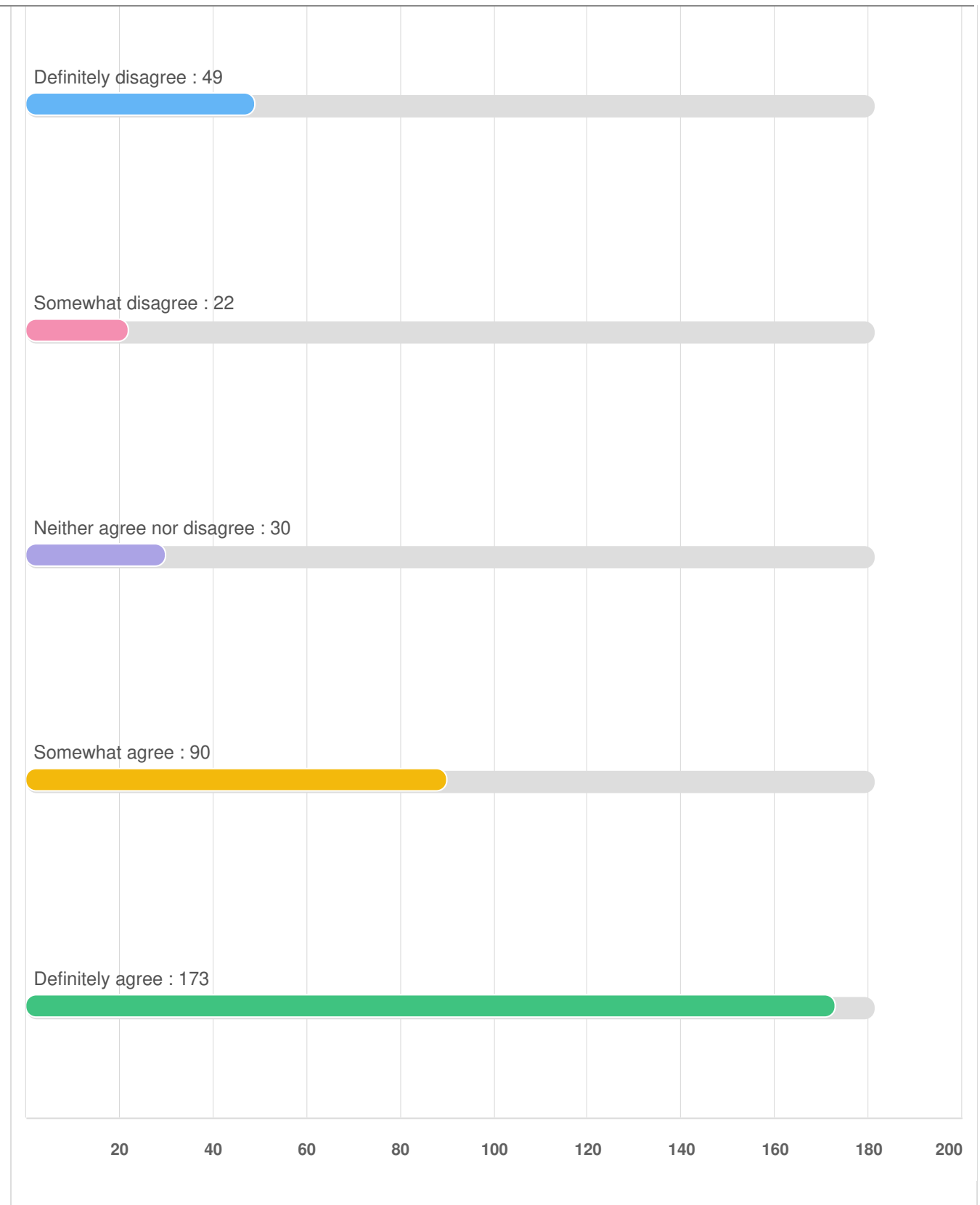
Q7 Upper Naramata includes land above the agricultural lands that are privately held and designated as either residential or rural holdings. Specific policies for this area discourage further residential subdivisions, encourage the B.C. Ministry of Tr...



Optional question (364 response(s), 9 skipped)
Question type: Likert Question

Q7 | Upper Naramata includes land above the agricultural lands that are privately held and designated as either residential or rural holdings. Specific policies for this area discourage further residential subdivisions, encourage the B.C. Ministry of Tr...

How strongly do agree with having these specific local area policies?

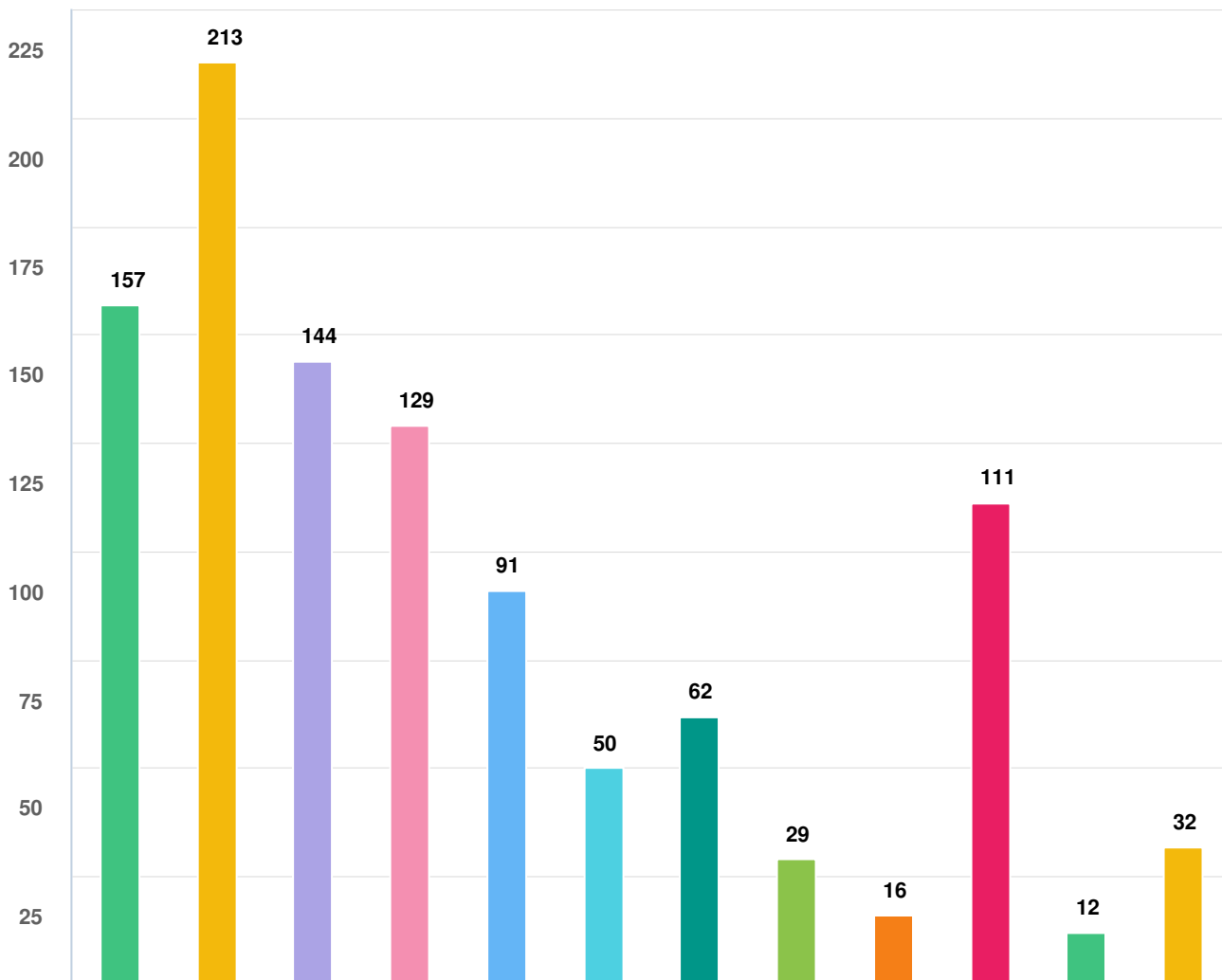


Q8 | A number of potential implementation projects brought up during the OCP review process need to be prioritized. The following items are viewed as either (a) potential future Regional District Board projects, or (b) advocacy related, which may or may...

OPTIONS	AVG. RANK
Explore regulatory options for future hillside developments	2.05
Support a housing need and demand study be conducted to assess affordable housing options	2.54
Support Electoral Area "E" to become a designated International Dark Sky Community	2.58
Support exploring the option of lowering single family residential development height requirements in the lower Naramata area	2.70

Optional question (356 response(s), 17 skipped)
Question type: Ranking Question

Q9 During the OCP review process, the following advocacy priorities were identified. Please select your top three priority items for the RDOS to advocate for.

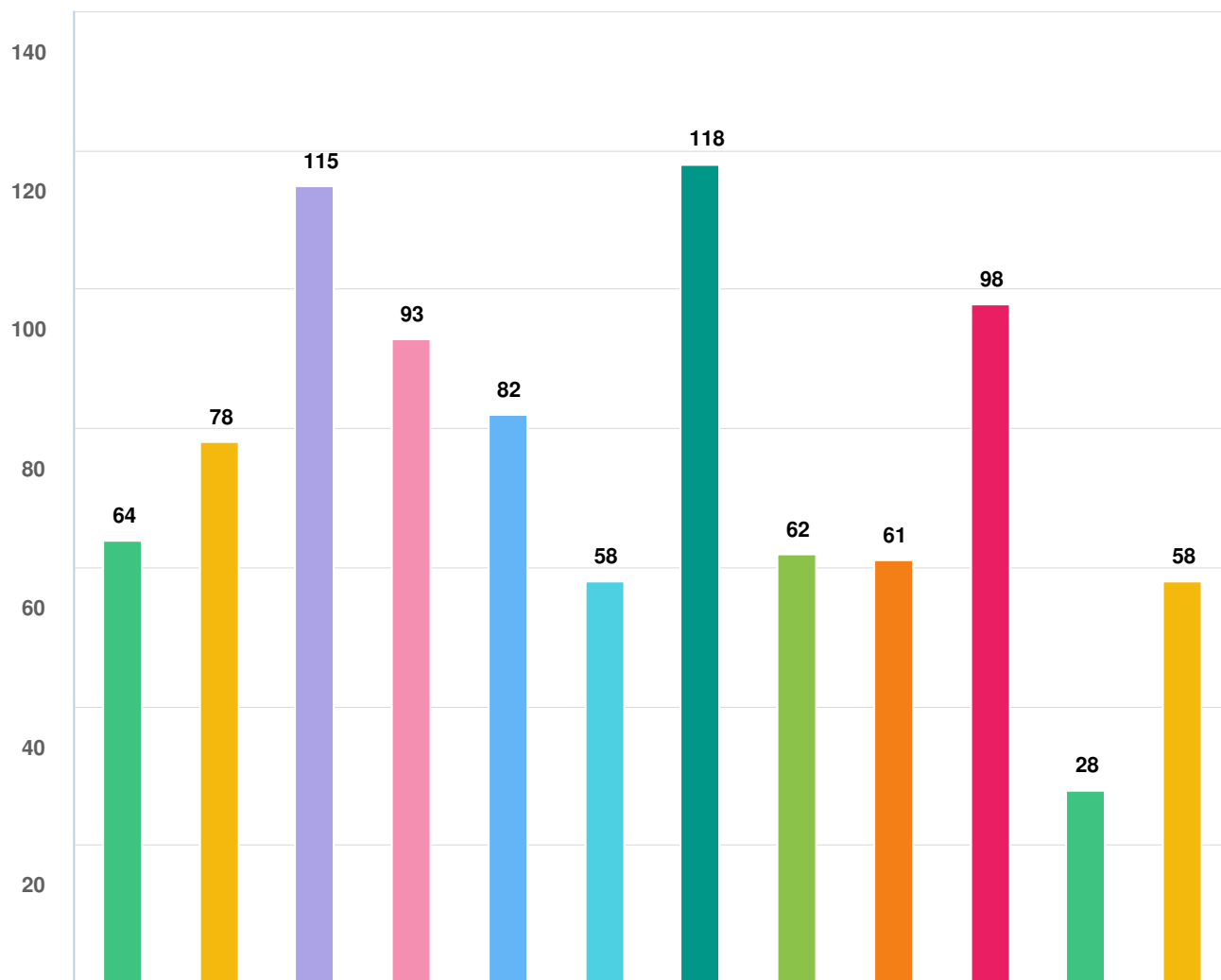


Question options

- Support working with the Interior Health Authority to educate on health impacts and climate change
- Encourage further studies on Radon gas, educate, and mitigate impacts
- Support a review of RDOS bylaw enforcement services
- Encourage MOTI to comply with signage regulations within road Right of Ways (ROWs)
- Encourage MOTI to support landscaping along Robinson Avenue between 1st and 4th Street
- Encourage MOTI to review traffic movements and safety
- Showcase heritage values to encourage economic development opportunities
- Encourage the B.C. Ministry of Transportation and Infrastructure (MOTI) to: (1) reduce speed limit within the village; (2) install speed calming strategies; (3) address undeveloped road Right of Ways (ROWs); (4) install permeable walkways
- Encourage the Province to provide regional districts with authority for tree protection
- Support sale/donation of parcels along creeks to protect riparian areas (areas adjacent to streams, lakes, ditches and wetlands)
- Support the Province to review short-term rentals (vacation rentals) including new compliance and enforcement
- Support the Province extending speculations and vacancy tax to the RDOS

Optional question (361 response(s), 12 skipped)
 Question type: Checkbox Question

Q10 Please select three secondary priority items for the RDOS to advocate for.



Question options

- Support working with the Interior Health Authority to educate on health impacts and climate change
- Encourage further studies on Radon gas, educate, and mitigate impacts
- Support a review of RDOS bylaw enforcement services
- Encourage MOTI to comply with signage regulations within road Right of Ways (ROWs)
- Encourage MOTI to support landscaping along Robinson Avenue between 1st and 4th Street
- Encourage MOTI to review traffic movements and safety
- Showcase heritage values to encourage economic development opportunities
- Encourage B.C. Ministry of Transportation and Infrastructure (MOTI) to: (1) reduce speed limit within the village; (2) install speed calming strategies; (3) address undeveloped road Right of Ways (ROWs); (4) install permeable walkways
- Encourage the Province to provide regional districts with authority for tree protection
- Support sale/donation of parcels along creeks to protect riparian areas (areas adjacent to streams, lakes, ditches and wetlands)
- Support the Province to review short-term rentals (vacation rentals) including new compliance and enforcement
- Support the Province to extend speculations and vacancy tax to the RDOS

Optional question (323 response(s), 50 skipped)
 Question type: Checkbox Question

Q11 | Do you have any further comments concerning the draft Electoral Area "E" OCP?

Anonymous

7/10/2023 10:55 PM

Research into affordable housing initiatives

Anonymous

7/10/2023 11:23 PM

Full time affordable housing needs to be available to support out community long term.

Anonymous

7/11/2023 04:29 AM

Strongly against implementing vacancy tax in this area.

Anonymous

7/11/2023 04:36 AM

Definitely sewer plan for the lower village.

Anonymous

7/11/2023 07:46 AM

Would rather not see sidewalks all over the village core

Anonymous

7/11/2023 08:01 AM

I support increasing density in the village but not any further development up on the hills.

Anonymous

7/11/2023 08:49 AM

speed limits are reasonable within the village, road repairs are more important than worrying about speed calming. ROW's should be cleaned up for safe passage. storm water control structures should be made a priority.

Anonymous

7/11/2023 08:59 AM

Stop population growth and reduce vineyards to prevent erosion of roads etc. to reduce the possibility of landslides

Anonymous

7/11/2023 12:04 PM

More detailed conversations need to be had to talk about future land use and form and character we'd like to see in specific areas of Naramata

Anonymous

7/11/2023 12:53 PM

I am not sure of jurisdiction but improving Naramata road should be a long term priority to improve bike/car safety.

Anonymous

7/11/2023 01:02 PM

You people are asleep at the wheel. In case you are unaware there is a housing crisis and under reporting numbers and preventing development you are in large part the cause of this crisis

Anonymous

7/11/2023 01:07 PM

We need to look into higher fines for development/building bylaw infractions.

Anonymous

7/11/2023 01:29 PM

No change to zoning in place, no more developments in the hills.

Anonymous

7/11/2023 01:40 PM

Had thought there could be regulations that RDOS could do on their own to deal with vacation rental issues (like Summerland has) and not just punt it to the province (per question 9); had hoped with all the positive work that Citta Slow has made to this community that we would see the values of this international movement brought into the OCP

Anonymous

7/11/2023 02:07 PM

Thank you for the work on our OCP; I look forward to reviewing the next steps.

Anonymous

7/11/2023 02:19 PM

Naramata is now FULL! We simply cannot accommodate any more new developments in this area due to environmental damage already occurred, with roads and lands that have slipped and flooded due to truck traffic and constant construction. This must now be designated a special area as it is rural, one way in and out (thus no alternate evacuation route) the small size of the Naramata road, and limited options for the basics, like water treatment plants. Stop the insanity before it is too late!! PLEASE!!!

Anonymous

7/11/2023 02:46 PM

Sidewalks and bike lanes on Naramata road and Robinson.

Anonymous

7/11/2023 02:48 PM

Question 6 : I do not agree that MOTI should implement traffic calming and develop walking areas along streets. Alternatively, to Q 6 and point 5 in Question 9 & 10: 1) Can 45 km/h speed zone signage be installed at Main, Robinson and Lower Debeck turn-offs from Naramata Rd into the village? This seems to be a much simpler and less expensive solution than calming strips and too low speed limits throughout the whole village . 2) No creating of walkways - this will definitely take away the "rural feel" in the village.

Anonymous

7/11/2023 02:52 PM

The list of 4 for further board projects should have included dealing with short term rentals. Not enough is being done here. There are around 90 listings for short term rentals around Naramata with 9 TUPs being approved. The RDOS needs a proactive solution rather

than a resident must complain first approach. I've said it before and I'll say it again - change the rules so the owner of the property must be in the home when any rental occurs and then hire someone to check the listings and randomly go to the homes and do checks. Then make it one warning and then a \$5000 fine and the problem will be solved As it is it is almost impossible to prove if renters are paying or friends. And the money to be made is so huge the fines need to reflect that. If something isn't done soon Naramata will become a town of absentee owners and the community will effectively disappear. By removing the possibility of making big money from short term rentals, housing will become more affordable as there will be less investor type buyers - and more people who really want to live here full time. Also the way you have worded some of these questions I find it hard to answer. Take number 7. I was all good to agree until the last sentence of hillside development. I don't think there should be any more hillside development. Every one of these (Outlook Kettle Stonebrook Vista) all have drainage and run off issues and development that has led to numerous law suites. Clearly much more checks and balances need to be in place and even then there is a Wild West mentality from developers here which is I'll just go ahead and cut down all the trees which leads to flooding downhill and see what happens (and it seems not much happens - they just go to the next chunk of beautiful wild land and ruin it! And if the short term rental problem can be fixed that will help the lack of affordable housing. But really that problem is world wide and I don't see any way there will be affordable housing here unless the government builds low income housing Please do something about short term rentals

Anonymous

7/11/2023 03:02 PM

Vacation rentals and air b and b have eroded quality of life for residents. Site specific licenses have destroyed community in favour of commerce , eroded access to food land and food production and have devalued commercial licenses. Our village is taken over by commercial interest which includes home flippers.

Anonymous

7/11/2023 03:13 PM

None

Anonymous

7/11/2023 04:17 PM

I was unclear what exploring regulatory options for hillside development meant. So i picked it as number one concern because the ocp should discourage hillside development. We need to end further subdivision along the bench and keep the agriculture land and forests intact. This would be a travesty and naramata will become wrst kelowna. Only the developers would win. The tourists will stay away as they dont come here to see subdivisions. Naramat Road cannot sustain additional traffic. Development should be tasteful and maintain the slow citta, nightsky, laid back atmosphere we all love.

Just because people want to come here doesnt mean we need to accommodate them all. Most new homes are \$1-2 million and do vacation rental. This does nothing to help our dituation. We farmers cant get staff as no where to live. Only allow vacation rentals in owner occupied homes.

Anonymous

7/11/2023 04:20 PM

I reluctantly completed this OCP review survey as I find these surveys are typically tailor made to force the user into particular answers to support the organization who authored the survey. As such, the questions formatted to that end.

Anonymous

7/11/2023 04:24 PM

Learn from previous experiences, Naramata residents will not support or pay for new waste water system - review results of the Kaleden experiment. Before more money & time wasted, what will be done to obtain different result. Try to attract a more diverse age population for the community, or expect school to close. Previously informed by the School Board. Work with the MOTI to do ditch maintenance, install new culverts where ones are damaged, complete inventory of all upland properties owners driveways to ensure they have installed correct sized culverts & identify properties that require the installation of a culvert to ensure ditch lines are not compromised or blocked. Minimum culvert size should be 400 mm Amend Building Bylaws to ensure all new construction and renovations applications have driveway access details are part of the design & construction. Having Building inspectors confirm during inspections.

Anonymous

7/11/2023 04:29 PM

Stricter review of development variance requests for "after completion" development items that are either illegal or outside of RDOS land use bylaws, standards and policies. Property owners and developers need to be penalized for such actions and not rubber stamp accepted!

Anonymous

7/11/2023 05:48 PM

I am grateful for the work which has gone into developing the Draft OCP, and for the opportunity to participate in this survey. Thank you!

Anonymous

7/11/2023 06:52 PM

There are many options throughout the Okanagan Valley for development and growth. Naramata is not one of them.

Anonymous

7/11/2023 11:49 PM

The comment section on question 2 would not let me put in any comments. Naramata is not a vibrant place from October to May. Commerce should be encouraged. More amenities would be

welcomed.

Anonymous

7/12/2023 07:37 AM

While only living in Naramata about 5 months/year now, planning on this changing to full time once retired in 3 years :)

Anonymous

7/12/2023 07:43 AM

Sidewalks streetlights

Anonymous

7/12/2023 08:13 AM

Maintain Naramata's unique village environment. We have vacationed here for over 40 years. Encourage growth with village feel... much like Tofino.eg, no fast food chains.

Anonymous

7/12/2023 08:22 AM

Thank you for the opportunity to comment.

Anonymous

7/12/2023 09:30 AM

Keep the small village and rural areas as they are now.

Anonymous

7/12/2023 09:50 AM

If the RDOS puts in sewer for the village (area B) on map then the density allowances should should increase for those properties too. If I and others just outside of area A have to pay for sewer hook up we should also have the option of developing our land, for example, building a carriage house for rent.

Anonymous

7/12/2023 12:06 PM

Effects of new provincial legislation on RDOS bylaws re: multifamily developments. Accountability for the MOTI and decisions it makes re citizen development of undeveloped road allowances.

Anonymous

7/12/2023 12:52 PM

Once again a very poorly done survey that doesn't capture the needs of our region.

Anonymous

7/12/2023 01:19 PM

I am for development, all ALR land should always stay in the ALR. ATM there is not control over illegally built homes in Area E, complaint's are made to the RDOS and nothing is done about it.

Anonymous

7/12/2023 04:17 PM

under item 7. strongly disagree with the statement "...consider options for hillside development..." There should be NO MORE hillside development. You have already allowed one developer to absolutely ruin 'Upper Naramata'. We are a Cittaslow town - this is an incredibly special and unique designation - why isn't it mentioned in

the vision statement? The Cittaslow pillars and designation speak to literally every thing that the residents of Naramata hold dear * RDOS Planners * google Cittaslow International! Do some research of your own if you don't want to listen to the residents of Area E on this topic. regarding 'Upper Naramata' - there should be no more development whatsoever in that area - protect the trees before we are all experiencing increased heat, more flooding and runoff from Benchland Developments, loss of biodiversity and outdoor opportunities, connection to nature etc. etc. etc. It's great to have these things in the vision statement - they were in the last OCP vision statement If you ignore them (Planners, Staff and Politicians) and give special deals to certain developers this whole exercise is a waste of everyone's time and taxpayers money. If the last OCP was respected and followed, 'Upper Naramata' wouldn't have a big scab on the landscape and so many houses wouldn't be empty for the better part of the year. The OCP is not the problem.

Anonymous

7/12/2023 04:29 PM

I support short term rentals in electoral area E as it is important for the economic health of the area

Anonymous

7/12/2023 04:37 PM

I do not agree with Naramata being designated a Rural Growth Area. The RGS update should designate Naramata as Rural Residential. Should the RGS again designate Naramata for growth, the growth boundaries should be small (no larger than Area A, perhaps smaller). Growth is a choice and is not inevitable. The local residents like Naramata the way it is. We don't want a "vibrant" village. We want a quiet and peaceful village.

Anonymous

7/12/2023 04:48 PM

Sadly I feel, the draft OCP does little to speak to the unique character and assets that comprise the community of Naramata. The templated approach that has been taken to apply the same formula to all regional districts in the RDOS is a dis-service to a document that is supposed to be a reflection of a specific place. It is the geography of nowhere. Additionally, the Board Projects and priorities questions remove any ownership, responsibility or accountability of the RDOS in taking a position on issues that the Community has been very active in asking for, specifically the issue of vacation rentals and irresponsible hillside development. There is no need to study the issue or advocate for the Province to take action on these issues. The RDOS, as a representative of the people of Naramata, needs to take action swiftly. The realities in Naramata are distinct and specific to Naramata. Where there is community will, there should be through democratic processes, a way to protect our Community. In reality, the previous OCP spoke far more eloquently to the community of Naramata.

Anonymous

7/12/2023 05:35 PM

Stop developers from stripping the hillside of trees & vegetations. We will all be paying the consequences of their actions.

Anonymous

7/12/2023 09:00 PM

We need to protect the values of the village and preserve a feeling of community. We need to fight against developments that only attract the rental market and holiday rents. Look at the Anna development - only one unit sold to a person who is going to live there full time. We are not a holiday village or speculator's dream.

Anonymous

7/12/2023 09:50 PM

Please limit development up the slopes of the Naramata Bench. The current eyesore is something that never should have been approved. Development of the Village is of better value to the community. Road improvements or closures to the rural roads needs to be reviewed.

Anonymous

7/13/2023 08:17 AM

ABSOLUTELY NO MORE BIG DEVELOPMENTS ON THE BENCH AND HILLSIDES!!!

Anonymous

7/13/2023 09:31 AM

While future development should be encouraged, it needs to be done where it will benefit the community, ie, improvement in our roads, drainage and sewer. There is only one road in/out of Naramata. Increasing the density without dealing with the roadways is negligent. Naramata is a small town with large parcels of land. That should be encouraged over the misnomer of "affordable housing" that is housing in the millions. Naramata needs to stay as a community that helps each other and that can be done with proper planning and infrastructure requirements imposed on any future developers.

Anonymous

7/13/2023 12:08 PM

I feel that the approval of the Vista development was a mistake and we need to be more careful about how these large projects are approved.

Anonymous

7/13/2023 12:48 PM

I have serious health and safety concerns related to proposed developments. I would like clarity on the boundaries outlined for Areas A-C and the implications for future development. The current roadways (e.g., Arawana road and Naramata road) cannot safely support the existing development plans particularly with the current heavy logging traffic. This is of specific concern regarding fire evacuation scenarios. The existing roads will not support safe evacuation of current populations let alone proposed population increases.

Anonymous

7/13/2023 02:32 PM

Keep up the great work! Thanks to all involved.

Anonymous

7/13/2023 02:41 PM

Someone should be managing the clear cutting of trees for development sites. This is unacceptable

Anonymous

7/13/2023 04:43 PM

Whatever we do we must maintain the small town character we have. Quickly increasing density in the lower village would ruin our town as would large developments in the hills. City style development can happen in Penticton, not on the the Naramata Bench. Developers are not here to improve life, just make profits.

Anonymous

7/13/2023 04:55 PM

Address a ban on high density building in the upper areas.

Anonymous

7/13/2023 10:08 PM

Fenced in dog park please

Anonymous

7/13/2023 11:14 PM

Prioritize and fund park maintenance

Anonymous

7/14/2023 08:48 AM

One thing of concern is the entire roadway to Naramata from Penticton. I have lived in Naramata 34 years and I have witnessed the massive increase in both bike and vehicle traffic and it has become a real issue. The shadow lane for bikes is non existent in some areas and there truly is no safe bike lane along the twisty winding road. It is very unsafe at the best of times. With the massive influx of new developments it has added to the issue of traffic and as Naramata continues to grow it will become a very concerning issue to be dealt with. Also our current road maintenance is the worst it has ever been, we might see 2-4 heavy snow falls per season yet AIMs is no where to be seen sometimes for days after the snow fall and our side roads are the worst. It's a law suit waiting to happen.

Anonymous

7/14/2023 10:01 AM

Only have official signage to wineries and remove business signage from the junction of Arawana and Naramata road . Promote a tidy and uniform village.

Anonymous

7/14/2023 12:10 PM

Review and stop the docks people are installing on lake this is a OCP concern ex: the new one installed in the marina and the one installed last year or before by the small boat launch off 1st. This need fishers

approval from my understanding. These docks "do not " comply with the rules and fall outside the rules as the need to stay within the boundaries of the property by certain meters and away from other docks and water traffic areas. They should be removed with the support of the RDOS and all governments. They are intruding of public lands and water ways which limits the public use of these areas. These are also safety concerns for boat traffic as well as swimming, when someone gets hurt or killed it will be too late. Seems like if you have money you can beg forgiveness later which is wrong and disrespectful to our community.

Anonymous

7/14/2023 07:19 PM

Don't make Naramata become Fort Langley BC with its faux, cutesy pie city centre and traffic jams of outsiders (vehicles and pedestrians) who clog up the small residential streets on sunny days. Naramata should not become a destination jewel box for daytrippers. It needs to be primarily local, for locals.

Anonymous

7/14/2023 09:19 PM

Definitely look at the short term and vacate homes in the area. I would say slowing down vehicles is a close number three.

Anonymous

7/15/2023 09:17 PM

There should be a further definition of areas above North Naramata Road that are important to preserve from multi-residential development. As the growth plan overrides the OCP, if developments are to happen on the highlands, there are perhaps better places and designs that could be recommended. The development pressure will be on those somewhat wild and pristine hillsides and the OCP should specify areas within that area that are a priority to protect from environmental, cultural and fire safety perspectives.

Anonymous

7/16/2023 06:14 AM

We don't need a new sewer system!!! What is in Naramata works and works just fine! This will be a massive capital expenditure and only further negatively impact the very high cost of living for families at the moment!! What is the issue with just having our tanks pumped every couple of years as it's been done for a LONG time here!? Please rethink this crazy and unnecessary idea! Thank you

Anonymous

7/16/2023 09:12 PM

Look after our parks and beach access areas better. Replace the terrible elm trees along Robinson (Zombie Trees) that have taken over so much of Naramata in the village. If I didn't cut my grass there would be a forest of them in my yard.

Anonymous

Please control and limit short term vacation rentals. Currently too

7/17/2023 12:58 AM

many unregulated sites creating noise, fire risks and increased demands on septic. Please honor the residents of the neighborhoods and not permit any further large scale homes that do not suit the village and have negative impact on the neighbors. Please give the RDOS some teeth to manage non compliant building, noise, vacation rental and others factors that do no enhance the Village of Naramata

Anonymous

7/17/2023 06:39 AM

Not sure any of this matters, the RDOS is becoming known for not listening to the people who live here anyways.

Anonymous

7/17/2023 05:05 PM

Impacts of development and commerce have devalued and country living and quality of life in Naramata. The clear cutting for the development on Arawana is an ugly eyesore and may add to water damages for properties below and impacts the wildlife. Our infrastructure will not support growth, the beaches and public spaces cannot be accessed without intrusion of commerce. There has been an erosion of wildlife in the area. The wineries have increased dangerous driving on the only access road we have. Tourism may help some economically but deteriorates our lifestyle and quiet lifestyle. Events are noisy. B and Bs and vacation homes are let go rampant and they ruin quiet neighborhoods, increase conflict between neighbours and increase noise. Infrastructure does not support the additional numbers of tourists using our systems. Vacant homes do not contribute to the community. Commercial interests are forcing the issue of sewage, full time residents and rate payers cannot afford and do not want sewage, this will lead to vast and quicker growth impacting residents again with outside interests prevailing.

Anonymous

7/17/2023 09:41 PM

Short term rentals bring in needed funds for local businesses. Focus should be on any new developments including affordable housing to offset costs for local workers and legal secondary suits and ADUs for long term rental options as well.

Anonymous

7/18/2023 04:02 PM

If there is even consideration of a sewer system, make it VERY clear ahead of time as to where this will be located and approximate cost of this very expensive proposition. It's just talk if approximate numbers and location are not mentioned, let alone who is going to pay for it. (remember some desire for affordable?? housing)

Anonymous

7/19/2023 03:49 PM

This was all about Naramata. Area E includes Falkenridge to Naramata. Nothing was mentioned about the impact of the landfill in terms of leachate, odor and problems like wild animal attraction, pollution, noise and more. There are springs under and surrounding it.

It leaks toxic chemicals and more down Randolph Draw to the lake. Too many projects built on Randolph Mt. are liable to future land slippage and downhill contamination. Many questions were hard to answer because they were either nebulous or loaded. It felt skewed toward an answer you wanted

Anonymous

7/22/2023 08:29 AM

Better bike lanes are badly needed.

Anonymous

7/22/2023 09:03 AM

yes question 8 last two options only allow 3 and 4 to be enter so i did answer the last two options why does it has only 3 and 4 not good seems like the rdos is looking for a specific answer not fair

Anonymous

7/22/2023 10:33 AM

1) Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2) Designate Lower Naramata (apart from Naramata Village Centre) as a rural residential area with low density residential development. (same as current OCP) 3) Delete the references in the OCP indicating support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. 4) Support ALR farmlands and ensure agricultural lands have the required water they need now and in the future. Limiting development will assist this process. 5) Naramata wants to preserve the charm and character and rural residential designation. More housing/apartments etc., does not equate to more affordable housing. History has shown that anything affordable gets quickly purchased by out of town people many of which will only use the property as a vacation home or worse yet a vacation rental. 6) Implement rules around vacation rentals with on site owners or managers being available and responsible. Beef up the enforcement and fines for property owners who are not properly registered or complying with the rules. 7) There is a huge concern from the community about the Vista development, drainage issues and clear cutting of the trees being two of the biggest issues. For future development, (hillside or other) there needs to be meaningful enforcement of the RDOS conditions imposed with significant fines and penalties for non compliance. A \$500 fine is meaningless. A bond that is reflective of the size of the development taking place should be obtained prior to development, with applicable fines being applied against it. Further the bond should be held for a period of time until after the final development is completed. 8) Implement an empty home tax. Offer incentives to those home owners who offer long term rentals (not vacation rentals). 9) Just a final note, I was not able to add any comments to question 2 above.

Anonymous

7/22/2023 01:15 PM

This OCP proposal look good. Thank you for listening to the silent majority !!!

Anonymous

7/22/2023 02:07 PM

Keep the village as the jewel it is

Anonymous

7/22/2023 02:30 PM

Questions 3,4,5,and 6 are not very clear. I do not support high density for the area at all.

Anonymous

7/22/2023 04:30 PM

I strongly oppose the development of high density residential buildings in the Naramata area

Anonymous

7/22/2023 04:51 PM

I feel this whole sewer system is rammed down our throats.....the majority in the village don't want this

Anonymous

7/22/2023 08:13 PM

Having lived in Naramata for close to 40 years I've obviously observed many changes. For the most part they have been positive. I worry however about the development up slope and the difficulties that could arise. Namely traffic and changes to the water table. I prefer Naramata to remain a village and not a vacation destination!

Anonymous

7/22/2023 08:57 PM

I have owned property in Naramata for the last fifty years. Your ideas of adding density to the lower village is misplaced. The people who arrive here just for summer holiday time do not have any interest in the surrounding natural areas. they come. They consume and leave. Naramata area does not have the infrastructure to cope with any more density in the down town area. You should spend your time dealing with the mess up above the KVR. Where the hell is all their sewage going to flow to? What are we going to do with all the traffic on the Naramata road. When the Spiller Rd thing is being built and the road is dug up for three years while they get all their facilities built it is going to be NIGHTMARE time. Bad enough we have all the concrete trucks driving along the road as it is. I think your questions are rigged by the way.

Anonymous

7/23/2023 08:52 AM

I think it's brilliant to encourage densification in the village. That's where it makes sense to have business and carriage houses, etc.

Anonymous

7/23/2023 08:55 AM

Thank you for giving all of us a chance to be heard.

Anonymous

7/23/2023 09:33 AM

The qualities possessed by Naramata village which are so attractive to residents and visitors will be totally lost by having it designated a 'growth area'. This has happened in numerous areas around the Okanagan. Take a look at the development at the bottom end of Wood Lake in Lake Country. From a dozen homes this has become a desecration of condos most owned by non-residents I suspect. RDOS should be planning with respect for the environment and unique charms of the village. Is the RDOS wanting Naramata to be a dormitory for Penticton or Kelowna? There certainly are not enough year round job opportunities in the Naramata area. One can assume then, that the RDOS just wants 'development' irrespective of logic and history. The RDOS will end up on the wrong side of history when these decisions are reviewed by future generations. Joni Mitchel's song of 'little boxes' and tree museums' sums up the RDOS plan. Thank you.

Anonymous

7/23/2023 10:29 AM

I am definitely in support of keeping Naramata in check from crazy development and believe it needs to be kept rural, low-density and without a sewer system which will just encourage developers. I find the surveys misleading and confusing. I know growth is inevitable but I am in big support of preserving the charm and character of Naramata.

Anonymous

7/23/2023 02:10 PM

The RGS should designate Naramata as rural residential. The OCP revision should wait for that to be finalized and then be rewritten consistent with that rural residential designation. The OCP should not support a community sanitary sewer system to facilitate growth. The Vacation Rental policy should be revised to require permanent on-site resident on all properties. And the wishy-washy language regarding Hillside Development Permits needs to be removed and Hillside Development Permit Areas should be designated.

Anonymous

7/23/2023 02:16 PM

no

Anonymous

7/24/2023 08:41 AM

Needs to be more direction surrounding vacation rentals. The speculation tax above may be one good avenue, but the RDOS needs more power to limit and regulate vacation rentals. One idea thrown about not long ago was requiring someone to live on site at all times, that is a good idea.

Anonymous

7/24/2023 09:38 AM

Vacation Rentals are a big concern in the area. It would be nice if the OCP reflected the desire of the community to have someone living

onsite to eliminate vacant Short-Term Rentals. Attainable Housing through Housing Variety is important. Not everyone wants to live in a duplex/triplex/apartment, and with the abundance of land that we have alternative housing types can be beneficial to assisting with the need for more housing. The housing need assessment from a couple of years ago indicates that the most of the South Okanagan is made of housing with 3 or more bedrooms, indicating that we need more housing with 1-2 bedrooms for those who want to downsize from their 3000sq ft homes that they live in with 1-2 people. Variety of housing will provide attainable housing for all and offer options for housing size, affordability, environmental impact, homeownership or rental options, etc. However, Naramata does not want to see apartment buildings, or ones that are higher than the current one on Robinson. It would also be wonderful to explore 'Houseplexes' as many of the new, large, homes could easily accommodate 3-4 self-contained units, without looking like an apartment/triplex/townhouse. Victoria has a missing middle bylaw, perhaps, that would be good to explore. There also needs to be the encouragement of housing cooperatives, co-ownership, and housing owned by local housing non-profits. The OCP is a guiding document that features the uniqueness and character of Naramata, it is important that the document reflects that. Citta Slow, Bear Aware, Dark Sky's, etc. are incredibly valuable and important items to mention about the community. They are initiatives that community members work hard on and embody a way of life that makes everyone, and our community, better. Although not all are an 'RDOS' initiative, it is important to include these designations in the OCP and highlight the value these certifications add to the community.

Anonymous

7/24/2023 01:09 PM

1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (apart from Naramata Village Centre) as a rural residential area with low density residential development (same as current OCP). 3. Delete the references in the OCP indicating support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue.

Anonymous

7/24/2023 01:56 PM

Temporary use permits bylaws for vacation rentals must be modified to reduce the number allowed and to enable more meaningful fines and deterrents for those owners that break the rules. In addition, proactive measures should be in place to identify vacation rentals operating without permits. If vacation rentals are to be allowed, an on-site manager/owner must be a requirement. Vacation rentals without onsite management, create a party environment and disturbances that affect other home owners in the area and prevent

these homeowners from enjoying their homes.

Anonymous

7/24/2023 04:05 PM

Stop the hillside developments and limit the vacation rentals in Naramata. The current road infrastructure does not support additional population to Naramata. And FYI, the number of wild birds in this area has dramatically dropped in the last 10 years.

Anonymous

7/24/2023 04:28 PM

1) Before any further growth can be considered, Naramata Road needs attention. Please consider how to widen, repave and add separate a bike lane to Naramata Road from Spiller Road and down to the bottom of Robinson. I know this crosses all sorts of jurisdictions but its a bottle neck for commuters already and a safety hazard for bikes and pedestrians, and half of the approved developments don't even have houses on them yet. 2) Allowing more new housing development out here will just turn this town into a tourist trap full of non-resident owned vacation rentals in the summer and an empty shell of a village in winter.

Anonymous

7/24/2023 04:53 PM

Fenced in dog park please

Anonymous

7/24/2023 06:32 PM

Now sewer system. As a home owner in the village I have a wonderful selective system that works. I do not want density in the village. I love it here and will not live here if a plan is supported to density my area. to

Anonymous

7/24/2023 07:20 PM

this survey is bogus no concerns for the folks of naramata i refuse to answer these question they make no sense when it comes the people ocp of naramata

Anonymous

7/24/2023 07:51 PM

Growth Containment Area A should be no larger than it is now. Strongly disagree with the "proposed sewer system," when the study into it is incomplete and which has not been approved by the residents.

Anonymous

7/24/2023 10:29 PM

this survey is a joke

Anonymous

7/25/2023 08:16 AM

I am not interested in having Naramata be developed in phases or on a liquid waste program. I will not be willing to increase my taxes to support infrastructure changes to this degree. I do not want MOTI

ripping up roads and rebuilding, that cost would be ridiculous for the ROI. Not worth it. I'm interested in retaining and enriching what is here. I do not support the OCP plan that has been drafted. I want to see RDOS provide better service in the programs they are already running. Show more interest in shutting down scarring housing developments, looking after the people that live and have lived here for decades with better bylaw control. Keeping affordable pockets for families to be. Not allowing monstrosities to be built everywhere. It's hard to accept an ocp like this with what's been done to date. Rectification needs to happen, not growth and sewer systems. I don't want to live in a fancy resort community where tourist want to flock to. I want peace, I want to continue growing food on my land without development and vacation rentals breathing down my back while I do it. I want to live in a place where the community is heard and that we are all stewards of the land, caring for the environment of this sensitive place we are lucky to call home. So a better job of looking after what is here, not growing it beyond its means and taxing the community.

Anonymous

7/25/2023 09:12 AM

Find the survey skewed, to lean towards local government desires not the overall community desires

Anonymous

7/25/2023 09:56 AM

Try to maintain the beauty and green space of Naramata Bench by disallowing developers to request a change to zoning in place and creating mobile home parks.

Anonymous

7/25/2023 12:05 PM

Naramata is a rural community that needs to be protected from mass development as the infrastructure does not support large scale developments no matter how that is designed. Mass development needs to be redirected elsewhere

Anonymous

7/25/2023 12:19 PM

MOTI needs to start maintaining the main roadside and the roads off the main road. These roads are overgrown with noxious weeds and trees that need to be eliminated.

Anonymous

7/25/2023 12:36 PM

It sounds as though the sewer system is being rammed through as predicted. I am not pleased.

Anonymous

7/25/2023 02:05 PM

1. I don't support the development of a LWMP system. I want the OCP to allow all options of sewage disposal (much the same as now)
2. I want no higher density anywhere in Naramata. I want no more subdivision of properties until all 1700+ infill lots are developed. 3.

Vacation Rentals: I want the OCP to define clearly what is a B&B and what is a Vacation Rental,. I want language that strengthens bylaw enforcement. 4. I do not agree that you do not ask for Names and Addresses Brenda Lende 780 Lower Debeck Rd, Naramata

Anonymous

7/25/2023 02:20 PM

The vision for our community does not align with the rest of the survey. I don't understand how the last two years of survey's, town hall meetings, sub committee meetings have been distilled down to this survey? A survey that is out of touch with what the locals are asking for. Non of the hot topics are seriously addressed other than a listing in a couple multiple choice questions that cause you to choose between the environment, transportation, and amenities related to the cost of living in this region? This is another survey that is very poorly designed and only showcases what the RDOS wants to address and not the people. As a year round resident, I am asking the RDOS board to do a better a job. This is just sad.

Anonymous

7/25/2023 02:25 PM

First of all, after many meetings on the Community Advisory Group and community meetings where many of the key topics were discussed (and unanimously agreed on by the group) all of our recommendations have been ignored or passed along to other governing bodies. 1. I do not support the Liquid Waste Management Plan until all other options are explored including government grants to upgrade private septic systems.. 2. I do not support higher density in the village at this present time. 3. We bought our property in a neighbourhood of single family homes and I don't think there is a place Vacation Rentals in unrestricted numbers in residential areas.

Anonymous

7/25/2023 04:21 PM

I work in Naramata. Planning to increase housing in the the village is not feasible unless prices are at a reasonable level. The current value of real estate, houses and/or just bare land in Naramata area is already unattainable for so many people. This statement is false: Naramata village is a vibrant place with a diversity of families that supports year-round businesses and respects the history and quaint character of the area. The natural areas and farmland are preserved through stewardship and public education. Half of the homes in Naramata are empty in the winter season. Businesses have a hard time staying afloat because of all of the vacation rentals and summer homes. "The quaint character of the area" will be destroyed if multi unit housing gets built throughout Naramata.

Anonymous

7/25/2023 05:01 PM

Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. Designate Lower Naramata (apart from Naramata Village Centre) as a rural residential

area with low density residential development (same as current OCP). Delete the references in the OCP indicating support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. I agree with the excellent July 20th article written in by Norbert Lacis. We moved to Naramata in 2015 as full-time residents and within a year after our home purchase we paid to have the older outdated septic system replaced with an updated 2 tank system. This was an outlay of money we were prepared for as it was important to us to live in a healthy environment. Instead of a costly sewer system for so few people who actually live full time in Naramata, I suggest any future sales of existing homes 20+ years old in Area E be required to go through a septic assessment before a home can be sold. If the septic is deemed too old or, not functioning then either the existing owner or new owner be required to update the system within 6 - 12 months of the sale. If the new owner wants to sell before this time they would be unable to without carrying out the work as agreed from their previous purchase. (this is only an example of something that can be done or it can be something similar to this and it would be particularly important for any of the older homes that currently are lakeside.) I also would like to see the OCP adopt the Citta Slow Designation for Naramata as this is a significant such a small community to have achieved and the OCP should recognize this. Another is the Dark Sky designation. We need to preserve this in our community and eliminate the big city lights that cause the loss of our night sky while reeking havoc on our wildlife. As a full time resident this is what is important to me and I was disappointed to see the OCP rough Draft omit. I hope these concerns will be addressed in the next Draft. Thank you

Anonymous

7/25/2023 05:02 PM

1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies.
2. Designate Lower Naramata (apart from Naramata Village Centre) as a rural residential area with low density residential development (same as current OCP).
3. Delete the references in the OCP indicating support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. If there is concern about septic fields on properties along the lake shore, those home owners should be responsible for improving their own septic systems. Our village does not need nor want a sewer system.
4. Highlight and support Naramata's Cittaslow designation. Naramata is one of only 4 such communities in Canada and this should be recognized as a vital part of the village fabric and part of the OCP document.
5. Change the current and future outdoor lighting bylaws to support Naramata's desire to become an International Dark Sky community.
6. We do not support densification of Naramata Village. It would quickly evolve

from a charming, rural, vibrant community into a summer destination resort with streets lined with townhouses, condominiums, and apartments and less green space. 7. Change the vacation rental policy to match what other communities such as Summerland and Tofino have done. Those dark homes are existing housing opportunities.

Anonymous

7/25/2023 05:08 PM

I'd like to see consideration given to requiring all vacation rentals to have on- property managers present whenever the property is being rented out. I'd also like to see a moratorium on hillside development until rdos has an environmental monitor employed full time, developers are required to have this monitor on-site during site work, and the monitor has the power to issue stop work orders when permit conditions are not being met.

Anonymous

7/25/2023 09:17 PM

Naramata is a quite little village. It would be nice to keep it protected from mass development. Do not want to see condos and vacation properties popping up sky high !

Anonymous

7/26/2023 08:27 PM

We HAVE to get the short-term rental issue addressed. We are losing our sense of community!!

Anonymous

7/27/2023 08:49 AM

Significant work must be done to ensure that any new development provides adequate infrastructure to control flooding, erosion, adequate traffic control including the capacity of current infrastructure and adequate infrastructure without prejudicing current residents.

Anonymous

7/27/2023 08:54 AM

I strongly support retaining the "status quo" regarding the OCP for Naramata Village

Anonymous

7/27/2023 02:41 PM

Naramata designated as rural residential area not a growth area. House trends in Naramata will not provide attainable housing for families and will just drive out low income individual who leave here all years around.

Anonymous

7/27/2023 04:06 PM

I am 42 year resident and do not want to see more BIG house being built in the downtown core

Anonymous

7/28/2023 08:09 AM

-I propose that the TUP process be dropped for vacation rentals completely. it is a huge financial resource drain and does not solve

the problem of lost housing stock. What would be better would be to have a bylaw that a resident must be living on the property in order to rent a vacation property. This would alleviate the issue of poor renters and the need for TUP and ensure balance of long term and short term housing. -We need stronger language and implementation of 7.3.1.8 for permitting for hillside areas so that the land change processes do not go unchecked until complaints are filed. By then it is too late as the damage to the sensitive areas has already happened. We need a different system than the one at present that is just complaint driven and is not monitored before and during building and clearing. -We need the RGS to be completed before the OCP can be done so that they are constant with each other. It doesn't make sense to do it in this order. -We need to have our Cittaslow designation values incorporated into our OCP. They are a check list as to the common wider community goals and principles that enhance quality of life. This will ensure Naramata is a place where people enjoy living, working and visiting, while promoting and supporting good environmental practices and projects. Then it helps the locals to value our traditions, strengths and town character. -Fundamental to Electoral Area "E" is Naramata's designation as a Cittaslow Community. One of 4 Communities in Canada and 250 in the world, this designation solidifies Naramata's commitment to values and initiatives that prioritize Naramata-grown, unique cultural, environmental and historic resources -Our local history should be inclusive of a more recent history. The current history section only document until 1974. I preferred the inclusion in the 2008 OCP of wine industry knowledge and it should have key events of the last 50 years like Cittaslow designation with support of the RDOS, Natural disasters nearby like fires and floods, RDOS lawsuits like Blackwell that affect community and RDOS sentiment. -I feel that the language in general in the OCP should be strong enough using statements like "must" with our core issues that the variances on bylaws cannot exceed community visions and goals.

Anonymous

7/28/2023 03:03 PM

I do not want high density housing . No more than 3 stories. No vacations rentals, I do not want to see the hillside raped of every tree insect and animals, Naramata is a small community, I would like to see it kept this way. I have been here for 60 years and my husband was born here 81 yrs ago. Please do not destroy our village Ed and Eva Hill

Anonymous

7/29/2023 06:33 AM

I encourage the consideration of a cap on development both in the village and on the bench. We must take into consideration that Naramata Road already has seasonal booms in use and it can't sustain much more traffic. Short term rentals MUST be addressed. Our sense of community is disappearing- we are becoming a village

of strangers. There are recent articles describing this exact phenomenon in Italy: entire communities that no longer have local residents (they have been driven out by noise, costs, and lack of community). I hear a great deal about all the changes that need to be made to bring visitors, make our village more appealing to tourists, share our ' secret treasure' with the world. Let's not prioritize THAT 'vision' over those who already live here.

Anonymous

7/29/2023 07:22 AM

Just about every Naramatian wants to preserve the current status of the village and surrounding area. Minimize growth. A sewer system will result in too much development

Anonymous

7/29/2023 09:25 AM

Remove the Growth containment maps and pro-development policies. Remove references that indicate community support for a community sewer system. We have not been given an opportunity to say one way or another!

Anonymous

7/29/2023 02:00 PM

The OCP absolutely must address short terms rentals as the single most important top priority. Nothing else matters in creating a vibrant community if this isn't dealt with. Second priority has to be a sewage treatment system. The current use of septic systems is completely unsustainable. Finally continued development high on the hillsides has to stop.

Anonymous

7/29/2023 06:07 PM

I believe that the priorities put forth by the RDOS in this questionnaire do not represent the current matters of concern held by most who live year-round in Naramata. A modern catch-phrase used in most in interviews these days is "great question". This survey sorely lacks that.

Anonymous

7/30/2023 08:07 AM

Regarding question 2 "Vision", and the "Unhappy" selection: natural areas and farmlands need to be preserved through more than stewardship and education. Specific regulation is required to ensure that these will not be compromised.

Anonymous

7/30/2023 08:32 AM

No to increased densification in the village and /or sewer treatment.

Anonymous

7/30/2023 09:47 AM

We need more affordable long term housing and less short term rentals. We need to maintain and increase the quality of life for resident and less tourism oriented.

Anonymous

7/30/2023 11:59 AM

I find many questions in this survey are slanted towards the establishment of a community sewer system. This is obviously geared towards the redevelopment of the Naramata Centre property and the former packing house property. A community sewer will only lead to increased growth and density in the village core, especially along the lakeshore. The 2021 census revealed minimal growth in Naramata`s year-round population. The majority of new housing is being bought as summer homes for people who live elsewhere. Hence possible increased development in the village will only lead to more part-time residents, especially in the summer. Therefore I propose the following: 1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (apart from Naramata Village Centre) as a rural residential area with low density residential development (same as current OCP). 3. Delete the references in the OCP indicating support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue.

Anonymous

7/30/2023 12:33 PM

I feel that this survey is slanted towards the establishment of a community sewer system. I do not agree having a community sewer. A sewer would encourage huge development in Naramata and therefore ruin the quaint, quiet rural character. Also I do not believe it would solve the lack of housing issue as many of the homes would likely be bought as secondary homes and sit empty for most of the year. As the packing house and Naramata centre properties are ready for development I feel there will be ample opportunities for growth without a sewer system. In my opinion the current septic systems have saved Naramata. The need for drain fields demand that developers leave green spaces. As well the Naramata road is already very busy. I cannot imagine what it would be like if we had a the development a sewer system would allow for. I was born and raised in Naramata and enjoy swimming in the lake. I only remember once the beach being closed to swimmers. I believe that was in the 70's. There was a huge problem with swimmers itch related to excess goose droppings. There would definitely have to be a lot more thorough testing to convince me there is any negative effects from septic systems. I am not in favour of huge developments in the hillside. For any small developments in the future I feel there definitely needs to be way more stringent rules for water drainage etc. I support the idea of getting a contingency fees from developers and only giving it back if they follow these rules.

Anonymous

7/30/2023 12:36 PM

I do not agree with densification of the village. Now sewer treatment plants. Support maintaining current septic systems with govt support

to bolster or improve their function.

Anonymous

7/30/2023 02:26 PM

It might be a good idea to inform property owners and business operators if their land or business is going to be a proposed location for a sewer treatment plant before revealing the proposed areas to the public, or even after? it seems very shady to not inform them directly at all. Also I'd like to see more done about new buildings going in, the amount of obnoxious / dangerous buildings that have gone up in just the last year boggles the mind, where is code enforcement, where is drainage management?

Anonymous

7/30/2023 02:45 PM

No more development no more site specific for wineries. Save our food land stop absentee landowners in Naramata stop common sewage no sewer for developers and business no more b N bs stop hillside development no sewer no sewer no more b and b or vacation rentals stop vacation rentals from gutting our village and destroying the peace for full time residents we need full time residents find ways to support community country living

Anonymous

7/30/2023 05:04 PM

I do not support any residential high density in Naramata village

Anonymous

7/30/2023 07:42 PM

I would like to see a growth option for Naramata that does not include a liquid waste management plan involving a sewer system. There were some townhouses built in the 1990s that were marketed as affordable housing and this could be done on the centre lands or individual lots. The RDOS liquid waste management plan is a step too far too quickly

Anonymous

7/30/2023 07:56 PM

I did not want to answer most of your questions as they are based on the assumption that the community will vote for a liquid waste management system. I feel that alot of the survey puts the horse before the cart. Another one is doing the community plan before we review the regional growth plan designation. If we remain a rural residential area as we are in the current OCP then all of these questions are moot. I am disappointed in what is not in the OCP about vacation rentals. Almost half of our community is affected! We need to open up these homes to year round renters!

Anonymous

7/30/2023 08:23 PM

When we bought out in this area 8 years ago, it was because of the rural location, peacefulness and the no "touching" your neighbors. If more development of condensed housing continues, we will be forced to sell and go somewhere else where we can still have the ruralness.

And, after speaking with some of people around us, they are considering the same! If we wanted condensed living, we would have never left Penticton. Not everyone likes compact living, and Naramata is NOT the place for it...there will never be affordable housing when they start at 700k +. Sometimes you have to start listening to the people who pay the taxes out here, support the businesses and stop kneeling to the pressure from real estate agents and developers!

Anonymous

7/30/2023 10:51 PM

The ocp plan seems to be searching for a way to deal with increased rdos growth developement ,when no one but the developers who flip properties for profit are asking for this. Most people I have talked with have little or no desire for growth. The infrastructure plan needs to be in place before any growth..ie water runoff issues ,,roadway improvements to deal with traffic growth,, flow Sewer issues would be less of an issue if people improved, maintained there existing systems, close to waterfront areas especially I would think. Sewer cost are to hi and only benefit the village growth idea, not in favour of this. Too much commercial use of agricultural lands. Too much site specific, changing of zoning to meet the needs of developers for their profits. Let's try to Build community not empire's

Anonymous

7/31/2023 06:49 AM

We would like to know the approximate costs associated with the planned treatment plan and subsequent infrastructure. Asking for support of these plans would be contingent on the economic cost benefit to our overall community.

Anonymous

7/31/2023 05:41 PM

I think the board sh ensure that compliance of sound development practices are followed. Stop wasting time on non critical issues and if there is insufficient staff to handle development compliance hire a reputable firm to complete the work.

Anonymous

7/31/2023 06:40 PM

In a nutshell we are in support of all those residents who advocate the redrafting of the "Growth" section of the OCP by eliminating the growth containment maps which clearly reflect a pro-development bias. Without including the Naramata Village Centre, we call for the designation of Lower Naramata as a rural residential area with low density residential development identical to the current OCP. Furthermore, references in the OCP supportive of the community sanitary sewer system should be removed. It is inappropriate for the OCP to suggest its support before the community has had an opportunity to indicate its input on this matter.

Anonymous

Leave Naramata as it is

7/31/2023 08:23 PM


Anonymous

7/31/2023 10:01 PM

Area A and B in Village requires a design guideline for new development that support the heritage aspect of the community. (The new townhomes in the village, although nice, are completely out of character). Large monster homes (height and size) are (again) out of character in this location. Encourage laneway homes and duplexes as a way of increasing affordable density for move down seniors who want to stay in their community. I do not support large scale subdivisions in Upper Naramata. The significant traffic on Arawana Rd from Workman Place has become so dangerous with it's winding blind corners (was never designed for this type of volume). These types of development only support high end real estate for one specific demographic. Hillside land development is risky with significant environment impact. Suggest changes to allow subdivision of existing larger lots or assemblies within this area to provide density without the sprawling effect. I am definitely opposed to any form of short term RV parks in this area that encourage motorhomes, 5th wheels etc. However, would be open to development of an official Provincial campsite. Seems like it might be needed as opposed to random camping.

Anonymous

8/01/2023 01:10 PM

 We have owned Naramata property since 1991 and are full time residents. We agree with the comments posted on the Mynaramata website as follows: 1.) Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2.) Designate Lower Naramata (apart from Naramata Village Center) as a rural residential area with low density residential development. (same as current OCP) 3.) Delete the references in the OCP indication support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. 4.) Support ALR farmlands and ensure agricultural lands have the required water they need now and in the future. Limiting development will assist this process. 5.) Naramata wants to preserve the charm and character and rural residential designation. More housing/apartments etc. does not equate to more affordable housing. History has shown that anything affordable gets quickly purchased by out of town people many of which will only use the property as a vacation home or worse yet a vacation rental. 6.) Implement rules around vacation rentals with on site owners or managers being available and responsible. Beef up the enforcement and fines for property owners which are not properly registered or complying with the rules. 7.) There is a huge concern from the community about the Vista development, drainage issues and clear cutting of the trees being two of the biggest issues. For future development, (hillside or other) there needs to be meaningful

enforcement of the RDOS conditions imposed with significant fines and penalties for non-compliance. A \$500 fine is meaningless. A bond that is reflective of the size of the development taking place should be obtained prior to development, with applicable fines being applied against it. Further the bond should be held for a period of time until after the final development is completed. 8.) Implement an empty home tax. Offer incentives to those home owners who offer long term rentals (not vacation rentals).

Anonymous

8/02/2023 08:16 AM

I am a relatively new (10+ yrs) resident of Naramata, but we consciously made the decision to live here full-time BECAUSE of the agricultural and rural aspects of our little village. Endless reviews and surveys have made it clear that while we residents are NOT opposed to change and growth (we ourselves built a new home on an existing orchard property) we DO desire our current small-town, relaxed, diverse nature to continue and be preserved. If our voices are to be respected, align the RGS with the OCP. Pay attention to the previous consultations and surveys. People who live and work in Naramata are not uneducated or ignorant; we expect and deserve our elected officials to work for, and with, us. "The only constant is change" but change for Naramata must come from the people who actually live here. Thank you for listening.

Anonymous

8/02/2023 05:22 PM

Attached Comments for the Draft OCP Survey (Question 11) 1.) Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2.) Designate Lower Naramata (apart from Naramata Village Center) as a rural residential area with low density residential development. (same as current OCP) 3.) Delete the references in the OCP indication support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. 4.) Support ALR farmlands and ensure agricultural lands have the required water they need now and in the future. Limiting development will assist this process. 5.) Naramata wants to preserve the charm and character and rural residential designation. More housing/apartments etc. does not equate to more affordable housing. History has shown that anything affordable gets quickly purchased by out of town people many of which will only use the property as a vacation home or worse yet a vacation rental. 6.) Implement rules around vacation rentals with on site owners or managers being available and responsible. Beef up the enforcement and fines for property owners which are not properly registered or complying with the rules. 7.) There is a huge concern from the community about the Vista development, drainage issues and clear cutting of the trees being two of the biggest issues. For future development, (hillside or other) there needs to be meaningful

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Anonymous

8/03/2023 07:51 AM

Support Village Settlement area or rural growth area

Anonymous

8/03/2023 11:29 AM

After participating for almost the past 2 years as a member of the OCG, I do not agree with some of the language in the Draft OCP. In my opinion, and in the opinion of many community members, the Draft OCP is misleading, non-representative of the communities' views. It appears to promote an agenda that continually defies and ignores some prevalent agreements within the Naramata OCG as well as the general population. There are several areas that need to be changed before the document is to be accepted as the official plan that is intended to be the VISION of our village: 1. There is not agreement or support that the Village Settlement Area (or Lower Naramata (OCP)) be designated as a growth area, allowing densification and multifamily development. There is a strong support for Naramata Village to continue developing with its' current designation as Rural Residential, not as a growth area. We support infill and primarily single-family homes constructed on large lots. Remove references for support for densification in Lower Naramata [Sections 6.5, 7.2.1.1, and 7.2.12] 2. Growth Containment Boundaries A, B and C were never discussed or agreed upon by the OCG. These boundaries are a creation of the RDOS planners and were not part of any discussion at any time in the community meetings. Remove the Map (page 26) and any reference to these boundaries that were never discussed, therefore, not supported or approved by the Official Community Group! 3. References to any support for LWMP is misleading and untrue. It is far from being accepted by the community. Only recently was the proposal first presented (July 10, 2023) in the early conceptual stage of planning- not even with the design and cost worked out. Remove any reference of support for the LWMP! [7.2.1.6] 4. There was strong (unanimous Support) at community meetings for additional strong language and legislation to limit/ control Vacation Rentals in Naramata. The language in the draft OCP is weak and unrepresentative of our local view. Naramata's housing problem is extreme and unique in the Regional District and language needs to support action on this- specifically for Area E- and

not some general note supporting a Provincial Government review, etc... Add clear, strong wording clearly stating Area E's support for enforceable limitations on present and future Vacation Rentals (e.g. All Vacation Rentals require a permanent, full-time resident in the facility) (Section 6.5.13) 5. There is strong support for a Speculation tax being imposed on Empty Homes. Again, Naramata has an extreme and unique situation (42+% of our homes have owners with an out- of-town address). It is too vague and broad to suggest asking that the Province to impose a Speculation Tax on all areas of the RDOS. Add clear, strong wording clearly stating that the Regional Board supports Area E's housing concerns and makes an urgent request for a Speculation Tax on empty homes. (Section 6.5.12)
Respectfully, David Tauzer 835 Salting Rd, Naramata

Anonymous

8/03/2023 11:29 AM

[REDACTED] I live at [REDACTED] Naramata, BC. I have lived in Naramata for the past 23 years. I participated in the OCP Community Advisory Group (CAG) from September, 2021 to date. I have reviewed the draft OCP, the existing OCP, the existing RGS and the proposed amendment to the RGS and many other pertinent documents. I am particularly concerned about four issues in the draft OCP 1. The Growth Section (and related infrastructure statements); 2. The LWMP Sections; 3. The Vacation Rental Sections; 4. The Hillside Development concerns 1. The Growth Section: a. There was no agreement in the CAG or in the community that the Lower Naramata area (or Village Settlement Area in the Regional Growth Strategy (RGS)) be designated as a growth area allowing densification and multifamily development. There is strong support for Lower Naramata (or the Village) to continue developing with its current designation as Rural (or Low Density) Residential, not as a growth area. The community supports infill and primarily single-family homes constructed on large lots. Remove references for support for densification in Lower Naramata (Sections 6.5, 7.2.1.1 and 7.2.1.2 and 7.2.1.4) b. Growth Containment Boundaries A, B and C were not discussed or agreed upon by the CAG or the community. Growth Containment Boundaries A, B and C are the same or virtually the same as the proposed Village Settlement Area (VSA) in the proposed amendment to the RGS. 157 Naramata community members provided feedback on the proposed VSA and of those, 97% rejected the VSA and the proposed densification in that area. This cannot be ignored. It is a clear indicator of the community's wish to not densify Lower Naramata (the area in Growth Containment Boundaries A, B and C). Remove the Map at page 26 and any reference to Growth Containment Boundaries A, B and C. Remove the statements of support for densifying with multi-family homes in Lower Naramata found in Sections 6.5, 6.4, 7.2.1.1., 7.2.1.2 and 7.2.1.4. c. Naramata needs to have the Speculation/Vacant Home tax applied. More than 42% of Naramata households already have an

out-of-town address Amend Section 6.5.12 to reflect that the Board will ask the provincial government to apply the Speculation and Vacancy Tax to Electoral Area E/Naramata (not the entire South Okanagan). 2. Sewer or LWMP a. References to support for a community sewer or Liquid Waste Management Plant (LWMP) are not true. The first community engagement about a possible LWMP was held on July 10, 2023 and the first community feedback survey about it is due August 8, 2023 (the same date as this survey). Remove references of support for the LWMP (Sections 5.7, 6.5, 7.2.1.6) 3. Vacation Rentals a. Vacation Rentals remain a vexing issue in Electoral Area E. At well-attended community meetings there was unanimous support for the requirement of having the owner or a full-time caretaker on-site for all vacation rentals in Naramata. The draft OCP does not address the level of concern or the requirement of having on-site owners/caretakers. Further, it was agreed that there needs to be enforcement with meaningful fines/penalties for non-compliance of vacation rentals operating without TUP's and without on-site owners/caretakers and other refractors. Delete 6.5.13 as it is not immediate enough and doesn't address the community's view. Amend Section 10.6 to add requirement for all vacation rentals to have a permanent, full-time resident on-site with meaningful enforcement penalties for rule breaking. 4. Hillside Development a. Hillside development – RDOS must provide stronger language concerning hillside development permit areas. RDOS should impose significant fines and penalties for non-compliance. A \$500 fine is meaningless. A bond that is reflective of the size of the development taking place should be posted by the developer prior to development with applicable fines being applied against it. The bond should be held for a period of time until well after the development is completed. Amend Section 7.3.1.8 to require a hillside development permit for a development in Upper Naramata with the imposition of meaningful bonds and fines for non-compliance. Lastly, I am concerned that this survey and the survey for the LWMP for Naramata did not require the person's name and address. The OCP is the community's vision for its community. Without the accountability of the source of the surveys, the RDOS might be considering views of individuals or companies that are not part of the community and have a financial stake in their responses (eg. developers).

Anonymous

8/03/2023 05:18 PM

Very concerned about slope stability, water quality and stresses on existing community culture regarding the clear cut/future development in upper Arawana area. Concerned about lack of community support for vacation home rentals; and interested to learn about increasing ability to build carriage house for additional lower income rental and/or tourism revenue opportunities.

Anonymous

8/04/2023 02:21 PM

I have lived here for 44 years! my comments regarding the draft OCP are on the attached sheet. 1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (Apart from Naramata Village Center) as a rural residential area with low density residential development. (same as current OCP) 3. Delete the references in the OCP indication support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. 4. Support ALR farmlands and ensure agricultural lands have the required water they need now and in the future. Limiting development will assist this process. 5. Naramata wants to preserve the charm and character and rural residential designation. More housing/apartments etc. does not equate to more affordable housing. History has shown that anything affordable gets quickly purchased by our of town people many of which will only use the property as a vacation home or worse yet a vacation rental. 6. Implement rules around vacation rentals with onsite owners or managers being available and responsible. Beef up the enforcement and fines for property owners which are now properly registered or complying with the rules. 7. This is a huge concern from the community about the Vista development, drainage issues and clear cutting of the trees being two of the biggest issues. For future development, (Hillside or other) there needs to be meaningful enforcement of the RDOS conditions imposed with significant fines and penalties for non-compliance. A \$500 fine is meaningless. A bond that is reflective of the size of the development taking place should be obtained prior to development, with applicable fines being applied against it. Further the bond should be held for a period of time until after the final development is completed. 8. Implement and empty home tax. Offers incentives to those homeowners who offer long term rentals (not vacation rentals).

Anonymous

8/04/2023 02:27 PM

How can we build more housing when we don't have enough water and always on water restriction as is where is the water coming from is all these houses are being built, also see attach comments from my other speculations 1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (Apart from Naramata Village Center) as a rural residential area with low density residential development. (same as current OCP) 3. Delete the references in the OCP indication support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. 4. Support ALR farmlands and ensure agricultural lands have the required water they need now and in the future. Limiting development will assist this process. 5. Naramata wants to preserve the charm and character and rural residential designation. More housing/apartments etc. does not

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Anonymous

8/04/2023 02:29 PM

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8/04/2023 02:30 PM

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Anonymous

8/04/2023 02:31 PM

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Anonymous

8/04/2023 02:33 PM

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Anonymous

8/04/2023 02:34 PM

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Anonymous

8/04/2023 02:41 PM

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Anonymous

8/04/2023 02:42 PM

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Anonymous

8/04/2023 02:44 PM

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8/04/2023 02:46 PM

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Anonymous

8/04/2023 02:54 PM

1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (Apart from Naramata Village Center) as a rural residential area with low density residential development. (same as current OCP) 3. Delete the references in the OCP indication support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. 4. Support ALR farmlands and ensure agricultural lands have the required water they need now and in the future. Limiting development will assist this process. 5. Naramata wants to preserve the charm and character and rural residential designation. More housing/apartments etc. does not equate to more affordable housing. History has shown that anything affordable gets quickly purchased by our of town people many of which will only use the property as a vacation home or worse yet a vacation rental. 6. Implement rules around vacation rentals with onsite owners or managers being available and responsible. Beef up the enforcement and fines for property owners which are now properly registered or complying with the rules. 7. This is a huge concern from the community about the Vista development, drainage issues and clear cutting of the trees being two of the biggest issues. For future development, (Hillside or other) there needs to be meaningful enforcement of the RDOS conditions imposed with significant fines and penalties for non-compliance. A \$500 fine is meaningless. A bond that is reflective of the size of the development taking place should be obtained prior to development, with applicable

fines being applied against it. Further the bond should be held for a period of time until after the final development is completed. 8. Implement and empty home tax. Offers incentives to those homeowners who offer long term rentals (not vacation rentals).

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Anonymous

8/04/2023 02:57 PM

I would like to see the current Village Center Zone kept as is, rather than being enlarged to the proposed Growth Containment Area A. Also, please remove any references to RDOS support for sewer from the OCP, as well as the Area B and C maps. The Liquid Waste Mgmt Plan is a separate process and any decisions about it should stem from the OCP, not the reverse. If in the future the community decides it wants a sewer system, containment areas (such as A and B) can be determined and added to the OCP then. Area C is beyond the scope of an OCP. An OCP is a 10-20 year document and should not be making 50+ year projections. The results of this survey could be

skewed because of the wording used in questions 4 and 5; mentioning proposed sewer Phases 1 and 2 infers that sewer is a foregone conclusion which could influence how people answer the questions. I am disappointed that the draft OCP doesn't address the issue of vacation rentals and TUPs. This was one of the most important issues identified by the community. Similarly, the hillside development issue isn't adequately addressed; the wording "will consider exploring" in 7.3.1.8 is not sufficient. I would like to see a hillside development permit area added to the OCP. With regards to climate change, although a number of the community's suggestions were included in the draft OCP (thank you!), the rapid increase in climate events requires an 'all hands on deck' approach - individuals must also be aware of the problem and on board with climate solutions. Education is difficult and can be expensive, however this is where a 'Climate Action Development Permit Area' would help. This DPA could provide information about climate change and recommend solutions and best practices; it could even require every permit applicant to summarize which practices they intend to incorporate into their renovation/new build/vacation rental. No follow up would be required as the most important outcome would be increased awareness and buy in, not whether or not specific actions were taken. Thank you, [REDACTED]

Anonymous

8/04/2023 02:57 PM

I have lived here for 14 years and love the area, peace and quiet all the time. 1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (Apart from Naramata Village Center) as a rural residential area with low density residential development. (same as current OCP) 3. Delete the references in the OCP indication support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. 4. Support ALR farmlands and ensure agricultural lands have the required water they need now and in the future. Limiting development will assist this process. 5. Naramata wants to preserve the charm and character and rural residential designation. More housing/apartments etc. does not equate to more affordable housing. History has shown that anything affordable gets quickly purchased by our of town people many of which will only use the property as a vacation home or worse yet a vacation rental. 6. Implement rules around vacation rentals with onsite owners or managers being available and responsible. Beef up the enforcement and fines for property owners which are now properly registered or complying with the rules. 7. This is a huge concern from the community about the Vista development, drainage issues and clear cutting of the trees being two of the biggest issues. For future development, (Hillside or other) there needs to be meaningful enforcement of the RDOS conditions imposed with

significant fines and penalties for non-compliance. A \$500 fine is meaningless. A bond that is reflective of the size of the development taking place should be obtained prior to development, with applicable fines being applied against it. Further the bond should be held for a period of time until after the final development is completed. 8. Implement and empty home tax. Offers incentives to those homeowners who offer long term rentals (not vacation rentals).

Anonymous

8/04/2023 03:17 PM

I moved to Naramata 20 years ago. I chose Naramata as it is a small community, a tight knit group of people away from the bigger cities. I wanted peace and quiet. Now here we are fighting to keep it that way. Have you people not noticed all the banners along Naramata, voicing their opinions about all these new houses you want to put in? all you people see is dollar signs. the more houses, the more money you make through land taxes, utility bills, etc. Money, money, money. Arawana road is looking like a death trap. people cutting corners, all these logging trucks, gravel trucks, hogging the road, like they own it. I have been ran off the road by a logging truck, the roof of my car almost taken off from a snow plow driving his blade way up in the air. At least, you could paint a line down the middle of the road, which might help. Widening the road is definitely needed. Every year here comes the water restrictions. Now we are down to 3 days a week. we live in a semi dessert. I like me lawn green, and my flowers blooming. When I moved here we had a problem with rattle snakes. You may like the look of gravel, or bark mulch, and a few shrubs that don't require a lot of water, but did you ever consider that lawns and vegetation keep the snakes away? How much water does a whole subdivision consume in a day? People doing laundry, washing dishes, washing their cars, etc. So we don't have enough water now, how are we to manage with all these extra people moving in? There have already been problems with landslides on the KVR trail, resulting from clear cutting of the forests, for more development. Nobody wants to claim responsibility, everyone wants to turn a blind eye. Someone needs to be responsible, the engineers, the land developers, or the ones who hand out all the permits. Leave out community the way it is!

Anonymous

8/05/2023 04:31 PM

Process rules are biased towards the development and destruction of Naramta. Current Hillside deforestation is disastrous and not addressed, only looking forward no matter the damage already done.

Anonymous

8/05/2023 08:11 PM

I have an advanced university degree and I found this survey confusing and trying to lead to foregone conclusions. As a community, we have not agreed to a need for a sewage system. I believe this needs much more discussion and community input. I am

very discouraged by this OCP process. It has shown me that as citizens we have no real power and can only advise and the advice of citizens can be completely ignored by the RDOS.

Anonymous

8/06/2023 07:24 AM

We do not need a sewer system in Naramata as it stands now so keep the rules and regulations as they are for lower Naramata. Densifying Naramata to create more vacation rentals and empty homes in the winter has no value to local residents. What we need here is affordable long-term housing for the people who work and want to live here to keep Naramata a vibrant community and fill classrooms at the school. And without a road that can handle more vehicles hillside development should be restricted to 1 hectare lots

Anonymous

8/06/2023 08:48 AM

I think you are on the right track - thank you for all your hard work!

Anonymous

8/06/2023 03:04 PM

Protect low density in the village, support the alleys becoming lanes that are biodiverse and beautiful as major walkways, and support farming in the village by encouraging the removal of grass and planting food and pollinator gardens.

Anonymous

8/06/2023 03:32 PM

Linear development to be discouraged to avoid Naramata becoming Penticton Main St. South. Also, using plain language in this survey may have made it accessible for a greater number of respondents.

Anonymous

8/06/2023 08:03 PM

I am strongly opposed to higher residential density,(Multi family development) within the village area. I am still not in support of the proposed RGS amendments and am opposed to the community sanitary sewer system. As a general comment on the survey I found the survey difficult to interpret, I was unsure which choice reflected my preference.

Anonymous

8/06/2023 09:18 PM

The current and proposed method of using TUPS to approve short term rentals is expensive and in some circumstances unnecessary. Owners who are present on the property should be allowed to host paying guests without having to obtain a temporary use permit. This view of vacation rentals has been adopted successfully by Summerland which is also in the RDOS. This allows some income for the homeowners and not at a cost to the neighbourhood. The temporary use permit could be used for any vacation rental where the host is not present or in other circumstances.

Anonymous

8/06/2023 09:26 PM

To address the Short Term Rental issue. Presently Bed and Breakfasts are allowed within Area E. I propose a similar bylaw that is in use in another area in the RDOS, Summerland. It groups Bed and Breakfasts with Short Term Rental and allows them with some caveats; Home owner lives on the property, one unit per property, adequate parking etc. This permits some supplemental income for the homeowner and has little or no impact on the neighbourhood. The TUP process is expensive, onerous and should be reserved for situations with possible negative impact on the neighbourhood such as an absent owner.

Anonymous

8/06/2023 09:33 PM

[REDACTED] I grew up in [REDACTED], Naramata, BC from 2000 until 2010 when I moved away to go to University. Although I do not currently live in Naramata, I still have significant roots in Naramata through extensive family and friends and I visit many times a year to maintain these relationships. I found this survey difficult to complete as many of the questions were either ill-posed (addressing multiple issues that I have opposing opinions about or leading (meaning there was no option I felt that would represent my opinion). Unfortunately, this means I have left many of the questions that fall into this category blank. I am sorry about this, as this renders your survey less useful (and as a scientist I am a firm believer in the power of surveys), however I will leave a concise summary of my thoughts below. I hope you find them constructive and illuminating. I have reviewed the draft OCP, the existing OCP, the existing RGS and the proposed amendment to the RGS and many other pertinent documents. I am particularly concerned about four issues in the draft OCP 1. The Growth Section (and related infrastructure statements); 2. The LWMP Sections; 3. The Vacation Rental Sections; 4. The Hillside Development concerns 1. The Growth Section: a. There was no agreement in the CAG or in the community that the Lower Naramata area (or Village Settlement Area in the Regional Growth Strategy (RGS)) be designated as a growth area allowing densification and multifamily development. There is strong support for Lower Naramata (or the Village) to continue developing with its current designation as Rural (or Low Density) Residential, not as a growth area. The community supports infill and primarily single-family homes constructed on large lots. Remove references for support for densification in Lower Naramata (Sections 6.5, 7.2.1.1 and 7.2.1.2 and 7.2.1.4) b. Growth Containment Boundaries A, B and C were not discussed or agreed upon by the CAG or the community. Growth Containment Boundaries A, B and C are the same or virtually the same as the proposed Village Settlement Area (VSA) in the proposed amendment to the RGS. 157 Naramata community members provided feedback on the proposed VSA and of those, 97% rejected the VSA and the proposed densification in that area. This cannot be ignored. It is a clear indicator of the community's wish to not densify

Lower Naramata (the area in Growth Containment Boundaries A, B and C). Remove the Map at page 26 and any reference to Growth Containment Boundaries A, B and C. Remove the statements of support for densifying with multi-family homes in Lower Naramata found in Sections 6.5, 6.4, 7.2.1.1., 7.2.1.2 and 7.2.1.4. c. Naramata needs to have the Speculation/Vacant Home tax applied. More than 42% of Naramata households already have an out-of-town address Amend Section 6.5.12 to reflect that the Board will ask the provincial government to apply the Speculation and Vacancy Tax to Electoral Area E/Naramata (not the entire South Okanagan). 2. Sewer or LWMP a. References to support for a community sewer or Liquid Waste Management Plant (LWMP) is not true. The first community engagement about a possible LWMP was held on July 10, 2023 and the first community feedback survey about it is due August 8, 2023 (the same date as this survey). Remove references of support for the LWMP (Sections 5.7, 6.5, 7.2.1.6) 3. Vacation Rentals a. Vacation Rentals remain a vexing issue in Electoral Area E. At well-attended community meetings there was unanimous support for the requirement of having the owner or a full-time caretaker on-site for all vacation rentals in Naramata. The draft OCP does not address the level of concern or the requirement of having on-site owners/caretakers. Further, it was agreed that there needs to be enforcement with meaningful fines/penalties for non-compliance of vacation rentals operating without TUP's and without on-site owners/caretakers and other refractors. Delete 6.5.13 as it is not immediate enough and doesn't address the community's view. Amend Section 10.6 to add requirement for all vacation rentals to have a permanent, full-time resident on-site with meaningful enforcement penalties for rule breaking. 4. Hillside Development a. Hillside development – RDOS must provide stronger language concerning hillside development permit areas. RDOS should impose significant fines and penalties for non-compliance. A \$500 fine is meaningless. A bond that is reflective of the size of the development taking place should be posted by the developer prior to development with applicable fines being applied against it. The bond should be held for a period of time until well after the development is completed. Amend Section 7.3.1.8 to require a hillside development permit for a development in Upper Naramata with the imposition of meaningful bonds and fines for non-compliance. Lastly, I am concerned that this survey and the survey for the LWMP for Naramata did not require the person's name and address. The OCP is the community's vision for its community. Without the accountability of the source of the surveys, the RDOS might be considering views of individuals or companies that are not part of the community and have a financial stake in their responses.

Anonymous

I do not support a sewage system anywhere in Naramata

8/07/2023 09:01 AM

Anonymous

8/07/2023 09:19 AM

Need to include that the community is a Cittaslow designated and Cittaslow principles

Anonymous

8/07/2023 09:31 AM

In item 8 I only support affordable housing to be used for year round residents to support building and supporting community, not to be bought up for vacation rentals which does not support community. Many Naramata residents have dogs and so there is a great need for a large area for off leash dog activity.

Anonymous

8/07/2023 09:36 AM

I do not support high density residential building in Naramata

Anonymous

8/07/2023 10:14 AM

Make sure to manage the growth of our area in order to maintain its existing quality of life and avoid to transform our peaceful nest into a high cost touristic destination. Doing so would made it impossible for low/middle class people/families to live in our village due to costs affordability. We need to preserve the 'soul' of our village and have more children in our school. Thanks!

Anonymous

8/07/2023 10:26 AM

I feel strongly against creating density in the village . no jobs and also causing traffic problems on the only road if we have a major fire.

Anonymous

8/07/2023 10:29 AM

Hillside development in the manner of Vista and Canadian Horizons is anathama to the unique nature and ambiance of Naramata and should not be permitted.

Anonymous

8/07/2023 11:19 AM

The vacation rental issue addressed in the OCP. I understand that the other Electoral Areas in the RDOS do not have the same issues as Naramata but I feel that Area E should be able to to address this issue directly in it's OCP. If bylaws were put in place requiring a caretaker/owner be on site this would have an immediate impact in providing long term housing for people.

Anonymous

8/07/2023 11:25 AM

I understand the need for further development but we need to do it in a way that protects Naramatas heritage and way of life. We all moved here for a reason. If we wanted to live in a high density suburb we wouldn't have moved here in the first place.

Anonymous

question 7 is double baredled and confusing

8/07/2023 11:36 AM

Anonymous

8/07/2023 12:38 PM

question 7 is poorly worded - more answer choices should have been offered

Anonymous

8/07/2023 01:15 PM

Stop the new sewer plan completely Feels like there is strong research stating that it's not necessarily environmentally better....
Stop approving all of the hillside developments above Naramata.....

Anonymous

8/07/2023 01:36 PM

There doesn't seem to be much in this plan that speaks to issues with housing development tracts in the hills above the Village. Constant negative comments are made by people seeing Naramata from Highway 97 across the way. Residents are disturbed by the extent of the development and how it interferes with the semi-rural atmosphere that gives Naramata its value and with the damage to the environment, especially due to interference with natural water flow. Also, issues such as affordable housing seem to be downplayed. There have been several huge houses, family homes I believe that have left residents wondering how they complied with building requirements as well as the drastic departure from the Village-like atmosphere. Change can be a good thing as long as it is planned to enhance, not overbear, the community ambience.

Anonymous

8/07/2023 01:43 PM

I strongly agree with following comments - 1.) Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2.) Designate Lower Naramata (apart from Naramata Village Center) as a rural residential area with low density residential development. (same as current OCP) 3.) Delete the references in the OCP indication support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue. 4.) Support ALR farmlands and ensure agricultural lands have the required water they need now and in the future. Limiting development will assist this process. 5.) Naramata wants to preserve the charm and character and rural residential designation. More housing/apartments etc. does not equate to more affordable housing. History has shown that anything affordable gets quickly purchased by out of town people many of which will only use the property as a vacation home or worse yet a vacation rental. 6.) Implement rules around vacation rentals with on site owners or managers being available and responsible. Beef up the enforcement and fines for property owners which are not properly registered or complying with the rules. 7.) There is a huge concern from the community about the Vista development, drainage issues and clear cutting of the trees being two of the biggest issues. For future

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Anonymous

8/07/2023 01:44 PM

question 7 is unclear and could have been better worded

Anonymous

8/07/2023 01:58 PM

I feel this survey is skewed in favour of further development of Naramata, when clearly the wishes of the majority are not in favour. There is also no information on vacation rentals. And lumping in the treatment facility with the plan make it seem like a fait accompli. Very disappointing, as it feels that our concerns have not been addressed.

Anonymous

8/07/2023 02:12 PM

beaches are already too busy, traffic is out of control, where is all the water for housing coming from

Anonymous

8/07/2023 02:22 PM

In this time of financial instability, this is not the time to be putting Naramata residents under the stress on unknown costs regarding community sewers. Focus on hillside development regulation and preventing further damage should be the priority.

Anonymous

8/07/2023 05:05 PM

Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (apart from Naramata Village Centre) as a rural residential area with low density residential development (same as current OCP). 3. Delete the references in the OCP indicating support for a community sanitary sewer system.

Anonymous

8/07/2023 05:28 PM

Many of these questions and selections are not very clear; e.g. what kinds of development do that short, mid term and long term growth areas entail.

Anonymous

8/07/2023 05:54 PM

The reason most people come to Naramata is to leave URBAN living BEHIND. WE are committed to a quiet life. We don't need arrogant city planners telling us what we want, Most of Naramata residents do NOT want densification- monster houses, more vacation rentals that

stand empty for most of the year. Locals are being pushed out of the community- the school is at risk. The lovely character of the village is disappearing to accommodate the very wealthy- 2nd and 3rd residences. They need a luxury speculation TAX. As to waste management- there has not been a discussion- no vote, no study with real costs to residents. Don't jam that down our throats also. NO to Growth, No to a sewer system, NO to URBAN PLANNING. START LISTENING TO RESIDENTS.. [REDACTED]

Anonymous

8/07/2023 07:09 PM

i strongly oppose high density residential housing in Naramata

Anonymous

8/07/2023 08:04 PM

Support the inclusion of Cittaslow designation within the ocp

Anonymous

8/07/2023 08:08 PM

Need to include cittaslow designation and principles in the OCP

Anonymous

8/07/2023 08:12 PM

Thank you for bringing these concerns forward with such clarity.

Anonymous

8/07/2023 08:19 PM

I live on Naramata Road in Penticton. I am concerned with more development within the Naramata area that will increase the traffic pressure in Penticton that I personally think is already beyond capacity. Second comment is that questions 9 and 10 talk about the speculation tax for the entire RDOS. I do not think that the speculation tax is an issue in Headly. I think it is however in Naramata. I think the RDOS should look where there is significant vacant homes (homes owned by people who do not live there and with no long term rental) and lobby the Province to apply the speculation tax there.

Anonymous

8/07/2023 09:04 PM

the financialization of housing is one of the darkest follies of our time. it is superseded by our profound disrespect for the natural world which makes life possible. developers ought to be required to pass a basic ethics test before we consider their plans.

Anonymous

8/07/2023 09:22 PM

No sewer system. Enforce proper septic.

Anonymous

8/07/2023 09:58 PM

Your questions/statements are not very clear as they seem to contradict themselves often. We are not interested in turning

Naramata into a small city. Sewers will bring large developments favouring larger developers; these in turn will be bought up by part time residents and people seeking revenue homes. There will be no benefit to residents residing here now. If you want it to look like a city why not just stay in the city? Keep development minimal and keep it sympathetic to the area and the surroundings. [REDACTED]

Anonymous

8/07/2023 10:00 PM

The draft OCP does not, in my opinion, reflect the majority wishes of Naramata residents who took part in the process of developing the draft OCP or responded to initial survey(s) about it. It seems that an orientation and favouring of higher density development has been inserted into the draft after the fact and without any clear (to me) rationale as to why. I feel this draft is fundamentally flawed and needs a significant revamping. A good start to this revamp process would be to heed the following suggestions: 1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (apart from Naramata Village Centre) as a rural residential area with low density residential development (same as current OCP). 3. Delete the references in the OCP indicating support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue.

Anonymous

8/07/2023 10:06 PM

RDOS bylaws are MOTI regulations are insufficient and are inconsistently applied/enforced. We are concerned that the OCP will be no different.

Anonymous

8/07/2023 10:12 PM

I think the mass developments like Vista must be prevented - our land cant handle that kind of blanket destruction. Whatever policies- or lack of policies - allowed that to happen must be changed.

Anonymous

8/07/2023 11:08 PM

Create a bylaw to 100% protect residents from adjacent agricultural chemical spraying. The P.M.R.A. regulations are insufficient and the P.M.R.A. insists that the R.D.O.S. must adopt a better bylaw to more effectively protect adjacent residents. Farmers are aware that the existing regulations do not protect adjacent residents and do take advantage of that knowledge to assault their neighbors with agricultural chemicals & to try to silence their spray victims !

Anonymous

8/07/2023 11:16 PM

This OCP draft does not accurately reflect what the majority of Naramatians said in their surveys, or during the OCP consultations...

How frustrating for all involved! I am only one, but am strongly opposed to densification of the village; I think Naramata should maintain the rural residential categorization and not change, or expand, the existing village centre. I am among the many people that love the slow, quiet, dark feel of village life. I like the quiet streets, tall trees, and small old houses... that's the attraction of Naramata, for new and old-timers alike. I don't want to pave paradise. I don't want to put in more parking lots. We certainly do have a huge issue here with housing in Naramata, so I understand the drive. But it is not for lack of housing. As per your report, the population of Naramata has grown by only 19 in 20 years and 42% of the current houses are only occupied temporarily (i.e. vacation homes, owned by out-of-towners). And, besides, none of these houses are affordable. Get real - Naramata is for the old and the rich! Before we discuss height for new apartment building, or a new sewage system, RDOS needs to address issues related to unpermitted vacation rental units. We could just as easily create more housing in the village by infilling lots, and by being more flexible in regulations related to tiny home or seasonal housing. There are creative and efficient ways to develop/ deal with multi-family homes and shared lots, and we could all use more education related to grey water, rain water retention and sewage management. RDOS could lead this cause by supporting alternative housing options and by helping people find ways to be more energy efficient in their living situations. Oh and BTW: It's faulty to say that the community supports a sewer system because there has been no real consultation, and no real discussion of this.

Anonymous

8/08/2023 08:49 AM

Keep big development out or Naramata will loose the gem that draws people here and why people love living here. A sewer system will cost locals too much and explode development that will ruin our community.

Anonymous

8/08/2023 09:27 AM

Please NO sewers.

Anonymous

8/08/2023 09:35 AM

I disagree with increasing densification in Naramata. Apartments, townhouses and condos will remove the town character. I'd also like a no franchise law to avoid Starbucks, fast food from being permitted. Community waste management should also be discussed at more length with the owners. We love our small town with no lights and sidewalks... community feel.

Anonymous

8/08/2023 10:05 AM

I do not agree with more density in Naramata. Bringing in a sewer system will just allow developers to build more condos that will be used for summer rentals but will sit empty in winter. With more density

will come more need/want of more infrastructure like gas station, grocery stores, sidewalks etc. Our quiet peaceful village will disappear. Please do not let that happen.

Anonymous

8/08/2023 11:55 AM

The draft OCP does not seem to reflect the majority wishes of Naramata residents who took part in the process of developing the draft OCP or responded to initial survey(s) about it. It seems that an orientation and favouring of higher density development has been inserted into the draft after the fact and without any clear rationale as to why. I feel this draft is fundamentally flawed and needs a significant revamping. A good start to this revamp process would be to follow the following suggestions: 1. Redraft the Growth Section of the OCP by deleting the growth containment maps and pro-development policies. 2. Designate Lower Naramata (apart from Naramata Village Centre) as a rural residential area with low density residential development (same as current OCP). 3. Delete the references in the OCP indicating support for a community sanitary sewer system. The OCP should not reflect support for a sewer system before the community has had an opportunity to provide input on this issue.

Anonymous

8/08/2023 12:13 PM

no more subdivisions above the kvr

Anonymous

8/08/2023 01:35 PM

I am happy with the current OCP where Lower Naramata is designated as a rural residential area with low density development. I do not believe there is a need for a sewer system. The current Septic systems are working fine and provide our community with assured green space. Implementing an empty home tax and offering incentives to absentee home owners who rent long term would help with the current housing shortage, more housing will not!

Anonymous

8/08/2023 01:39 PM

If Naramata is to preserve it's charm and character this proposed OCP is a disaster. A sewer system would provide so many opportunities for development to provide high density housing that would only be lived in for the summer months. This does not alleviate our housing shortage problem. Empty home taxes need to be adopted. Also hillside developments needs to be regulated to prevent future clearcutting and drainage problems.

Anonymous

8/08/2023 01:41 PM

1) Growth Containment Maps section: maps are not reflective of community input indicating that the boundaries NOT be extended. Original Village Settlement Area map staying in place. 2) Delete OCP section indicating support for a community sewer system before community has voted on this issue 3) Adopt current OCP (Lower

Naramata-excluding Naramata Village Centre) as "Rural Residential" with low density residential development 4) Naramata is fast losing its "sense of place and community" as non-residents buy up properties for investment/vacation rentals at crazy inflated prices. The local cost of living is a problem..many of the long-time residents who established the nature and desirable character of this community can no longer afford to live here or they don't feel they belong. We are just experiencing the beginning of the "shock". Too much, too soon isn't healthy for community..regulation of the pace is paramount. Insensitive pressure from developers and those under their influence will fast out-pace the very things that keep us here. 5) Make watershed health a priority..with those areas protected by designation as Provincial Parks. Also, regulation of clear cuts and stormwater drainage from hillsides into our creeks and lakes. We have witnessed severe washouts/loss of services from the area above Gulch Rd - Thank you, Respectfully submitted [REDACTED]

Anonymous

8/08/2023 02:15 PM

Sidewalks, streetlights required for safety and to encourage walkers

Anonymous

8/08/2023 03:25 PM

Stop allowing variances for massive home builds on small lots. This isn't south Surrey.

Anonymous

8/08/2023 03:25 PM

I see there is nowhere for people to sign this survey, how can you tell who is filling these out? This is our home town we're talking about. [REDACTED]

Anonymous

8/08/2023 03:25 PM

There are several sections in this survey that would not let me write my comment,?& the last 2 with the numbers would not let me tick 1 or 2, only offers 3 & 4??? Misleading questions , & responses ???

Anonymous

8/08/2023 03:41 PM

This survey is very poorly layout out. It basically attempts to provide a yes answer to the RDOS on various issues which we do not agree with or support. The roadways within Naramata are too narrow and cannot accommodate additional traffic safely. Their is NO attempt by the RDOS in this OCP to provide costing , so that residents can understand what the RDOS and their staff's goals are . We do need additional density as it will take away from the character of the Village. This OCP seems to be the reverse of the OCP that was put in place some 20 years ago. We do not the need nor the justification to undertake this. If you want community support, listen to the community! Provide costing estimates and have open forum discussions.

Anonymous

8/08/2023 03:48 PM

It appears that the process for establishment of a community sewage system is well under way despite the fact that it requires a community vote which has not yet taken place. I trust that this vote will be taken sooner rather than later so that we are not faced with the argument that it is too late to cancel as cancellation would waste work undertaken and monies already spent.

Anonymous

8/08/2023 04:21 PM

We do not need a centralized waste water treatment facility. Limit Growth..

Anonymous

8/08/2023 04:34 PM

Maintain the two-storey height limit for residential AND commercial addresses in Growth Containment area A, or designate some areas that would be permitted 3-storeys. This would also prevent new "monster houses" from overpowering (and taking sunlight, etc.) from smaller, older homes. Much of this plan is contingent upon having waste water plans in place - this survey seems to be somewhat premature given that those plans have not come to some form of completion, or even resolution. At this point, we do not know the economic impacts of these changes on homes within the containment areas, including what costs will be transferred to homeowners during and after construction and infrastructure improvements. That is a significant concern.

Anonymous

8/08/2023 04:54 PM

1.It seems as though a lot of the community was not informed about the plan for a sewer system, let alone support it. This survey reads as though the issue has been sorted through with local homeowners, which is definitely not the case. 2.The hillside developments have caused drainage issues because of all the clear cutting. The homes found below developments on the hillside have seen the brunt of this issue with their homes flooding during run off. 3. Offer incentives to homeowners who are offering long term rentals, not short term or vacation.

Anonymous

8/08/2023 04:58 PM

Naramata should not be a a growth area. The people who call it home, have purchased in the community for the reason -- it is a village we love - JUST AS IT IS. Please do not push the agenda of a few, in order to accommodate corporate motivations of capitalization. Naramata does not need higher densification. Period. If businesses need more income to support year-round sustainability, I suggest they open their businesses in city or town of appropriate size. The community designation of Rural Residential is appropriate. It does not need to become a community for the upper classes to use as a play

ground. Pushing the agenda of growth, has already led the RDOS to allow variances that went against the past OCP -- by adding in a more aggressive densification plan, will allow even more room to push granted "variances". The town does not need high density options. I would agree the town needs affordable housing options, and less dark houses, however, this could be achieved by renting out the current houses, and not granting cart blanche access to a very non-regulated Vacation Rentals. In the short period of a few years, my whole neighbourhood has turned into non-regulated VBROS. With zero-penalties to the owners. IF Vacation rentals were cracked down upon, then the owners of these properties could support locals to live in their houses for the whole year, rather than just the high profitable months. I absolutely reject anything in this plan that suggests Naramata supports a Sewage system -- that is completely created on a falsehood of the writers of this report. The RDOS needs to address the real needs of the Residents vs those of the developers, both commercial and real estate. I would add, as a part-time owner, I rent out my house year-round. I am granted no tax-incentive to do so. I pay a much higher rate of taxes than the year-round owners. I believe this should be incentivized.

Optional question (225 response(s), 148 skipped)

Question type: Essay Question