

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: June 5, 2025

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “E”
(E2025.002-ZONE)

Administrative Recommendation:

THAT the following bylaws be read a first and second time:

- Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025;
- Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025;
- Naramata Water System Local Service Establishment Amendment Bylaw No. 3108, 2025; and
- Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.03, 2025.

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated June 5, 2025, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 3010.03, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025, and Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025, proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 19, 2025;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Purpose: To facilitate the development of a fire and rescue training facility

Folio: E-02265.900

Legal: Block D, District Lot 266, SDYD, and an approximately 1.25 ha area of un-surveyed Crown land

Civic: 1095 Lower Debeck Road and unassigned (Crown land)

OCP: Agriculture (AG)

Zone: Agriculture One (AG1)

Proposed Development:

It is being proposed to amend the zoning of the subject property in order to facilitate the development of a fire and rescue training facility and to further bring the subject area as well as the

adjacent Naramata Fire Hall property into the Naramata community water and streetlighting service areas.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule 'B' (OCP Map) of the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 3010, 2023, from Agriculture (AG) to Administrative, Cultural and Institutional (AI); and
- amend the zoning under Schedule '2' (Zoning Map) of the Electoral Area "E" Zoning Bylaw No. 2800, 2022, from Agriculture One (AG1) to Administrative and Institutional Site Specific (AIs);
- amend the Naramata Water System Local Service Establishment Bylaw No. 1620, 1995, and Naramata Street Lighting Local Service Establishment Bylaw No. 1618, 1995, in order to incorporate 1095 Lower Debeck Road and an approximately 1.25 ha area of un-surveyed Crown land into the service areas.

NOTE: the purpose of the site specific regulation is to permit the use of approximately 650m² area of land, for a civic facility, specifically a fire rescue training facility, which may include training structures, equipment, and vehicle storage.

In support of this request, the applicant has stated "we are planning to build a training structure at the rear of our firehall to enable our members to train better and more realistically. These structures are commonly built out of shipping containers and can take on various configurations depending on training needs and budget."

Site Context:

The subject property is approximately 650 m² in area and is located adjacent to the northern parcel line of 1095 Lower Debeck Road (legally described as Block B, District Lot 266, SDYD) – being west of the Naramata Fire Department, and approximately 1.6 km southeast of the Naramata Village Center. It is understood that the parcel is vacant land.

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been development with single detached dwellings.

Background:

The subject area is seen to represent road dedication and is thought to have been created by a plan of subdivision prepared in 1909. As a result, there is no record of building permit(s) having been previously issued for this area of land.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 3010, 2023, the property is currently zoned Agriculture (AG), an objective of which is to protect the agricultural land base of the Plan Area, including associated farming, orchards, vineyards, ranching, and associated value-added activities.

Under the Electoral Area "E" Okanagan Valley" Zoning Bylaw No. 2800, 2022, the property is currently zoned Agriculture One (AG1) which does not list "civic facilities", which is defined as a building or structure in which government services are provided to the public including but not limited to a

government office, law court, health care centre or hospital, fire hall, library, ambulance or police station, as a permitted use.

On May 6, 2024, the Ministry of Transportation and Transit (MoTT) confirmed that the subject area could be used for the installation, operation, and maintenance of portable structures for a proposed training ground for the Naramata Fire Department.

Referrals:

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 67 has been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading the Regional Board must consider the proposed OCP amendment in conjunction with Regional District's current financial and waste management plans. The proposed OCP amendment has been reviewed by the Solid Waste Department and Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS's current waste management plan and financial plan.

Pursuant to Section 475 of the *Local Government Act*, the Regional District must consult with the Agricultural Land Commission (ALC) when proposing to amend an OCP which might affect agricultural land. The ALC has been made aware of the proposed amendment bylaws.

Public Process:

On April 2, 2025, a Public Information Meeting (PIM) was held via Webex and was attended by one (1) member of the public.

At its meeting of April 22, 2025, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

Administration recommends that the written notification of affected property owners, the public meetings as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to be further ongoing.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

In considering this proposal, Administration finds that co-locating the proposed fire training facility adjacent to the existing Naramata Fire Hall would create operational efficiencies.

For instance, opportunities for shared facilities like parking, washrooms, mechanical rooms, and meeting spaces can be created, reducing duplication and eliminates or reduces the need for transporting personnel and equipment to a training facility located elsewhere.

There may also be benefits related to more frequent training opportunities due to the proximity of the training facility next to the fire hall.

It is further noted that the Official Community Plan (OCP) Bylaw contains an objective of supporting the establishment of “new facilities and services” related to emergency management (e.g. fire training facility) with a supportive policy speaking to support for “fire protection service for all established communities within the Plan Area.”

When considering new protective service facilities, such as a fire training facility, the OCP includes criteria to be used, such as, proximity to a major road network and residential areas, and adequacy of water supply and any other considerations.

In this instance, the facility will be in close proximity to Naramata Road, which is a major thoroughfare into the community. However, it is also recognized that there is residential development situated within 50 metres to the east and across Naramata Road but that there is a slight difference in elevation between the two sides of the street.

While the current AG designation of the area of land under the OCP and a preferred future use of this land for agricultural purposes, Administration notes that there is no known history of agricultural use, that the land is not within the ALR and, as road dedication, it is unlikely to ever be used for agricultural purposes.

Regarding the proposal to bring the area proposed for the fire training facility as well as the fire hall site into the community water and street lighting service areas, this is considered good practice and a standards that is generally applied to privately held parcels within the community seeking service (e.g. that such properties should be within the service area boundaries if they are receiving community water).

Alternative:

Conversely, Administration recognizes that some communities will locate fire training facilities within rural or industrial areas to minimize the potential for conflict due to the type of operations being conducted (e.g. fumes and smoke, the timing and frequency of practice sessions, and the overall safety and impact on the surrounding area).

In addition, Naramata Road is a major thoroughfare into the community and the proposed location of the fire training facility is at a somewhat visually prominent location and that a less prominent location may be more suitable.

Summary:

In summary, and for the reasons outlined above, Administration is supportive of the proposed amendments.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendment(s) have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District’s Development Procedures Bylaw No. 2500, 2011.”

Alternatives:

1. THAT the following bylaws be read a first and second time:

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- Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025;
- Naramata Water System Local Service Establishment Amendment Bylaw No. 3108, 2025; and
- Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.03, 2025.

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated June 5, 2025, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

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AND THAT the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025, and Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025, proceed to public hearing;

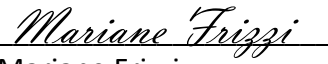
AND THAT the holding of the public hearing be delegated to Director A. Fedrigo;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director A. Fedrigo;

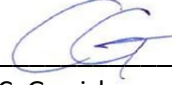
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

2. THAT the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025, be denied.

Respectfully submitted:


Mariane Frizzi
Planning Technician

Endorsed By:


C. Garrish
Senior Manager of Planning

Endorsed By:

A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Agency Referral List

No. 2 – Applicant’s Site Plan

No. 3 – Applicant’s Building Elevations

No. 4 – Site Photo

Attachment No. 1 – Agency Referral List

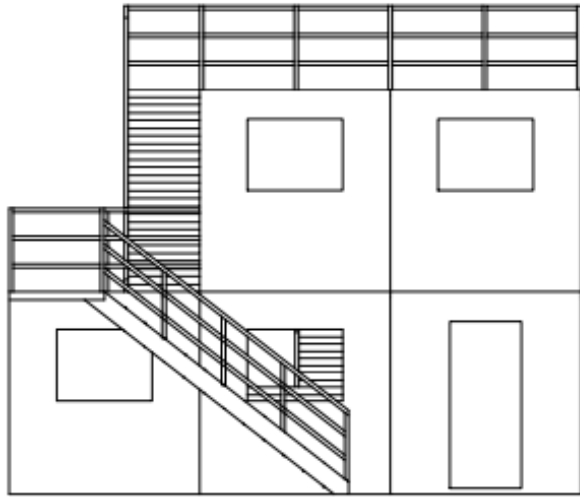
Referrals have been sent to the following agencies as highlighted with a ☒, regarding Amendment Bylaw No. 3010.03, 2025:

MEMBER MUNICIPALITIES			
☐	City of Penticton	☐	Town of Oliver
☐	District of Summerland	☐	Town of Osoyoos
☐	Town of Princeton	☐	Village of Keremeos
FIRST NATIONS			
☐	Okanagan Nation Alliance (ONA)	☐	Lower Similkameen Indian Band (LSIB)
☐	Osoyoos Indian Band (OIB)	☐	Upper Similkameen Indian Band (USIB)
☒	Penticton Indian Band (PIB)		
SCHOOL DISTRICTS			
☐	School District No. 53 (Areas A, C & D)	☒	School District No. 67 (Areas D, E, F, I)
☐	School District No. 58 (Area H)		
REGIONAL DISTRICTS			
☐	Central Okanagan Regional District	☐	Kootenay Boundary Regional District
☐	Fraser Valley Regional District	☐	Thompson Nicola Regional District
IRRIGATION & IMPROVEMENT DISTRICTS			
☐	Allison Lake Improvement District	☐	Lakeshore Water Works
☐	Apex Mountain Resort (utilities)	☐	Lower Nipit Improvement District
☐	Boundary Line Irrigation District	☐	Meadow Valley Irrigation District
☐	Cawston Irrigation District	☐	Osoyoos Irrigation District
☐	Farleigh Lake Water Users Community	☐	Red Wing Resorts (Water System)
☐	Fairview Heights Irrigation District	☐	Rolling Hills Waterworks District
☐	Hedley Improvement District	☐	Similkameen Improvement District
☐	Kaleden Irrigation District	☐	Skaha Estates Improvement District
☐	Keremeos Irrigation District	☐	Vaseux Lake Improvement District
FIRE DEPARTMENTS			
☐	Anarchist Mtn Volunteer Fire Department	☐	Oliver Fire Department
☐	Apex Volunteer Fire Department	☐	Osoyoos Fire Department
☐	Kaleden Volunteer Fire Department	☐	Penticton Fire Department
☒	Naramata Volunteer Fire Department	☐	Summerland Fire Department
☐	OK Falls Volunteer Fire Department	☐	Willowbrook Volunteer Fire Department
PROVINCIAL MINISTRIES & AGENCIES			
☒	Agricultural Land Commission (ALC)	☐	Ministry of Agriculture & Food
☐	Archaeology Branch	☐	Ministry of Energy & Climate Solutions
☐	BC Parks	☐	Ministry of Housing & Municipal Affairs
☐	Integrated Land Management Bureau	☐	Ministry of Infrastructure
☐	Interior Health Authority (IHA)	☐	Ministry of Mining & Critical Minerals
☐	Mountain Resort Branch	☐	Ministry of Transportation and Transit
		☐	Ministry of Water, Land & Resource Stew.
FEDERAL MINISTRIES & AGENCIES			
☐	Canadian Wildlife Services	☐	Fisheries and Oceans Canada
☐	Dominion Radio Astrophysical Observatory	☐	Parks Canada
☐	Environment Canada		
OTHER			
☐	Fortis		

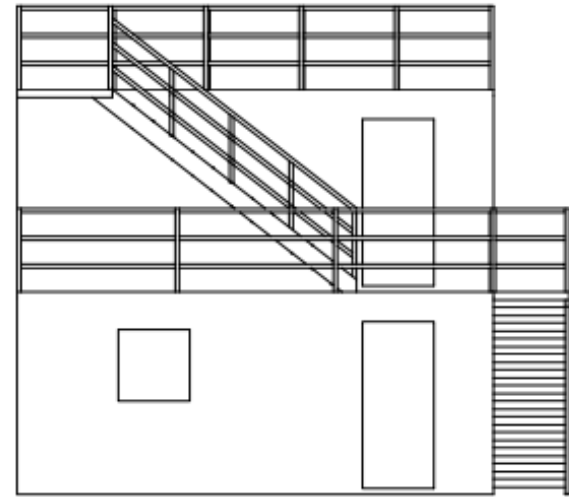
Attachment No. 2 – Applicant's Site Plan



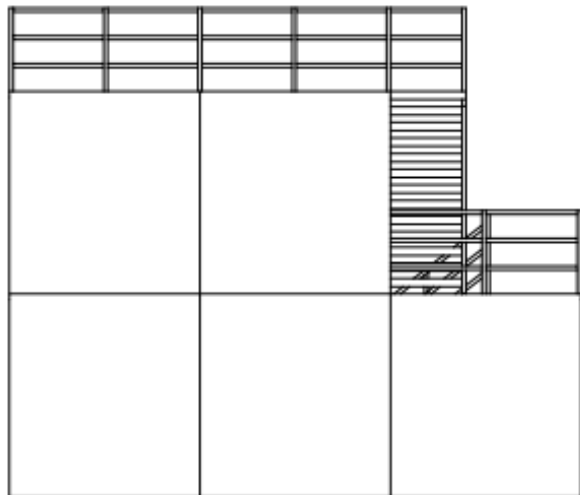
Attachment No. 3 – Applicant's Building Elevations



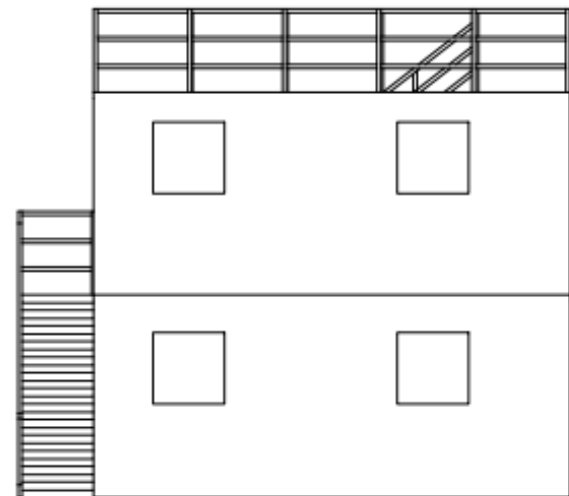
ELEVATION - FRONT (EAST)



ELEVATION - SIDE (SOUTH)



ELEVATION - REAR (WEST)



ELEVATION - SIDE (NORTH)

Attachment No. 4 – Aerial Photo

