

ADMINISTRATIVE REPORT

TO: Planning & Development Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: July 17, 2025

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

Administrative Recommendation:

THAT Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.03, 2025, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.52, 2025, be read a third time and adopted.

THAT Naramata Water System Local Service Establishment Amendment Bylaw No. 3108, 2025, and the Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.03, 2025, be read a third time and adopted.

<u>Purpose:</u>	To facilitate the development of a fire and rescue training facility.	<u>Folio:</u> E-02265.900
<u>Civic:</u>	1095 Lower Debeck Road and unassigned (Crown land)	
<u>Legal:</u>	Block D, District Lot 266, SDYD, and an approximately 1.25 ha area of un-surveyed Crown land	
<u>OCP:</u>	Agriculture (AG)	<u>Zone:</u> Agriculture One (AG1)

Purpose:

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."

Strategic Priorities:

Operational

Background & Analysis:

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:

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.

At its meeting of June 5, 2025, the Regional District Board resolved to approve first and second readings of the amendment bylaws and scheduled a public hearing ahead of its meeting of June 19, 2025.

At its meeting on July 3, 2025, the Regional District Board resolved to reschedule the public hearing from June 19, 2025, to July 17, 2025.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Transit (MoTT) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

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 OCP designation of the area of land is Agriculture (AG) and a preferred future use of this land is 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* and the Regional District's Development Procedures Bylaw No. 2500, 2011. Information will be posted on the RDOS website. Interested or affected parties will be contacted directly via email, regular mail, or Voyent Alert! Notifications.

Alternatives:

1. THAT first and second readings of 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 rescinded and the bylaws be abandoned.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:

"Mariane Frizzi"

M.Frizzi, Planning Technician

Endorsed by:

"Shannon Duong"

S. Duong, Acting Senior
Manager of Planning

Endorsed by:

"insert digital signature; or
name in italics"

A. Fillion, Managing Director,
Development and
Infrastructure Services

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo

