

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission

FROM: J. Zaffino, Chief Administrative Officer

DATE: April 22, 2025

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

<u>Purpose:</u>	To facilitate the development of a fire and rescue training facility	<u>Folio:</u> E-02265.900
<u>Legal:</u>	N/A (un-surveyed Crown land in the form of road dedication)	<u>Civic:</u> N/A
<u>OCP:</u>	Agriculture (AG)	<u>Zone:</u> Agriculture One (AG1)

Proposed Development:

The Regional District is proposing to amend the designation and zoning of the subject lands to facilitate the development of a fire and rescue training facility.

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

- 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), with the site specific regulation 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.

Additionally, the objectives aim to minimize conflicts between agricultural and non-agricultural uses and to minimize the impacts of agriculture and ranching on sensitive environmental resources.

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.

Analysis:

In considering this proposal, Administration considers there to be an operational efficiency to be achieved by co-locating the proposed fire training facility adjacent to the existing Naramata Fire Hall.

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.

It is 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.

Regarding adequacy of water, it is noted that the subject area as well as the fire hall parcel (being 1095 Lower Debeck Road) are not currently within the Naramata community water service and street light service boundaries, however, the fire hall is provided with a connection.

With regard to “other considerations”, and 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.

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.

Administrative Recommendation:

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 supported.

Options:

1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:
 - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.

Respectfully submitted:

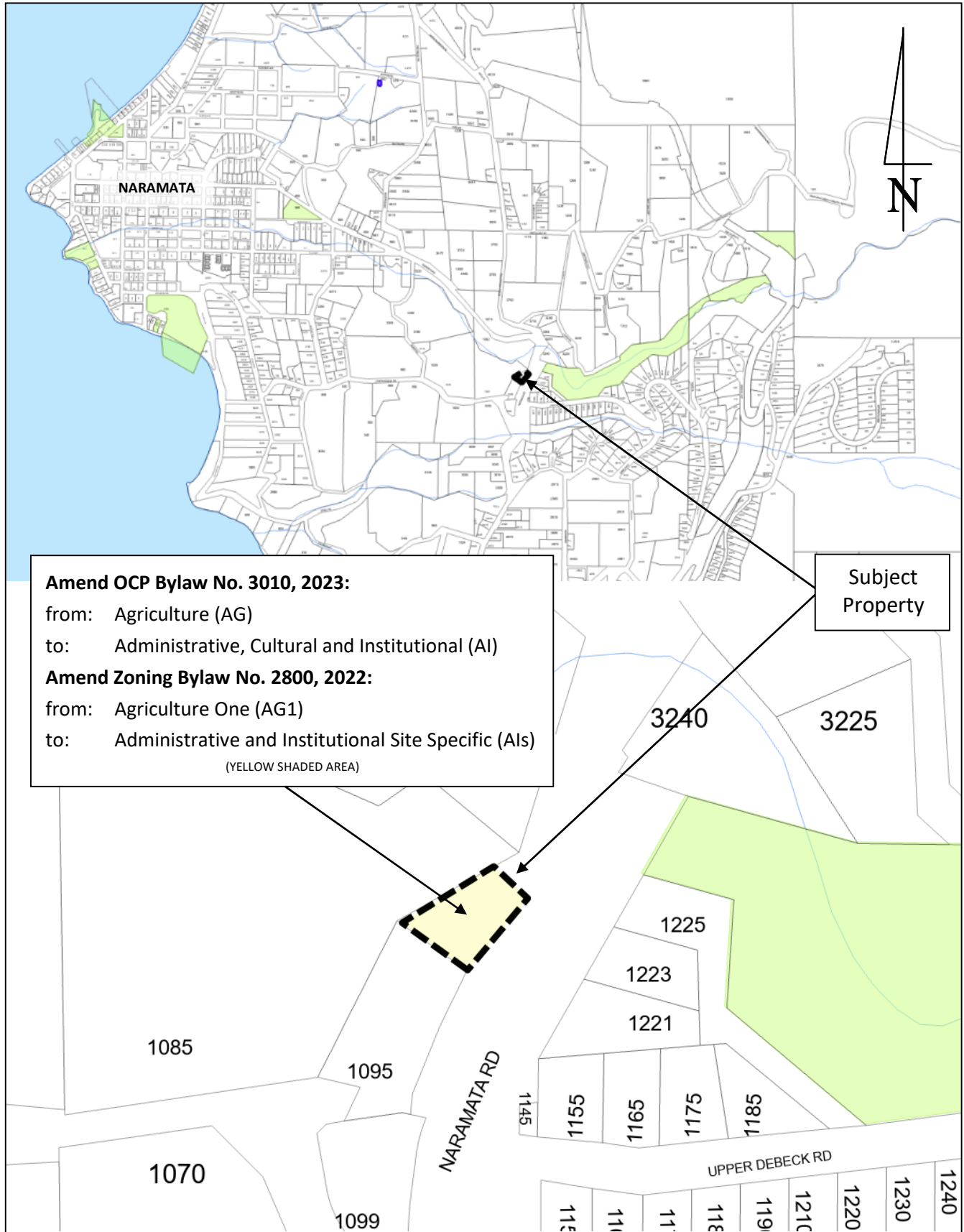
Mariane Frizzi
Mariane Frizzi, Planning Technician

Endorsed By:


C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Maps
No. 2 – Site Photo (Google Streetview)
No. 3 – Applicant’s Site Plan
No. 4 – Applicant’s Building Elevations
No. 5 – Applicant’s Building Elevations

Attachment No. 1 – Context Maps



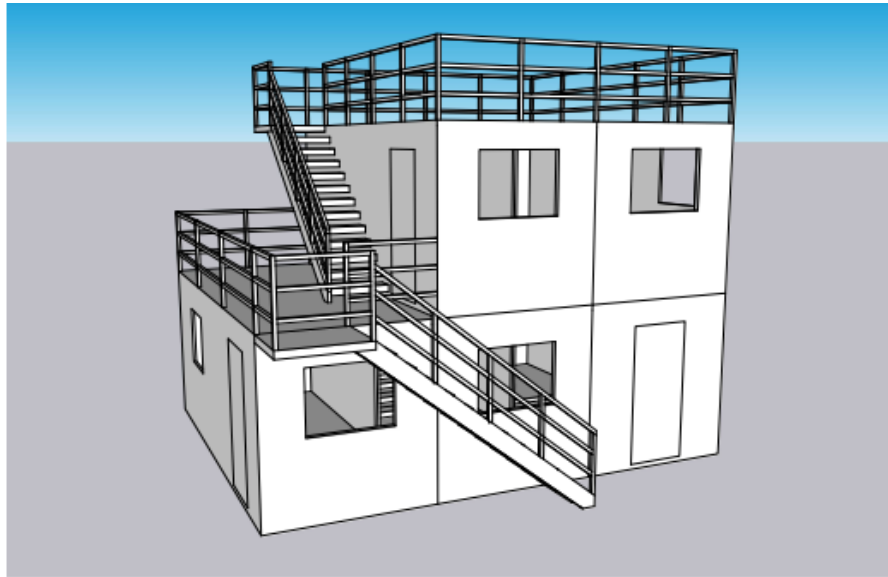
Attachment No. 2 – Site Photo (Google Streetview)



Attachment No. 3 – Applicant's Site Plan



Attachment No. 4 – Applicant's Building Elevations

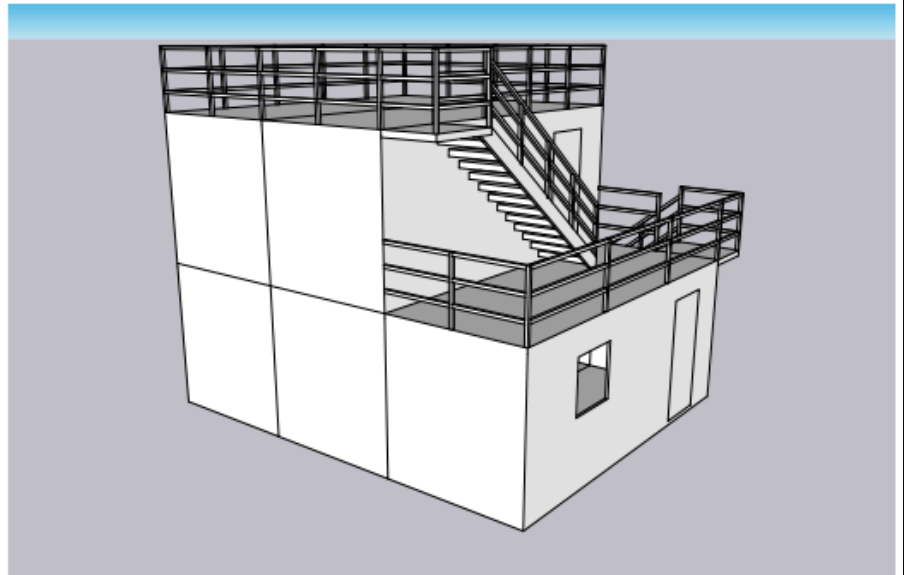


PERSPECTIVE - FRONT



NARAMATA FIRE RESCUE TRAINING STRUCTURE 1095 Lower Debeck Road, Naramata BC

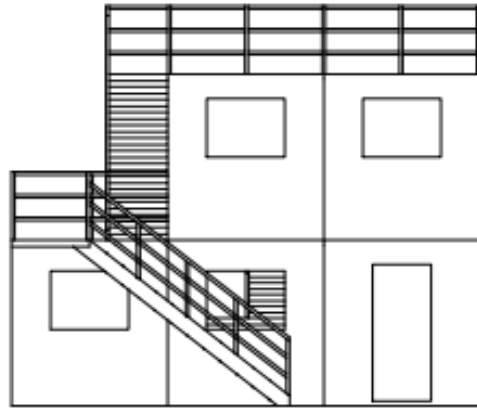
PERSPECTIVE - REAR



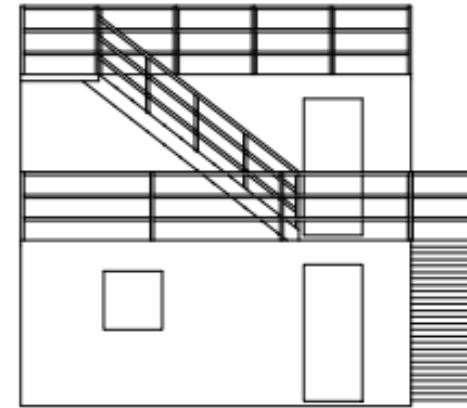
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December 6, 2024

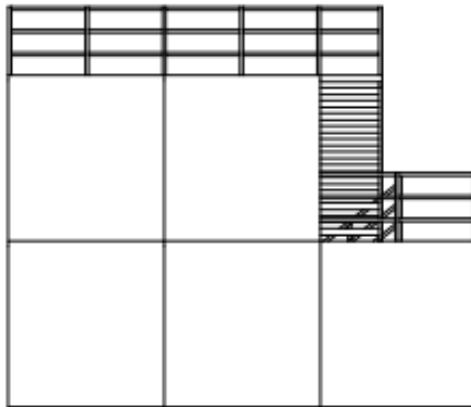
Attachment No. 5 – Applicant's Building Elevations



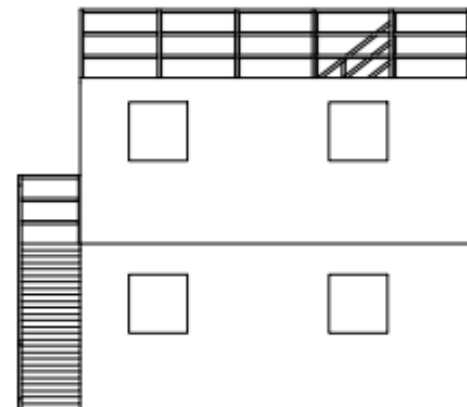
ELEVATION - FRONT (EAST)



ELEVATION - SIDE (SOUTH)



ELEVATION - REAR (WEST)



ELEVATION - SIDE (NORTH)



NARAMATA FIRE RESCUE TRAINING STRUCTURE 1095 Lower Debeck Road, Naramata BC

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