
CITY OF KELOWNA
MEMORANDUM

Date: December 24, 2004
File No.: OCP04-0015
To: City Manager
From: Planning and Corporate Services Department
Subject: **SUPPLEMENTAL REPORT** – Proposed Amendment to Official Community Plan – Restricting Development in Areas Designated for Future Urban Reserve
REPORT PREPARED BY: Nelson Wight

1.0 RECOMMENDATION

THAT this report be received as information for Council.

AND THAT Staff be instructed to send written notification of the Public Hearing date for this OCP amendment to the registered owners and occupants of all 227 properties in the Future Urban Reserve.

2.0 SUMMARY

On June 7, 2004, Development Services Manager – Andrew Bruce brought a report before Council requesting direction to pursue an amendment to Kelowna 2020 – Official Community Plan Bylaw No. 7600 that would restrict development potential on lands designated as Future Urban Reserve.

On September 27, 2004, Staff brought a report before Council detailing the proposed changes to the OCP and the rationale for such changes. At that time, Council gave first reading to a bylaw that would effect this change in the OCP, and forwarded this bylaw to a Public Hearing for further consideration. Prior to that Public Hearing, however, Council requested that Staff complete additional research to determine how many landowners would be affected (see attached maps indicating affected properties within the Future Urban Reserve). Once it was known how many properties were affected, Council would then provide further direction to Staff with regard to notification.

Having determined that 55 out of the 227 properties in the Future Urban Reserve would be affected by this proposed OCP amendment, Staff is seeking direction from Council with regard to notification of the upcoming Public Hearing.

3.0 AFFECTED LANDOWNERS

At Council's direction, Staff identified 227 properties having at least a portion of their lands designated as Future Urban Reserve. Most of these 227 properties would not be impacted by this proposed change to the OCP because (a) they are too small to qualify for further subdivision at this time, or (b) are within the Agricultural Land Reserve, and therefore require approval from the Land Reserve Commission prior to subdivision.

The following table demonstrates that of the 227 parcels with some portion within the Future Urban Reserve, 55 of those parcels would be affected by this proposed OCP amendment:

How many parcels within the City of Kelowna have at least a portion of land designated as Future Urban Reserve?	227
Of these 227 parcels, how many are in excess of 8 ha.? [*]	71
Of these 71 parcels, how many are NOT impacted by Agricultural Land Reserve boundary?	36
Of the remaining 35 properties with intervening ALR boundaries, how many have some subdivision potential? [†]	19
Total affected parcels	55

^{*} The present OCP wording states that lands within the Future Urban Reserve are not supported for development to parcels less than 4.0 ha (10 acres). Staff settled on an 8.0 ha minimum size to determine “affectedness” assuming that a two lot split would require this minimum area to create one 4.0 ha parcel, leaving a 4.0 ha remainder.

[†] In order to have some subdivision potential, these parcels would need to have at least 4.0 ha of land within the Future Urban Reserve, and at least 2.0 ha within the ALR.

These remaining 55 parcels, which would be affected by this proposed OCP amendment, are primarily large holdings. In an effort to manage the City's growth, Staff recommends that this Future Urban Reserve area NOT be further subdivided until such time as it becomes necessary and viable to develop to an urban density, unless otherwise directed by Council. Consequently, this amendment to the OCP would ensure that every subdivision proposal within the Future Urban Reserve area would come before Council first. Should Council consider that a particular subdivision proposal has merit, then it could grant an amendment to the OCP that would allow the subdivision to proceed. In some cases a rezoning application may also be required, depending on the specific proposal under consideration. Nevertheless the amendment proposed by Staff at this time would ensure that no subdivision would be allowed within this Future Urban Reserve area without Council's prior approval.

4.0 ALTERNATE RECOMMENDATION

THAT Staff be instructed to send written notification of the Public Hearing date for this OCP amendment to the registered owners and occupants of the 55 properties directly affected by this proposed OCP amendment.

Andrew Bruce
Development Services Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services
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