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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** September 8, 2004  
**File No.:** OCP04-0015  
**To:** City Manager  
**From:** Planning and Corporate Services Department  
**Subject:** Proposed Amendment to Official Community Plan – Restricting Development in Areas Designated for Future Urban Reserve

**REPORT PREPARED BY:** Nelson Wight

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**1.0 RECOMMENDATION**

THAT Official Community Plan Amendment Application No. OCP04-0015 affecting Kelowna 2020 – Official Community Plan Bylaw No. 7600 by amending the description for Future Urban Reserve in Section 19 be considered by Council;

AND THAT the Official Community Plan amending bylaw be forwarded to a Public Hearing for further consideration.

**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. The following report details the objectives of this amendment, and the wording change required to restrict development on lands designated for Future Urban Reserve.

**3.0 BACKGROUND**

The current Kelowna 2020 – Official Community Plan (OCP) includes a Generalized Future Land Use Map (Map 19.1) that indicates land use categories that are supported by the OCP for the current development horizon (2000 – 2020). One of the land use designations is called Future Urban Reserve and is defined as follows:

Future Urban Reserve

Land that has some development potential but is not projected for development within the Official Community Plan 20 – year time horizon. There is potential for the consideration of the status of these lands as part of a future review and updating of the Official Community Plan. These boundaries are schematic in nature, and include lands that may remain within the ALR. Lands within this designation will not be supported for development to parcels less than 4.0 ha (10 acres).

Previous to August 2002, the minimum parcel size that could be applied for lands within this designation was 2.0 Ha or approximately 5 acres. Staff had approached Council to increase the minimum lot size for all lands zoned A1 – Agricultural 1, outside of the ALR, from 2.0 Ha to 4.0 Ha. Council adopted this change on August 12, 2002. Staff had indicated to Council at the time that this change was intended to discourage rural subdivisions in the outlying areas as a growth management policy. The majority of lands within the Future Urban Reserve designation are zoned A1 – Agricultural 1.

Since Council approved the change to minimum lot size in August 2002, the City of Kelowna real estate market has experienced continued growth in activity and value. Planning and Corporate Services staff are concerned that with land values continuing to increase, the

measures taken in 2002 may not be a sufficient deterrent to parcelization (subdivision) in the outlying rural areas.

A fundamental principal behind the Future Urban Reserve designation is that these areas are premature for development within the current time frame of the OCP. However, the future development of these lands to an urban standard is integral to long term growth management strategies. For the most part, lands within the Future Urban Reserve designation are in large holdings – contiguous quarter sections of land are common. If lands within this designation are subdivided into 4.0 ha parcels, the ultimate planning for urban use becomes increasingly difficult if not significantly compromised.

Under the current situation, the Subdivision Approving Officer does not have any clear direction from Council to not approve 4.0 Ha subdivisions within areas designated for Future Urban Reserve, providing the subdivision proposal meets all technical requirements.

#### 4.0 PROPOSAL

Staff is recommending that Council consider amendments to the Official Community Plan that would further restrict development potential within areas designated Future Urban Reserve, in accordance with the wording below:

- Existing wording for Future Urban Reserve description, as contained in Section 19 of the City of Kelowna Official Community Plan (page 19-3):

**Future Urban Reserve**

Land that has some development potential but is not projected for development within the Official Community Plan 20-year time horizon. There is potential for the reconsideration of the status of these lands as part of a future review and updating of the Official Community Plan. These boundaries are schematic in nature, and include lands that may remain within the ALR. Lands within this designation will not be supported for development to parcels less than 4.0 ha (10 acres).

- Proposed wording for Future Urban Reserve description:

**Future Urban Reserve**

Land that has some development potential but is not projected for development within the Official Community Plan 20-year time horizon. There is potential for the reconsideration of the status of these lands as part of a future review and updating of the Official Community Plan. These boundaries are schematic in nature, and include lands that may remain within the ALR. Lands within this designation will not be supported for any further parcelization.

If approved, this wording change would mean that lands having a “Future Urban Reserve” designation would first need an approval for an OCP amendment, removing the “Future Urban Reserve” designation in favour of some other land use designation, prior to an approval being granted for a rezoning or subdivision application.

Staff recommends that an application for a secondary suite or a home site severance consistent with the Agricultural Land Commission Act would be exempt from the proposed restrictions.

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Andrew Bruce  
Development Services Manager

Approved for inclusion

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

