
CITY OF KELOWNA
MEMORANDUM

Date: April 26, 2006
File No.: B/L 9580, 6480-30
OCP06-0003

To: City Manager

From: Planning and Corporate Services Department

Subject: Bylaw 7600 Official Community Plan - Amendment Bylaw No. 9580

Report prepared by: Gary L. Stephen

RECOMMENDATION

THAT OCP Bylaw Text Amendment No. 9580 received by Council on March 27, 2006 be considered for First Reading;

AND THAT OCP Bylaw Text Amendment No. 9580 be forwarded to the Agricultural Land Commission for comment after First Reading and then forwarded to a Public Hearing for further consideration.

BACKGROUND

A report from Planning and Corporate Services dated March 22, 2006 was considered by Council at the Regular Meeting held Monday, March 27, 2006, when the following resolution was adopted:

THAT OCP Text Amendment Bylaw No. 9580 to amend *Kelowna 2020* - Official Community Plan Bylaw No. 7600 as outlined in Schedule 1 attached to the report of the Planning and Corporate Services Department dated March 22, 2006 be considered by Council;

AND THAT staff be directed to follow the consultation process outlined in the report of the Planning and Corporate Services Department dated March 22, 2006, prior to forwarding OCP Text Amendment Bylaw No. 9580 for First Reading;

AND THAT OCP Text Amendment Bylaw No. 9580 be forwarded to the Agricultural Land Commission for comment after First Reading and then forwarded to a Public Hearing for further consideration;

AND FURTHER THAT Future Urban Reserve Council Policy No. 323 be rescinded when OCP Text Amendment Bylaw No. 9580 has been adopted.

Staff has now completed the consultation process endorsed by Council.

DISCUSSION

The consultation process included posting the proposed amendment package to the City web site, with hard copies available to the public as necessary and advertising in local newspapers to solicit community input related to the posted information. That public process concluded on April 12, 2006 and there was no comment or input received by staff.

In addition, since Council consideration of the initial report on March 27, 2006 an error was discovered in Map 7.1 Natural Environment / Hazardous Condition Development Permit Area Designation. The error was related to the properties selected by GIS for inclusion in the environmentally sensitive area along Okanagan Lake. The map needed to be corrected to reference the natural boundary at 343m as currently stated in the OCP. The correct map was re-posted on the web site by April 4, 2006 for public review and new maps were also provided to Council by April 4, 2006.

Because the proposed Map 19.1 Generalized Future Land Use amendment related to the designation of the Black Mountain Irrigation District (BMID) Right of Way as a linear corridor is on land located in the ALR it will be necessary to refer OCP Bylaw Amendment No. 9580 to the Agricultural Land Commission (ALC) for their comments between First Reading and Public Hearing. The Public Hearing will not be scheduled until these comments have been received.

Staff has confirmed these proposed amendments will not affect either the Financial Plan or the Waste Management Plan in compliance with LGA Section 882(3).

CONCLUSION

It is recommended that the clarification, housekeeping and mapping amendments to OCP Bylaw 7600 - Amendment Bylaw 9580 proposed in the Planning and Corporate Services report of March 22, 2006 be considered for First Reading and then forwarded to the ALC for comment prior to scheduling a Public Hearing.

Signe K. Bagh
Manager, Policy / Research / Strategic Planning

Approved for inclusion

R.L. Mattiussi, ACP, MCIP
Director of Corporate and Planning Services

GLS