
CITY OF KELOWNA
MEMORANDUM

Date: February 26, 2007
File No.: OCP07-0008
To: City Manager
From: Planning & Development Services Department
Subject:

APPLICATION NO. OCP07-0008 **APPLICANT:** City of Kelowna
AT: 4885 South Ridge Dr. **OWNERS:** Hilltop Sand & Gravel Co. Ltd.

PURPOSE: TO AMEND THE CITY OF KELOWNA OFFICIAL COMMUNITY PLAN TO CORRECT A MAPPING ERROR DATING FROM 2001 TO PROVIDE CONSISTENCY WITH THE ZONING BYLAW LAND USE DESIGNATIONS.

EXISTING DESIGNATION: PARK – Major Park/Open Space (Public or Private)

PROPOSED DESIGNATION: S2RES – Single/Two Unit Residential

REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 **RECOMMENDATION**

THAT OCP Bylaw Amendment No. OCP07-0008 to amend Map 19.1 of Kelowna 2020 – Official Community Plan Bylaw No. 7600 by changing the Future Land Use designation for a portion of Lot A District Lot 357 Similkameen Division Yale District Plan KAP77848 Except Plans KAP78751, KAP80522, KAP81111 and KAP81112 located at 4485 South Ridge Drive, Kelowna, BC to those shown on Map 'A' attached to the report of the Planning and Development Services Department dated February 22, 2007 be considered by Council;

AND FURTHER THAT the OCP Amending Bylaw be forwarded to a Public Hearing for further consideration concurrently with the Zone Amending Bylaw for application Z06-0047.

2.0 **SUMMARY**

This application seeks to correct a mapping error. It has been determined that the OCP PARK Major Park/Open Space designation was mapped incorrectly at the time of adoption of OCP Amending Bylaw No. 8457 in January 2001. It appears to have been the intention of Bylaw 8457 to designate the PARK in a manner consistent with the zone boundaries as defined by Zone Amending Bylaw 8460 adopted in July 2003. An OCP Amendment application will be processed concurrent with this rezoning application to correct the mapping error.

The Advisory Planning Commission supports Rezoning Application No. Z06-0047, for 4885 South Ridge Drive, Part of Lot A, Plan 77848, Sec. 39, Twp. 29, ODYD, by Protech Consultants Ltd (R. Boyer), to rezone the subject property from RU4 - Low Density Cluster Housing to RU5 - Bareland Strata Housing in order to facilitate a bareland strata subdivision. However, the issue of the OCP designation must be dealt with concurrently to allow the proposed rezoning application to proceed to final adoption.

4.0 BACKGROUND

4.1 Site Location Map: **Subject Property:** 4885 South Ridge Dr.



4.2 Kelowna 2020 Official Community Plan (OCP)

Future Land Use Designation: The property subject to rezoning application Z06-0047 is designated both Major Park and Open Space and Single/Two Unit Residential, pursuant to Map 19.1 of the OCP. Since much of the area proposed to be rezoned is designated as Major Park/Open an application to amend the OCP to align the designations with the zoning designation proposed for the site will be required. However, the extent of the park designation appears to be a mapping error for which the applicant should not be responsible for. As such, the City is undertaking to correct the mapping error concurrently with consideration of the rezoning application (Z06-0047). The OCP designation will concur with the boundaries of the proposed RU5 lot as Shown on Map 'A'.

For further information regarding the details of Z06-0047 please refer to the report of the Planning & Development Services Department dated February 22, 2007

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department is satisfied that the developer has given due consideration to the Official Community Plan objectives relative to the development proposed for the subject property and recognizes that this application is consistent with previously identified development plans for the subject property. The Parks Department has indicated in their comments on Z06-0047 that no further land is required for parks purposes. Therefore, the proposed designation/land use correction will not impact the Parks Department objectives relative to parkland acquisition.


Bob Shaughnessy
Subdivision Approving Officer

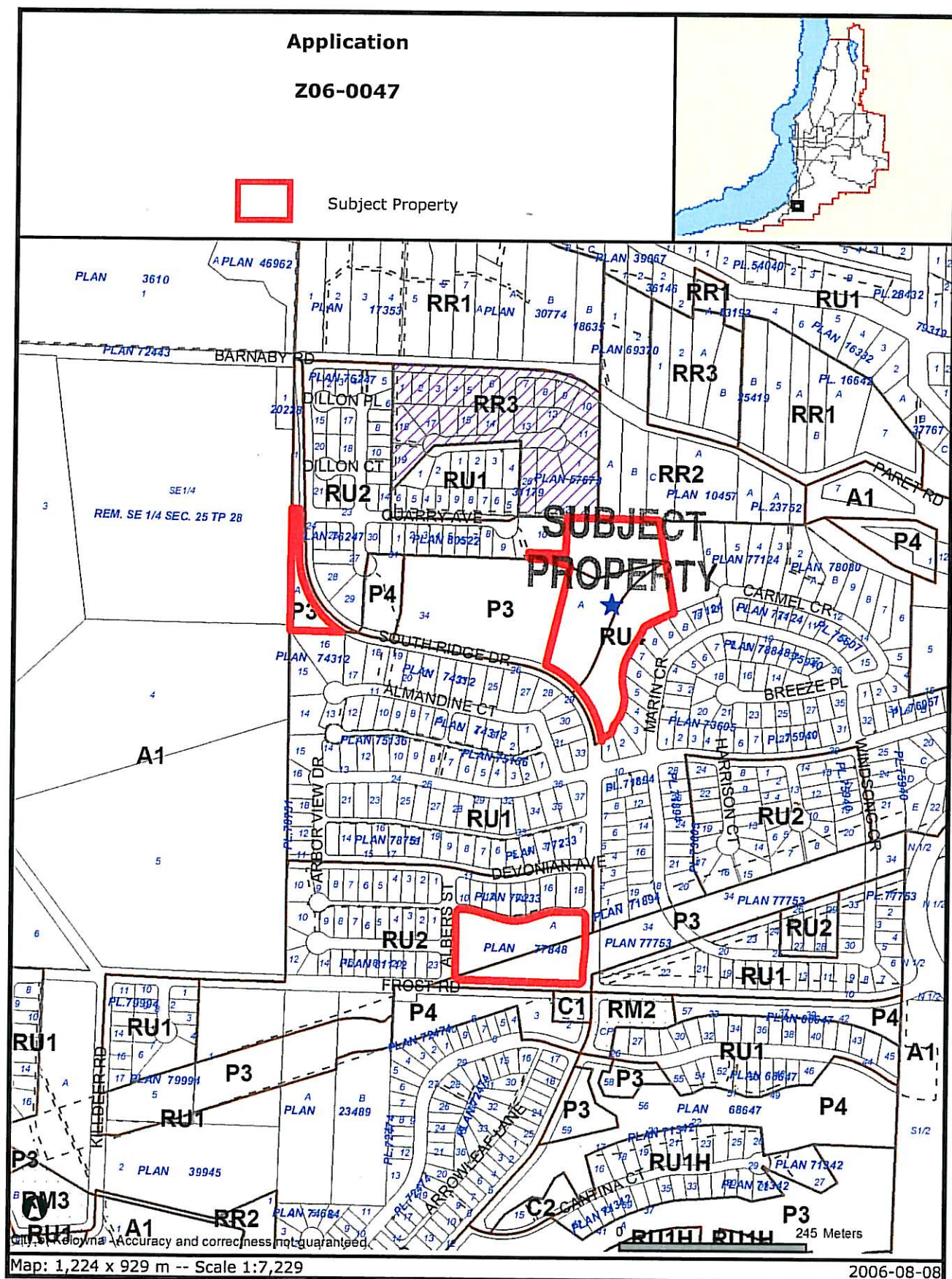
for
Approved for inclusion


Mary Pynenburg, MRAIC MCIP
Director of Planning & Development Services

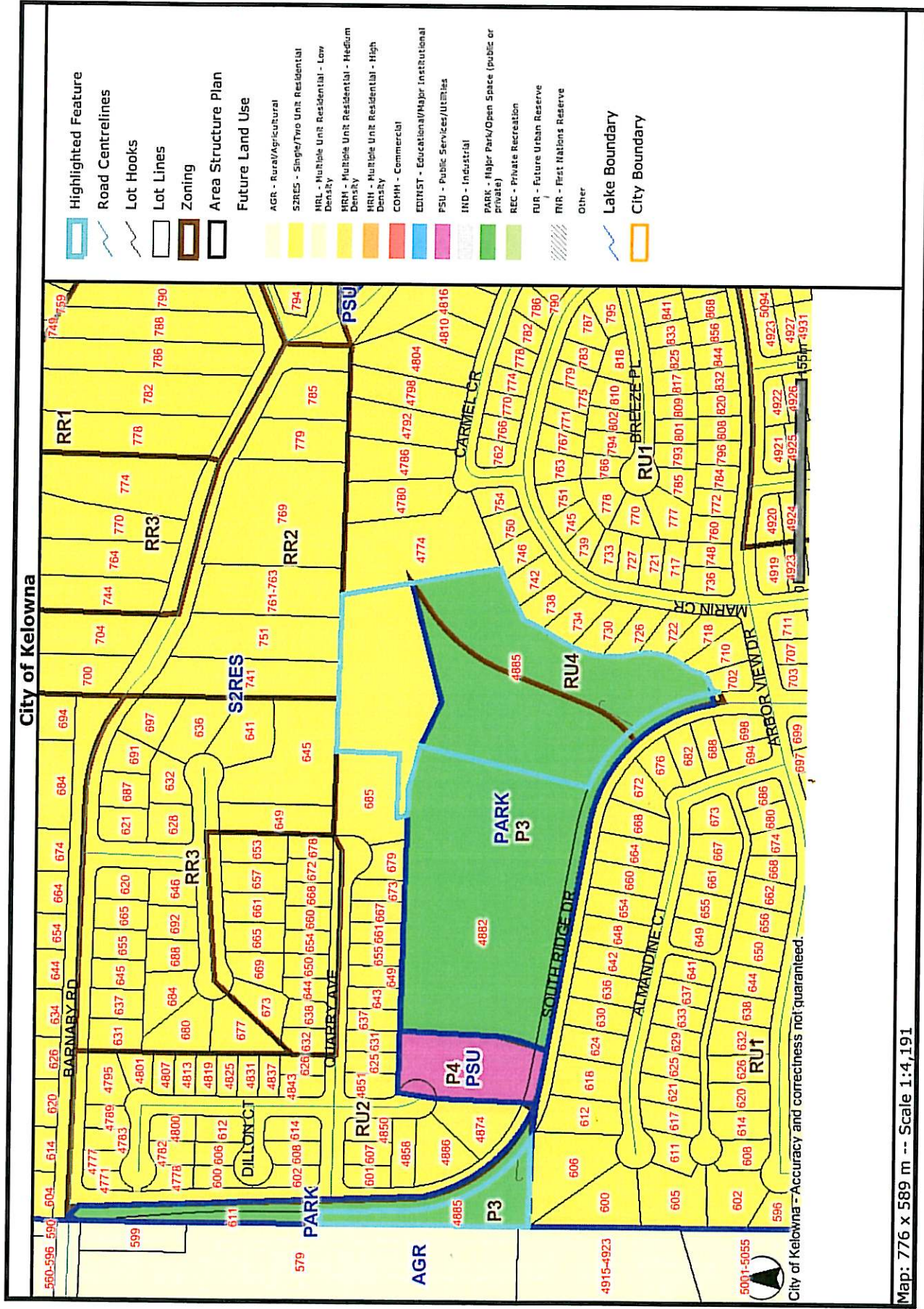
MP/SG/cg

ATTACHMENTS

- Location Map/Subject Property Map
- OCP Map – Existing designations (with zoning overlay)
- Copy of City of Kelowna Bylaw No. 8457 (4 pages)
- Copy of City of Kelowna Bylaw No. 8460 (2 pages)
- Map 'A' – Proposed OCP Map



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



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CITY OF KELOWNA

BYLAW NO. 8457

Kelowna Official Community Plan Amendment No. 98-010 - Neighbourhood Two Area Structure Plan

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that Schedule "A" of Kelowna Official Community Plan (1994-2013) Bylaw No. 7600 be amended as follows:

1. THAT **Chapter 15 - FUTURE LAND USE** be amended by:
 - (a) Amending **Map 15.1 - GENERALIZED FUTURE LAND USE** by changing the Future Land Use Designation of the following properties from "Single/Two Family Residential" and "Rural/Agricultural" to "Major Park/Open Space", "Educational/Major Institutional", "Neighbourhood Commercial", "Single/Two Family Residential", "Multiple Family Residential - low density" and "Rural/Agricultural" as shown on Map 1 attached to and forming part of this bylaw:
 - (i) Lot 2, District Lot 357, S.D.Y.D. Plan KAP47764 located on Frost Road, Kelowna, B.C.;
 - (ii) Lot A, District Lot 357, S.D.Y.D. Plan KAP48057 located on Frost Road, Kelowna, B.C.;
 - (iii) Lot A, District Lot 1688S, S.D.Y.D. Plan 23489 located on Frost Road, Kelowna, B.C.;
 - (iv) Lot B, District Lot 1688S, S.D.Y.D. Plan 23489 located on Frost Road, Kelowna, B.C.;
 - (v) Lot 1, Section 24, Township 28, S.D.Y.D. Plan 39945 located on Frost Road, Kelowna, B.C.;
 - (vi) Lot 2, Section 24, Township 28, S.D.Y.D. Plan 39945 located on Killdeer Road, Kelowna, B.C.;
 - (vii) Lot 1, Section 24, Township 28, S.D.Y.D. Plan 30846 located on Frost Road, Kelowna, B.C.;
 - (viii) Lot 2, Section 24, Township 28, S.D.Y.D. Plan 30846 located on Frost Road, Kelowna, B.C.;
 - (ix) Lot A, Section 24, Township 28, S.D.Y.D. Plan 30848 located on Killdeer Road, Kelowna, B.C.;
 - (x) Lot B, Section 24, Township 28, S.D.Y.D. Plan 30848 located on Killdeer Road, Kelowna, B.C.;
 - (xi) Lot C, Section 24, Township 28, S.D.Y.D. Plan 30848 located on Killdeer Road, Kelowna, B.C.;

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- (xii) Lot 1, Section 24, Township 28, S.D.Y.D. Plan 42749 located on Killdeer Road, Kelowna, B.C.;
- (xiii) Lot 2, Section 24, Township 28, S.D.Y.D. Plan 42479 location on Killdeer Road, Kelowna, B.C.;
- (xiv) Lot A, Section 24, Township 28, S.D.Y.D. Plan KAP59499 located on Killdeer Road, Kelowna, B.C.;
- (xv) Lot B, Section 24, Township 28, S.D.Y.D. Plan KAP59499 located on west of Chute Lake Road, Kelowna, B.C.;
- (xvi) Lot B, Section 24, Township 28, S.D.Y.D. Plan 30827 located on Frost Road, Kelowna, B.C.;
- (xvii) Lot B, Section 24, Township 28, S.D.Y.D. Plan 28853 except Plans 30846, 30848, 34710, 37381, 39945 and 42749 located on Killdeer Road, Kelowna, B.C.;
- (xviii) Lot 1, Section 24, Township 28, S.D.Y.D. Plan 33972 located on Chute Lake Road, Kelowna, B.C.;
- (xix) Lot 2, Section 24, Township 28, S.D.Y.D. Plan 33972 except Plan 35765 located on Chute Lake Road, Kelowna, B.C.;
- (xx) Lot A, Section 24, Township 28, S.D.Y.D. Plan 35765 located on Chute Lake Road, Kelowna, B.C.;
- (xxi) Lot 4, Section 25, Township 28, S.D.Y.D. Plan 1743 located on Frost Road, Kelowna, B.C.;
- (xxii) Lot B, District Lot 357, S.D.Y.D. Plan KAP48057 except Plan KAP51584 located on Frost Road, Kelowna, B.C.;
- (xxiii) District Lot 1688S, S.D.Y.D. except Plans 23489 and 25794 located on Frost Road, Kelowna, B.C.;
- (xxiv) Lot 1, District Lot 1688S, S.D.Y.D. Plan 25794 located on Frost Road, Kelowna, B.C.;
- (xv) That Part of Lot 1 shown on Plan B7484 District Lots 357 and 358, O.D.Y.D. Plan 4207 located on Barnaby Road, Kelowna, B.C.
- (xvi) Lot 1, District Lot 357, O.D.Y.D. Plan 18352 located on Barnaby Road, Kelowna, B.C.;
- (xvii) Lot 1, District Lot 357, S.D.Y.D. Plan KAP51584 located on Frost Road, Kelowna, B.C.;

- (b) Adding a new paragraph at the end of heading **Area Structure Plan** in **Section 15.1 Designations** as follows:

"Neighbourhood Two Area Structure Plan dated June 1998, is hereby incorporated into the Kelowna Official Plan (1994-2013) as Appendix 19. All development on lands identified in the area structure plan must conform to the Area Structure Plan."

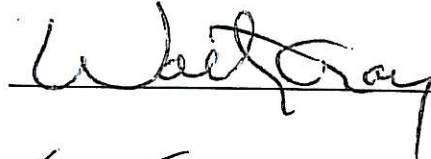
2. AND THAT pursuant to Section 882 of the Municipal Act, each reading of this receive an affirmative vote of the majority of all members of the Council.

Read a first time by the Municipal Council this 24th day of August, 1999.


Considered at a Public Hearing on the 7th day of September, 1999.

Read a second and third time by the Municipal Council this 7th day of September, 1999.

Adopted by the Municipal Council of the City of Kelowna this 22nd day of January, 2001.



Mayor



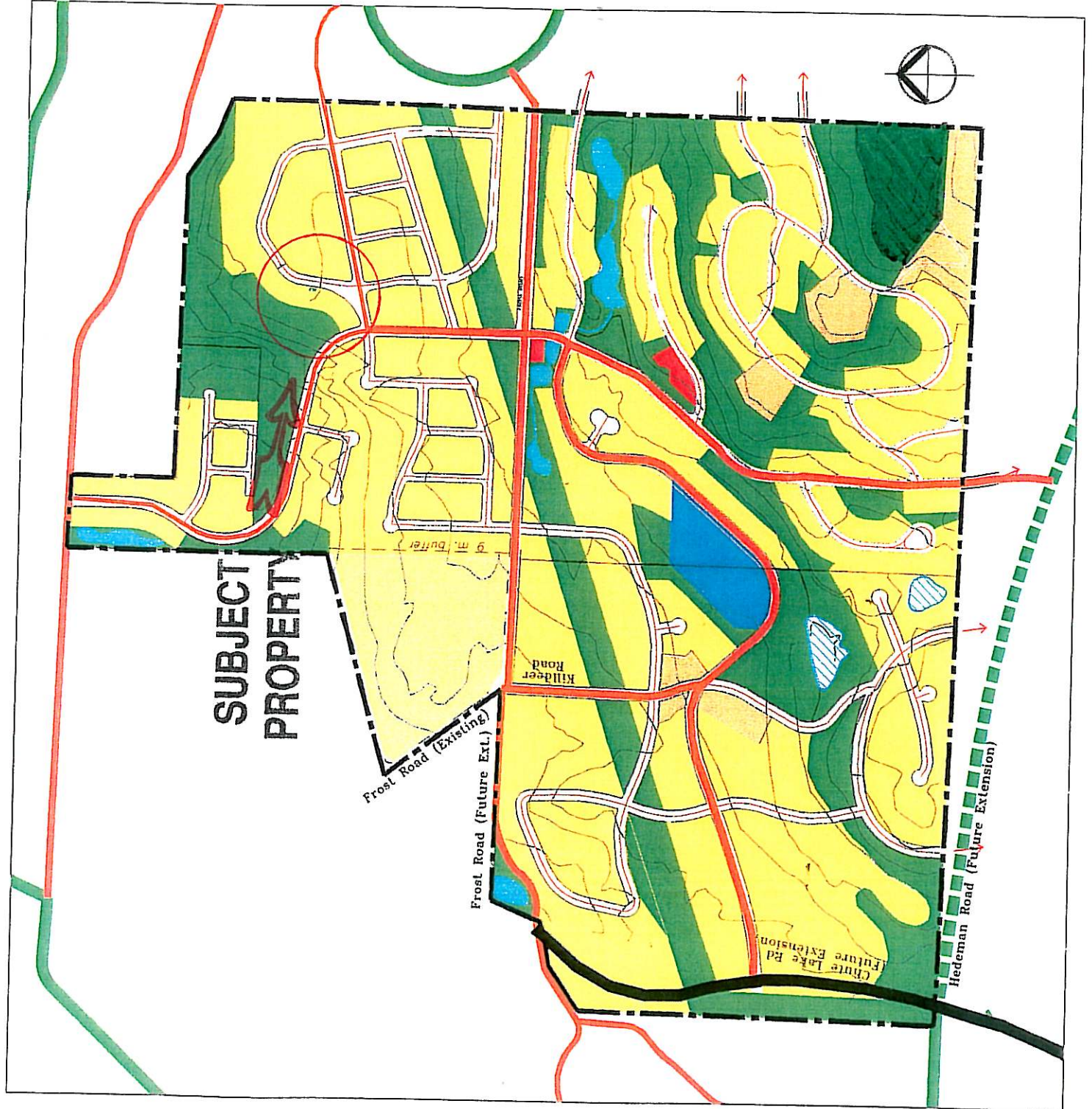
City Clerk

Figure 5 LAND USE PLAN

Date: Aug. 12/99

- Major Park/
Open Space
- Educational/
Major Institutional
- Neighbourhood
Commercial
- Exist. Lake/Pond
- New Lake/Pond/
Water Course
- Single/
Two family Res.
- Multiple Family Res.
(Low Density)
- Utility R.O.W.
- Rural Agriculture

NEW TOWN
PLANNING SERVICES



MAP 1

CITY OF KELOWNA

BYLAW NO. 8460

Z98-1032 – Hilltop Sand & Gravel Co. Ltd. (New Town Planning Services) – Frost Road and Barnaby Road

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, D.L. 357, S.D.Y.D., Plan KAP51584; Lot 1, D.L. 357, O.D.Y.D., Plan 18352, and That Part of Lot 1 shown on Plan B7484, D.L. 357 and 358, O.D.Y.D., Plan 4207, located on Barnaby Road, Kelowna, B.C., from the A1 - Agriculture 1 zone to the P3 – Parks and Open Space, P4 – Utilities, RU1 – Large Lot Housing, RU2 – Medium Lot Housing and RU4 – Low Density Cluster Housing zones as shown on Map "A" attached to and forming part of this bylaw.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 24th day of August, 1999.

Considered at a Public Hearing on the 7th day of September, 1999.

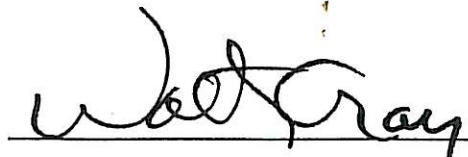
Read a second and third time by the Municipal Council this 25th day of October, 1999.

Second and third readings given October 25th, 1999 rescinded by the Municipal Council this 17th day of March, 2003.


Bylaw amended by the Municipal Council this 17th day of March, 2003.

Read a second and third time, as amended, by the Municipal Council this 15th day of April, 2003.

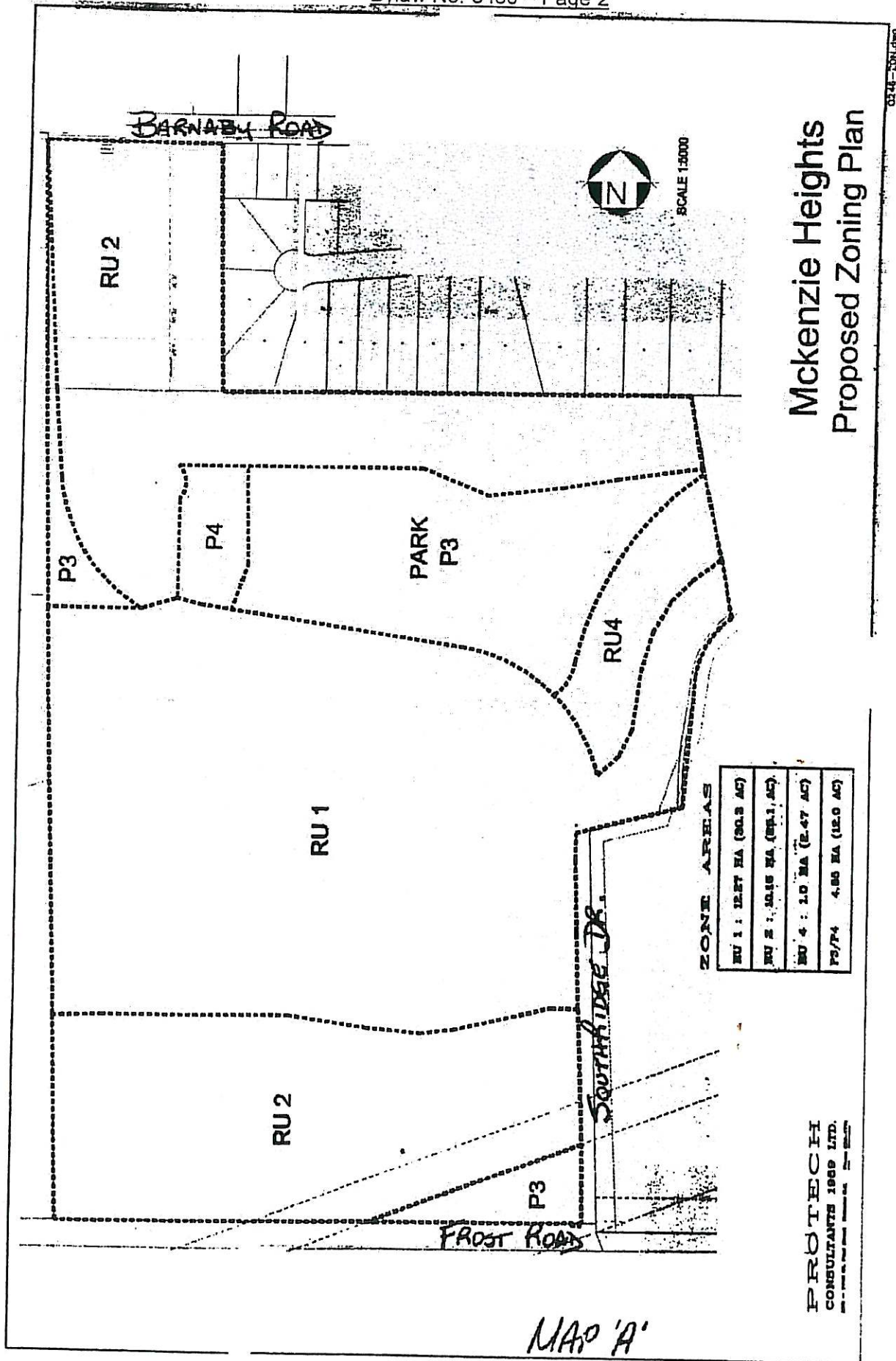
Adopted by the Municipal Council of the City of Kelowna this 21st day of July, 2003.



Mayor



City Clerk



MAP 'A'

