
CITY OF KELOWNA

MEMORANDUM

Date: December 12, 2007
File No.: 0482-01

To: City Manager

From: Planning and Development Services Department

Subject: RDCO Fringe Area Planning Summary

Report prepared by: Gary L. Stephen, Planner Specialist

RECOMMENDATION:

THAT the RDCO Fringe Area Planning Summary report from the Planning and Development Services Department dated December 12, 2007 be received for information.

BACKGROUND

Currently the Regional District has a budget that the City of Kelowna contributes toward (City share is approximately 57.5% of the overall budget). Within that budget are regional functions such as Regional Planning with a budget of \$123,432 (City share is \$44,156 or 35.8%) and Electoral Area Planning with a budget of \$1,353,535 (City share is \$111,637 or 8.2%). The Electoral Area Planning budget includes Fringe Area Planning. The City contribution to Electoral Area Planning is based on past budgets and upcoming projects / projected priorities within each area. Any changes to the Fringe Area Planning program would have an undetermined impact on the City contribution.

Fringe Area Planning by the RDCO refers to those areas contiguous with or nearby to existing municipal boundaries (defined on the attached Map).

To this point in time, Fringe Area Planning, from the City perspective, has involved our providing comments, recommendations etc. on specific applications or land use planning projects referred to us for sites/areas within the defined Fringe Area. The Central Okanagan East area includes Ellison, portions of Joe Rich, and the South Slopes area. The Central Okanagan West area included portions of Westbank, Lakeview, Shannon Lake, Rose Valley, West Kelowna Estates, Casa Loma and Westside Road. With the incorporation of a new Westside Municipality, the City of Kelowna no longer has Fringe Area Planning rights for Westbank, Lakeview, Shannon Lake, Rose Valley, West Kelowna Estates, or Casa Loma. Only the Westside Road area will be part of that referral process. In addition, the new Westside municipality may also choose to become part of the function for the Central Okanagan West Fringe Area Planning.

These Fringe Area referrals are for land use (OCP / Zoning Amendments) and ALR applications as well as other major planning initiatives such as Rural Land Use Bylaws, OCP's, Neighbourhood Plans, Zoning Bylaws and other special planning projects. The RDCO also refers BC Lands and Assets (Crown referrals) and Ministry of Energy and Mines applications within the Fringe Planning Areas to the City for comments. Where appropriate, planning staff refer these applications to other departments within City Hall for comments on environment, drainage, parks, road network and utility issues. Planning staff co-ordinate the City response to the Regional District. City of Kelowna comments are included in Regional District staff reports to the Regional Board.

There is also a change in the voting structure with the addition of a 6th City of Kelowna member to the Regional Board (based on population) beginning in late 2007. The voting procedure for an application within any of the fringe areas is 1 vote for the Electoral Area Director and 1 vote for each City of Kelowna Board member. That will mean a 6 to 1 majority for the City of Kelowna (currently the vote is 5 to 1). The weighted voting structure applying to budget matters is not applicable to the Fringe Area Planning process.

With the incorporation of the new Westside municipality, the remaining area of Westside Road will be home to some 2,100 people, not including those residing on Westbank First Nations lands (6,200). Given that we do not share a strong physical boundary or direct access, generally City comments on Regional Referrals are mostly related to aesthetic concerns over views to or of development in the Westside Road area.

The current population for the Central Okanagan East Electoral Area (Ellison, Joe Rich, McCulloch Lakes area, and South Slopes – basically all the lands within the Mill Creek, Mission Creek and Bellevue Creek watersheds) is approximately 4,200 people on approximately 1400 properties. We do not have information on the number of residents on properties specifically within the Fringe Planning Area.

Within the Ellison and Joe Rich areas our planning comments on land use proposals are for the most part related to the applicable OCP or Rural Land Use Bylaw, the Regional Growth Strategy as well as potential downstream impacts to the City of Kelowna with respect to servicing issues. There may be sanitary sewer utility, drainage, road network, as well as park impacts. From the perspective of the sanitary sewer utility, the City has determined that we have the capacity to add more areas, however, that capacity has been sized to accommodate the North End industrial area contemplated when Western Star was to be relocated. Re-allocation of that capacity to other lands outside the City may have a long term impact on our ability to service industrial development in the area when that occurs. We have also established a policy that if areas outside the City wish to be serviced with City sanitary sewer those areas need to be amalgamated with the City (e.g. Kelowna Springs Golf Course; Country Roads). Sanitary sewer service was extended to the Sunset Ranch Golf Course development as a one time agreement prior to establishment of our policy on amalgamation.

While there is no formal policy or procedure, the City of Kelowna also refers applications on lands abutting the RDCO boundary for Central Okanagan East to the Regional District Planning Department for their comment. There is also a statutory requirement to refer Official Community Plans at the time of a major review (Regional Context Statements) as well as any OCP amendments that may have an impact on lands within the Regional District.

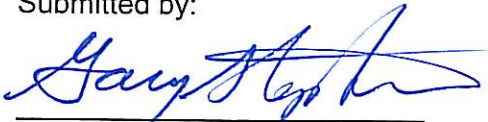
INTERNAL CIRCULATION TO:

City Clerk
Director of Finance
Director of Works and Utilities
Wastewater Manager
Transportation Manager
Water and Drainage Manager
Engineering Projects Manager
Environment / Solid Waste Manager
Parks Manager

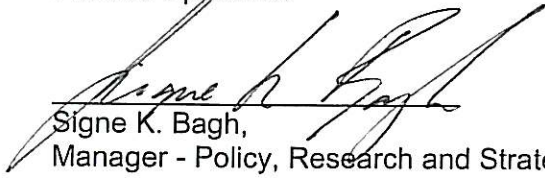
Considerations not applicable to this report:

LEGAL/STATUTORY AUTHORITY:
LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:
EXISTING POLICY:
FINANCIAL/BUDGETARY CONSIDERATIONS:
PERSONNEL IMPLICATIONS:
TECHNICAL REQUIREMENTS:
EXTERNAL AGENCY/PUBLIC COMMENTS:
COMMUNICATIONS CONSIDERATIONS:
ALTERNATE RECOMMENDATION:

Submitted by:

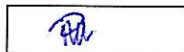


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Approved for inclusion



Paul Macklem,
Acting Director - Planning & Development Services

GLS

Cc: City Clerk
Director of Finance
Director of Works and Utilities
Wastewater Manager
Transportation Manager
Water and Drainage Manager
Engineering Projects Manager
Environment / Solid Waste Manager
Parks Manager

Regional District of Central Okanagan Fringe Planning Areas

