

Memo



Date: April 13, 2011
File: 1200-31
To: City Manager
From: Policy & Planning Department
Subject: Bylaw No. 10500 Kelowna 2030 - Official Community Plan
Report prepared by: Long Range Planning Manager

Recommendation:

THAT Council receives the report from the Policy and Planning Department dated April 13, 2011 with respect to Bylaw No. 10500 being Kelowna 2030 - Official Community Plan;

AND THAT Council considers Bylaw No. 10500 being Kelowna 2030 - Official Community Plan in conjunction with the 20 Year Servicing Plan and Financing Strategy as per LGA Section 882(3)(a)(i);

AND THAT Council considers Bylaw No. 10500 being Kelowna 2030 - Official Community Plan in conjunction with the Waste Management Plan as per LGA Section 882(3)(a)(ii);

AND THAT Council directs staff to forward Bylaw No. 10500 being Kelowna 2030 - Official Community Plan to the Agricultural Land Commission for comments as per LGA Section 882(3)(c);

AND FURTHER THAT Council forwards Kelowna 2030 Official Community Plan - Bylaw 10500 to a Public Hearing scheduled for May 24, 2011, commencing at 2:00 PM.

Purpose:

To have Council give consideration to Bylaw 10500 as per the legislative requirements and forward the bylaw to the Agricultural Land Commission (ALC) for comments and to Public Hearing prior to consideration of final adoption.

Background:

At the Council meeting of April 11, 2011 Council gave First Reading to Bylaw 10500 - Kelowna 2030 Official Community Plan.

In order to move forward to a public hearing there are specific steps under the Local Government Act that must be followed. Now that Council has reviewed and endorsed the new 20 Year Servicing Plan and Financing Strategy we are in a position to take those next steps.

A handwritten signature in blue ink, located at the bottom right of the page.

Internal Circulation:

General Manager of Community Sustainability
Director, Infrastructure Planning

Legal / Statutory Authority:

Local Government Act Part 26: Division 2 - Official Community Plans, Sections 875 - 882.

Legal/Statutory Procedural Requirements:

Local Government Act Section 882(3) specifies that after first reading (and prior to Public Hearing) of an Official Community Plan bylaw the local government must, in sequence, consider the plan in conjunction with its financial plan and any waste management plan applicable. In addition, the local government must refer the plan to the Agricultural Land Commission (ALC) for comment.

Financial/Budgetary Considerations:

A significant part of the OCP review process involved the creation of a revised 20 Year Servicing Plan and Financing Strategy, including a revised Development Cost Charge (DCC) bylaw. The OCP Future Land Use plan was used to generate data that became integral to modeling the sanitary sewer, water and transportation requirements to service growth, as well as determining park land acquisition needs in a servicing plan. That servicing plan forms the basis of the financing strategy and ultimately the revised Development Cost Charges (DCC's). The 20 Year Servicing Plan and Financing Strategy delivers on the policy direction and land use plan contained in the Kelowna 2030 - Official Community Plan and no modifications to the Servicing Plan are required to adopt the OCP.

Council endorsement of the 20 Year Servicing Plan and Financing Strategy after initial consideration fulfills the statutory requirement to consider the OCP bylaw in conjunction with the Financial Plan.

Considerations not applicable to this report:

Existing Policy:

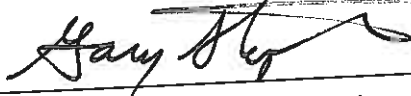
External Agency/Public Comments:

Community & Media Relations Considerations:

Personnel Implications:

Alternate Recommendation:

Submitted by:



Gary Stephen, Long Range Planning Manager
Policy and Planning

Approved for inclusion:

Signe Bagh, Director of Policy & Planning



cc: General Manager, Community Sustainability
Director, Infrastructure Planning
Director, Land Use Management