Chapter 4: Future Land Use
Land Use Designation Definitions
Future land use designations define how land will be developed, therefore determine how the city will grow to accommodate people, businesses, institutions and agriculture. Land use greatly impacts how a city looks, feels and operates.

Future land use designations define how land will be developed, therefore determine how the city will grow to accommodate people, businesses, institutions and agriculture. Land use has a major impact on how much greenhouse gas a community generates. For example, increased density can impact the need to use cars and the fewer greenhouse gases are created.

This chapter provides definitions for land uses and shows what types of land uses will be permitted on each parcel of land within the city (see Map 4.1).

Land uses change as a community grows and evolves to meet emerging needs. Table 4.1 shows land uses as they existed in 2010 and land uses as they are projected to be by 2030, at the end of the OCP planning horizon.

### Table 4.1 Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Future Land Use Ha (2010)</th>
<th>Future Land Use Ha (2030)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Single/Two Unit</td>
<td>4,381</td>
<td>4,228</td>
</tr>
<tr>
<td>Residential – Multi-unit</td>
<td>877</td>
<td>870</td>
</tr>
<tr>
<td>Commercial</td>
<td>596</td>
<td>626</td>
</tr>
<tr>
<td>Industrial</td>
<td>697</td>
<td>727</td>
</tr>
<tr>
<td>Institutional</td>
<td>461</td>
<td>467</td>
</tr>
<tr>
<td>Rural - Agricultural</td>
<td>8,592</td>
<td>9,896</td>
</tr>
<tr>
<td>Park/Recreation</td>
<td>2,399</td>
<td>2,612</td>
</tr>
<tr>
<td>Public Utility</td>
<td>460</td>
<td>509</td>
</tr>
<tr>
<td>Sub Total</td>
<td>18,463</td>
<td>19,935</td>
</tr>
<tr>
<td>Other Land Uses</td>
<td>3,274</td>
<td>1,802</td>
</tr>
<tr>
<td>Total</td>
<td>21,737</td>
<td>21,737</td>
</tr>
</tbody>
</table>
The vision and goals noted in the preceding chapters provide the basis for setting out the land use designations described in this chapter.

**LAND USE DESIGNATION DEFINITIONS**

OCP land use designations are as shown on Map 4.1 - Generalized Future Land Use and as described below. In determining these designations, location (re: permanent growth boundary; urban core; urban centres etc.) has been considered. The designations are also responsive to projected growth and relate to the 20 Year Servicing Plan and Financing Strategy. There may be other policies in the OCP that limit the ability to achieve the full potential of these designations with respect to density and height. The following land use designation descriptions are considered OCP policy:

**Resource Protection Area (REP)**

Rural land preserved for agricultural, environmental and recreational purposes, including the ALR, other resource lands with environmental value and protected natural open spaces, including private open space, steeply sloped lands, Natural Environment/Hazardous Condition DP Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant aesthetic value. Allowable uses would be agriculture / resource use including farming, forestry, wood lots and silviculture as well as public or private open space on lands considered environmentally sensitive or hazardous (steep slopes). Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

**Agri-Business**

Rural land preserved for agriculture and agriculture-related businesses that support local farming and farmers. An example of an agriculture-related business is a farmers’ market to promote local food production. Agriculture-related commercial uses (retail and office) necessary to support a farmers’ market and public market may be considered within this designation. Limited residential uses may be supported within this designation and include a single caretaker’s unit and accessory live/work accommodation which support the agriculture-related business function. Despite the potential for “non-farm use” activities, lands within this designation will not be supported for exclusion from the ALR and only non-farm uses approved by the Agricultural Land Commission will be permitted. An example of appropriate zoning within this designation is Comprehensive Development (CD) zone CD23.”
Single / Two Unit Residential (S2RES)

Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, bareland strata, and those complementary uses (i.e. minor care centres, minor public services/utilities, convenience facility and neighbourhood parks), which are integral components of urban neighbourhoods. Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis. Non-residential developments causing increases in traffic, parking demands or noise in excess of what would typically be experienced in a low density neighbourhood would not be considered suitable.

Single / Two Unit Residential – Hillside (S2RESH)

Single detached homes for occupancy by one family, single detached homes with a secondary suite or carriage house, semi-detached buildings used for two dwelling units, modular homes, and those complementary uses (i.e. minor care centres, minor public services/ utilities, and neighbourhood parks), which are integral components of urban neighbourhoods. This designation applies to suburban hillside areas where slopes are over 20%. Subdivisions on hillsides over 20% slope will be required to rezone to a hillside zone.

Sensitive Infill Housing (Low Density)

A variety of housing types and tenures (fee simple, strata, rental), including, but not limited to, single detached homes, semi-detached homes, duplexes, triplexes, four-plexes, and combinations thereof, along with those complementary uses, that are integral components of complete, walkable neighbourhoods. The design of sensitive infill housing should respect the character of the neighbourhood, having limited massing, a positive relationship to the street, and high-quality green space. Densities and standards for housing within this designation should be consistent with the RU7 zone. Sensitive infill housing should only be permitted within the Core Area Map 5.1 where there is direct lane access.

Multiple Unit Residential – Cluster Housing (MRC)

Small lot single detached homes (may include a suite), semi-detached buildings used for two dwelling units, or attached buildings containing no more than six (6) ground oriented residential units, in a clustered form of site development to lessen environmental impact, including retention of steeply sloped areas as natural open space, public or private. Complementary uses (i.e. care centres, minor public services/utilities and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. This designation may be considered for sites of at least 1.0 ha that otherwise would have been designated single / two unit residential, where a significant portion (e.g. 35-50%) of the site (to be determined through the Environmental / Hazardous Condition DP process) is to be retained in a natural state. Areas to remain undisturbed are to be protected by “no disturb” covenants, recognizing that some disturbance may be necessary for wild land fire mitigation. All areas over 30% slope and/or environmentally sensitive are considered un-developable but that site...
area may be included for density calculations (to be determined through the Environmental / Hazardous Condition DP process), with maximum building densities generally consistent with the typical yields achievable in small lot single / two unit residential subdivisions if such development were applied to the entire site. Maximum lot coverage and parking requirements will be applied to the net developable portion of the site, rather than to any individual lot. Form and character, including building height, would be similar to typical single / two unit housing. Building densities would also be consistent with the provisions of the Residential Multiple - Cluster Housing (RM1c) zone of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Multiple Unit Residential (Low Density) (MRL)

Townhouses, garden apartments, apartments, buildings containing three or more residential units. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks), that are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM1 – Four-plex Housing, RM2 – Low Density Row Housing, or RM3 – Low Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Where multiple unit residential (low density) uses fall within character areas (see Map 5.8 - Urban Design DP Area Designation), rezoning will not be permitted if such results in building heights greater than 2 1/2 storeys (regardless of density). Front yard setbacks should remain consistent with the established street pattern to ensure that neighbourhood character is maintained.

Multiple Unit Residential (Medium Density) (MRM)

Townhouses, garden apartments, and apartment buildings. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities would be consistent with the provisions of the RM4 – Transitional Low Density Housing and RM5 – Medium Density Multiple Housing zones of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Multiple Unit Residential (High Density) (MRH)

High rise apartments. Complementary uses (i.e. care centres, minor public services/utilities, and neighbourhood parks) which are integral components of urban neighbourhoods would also be permitted. Building densities and maximum heights would be consistent with the provisions of the RM6 – High Rise Apartment Housing zone of the Zoning Bylaw and may include CD Comprehensive Development zoning for similar densities or land uses.

Mixed Use (Residential / Commercial) (MXR)

Developments that provide for a mix of hotel, apartment hotel, multiple unit residential uses and associated commercial uses intended to service the tourism market.
For Urban Centres other than the City Centre, building densities should decrease as the distance from the core of the Urban Centre increases. Other relevant policies include Policy 5.5.1 Building Height and Chapter 17 – Urban Centre definition. Maximum density at the centre of the core would be consistent with zoning as follows: City Centre – C7 zone; Rutland – C7 zone; Pandosy – C4 zone; Midtown – C6 zone; Capri/Landmark – C4 zone.

**Mixed Use Tourism (MXT)**

Developments that provide for a mix of hotel, apartment hotel, multiple unit residential uses and associated commercial uses intended to service the tourism market. Building densities and height would be consistent with the provisions of the C9, RM3, RM4 and RM5 zones of the Zoning Bylaw.

**Commercial (COMM)**

Developments for the sale of goods and services. Integration of residential uses into commercial developments as mixed-use projects is encouraged in Urban Centres, provided that the ground floor use remains commercial. This designation may also include CD Comprehensive Development zoning that includes commercial uses.

**Service Commercial (SC)**

Developments for the provision of business support services and other commercial uses requiring extensive on-site storage. Building densities would be consistent with the provision of the C10 zone of the Zoning Bylaw.

**Educational/Major Institutional (EDINST)**

Schools, university, colleges, correctional facilities, hospital, fire halls, cemeteries, major government, cultural or recreational facilities, religious assembly and seniors’ facilities. Religious assembly uses may include a multiple unit residential component only where the surrounding land uses are designated for similar densities/land uses. Major government, cultural, and recreational facilities may include associated commercial uses.

**Health District (HLTH)**

To integrate uses in support of the regional KGH campus both physically and functionally with the surrounding communities and to provide a moderating transition in scale from a major institutional centre to adjacent established residential areas that incorporate heritage components, where included in the Heritage Conservation Area boundary. This designation is to encompass development that supports the operations of the Kelowna General Hospital or other health administration, health education, patient services or care facility operation. Other uses may include multiple unit residential uses consistent with the RM3, RM4 or RM5 zones of the Zoning Bylaw. Limited health and service related commercial uses as defined by the Zoning Bylaw may be supported.

The health district west of Pandosy Street is a transitional area from the Kelowna...
General Hospital campus to the surrounding residential neighbourhoods. Any properties west of Pandosy Street that are designated health district are limited to the HD3 - Health Services Transitional zone of the Zoning Bylaw. The embedded guidelines are intended to ensure that the design of individual developments is compatible with the overall neighborhood context, adjacent established and future residential neighborhoods of this area.

**Public Services/Utilities (PSU)**
Facilities provided as services to the general public, such as the landfill operation, electrical, gas, or telephone installations, sewage treatment plant, Airport, and irrigation/water suppliers.

**Industrial (IND)**
Light and heavy industrial uses as well as Industrial/Business activities and airport related industrial uses. Industrial/business service refers to uses that provide services and support to industrial and business customers. This designation may also include CD Comprehensive Development zoning that provides for industrial uses.

**Industrial - Transitional (IND-T)**
Light industrial and residential uses located in areas as a transition between industrial and residential that must include provision for residential use as live/work space. Generally the residential component would be adjacent to nearby residential uses and the industrial component would be adjacent to nearby industrial uses.

**Industrial - Limited (IND-L)**
General industrial uses, limited by compatibility with on-site and nearby residential uses. Uses consistent with new zone I6 – Industrial Limited.

**Major Park/Open Space (public) (PARK)**
City, District, Community, Neighbourhood and Linear parks. Not all parks required over the next 20 years are indicated on the map, as Neighbourhood parks will be provided at City standards as integral components of new and redevelopment initiatives. A major Recreation Park will be provided in the Glenmore Valley area. Open space indicated at the south end of Ellison Lake is intended as wildlife habitat preservation subject to approval of the appropriate provincial ministry or agency.

**Private Recreation (REC)**
Large-scale recreation uses such as golf courses, driving ranges, and rifle ranges, operating as commercial ventures or clubs.

**Future Urban Reserve (FUR)**
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.

**Transportation Corridor (TC)**

Railway (public or private), transit, cycling, or pedestrian corridors or other uses that complement an alternative transportation function.

**MAPPING NOTES**

Land use designations apply only to legal parcels (i.e. roads, creeks, wetlands etc. that area not a separate legal parcel have no land use designation applicable). The colours on the Future Land Use map that extend to the middle of these features are applied to improve map aesthetics.

**Permanent Growth Boundary (PGB)**

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands designated as Future Urban Reserve within the permanent growth boundary may be considered for urban uses beyond 2030. Lands outside the permanent growth boundary will not be supported for urban uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

**First Nations Reserve (FNR)**

Land with Reserve status as provided by the Federal Government for use by First Nations people.

Okanagan First Nations lands at the northerly limit of the City are currently developed as industrial, manufactured home parks, recreational vehicle resorts and campgrounds. Additional development potential has not been identified at this time. Westbank First Nations land at Mission Creek and Casorso Road is part of the Mission Creek / Priest Creek ecosystem and is considered environmentally sensitive. Similarly, reserve lands owned by the Westbank First Nations at the eastern limit of the City along Mission Creek and beyond City boundaries are considered environmentally sensitive.

**Area Structure Plans (ASP)**

Area Structure Plans provide the link between the Official Community Plan and an actual development proposal.

Area Structure Plans (ASP’s) shall be prepared by an individual land owner or owners of the majority of land for areas identified in the Official Community Plan as ASP areas, and may be required for areas where the proponent is contemplating a proposal which:

- Does not conform to the purpose and intent of the Official Community Plan; and impacts the 20 Year Servicing Plan and Financing Strategy; or
The Plan area shall be as outlined in the OCP or as authorized by resolution of Council. The Plan will work towards those objectives and policies stated in the OCP. Approval of the Future Land Use Plan of the ASP as an OCP amendment will be considered by Council following a Public Hearing.

ASPs provide an inventory of existing conditions, a statement of development objectives and policies, information on the natural environment and associated influences on development, identification of major future land uses by type and density, general location of transportation networks, identification of need for major institutional facilities, information on the location and type of development permit areas and such other matters as may be required, unique to the plan area under consideration.

An Area Structure Plan (ASP) will elaborate on specific development areas in a manner consistent with the ASP terms of reference and the guiding principles of any applicable Sector Plan.

At this time, Area Structure Plans (ASPs) are anticipated for the four areas noted on the Generalized Future Land Use Map 4.1. (Potential new growth in the Glenmore Highlands area is already covered by a Council approved ASP.) The ASP boundaries may be further refined to reflect the subject planning area in physical and functional terms. Table 4.2 indicates potential development components within the ASP areas.

This mapping note has been applied in those cases where it is difficult to convey in map form the future uses on a particular site either because insufficient information is available from a technical/servicing point of view or because the precise location of various uses has yet to be determined. This OCP recognizes those uses that are currently in place as a function of existing zoning. Preparation of an Area Structure Plan would be required prior to rezoning being considered.

The land uses provided for in this OCP are as follows:

Table 4.2 Potential ASP Development Components

<table>
<thead>
<tr>
<th>Area Structure Plans</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
<th>I</th>
<th>J</th>
<th>K</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Pier Mac</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>●</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. North Clifton Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>●</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Eagle Ridge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>●</td>
</tr>
<tr>
<td>4. Tonn Mountain</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>●</td>
</tr>
</tbody>
</table>

Potential Future Land Uses To Be Determined

- A. Public Open Space
- B. School/College/University
- C. Commercial
- D. Industrial
- E. Light Industrial
- F. One/Two Unit Residential
- G. Multi-Unit Residential (Low)
The future land use component of Area Structure Plans approved by Council will be incorporated into the Generalized Future Land Use Map 4.1. The future land use maps of the following Area Structure Plans are hereby incorporated into the Kelowna Official Community Plan:

- University South Area Structure Plan, dated June 1997.
- Glenmore Highlands Area Structure Plan, dated February 2000, as amended.
- Central Park Golf Course Area Structure Plan, dated May 2000, as amended.
- Canada Lands Area Structure Plan, dated December 2000, as amended.
• Bell Mountain Area Structure Plan, dated October 14, 2003.

Temporary Use Permits (TUP)

In accordance with the Local Government Act (Sections 879 and 921), an Official Community Plan may designate areas where Council may consider allowing temporary uses, and may specify general conditions regarding the issuance of temporary use permits in those areas.

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated in OCP2030 Commercial, Education / Institutional, Industrial, Mixed Use or Public Service / Utility.

Temporary Use Permits outside the PGB may be considered on lands designated Resource Protection Area, with a stated time period considerably less than the maximum three (3) year time limit. A Temporary Use Permit on lands in the ALR will require the approval of the Agricultural Land Commission.

All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

Map 4.1 Generalized Future Land Use Map

This large folded map is located in the back of the book