

Report to Council



Date: March 12, 2018
File: 1250-04
To: City Manager
From: Laura Bentley, Planner Specialist
Subject: Text Amendments to the CD12 Airport Zone – Bylaw Extension

Recommendation:

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Text Amendment Bylaw No. 11298 be extended from November 1, 2017 to July 31, 2018.

Purpose:

To extend the deadline for adoption of Text Amendment Bylaw No. 11298 to July 31, 2018.

Background:

Council gave second and third readings to Text Amendment Bylaw No. 11298 for the CD12 – Airport zone on November 1, 2016, following Public Hearing. The Text Amendment is to support subdivision of City-owned land adjacent to the Airport (5837 & 5997 Highway 97 N), allowing the future properties to be used for light industrial and business support uses. Council gave second and third readings to Bylaw No. 11298 on November 1, 2016, following Public Hearing.

The Bylaw requires approval of the Ministry of Transportation and Infrastructure, and City staff have been working with the Ministry to determine appropriate conditions and restrictions on uses to address concerns related to traffic impacts. A restrictive covenant has now been registered on the relevant properties and staff expect the Ministry to approve the Bylaw shortly.

Staff are requesting that Council extend the deadline for adoption to allow time for the Ministry to approve the Bylaw.

Internal Circulation:

The Bylaw amendments were developed in conjunction with the Strategic Investments Department and with the support of the Kelowna International Airport.

Legal/Statutory Authority:

Section 479 of the *Local Government Act* allows the City to adopt a Zoning Bylaw which regulates uses and standards of development for properties in the municipality.

Legal/Statutory Procedural Requirements:

The Bylaw requires the approval of the Ministry of Transportation and Infrastructure.

Existing Policy:

The Airport is currently zoned CD12, a comprehensive development zone intended for the Airport.

Considerations not applicable to this report:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Communications Comments:

Alternate Recommendation:

Submitted by: Laura Bentley, Planner Specialist

Approved for inclusion: Ryan Smith, Community Planning Department Manager

cc:

Strategic Land Development Manager

Attachment:

Bylaw No. 11298