



OCP21-0005 & Z21-0010 1870 Mantle, 2903 Walburn and 2975 Gallagher

OCP Amendment & Rezoning Application

Proposal

- ▶ To amend the Official Community Plan designations from PARK – Major Park/Open Space (public) to the REP – Resource Protection designation for a portion of 1870 Mantle Court and 2903 Walburn Road and from REP – Resource Protection to PARK – Major Park/Open Space (public) for a portion 2975 Gallagher Road.
- ▶ To rezone from P3 – Parks and Open Space to the A1 – Agriculture zone for a portion of 1870 Mantle Court and 2903 Walburn Road and P3 – Parks and Open Space to the A1 – Agriculture zone for a portion of 2975 Gallagher Road to accommodate the enhancement of the Scenic Canyon Regional Park and adjacent agricultural land

Development Process

Feb 4, 2021

Development Application Submitted

Staff Review & Circulation

June 30, 2021

Public Notification Received

Aug 9, 2021

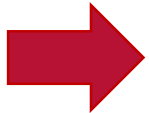
Initial Consideration

Public Hearing
Second & Third Readings

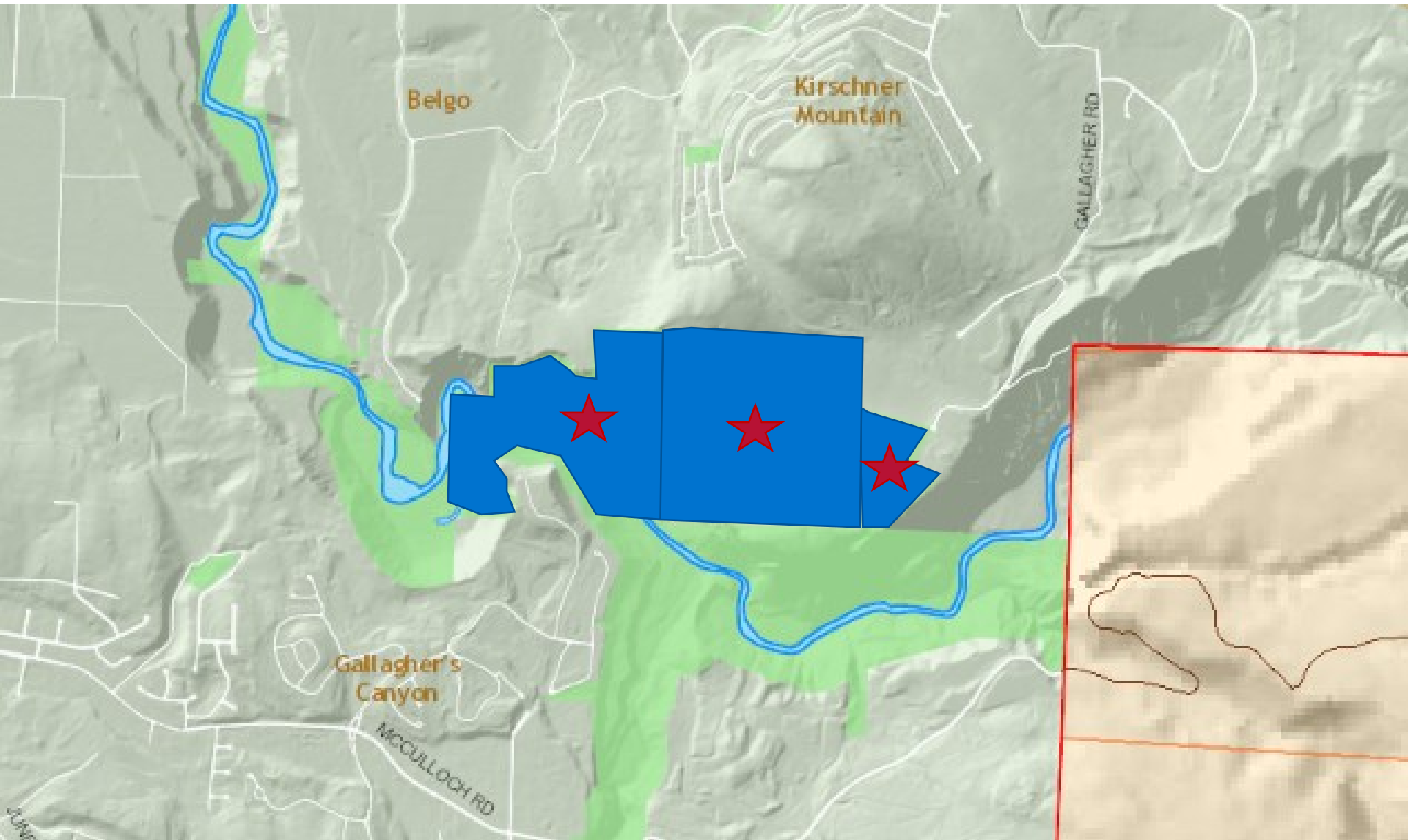
Final Reading

Subdivision & Development Permit

Council
Approvals

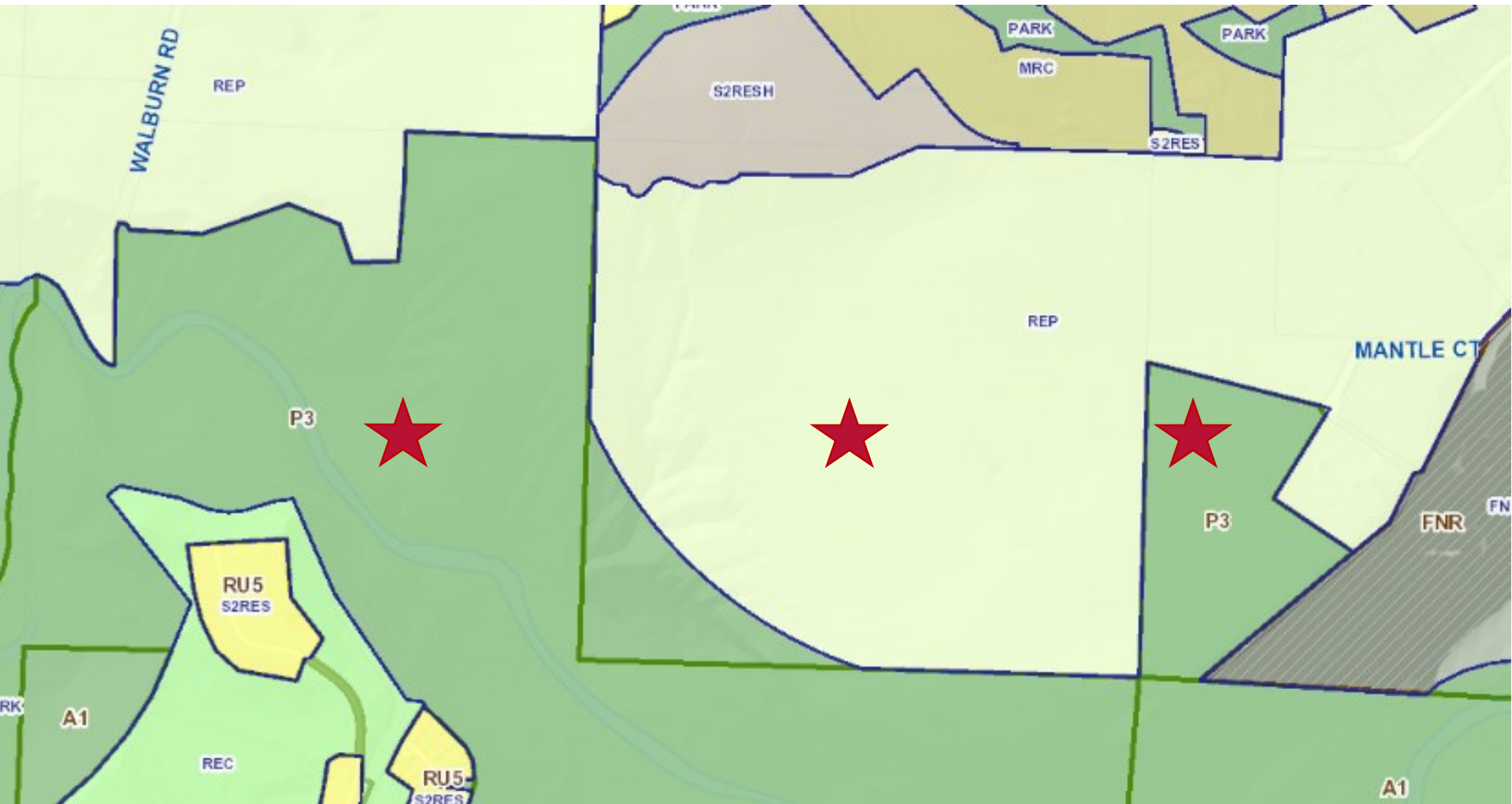


Context Map



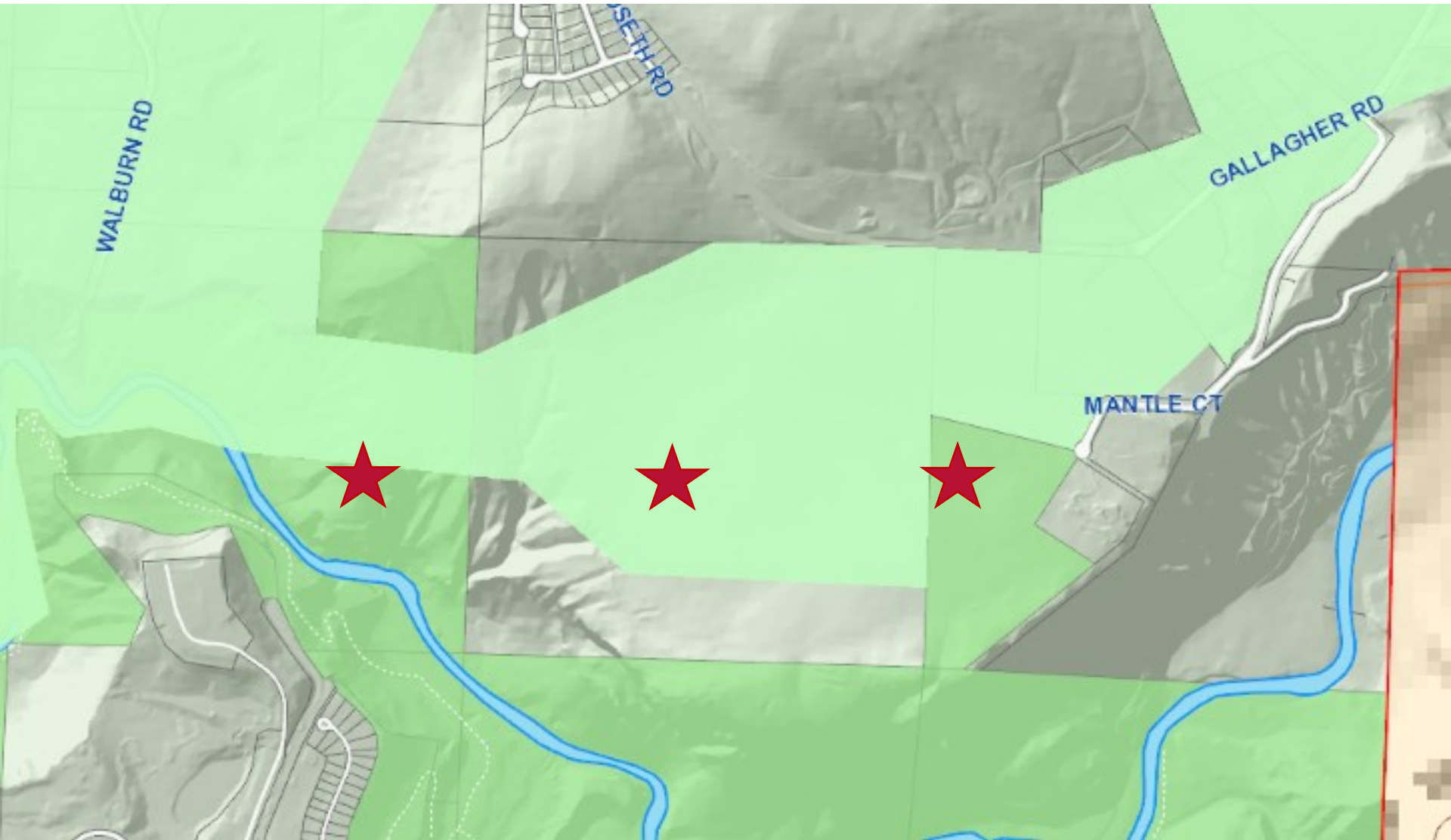
City of **Kelowna**

OCP Future Land Use / Zoning



City of Kelowna

Agricultural Land Reserve



City of Kelowna

Subject Property Map






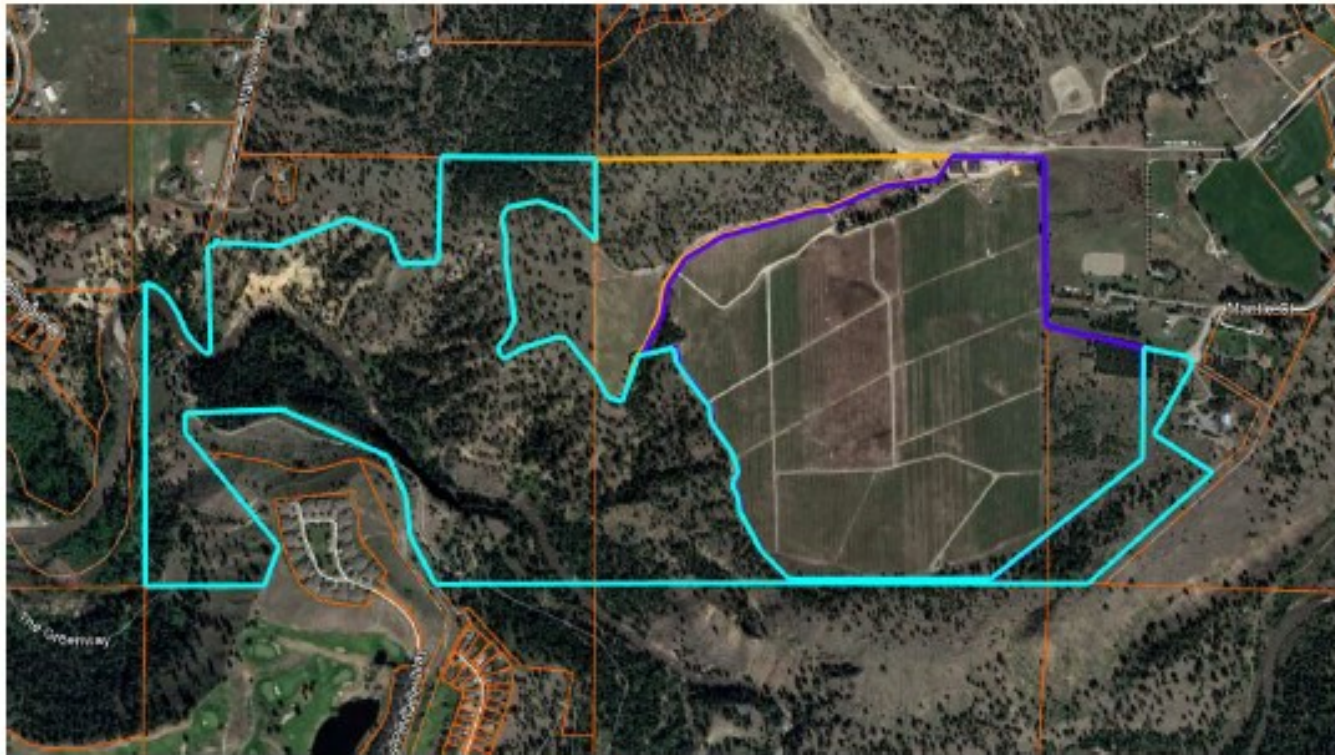
Project Details

- ▶ Boundary Adjustment between three parcels
 - ▶ Jealous Fruits, Geen Family (transfer of 8.67 ha)
 - ▶ RDCO (transfer of 10.03 ha)
 - ▶ The Scenic Canyon Regional Park will see a net gain of land of approximately 1.36 ha
- ▶ **End Result will be three parcels**
 - ▶ Two parcels owned by the Geen Family and on large parcel owned by the RDCO.

Proposal Overview – Layout

SUBDIVISION

-  *Jealous Fruits – Parcel 1*
-  *Jealous Fruits – Parcel 2*
-  *RDCO – Parcel 3*

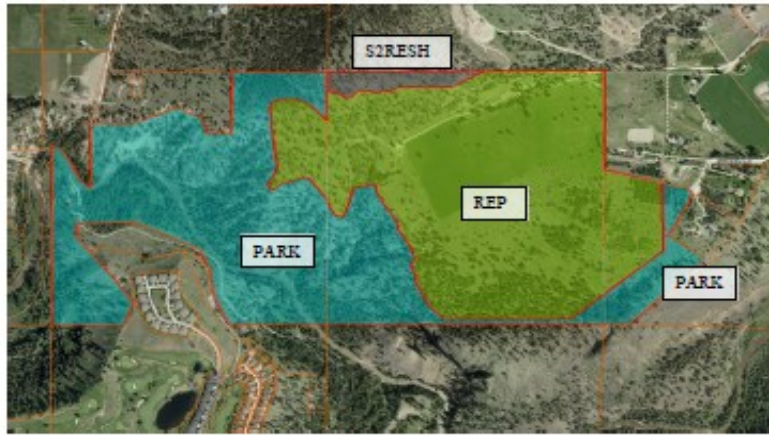


Proposal Overview - OCP

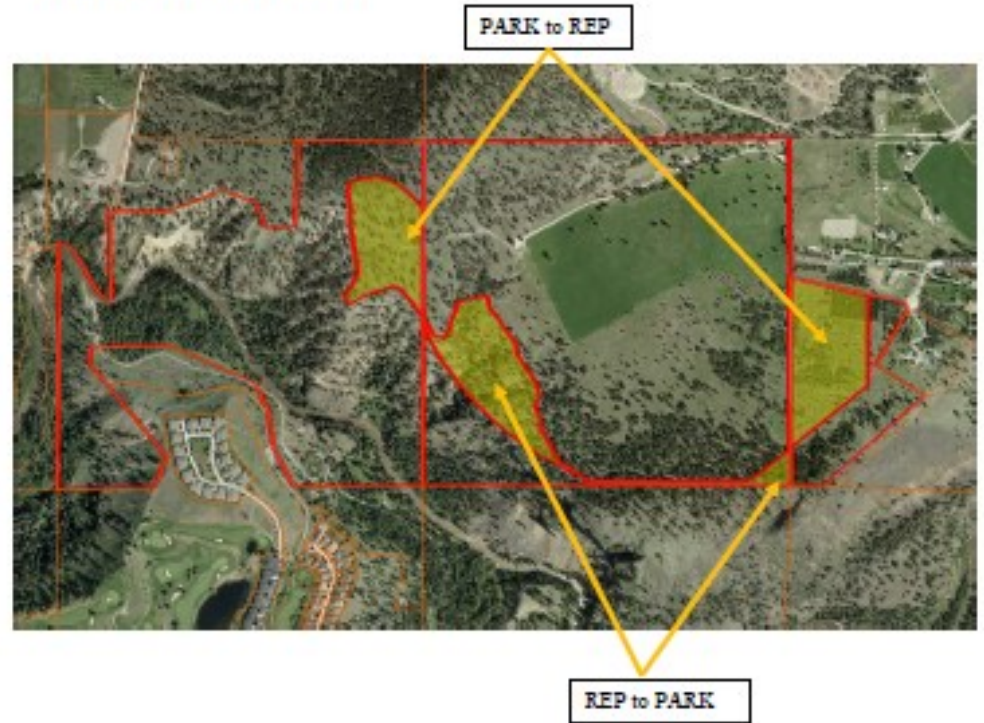
CURRENT OCP



PROPOSED OCP



OCP AMENDMENT AREAS

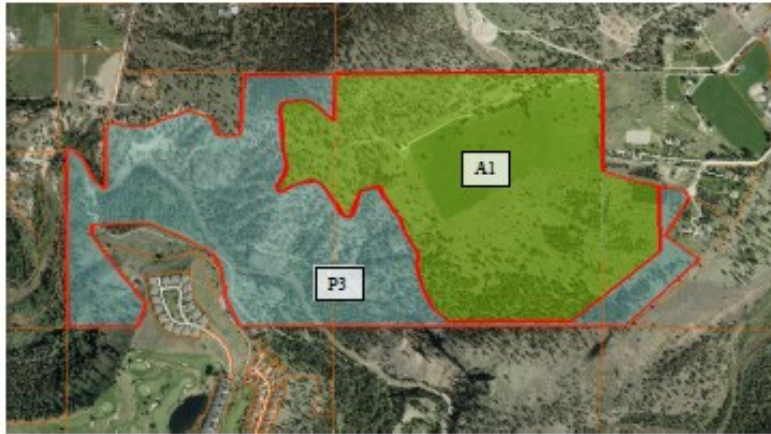


Proposal Overview - Zoning

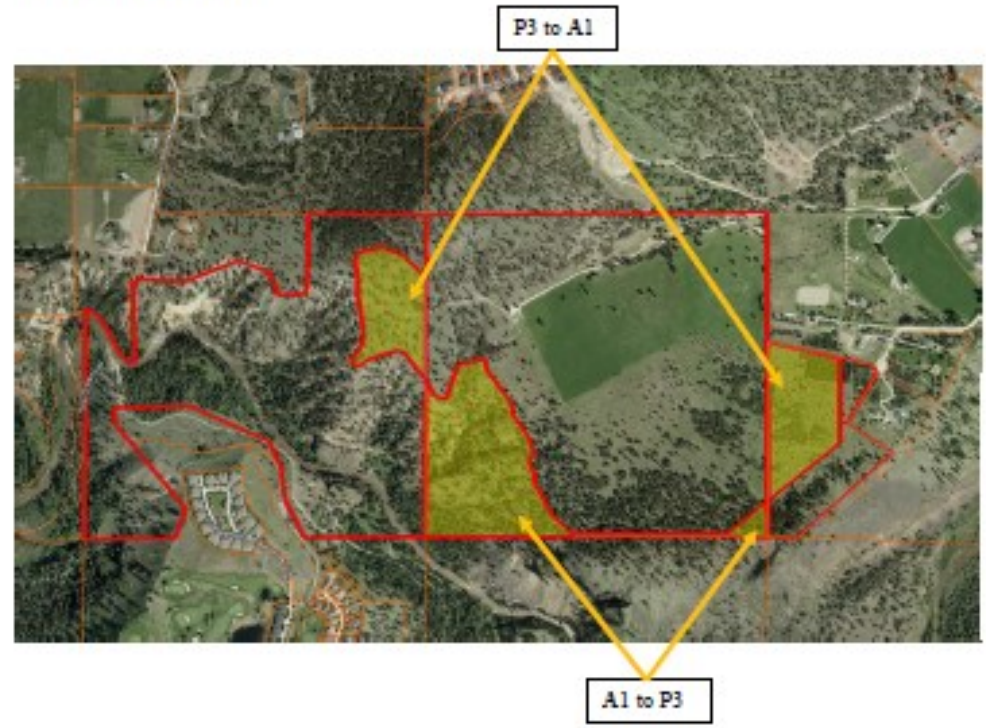
CURRENT ZONING



PROPOSED ZONING



REZONING AREAS



Development Policy

Kelowna Official Community Plan



Chapter 5 - Development Process

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel of size.

Park Land Use Policies

Objective 5.14 Provide parks for a diversity of people and a variety of uses.

Environmental Land Use Policies

Objective 5.15 Ensure environmental sustainable development.

Policy .7 Protection Measures. Protect and preserve environmental sensitive areas using dedication as a City park or trail where the area complements the goals and objectives of sustainable development.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the Official Community Plan and Rezoning Amendment application
 - ▶ Meets agricultural and parks policies and objectives
 - ▶ Expands on an existing large scale farm operation
 - ▶ Improves existing regional park land configuration and trail access
 - ▶ Protects environmentally sensitive areas within the Mission Creek Canyon.



Conclusion of Staff Remarks