

# CITY OF KELOWNA

## BYLAW NO. 11146

### Official Community Plan Amendment No. OCP15-0006 Chapter 5 - Development Process Amendments for Intensive Water Uses

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A bylaw to amend the "Kelowna 2030 - Official Community Plan Bylaw No. 10500".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "Kelowna 2030 - Official Community Plan Bylaw No. 10500" be deleted in its entirety and replaced with a new Map 4.1 - **GENERALIZED FUTURE LAND USE** as attached to and forming part of this bylaw;
2. AND THAT Chapter 5 - Development Process, **OCP AMENDMENT APPLICATIONS** be amended by adding new 5.40, 5.41, 5.42 and 5.43 Objectives as follows:

**“ OBJECTIVE 5.40 SUPPORT THE DEVELOPMENT OF INTENSIVE WATER USES  
IN AREAS WHERE THE UPLAND USE IS COMPATIBLE**

Policy. 1      **Neighbourhood Context.** Consider W2 zones or large shared moorage (3 slips or more) in areas where the upland Future Land Use Map is supportive of multi-unit, strata residential, commercial or mixed-use. Encourage projects where there is limited impact of traffic and noise on established single-two unit residential and where the water use will not have an excessive visual impact on nearby single-two unit residential areas or City parks and public open space.

Policy .2      **Access and Parking.** Consider allowing intensive water uses in areas where the foreshore can be accessed using a collector, mitigating potential traffic impacts. Encourage projects where upland parking is screened from public view or contained within the upland building. Give priority to projects that will not create spill-over parking problems on adjoining streets.

Policy .3      **Public and Council Review.** Any application that proposes a more intensive water use: rezoning, new or expanded large shared moorage (3 slips or more) through new or existing strata, as well as any substantive expansion to a water use in an existing W2 zone will require Public Hearing and Council review to determine community impact and public benefit. Public review will follow the procedures of the Dock and Marina section of the *Senior Government Referral Policy*.

**OBJECTIVE 5.41      ENCOURAGE INTENSIVE WATER USES WHERE IT SUPPORTS  
EXISTING PATTERNS OF COMMUNITY WATER ACCESS**

- Policy .1      **Community Access.** Encourage more intensive water uses where the proposed use significantly improves the public's access and enjoyment to the waterfront without undue visual or safety impact to existing lake access areas.
- Policy .2      **Orientation.** Ensure the siting of any large shared moorage is undertaken in a manner that is consistent with the orientation of neighbouring water uses and does not impact access to existing moorage and adjacent properties.

Objective 5.42      **REDUCE IMPACT ON AQUATIC ECOSYSTEM**

- Policy .1      **Environmental Considerations.** In planning intensive water uses give priority to areas with greater water depth to reduce potential need for dredging. Avoid the development of intensive water uses in environmentally sensitive areas.
- Policy .2      **Other Guidelines and Regulations:** Additionally, any application for a water use must conform to all relevant provincial and federal guidelines and regulations.

Objective 5.43      **LIMIT CONFLICT BETWEEN INCOMPATIBLE WATER USES**

- Policy .1      **Promote Safety of all Water uses.** Reduce the number of areas where motorized and non-motorized water users are interacting with the potential for safety impacts and conflict.
- Policy .2      **Protect Areas for Non-motorized Water Uses.** Encourage lake access areas in different areas of the city where non-motorized water uses are given priority over motorized uses through the uses of buoys and signage.
- Policy .3      **Provide Buffer Between Incompatible Uses.** Reduce opportunities for conflict by maintaining a buffer of 130m between intensive water uses and City parks and beach access points.

3.      This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 23<sup>rd</sup> of November, 2015.

First reading rescinded by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

**Legend**

-  Permanent Growth Boundary
- Land Use Designations**
-  Commercial (COMM)
-  Education / Major Institutional (ED/INST)
-  First Nations Reserve (FNR)
-  Future Urban Reserve (FUR)
-  Health District (HLTH)
-  Industrial (IND)
-  Industrial - Limited (IND-L)
-  Industrial - Transitional (IND-T)
-  Major Park and Open Space (PARK)
-  Mixed Use (Residential / Commercial) (MXR)
-  Mixed Use Tourism (MXT)
-  Multiple Unit Residential (Cluster Housing) (MRC)  
(Associated uses: care centres, minor public services/activities, & neighbourhood park)
-  Multiple Unit Residential (Low Density) (MRL)  
(Associated uses: care centres, minor public services/activities, & neighbourhood park)
-  Multiple Unit Residential (Medium Density) (MRM)  
(Associated uses: care centres, minor public services/activities, & neighbourhood park)
-  Multiple Unit Residential (High Density) (MRH)  
(Associated uses: care centres, minor public services/activities, & neighbourhood park)
-  Private Recreational (PRC)
-  Public Service / Utilities (PSU)
-  Transportation Corridor (TC)
-  Resource Protection Area (RPA)
-  Service Commercial (SC)
-  Single / Two Unit Residential (SORES)  
(Associated uses: care centres, minor public services/activities, governance facility & neighbourhood park)
-  Single / Two Unit Residential - Hillside (SORES-H)  
(Associated uses: care centres, minor public services/activities, & neighbourhood park)
-  Public Water Use (WAT)
-  Private Low Intensity Water Use (WATP)

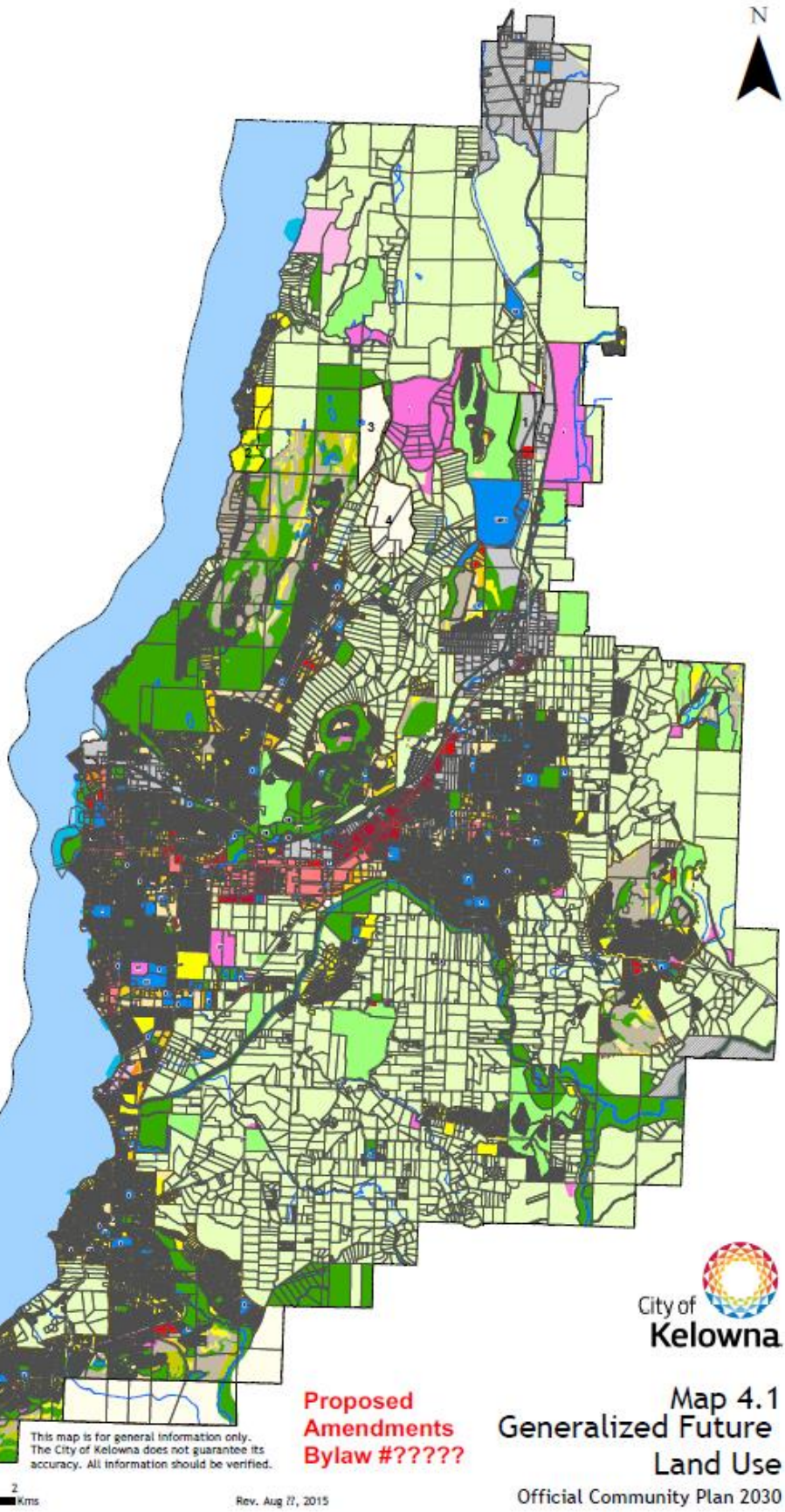
Future Land Use Boundaries on lots with more than one Land Use Designation are conceptual only and may change based on Development Proposals.

- NOTES**
-  AREA STRUCTURE PLAN
  - A AIRPORT
  - F FERRIS
  - H HOSPITAL
  - L LAUNDRIE
  - S SCHOOL
  - W WOOD YARD
  - CE CHURCH
  - CT COURT TREATMENT
  - UNIVERSITY OF B.C. OKANAGAN
  - CC OKANAGAN COLLEGE
  - RA RAILWAY

Adaptive Re-Use of Heritage Buildings may be permitted within any Future Land Use Designation.

Temporary Commercial and Industrial Uses are not shown on this map. For information on approved temporary uses, please consult chapter 19 of the Official Community Plan.

Landuse designations apply only to legal parcels (i.e. roads, creeks, wetlands, etc. that are 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.



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

**Proposed Amendments Bylaw #?????**

  
**City of Kelowna**  
**Map 4.1**  
**Generalized Future Land Use**  
 Official Community Plan 2030