

DRAFT RESOLUTION

Re: Kelowna Springs Golf Course Future Land Use Designation

THAT Council direct staff to bring forward for Council consideration a bylaw to amend the OCP 2040 Future Land Use Map 3.1 designation for 480 Penno Rd from the "IND - Industrial" designation to the "REC – Private Recreational" designation.

BACKGROUND:

Councillor Stack indicated his intent to bring forward a resolution to amend the future land use designation for Kelowna Springs Golf Course, located at 480 Penno Road, on January 16, 2023.

Council considered amending the future land use designation for this property last Council term, and did not advance the amending bylaw to a public hearing:

[Item 5.2 Afternoon Council Meeting - July 25, 2022](#)

[Item 3.2 and 3.3 Afternoon Council Meeting - August 22, 2022](#)

COUNCILLOR STACK COMMENTS

This 106 acre property, located at 480 Penno Road, has been designated "Private Recreational" since its inception as a golf course in 1989. This property is a popular, well designed, and well-loved 18 hole golf course. All members of the community can book the use of this course. The OCP designation was changed in 2022 to "Industrial" as part of the OCP-2040 update. Kelowna City Council was divided at the time on what the Future Land Use designation should be. After hearing extensively from the public, I concluded that the appropriate future Land use for this property should continue to be "Private Recreational." This motion is being put forth to restore the historical OCP designation to the property. The primary reasons behind this motion are:

1. Strong Public support to retain this property as Private Recreational.
2. Large, flat, walkable green space is in limited supply within the City of Kelowna. This property adds to the health and wellness of many Kelowna residents.
3. Kelowna Springs features natural spring fed ponds that provide water to the golf course.
4. The property is contiguous to the Ackland Pond wetland. Wildlife moves freely between the course grounds and marsh. Industrial development of this property will significantly affect this wetland and surrounding ALR properties. This valuable green space should be protected and maintained.
5. Private recreational space contributes to the strong tourism sector of Kelowna.

In summary: Year after year we hear how we are losing natural green space across the continent. The continuous loss of open green space is negatively affecting the quality-of-life Kelowna residents and visitors enjoy. Much of the City's new OCP2040 is designed to limit urban growth and the negative impacts it has on the surrounding area. Both citizens, visitors and wildlife in the area will benefit more from private recreational space than they will from industrial factories and warehouses.

It must be noted that this property is privately held, and property owners, through a public process, have the right to bring forward proposals to change land use and zoning. It is my hope this property will continue to be operated as a golf course, but the decision to operate the golf course remains with the property owner.

Date: February 27, 2023