

3.0 Development Planning

At the regular meeting of February 27, 2023; staff were directed by Council to bring forward an amendment to Kelowna's OCP2040 related to the future land use designation of 480 Penno Road (Kelowna Springs Golf Course)

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Proposal

4.1 Background

During two Regular Meetings in June and July 2022, concern was raised by Council pertaining to the subject property's 2040 Official Community Plan Industrial Future Land Use and directed staff to initiate an OCP Amendment process to change the Future Land Use to Private Recreational, as was signaled in the previous 2030 OCP. On August 22, 2022 Council defeated a proposed resolution and the bylaw to amend the Official Community Plan was not considered. In early 2023, Council expressed an interest in reconsidering the Future Land Use designation for the subject property.

Previous Council Resolutions

| Resolution | Date |
|---|-------------------|
| 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. | February 27, 2023 |
| THAT Council receives for information, the report from the Policy & Planning Department dated July 25, 2022 regarding the Future Land Use for 480 Penno Road. 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 "Industrial" to "Private Recreational". | July 25, 2022 |
| THAT Council direct staff to bring forward the rationale for the OCP 2040 Map 3.1 Future Land Use designation for 480 Penno Rd. | June 27, 2022 |

Subject Property Map: 480 Penno Road



5.0 Current Development Policies

5.1 Development Application and Heritage Procedures Bylaw No. 12310

The purpose of the Bylaw is to establish procedures for the processing of land development applications, including amendments to the Official Community Plan. The Bylaw outlines that consultation requirements as identified in Council Policy No. 367 must be undertaken. This Policy establishes standards and procedures for applicant’s public notification and consultation responsibilities in respect of development applications prior to initial Council consideration. This ensures transparent and consistent application of standards for the benefit of affected residents, the development community and the City.

As this proposed OCP amendment involves a major change to the Future Land Use class, public notification prior to consideration of first reading includes posting a development notice sign, conducting neighbour consultation and hosting a public information session. It is recommended that Council waive this pre-first reading public notification requirement as the proposal has already garnered early public engagement, numerous media stories, and significant public correspondence.

Report prepared by: Policy and Planning

Reviewed by: Policy and Planning

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services