

Agenda No: 7.2
Mtg Date: Nov. 10/11



Development Services

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DEVELOPMENT SERVICES DEPARTMENT REPORT

For the Governance & Services Committee November 10th, 2011

TO: Chair and Members of the Governance and Services Committee

FROM: Ron Fralick, Manager of Current Planning

DATE: November 3, 2011

SUBJECT: Update on status of development of Official Community Plans for Trepanier/Brent Road and June Springs/South Lakeshore Road (South Slopes) areas of the Regional District (Files: 6480-80 & 6480-85)

PURPOSE:

To provide the Governance and Services Committee with an update on current status of the two Official Community Plans being developed within the Central Okanagan West and Central Okanagan East Electoral Areas.

BACKGROUND:

In accord with direction from the Governance and Services Committee in the summer of 2010, a Request for Proposal process was initiated by Planning staff for completion of two new Official Community Plans; one for the Brent Road/Trepanier area, and one for the South Slopes area (see attached OCP Plan Area maps). The Regional Board at their meeting of December 13, 2010 awarded the consultant contract to HB Lanarc Consultants Ltd. to complete the project.

Subsequent to December 13, 2010, the following represents a summary of the key milestones that have occurred to date regarding the OCP development process.

OCP Initiation:

The planning process was launched in January 2011. RDCO staff met with HB Lanarc and visited the OCP areas to gain an understanding of the demographics and geography of the lands within each OCP plan area. Subsequent to the site visits, a work plan, consultation and communications plans were developed. RDCO staff created a website link for each of the OCP's providing background information and updates on OCP events.

Public Input Process:

In February 2011, a public survey was conducted to receive residents' and landowners' opinions on key issues in the OCP areas. The results of this survey helped provide foundational information and preliminary directions for potential policy directions.

The policy directions were tested with a second survey to residents' and landowners' that was sent out in July 2011.

The public process for the development of the OCP exceeded the minimum requirements identified in the *Local Government Act*. The following consultation steps were applied in the development of the Brent Road/Trepanier and South Slopes OCP's:

- Guided by results from the public survey, and review of background documents, a community ideas forum for each OCP was hosted by the Regional District and its planning consultants in April 2011. These events were designed to provide community members an introduction and background information related to the OCP process, as well as provide an opportunity for residents to help develop a community vision and goals to help guide the development of the OCP's priorities.
- A second open house for each OCP was hosted in September 2011 to communicate and confirm the OCP directions with residents and landowners.
- Information on all of the OCP events as well as background information, surveys and resources were posted on the Regional District's website at: www.regionaldistrict.com/OCP. The website also provided a link to the on-line surveys that guided the OCP priorities and policies.

Draft OCP:

Guided by input gathered from the public, RDCO staff, and Regional Directors, the OCP planning team developed a draft OCP for public and referral agency review in July 2011.

OCP Revisions & Final Draft OCP:

The OCP's were revised August/September 2011 based on referral agency comments, public input including surveys, open houses of April and September 2011, and meetings with the RDCO's Advisory Commissions (ie: APC's, EAC, & AAC). It is noted that final draft OCP documents are currently being reviewed by Regional District staff to ensure that the new OCP's will meet desired directions and requirements of each department prior to moving forward.

Legal Review:

Further to discussion with our consultant, Planning staff believes it prudent to have the OCP documents reviewed by our solicitor prior to forwarding the new OCP bylaws to the Regional Board for consideration of first reading. It is anticipated that the legal review will occur late November 2011 with final changes being made to the OCP documents shortly thereafter. Planning staff wish to note that our consultant, HB Lanarc have confirmed that the OCP project is currently under budget and that the cost of the legal review will be covered within the total contract cost as approved by the Regional Board.

Next Steps:

In recognition of the above, and due to the upcoming general elections on November 19, 2011, the Development Services Department intends on providing an overview report to existing and new Board Directors at the Governance and Services Committee meeting on January 12, 2012.

Development Services Department Report (Files: 6480-80 & 6480-85)

November 3, 2011

Page 3 of 3

With concurrence of the Governance and Services Committee on January 12, 2012, the OCP bylaws would be forwarded to the Regional Board for consideration of first reading on January 23, 2012. Once the Board has granted first reading to the OCP bylaws, the Public Hearing process will commence. We note that this represents the last stage of the bylaw approval process where community input is possible.

Once the Public Hearing has concluded, the bylaws can proceed for consideration of further readings (with or without further amendments to the OCP bylaws). Planning staff anticipates that the OCP bylaws would not be adopted until March of 2012.

This report is provided as an update for the information of the Governance and Services Committee.

Respectfully submitted,



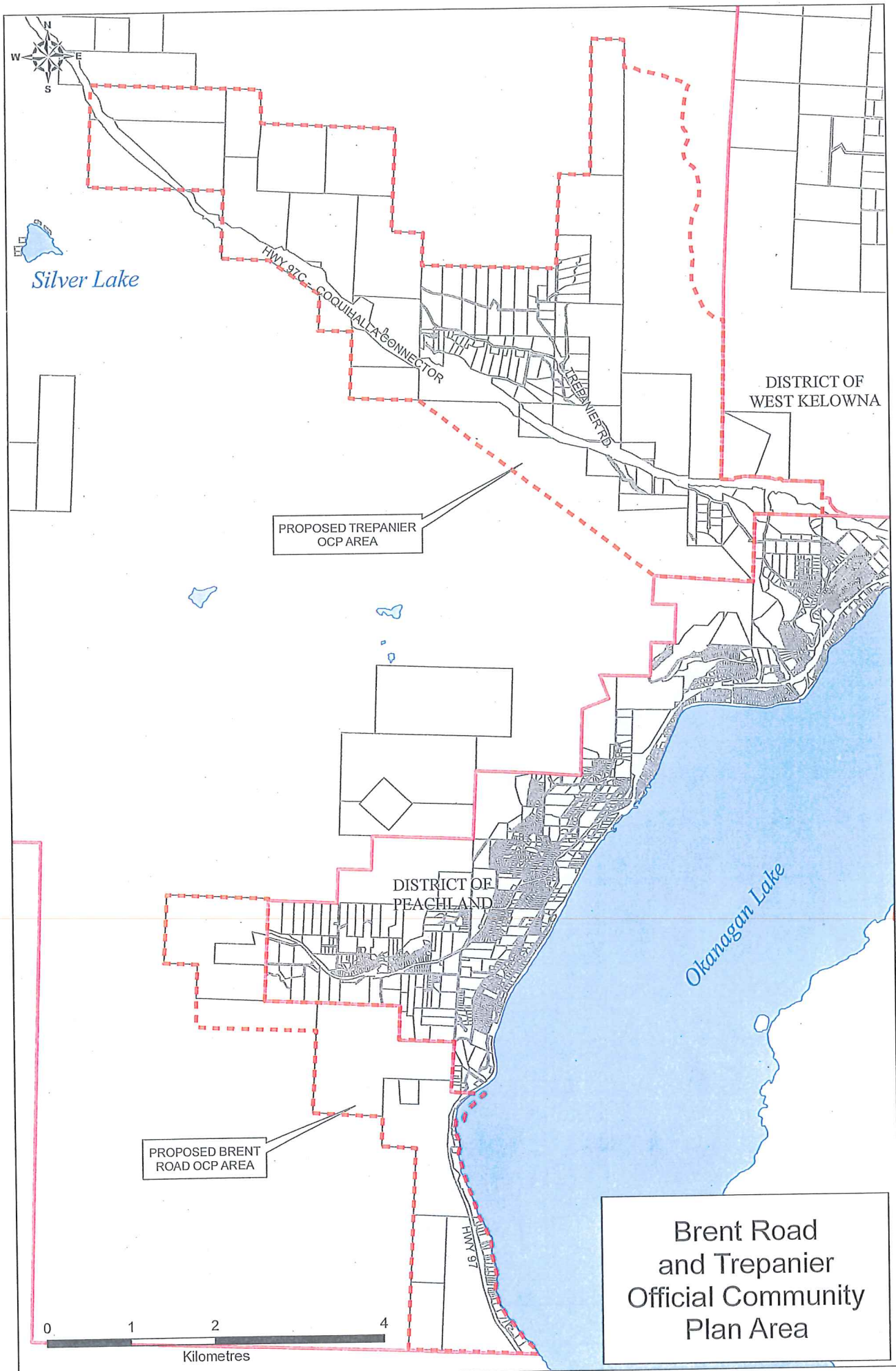
Ron Fralick, MCIP
Manager of Current Planning



Dan Plamondon, Director of Development Services

Attach:

RF/jt



Silver Lake

DISTRICT OF WEST KELOWNA

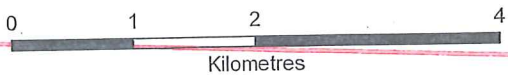
PROPOSED TREPANIER OCP AREA

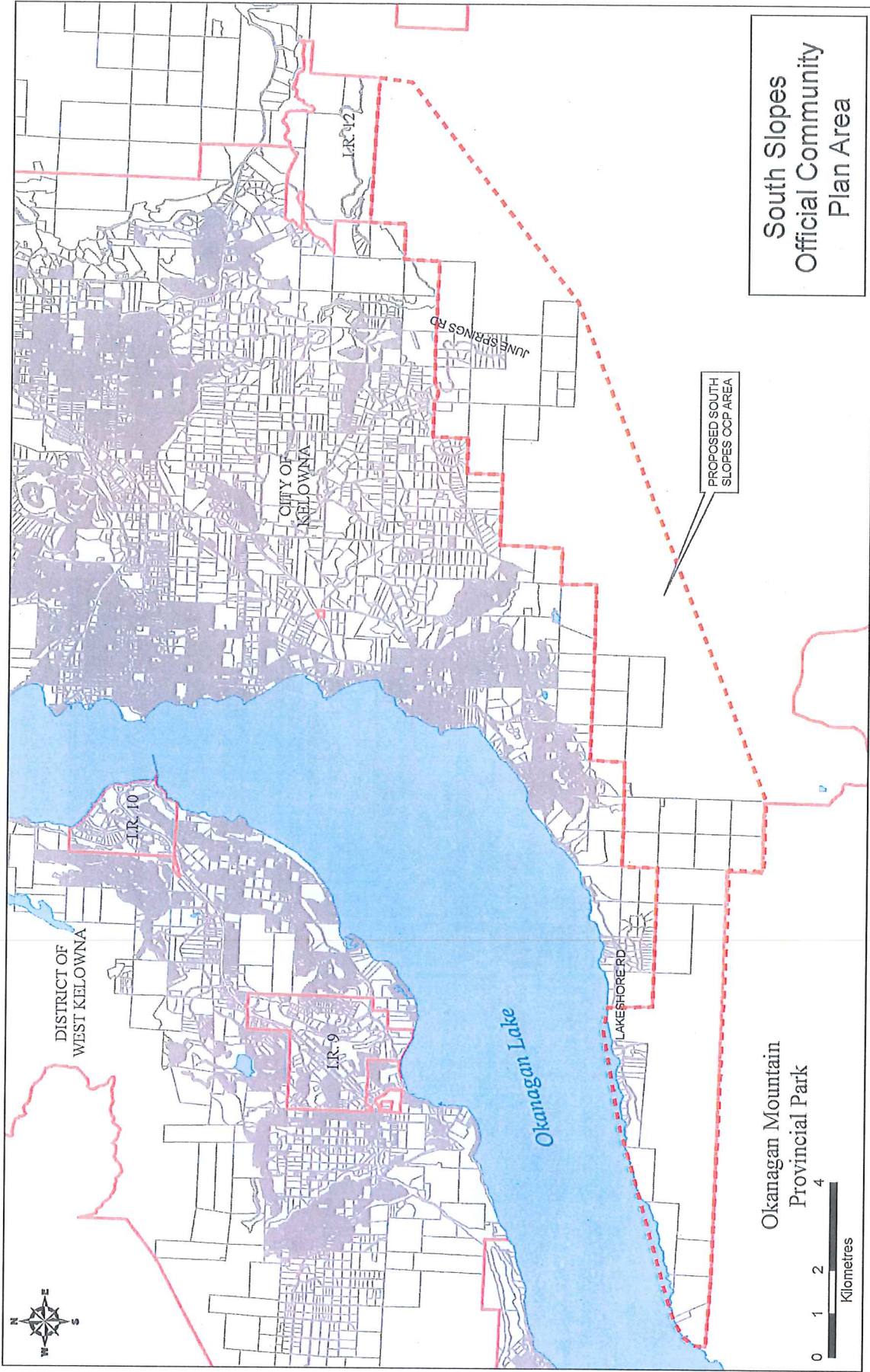
DISTRICT OF PEACHLAND

Okanagan Lake

PROPOSED BRENT ROAD OCP AREA

Brent Road and Trepanier Official Community Plan Area





South Slopes
Official Community
Plan Area

PROPOSED SOUTH
SLOPES OCP AREA



Okanagan Mountain
Provincial Park

