



Agenda No: 7.1
Mtg Date: Jan 12/12 G+S

Development Services

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DEVELOPMENT SERVICES DEPARTMENT REPORT

For the Governance & Services Committee January 12th, 2012

TO: Chair and Members of the Governance and Services Committee

FROM: Ron Fralick, Manager of Current Planning

DATE: January 5, 2012

SUBJECT: Overview and update 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 overview and update of the Regional District initiative for development of two Official Community Plans (OCP) within the Central Okanagan West and Central Okanagan East Electoral Areas.

BACKGROUND:

Approximately fifteen years ago, the District of Peachland conveyed their concerns to the Regional District with respect to allowing new development/subdivisions in the Brent Road/Trepanier areas in the absence of some form of a planning study or an Official Community Plan being completed. Their concerns primarily related to impacts that new developments were having on the municipality (ie: road system and impact on their watershed). Due to other commitments and priorities, a formal planning study was not undertaken and development applications continued to be considered by the Regional Board on a case-by-case basis.

In recognition of on-going development pressure primarily in the Trepanier area, Planning staff again raised the issue with the Regional Board in 2008. We conveyed the need to complete some form of planning document that would provide residents, the development community, Regional District staff and the Board with guidance as to what type of new development, if any, is appropriate and sustainable for these areas over the long-term. In addition, we advised that development of an OCP would provide opportunity to implement environmental Development Permit requirements that currently do not apply to the Brent Road/Trepanier areas.

Development of an OCP for the South Slopes area was initially brought forward as a land management issue back in 2008 as a result of land owner concerns over on-going development applications, a proposed gravel pit, significant land altering activities, and subdivisions occurring in the area outside the City of Kelowna boundaries.

Many landowners voiced their concerns to the Regional District that the South Slopes areas are vulnerable to any type of development recognizing that there is no OCP in place to help regulate and manage growth properly over the long term. They also noted important environmental aspects and the need to protect these areas from additional development.

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 (Central Okanagan West Electoral Area), and one for the South Slopes area (Central Okanagan East Electoral Area).

The Regional Board at their meeting of December 13, 2010 awarded the consultant contract to HB Lanarc Consultants Ltd. to complete the project. The OCP Plan boundaries are highlighted on the attached OCP Plan Area maps.

Planning staff provided an update to the Governance and Services Committee on November 10, 2011 regarding progress of the OCP project. It was indicated that the Development Services Department would provide an overview report to existing and new Board Directors at the Governance and Services Committee meeting on January 12, 2012. As such, the following represents a summary of the key milestones that have occurred to date regarding the OCP development process and anticipated timelines for moving forward.

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 objectives 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). Final draft OCP documents were reviewed and changes made by Regional District staff in November 2011 to ensure that the new OCP's will meet desired directions and requirements of each department prior to moving forward.

For information of new Board members, the Regional Growth Strategy (RGS) for the Central Okanagan is under review with an expected completion date of 2012. The goals of the current Growth Management Strategy (RGS) Bylaw No. 851(2000) have been applied to guiding the development of both OCP's, and the updated RGS directions have been considered in determining the objectives and policies in the OCP documents. To this end, the following RGS management objectives are consistently applied in the policies of the Brent Road/Trepanier and South Slopes Official Community Plans:

- Avoid urban sprawl and ensure that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner.
- Encourage settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit.
- Protect environmentally sensitive areas, reduce and prevent air, land and water pollution.
- Maintain the integrity of a secure and productive resource base.
- Support economic development that supports the unique character of communities.
- Ensure adequate, affordable and appropriate housing.
- Protect the quality and quantity of ground water and surface water.
- Encourage settlement patterns that minimize the risks associated with natural hazards.
- Preserve, create and link urban and rural open space including parks and recreation areas.
- Plan for energy supply and promote efficient use, conservation and alternative forms of energy.
- Support good stewardship of land, sites and structures with cultural heritage value.

Legal Review:

The OCP documents were forwarded to our solicitor in December 2011 for review and comment. It is noted that at time of this report, the legal review has not been finalized. Once the review has been completed, additional changes and final edits will be made to the Official Community Plans prior to consideration of first reading or prior to scheduling the Public Hearing.

Planning staff wish to note that our consultant, HB Lanarc previously confirmed that the OCP project was under budget and the cost of the legal review is being covered within the total contract cost as approved by the Regional Board.

Next Steps:

With concurrence of the Governance and Services Committee, Planning staff wishes to forward the OCP bylaws to the Regional Board for consideration of first reading on January 23, 2012. Once the Board has granted first reading to the OCP bylaws, preparation for the Public Hearing can commence. It is anticipated that both OCP bylaws would go to a Public Hearing in February 2012. We note that this represents the last stage of the bylaw approval process where community input is possible.

Upon conclusion of the Public Hearing, the bylaws can proceed for consideration of further readings (with or without amendments to the OCP bylaws). Planning staff anticipates that the new Official Community Plan bylaws would not be adopted until March or April of 2012.

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

Respectfully submitted,



Ron Fralick, MCIP
Manager of Current Planning

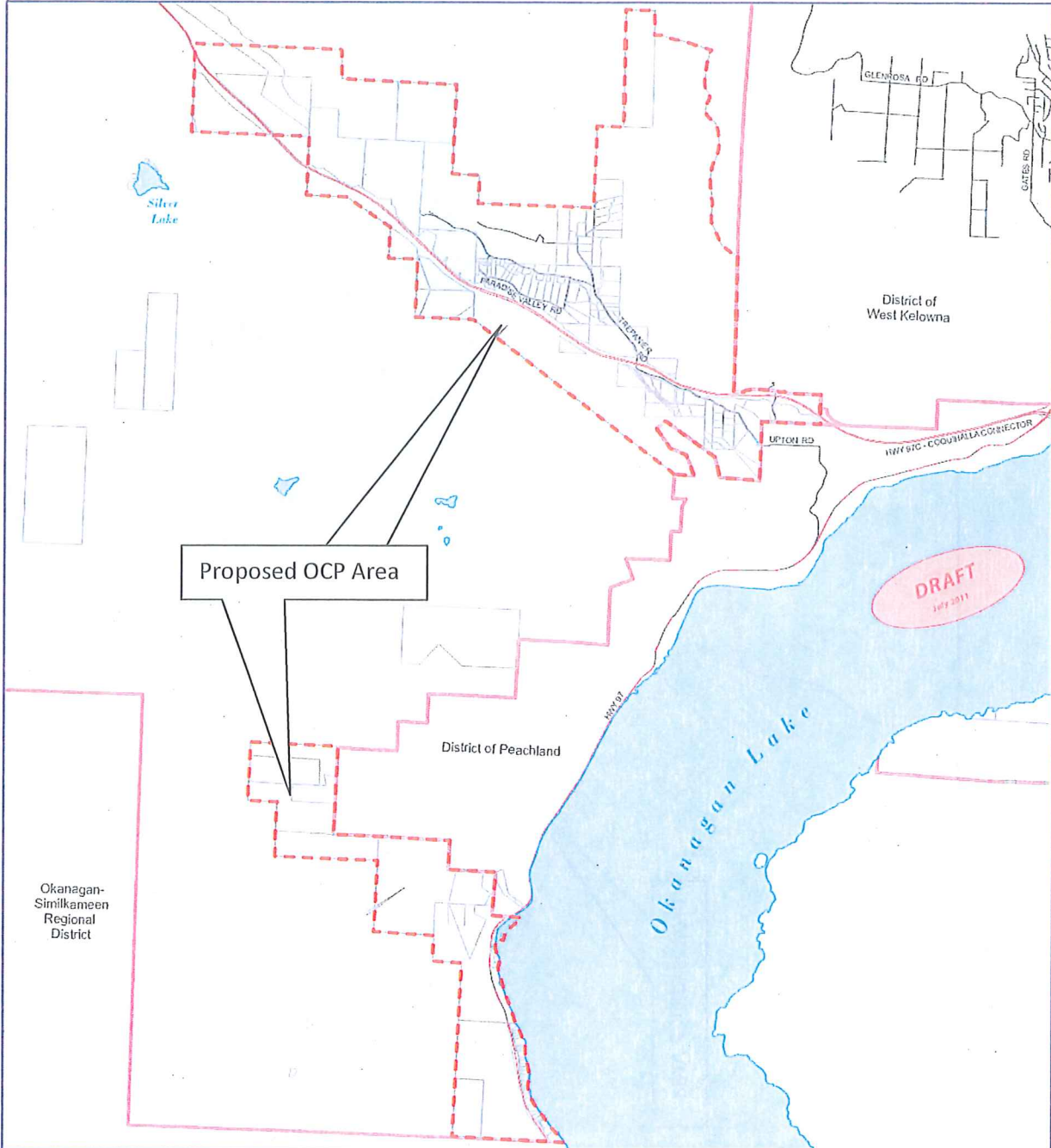


Dan Plamondon, Director of Development Services

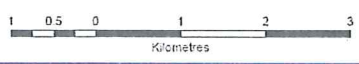
Attach:

RF/jt

Brent Road & Trepanier Official Community Plan Area



- Highway
- Street
- Brent & Trepanier Boundary
- RDCO Area Boundaries
- Cadastral Parcels
- Lakes and Ponds



Brent Road & Trepanier Official Community Plan
Schedule 'A'
Bylaw No. xxxx Adopted. xxx

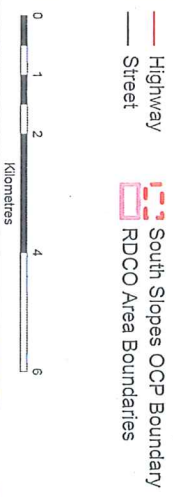
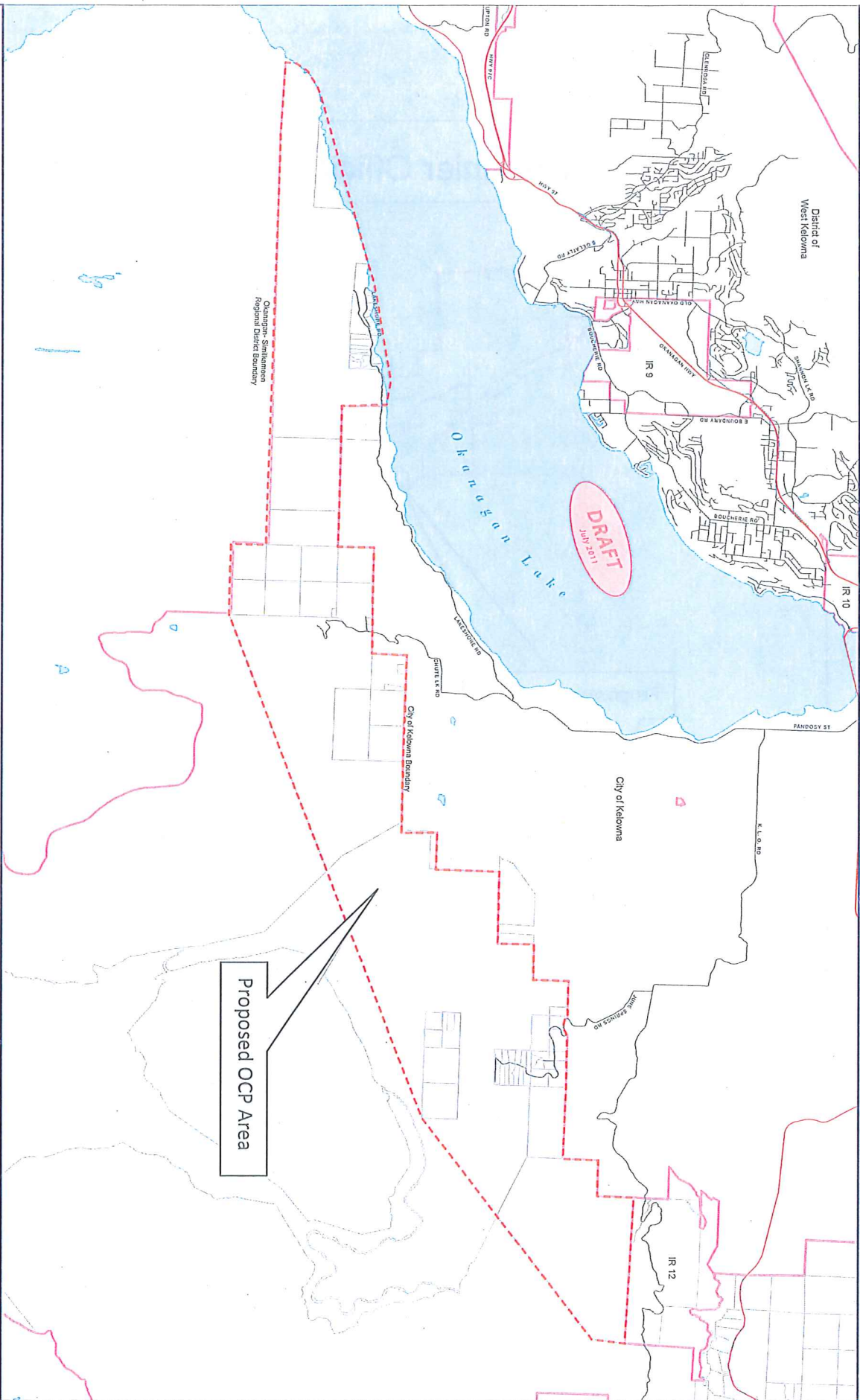


Note:
This map has been consolidated for office purposes and includes information that is not part of the official Future Land Use map. The District/Municipality makes no representation regarding the accuracy of this map and users are advised to refer to an updated, accurate copy of the Future Land Use map as required.

Latest Amending Bylaw # xxxxxx

Consolidated to (date)

South Slopes Official Community Plan Area



South Slopes Official
Community Plan
Schedule 'X'
Bylaw No. xxxx Adopted: xxxx

REGIONAL DISTRICT OF CENTRAL OKANAGAN

RDO

Note: This map has been reconstituted for public purposes and includes information that is not part of the official record of the map and users are advised to refer to an updated, accurate copy of the future land use maps as required.

Latest Amending Bylaw # xxx-xx

Consolidated to (date)