

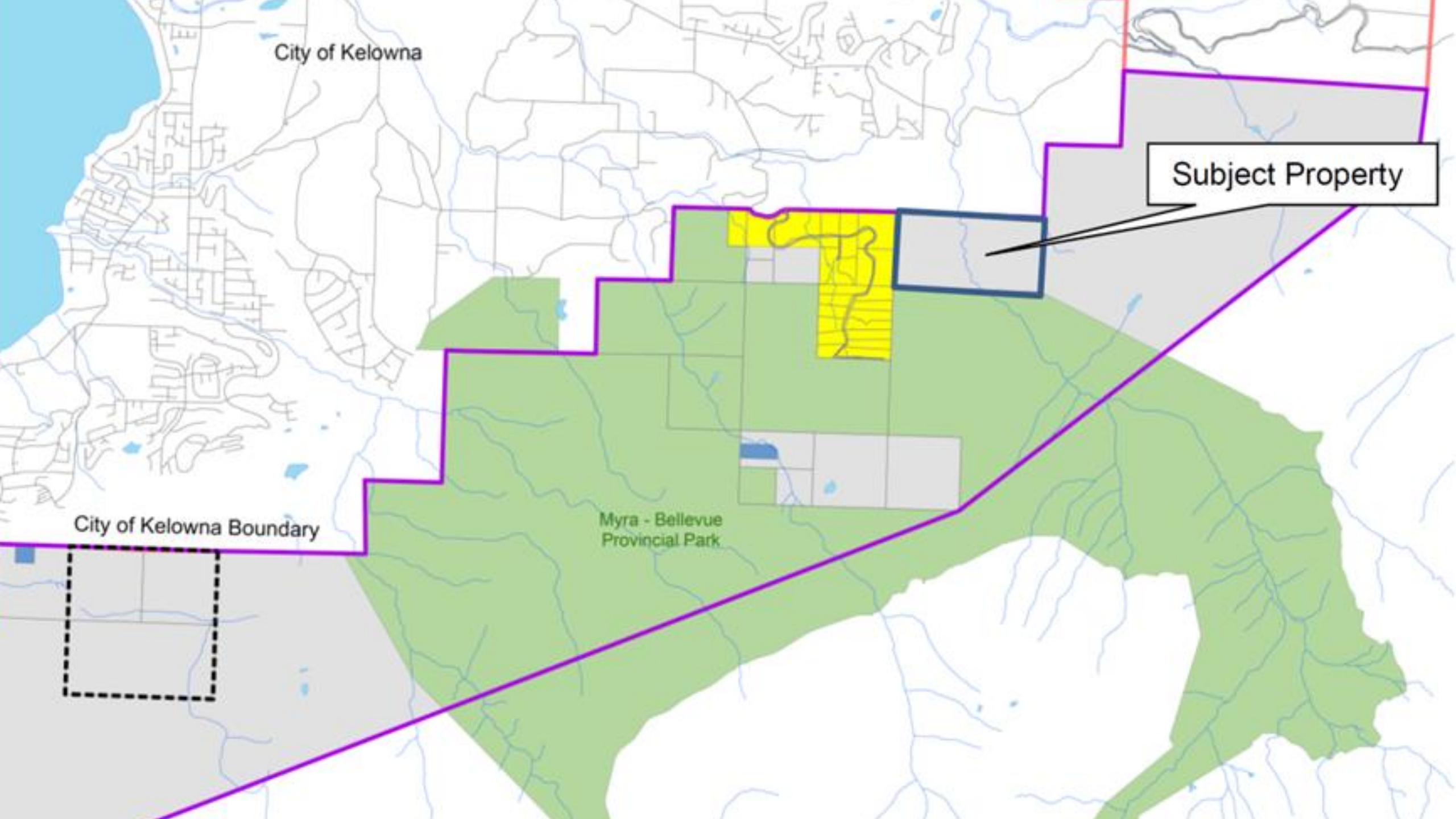
# OCP Amendment Bylaw No. 1304-02 & Zoning Amendment Bylaw No. 871-258 Z19/06

Regional District of Central Okanagan Board Meeting  
April 27, 2020

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1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
rdco.com





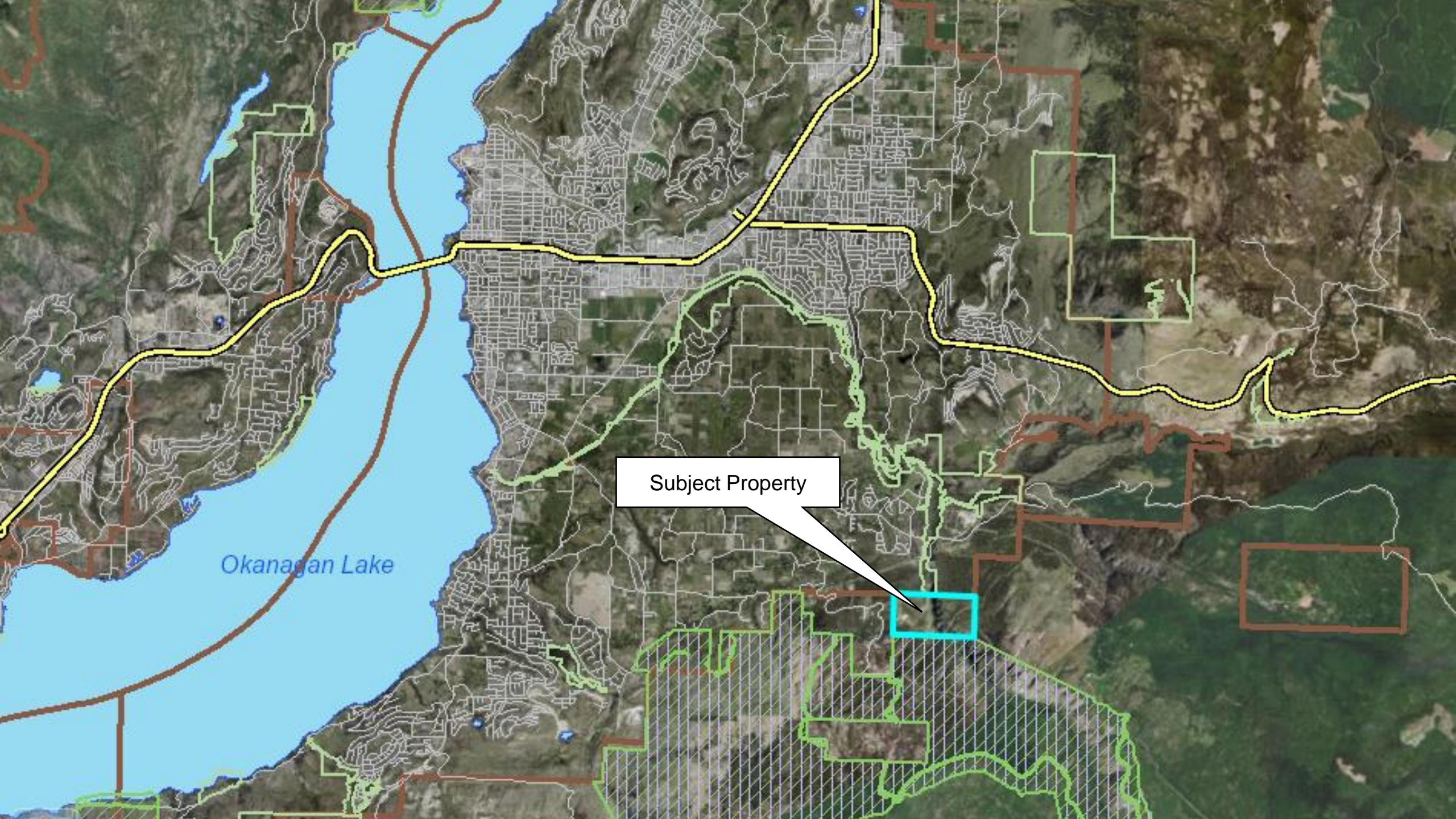
City of Kelowna

Subject Property

City of Kelowna Boundary

Myra - Bellevue  
Provincial Park

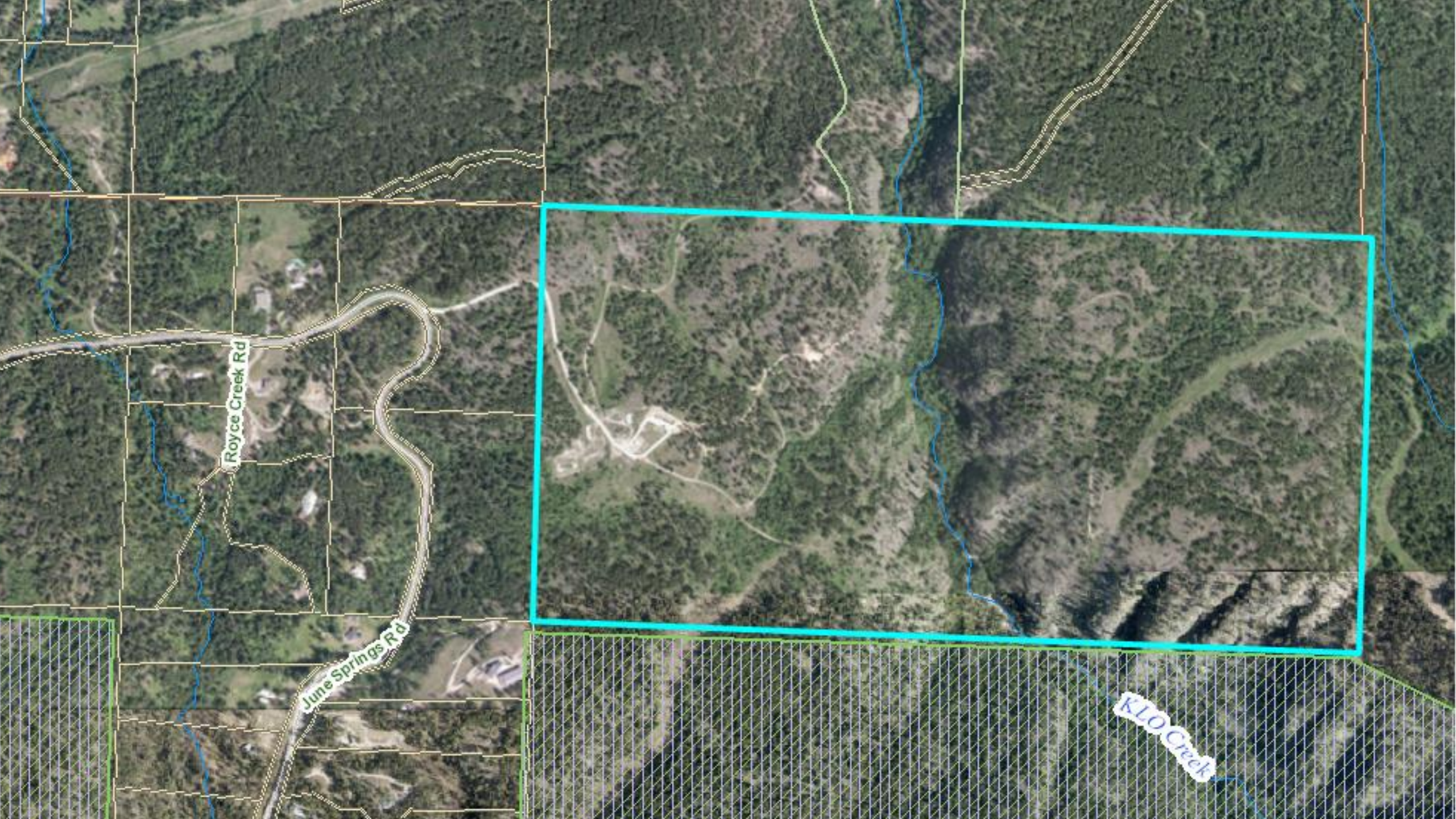




Subject Property

Okanagan Lake



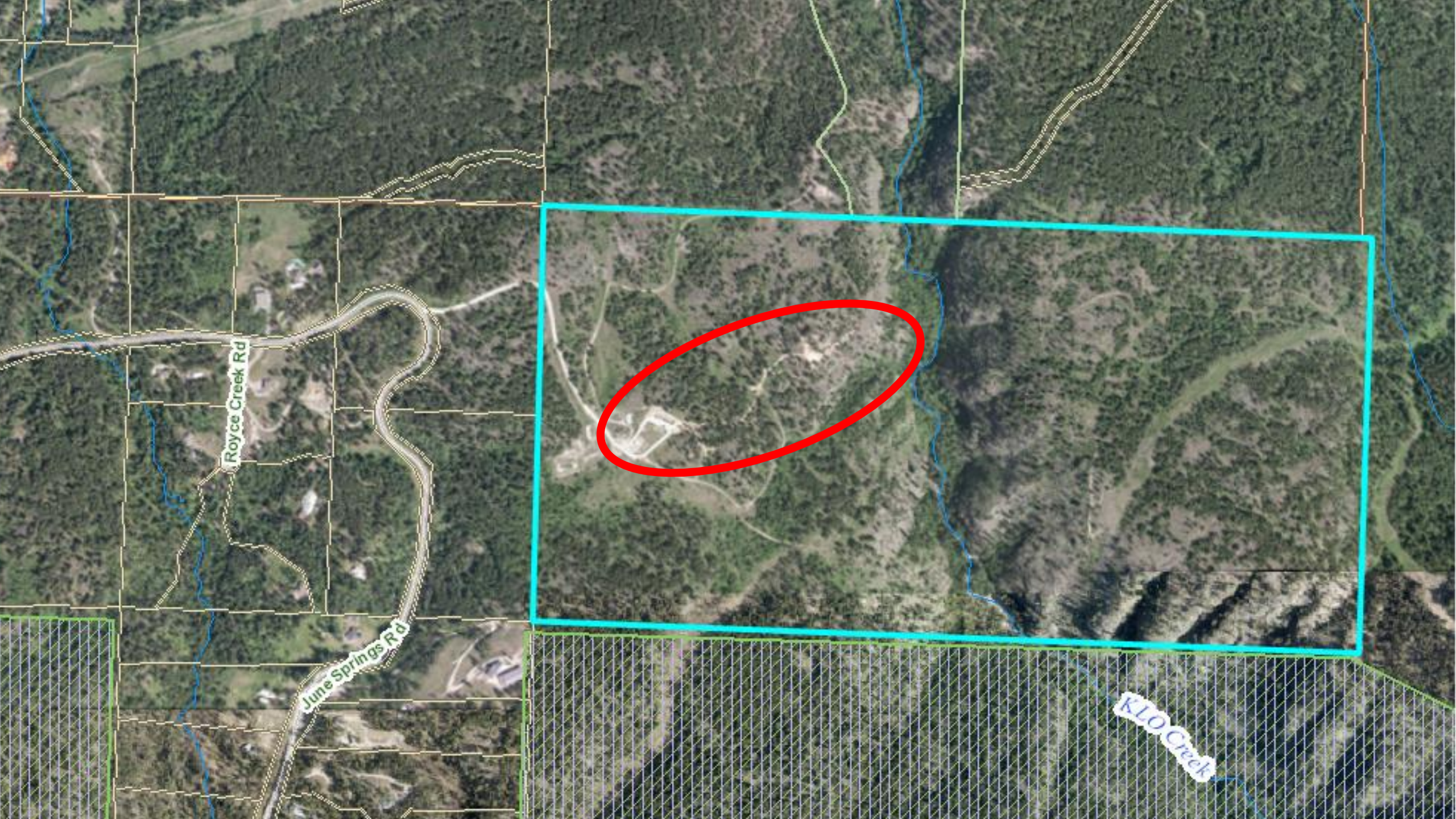


Royce Creek Rd

June Springs Rd

KLO Creek





Royce Creek Rd

June Springs Rd

KLO Creek



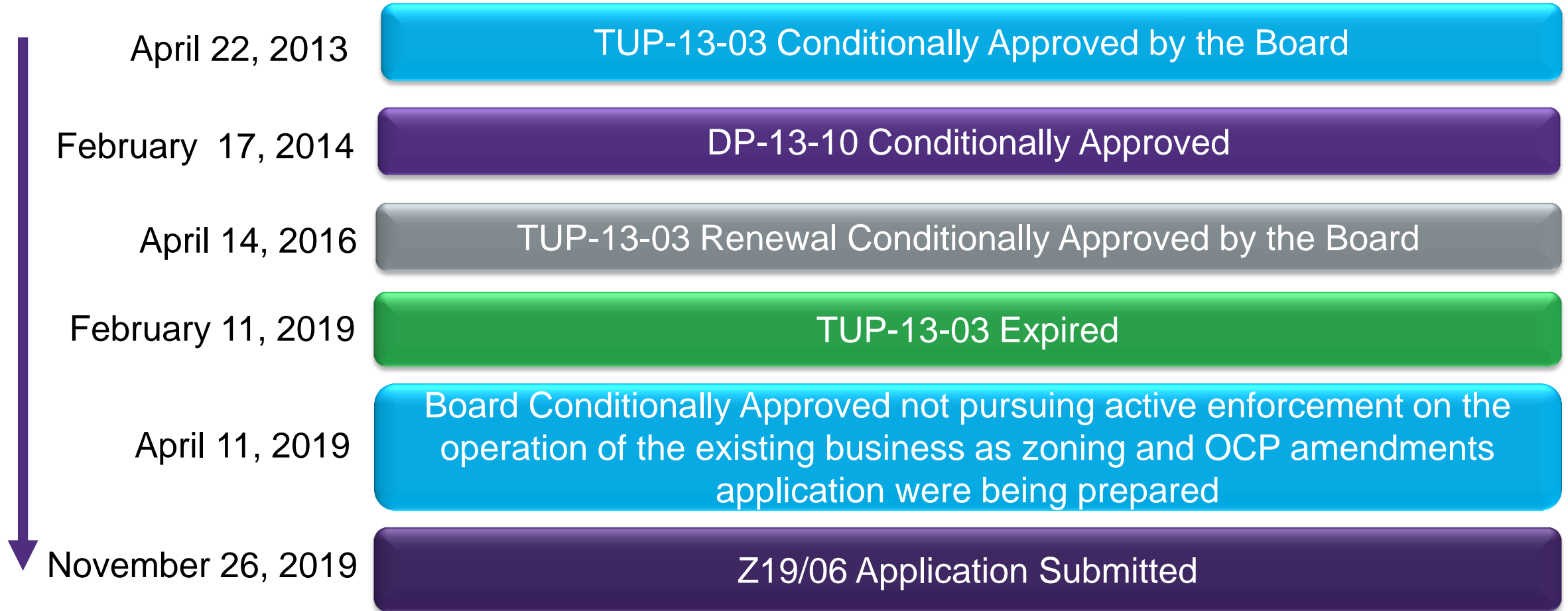
# Purpose

- To consider an amendment to the OCP designation on a portion of the subject property from Rural Resource to Parks and Natural Open Space
- To consider an amendment the zone from RU1 to:
  - CL8 Conservation Lands
  - P1 Park and Open Space
  - F1 Forest Resource

# Purpose

- To add an additional use to the CL8 zone, specific to the subject property to permit Adventure Eco-Tourism

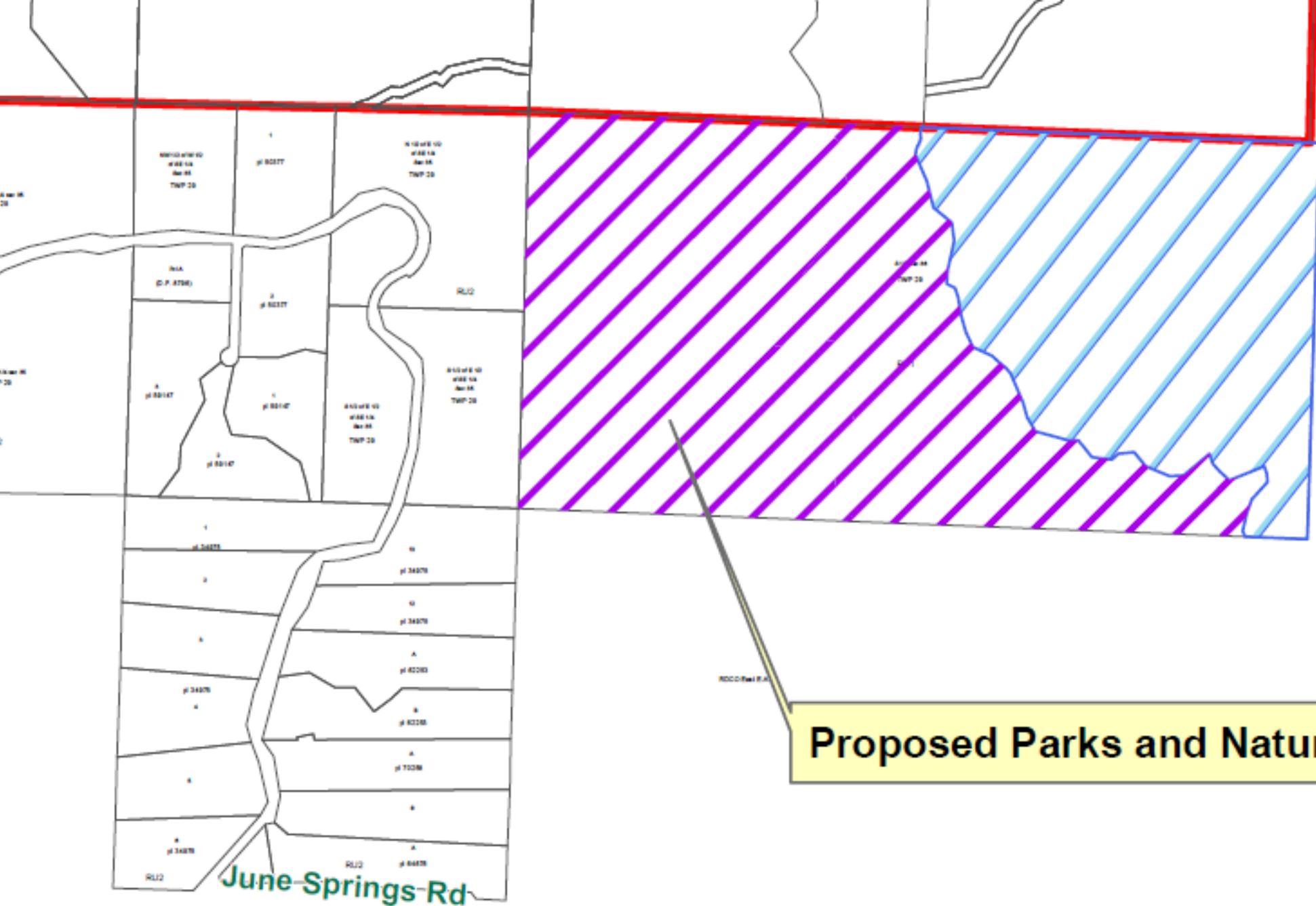
# Background











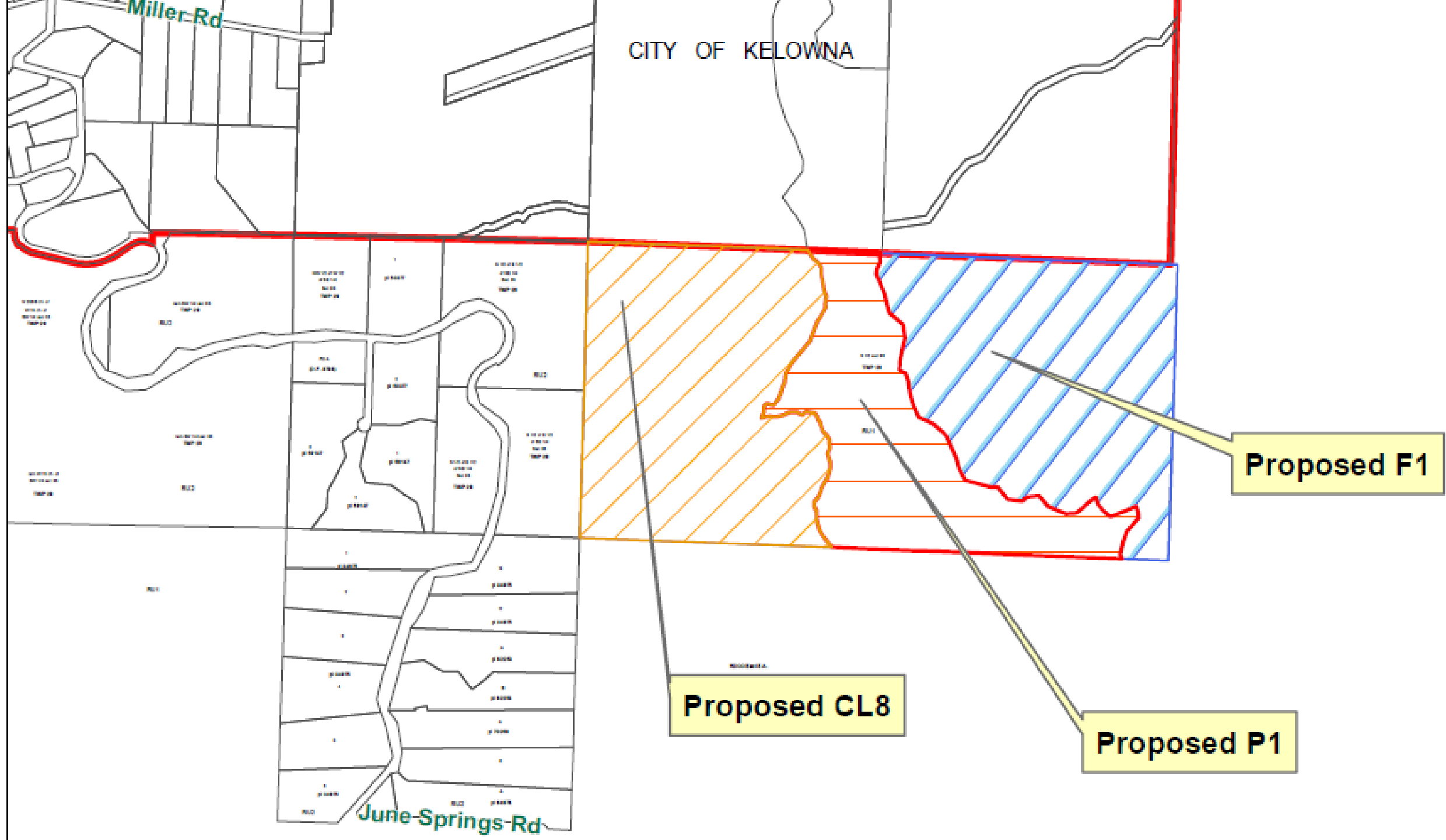


# OCP Amendment

OCP Designation	Intent of Land Use Designation
Rural Resource (existing)	Support resource industries, protection of crown lands, forests, community watersheds, along with outdoor recreation.
Parks and Natural Open Space (proposed)	Intended for outdoor oriented parks, recreation services, conservation parks, and natural open spaces on public or private lands.







CITY OF KELOWNA

Miller Rd

June Springs Rd

Proposed F1

Proposed CL8

Proposed P1

# Zoning Amendment

Zone	Purpose of Zone	Approximate Area of Parcel Affected
CL8 – Conservation Lands	To manage lands and watercourses where protection and conservation of the natural environment is the principle objective and to permit passive recreational uses where appropriate.	126 acres (51 Ha)
P1 – Park and Open Space	To accommodate parks and recreational open space and other associated uses.	78 acres (31 Ha)
F1 – Forest Resource	To accommodate forest and resource management uses, on large parcels.	120 acres (48 Ha)









# Myra Canyon Adventure Park





# Site Plan

Legend	
Site Plan	
	Action Sports Area
	Walking Trails
	Existing Ropes Course
	Orbis Family Zone
	Existing Parking Lot A / Check In
	Parking Lot B / Check In
	Pond

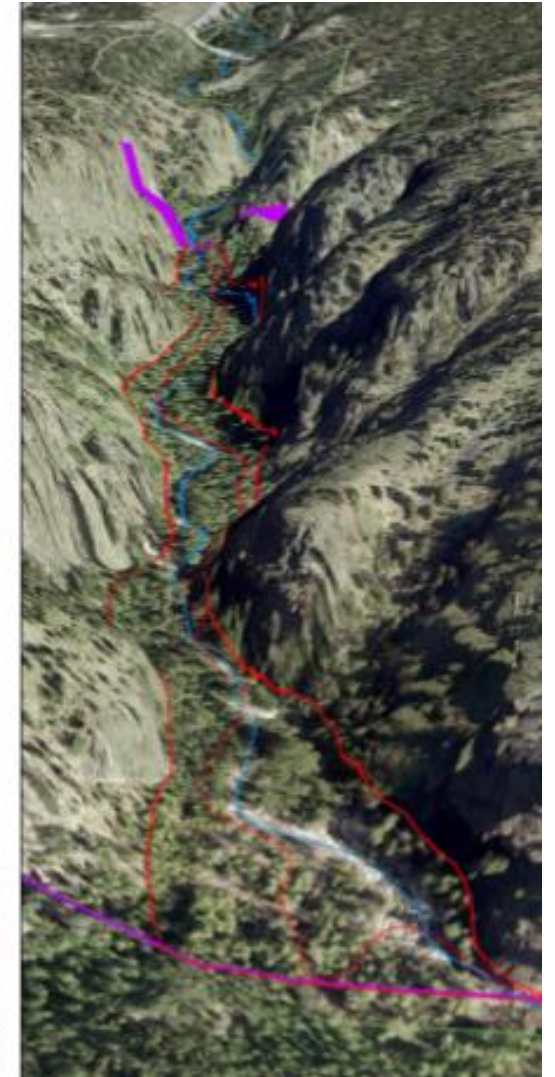
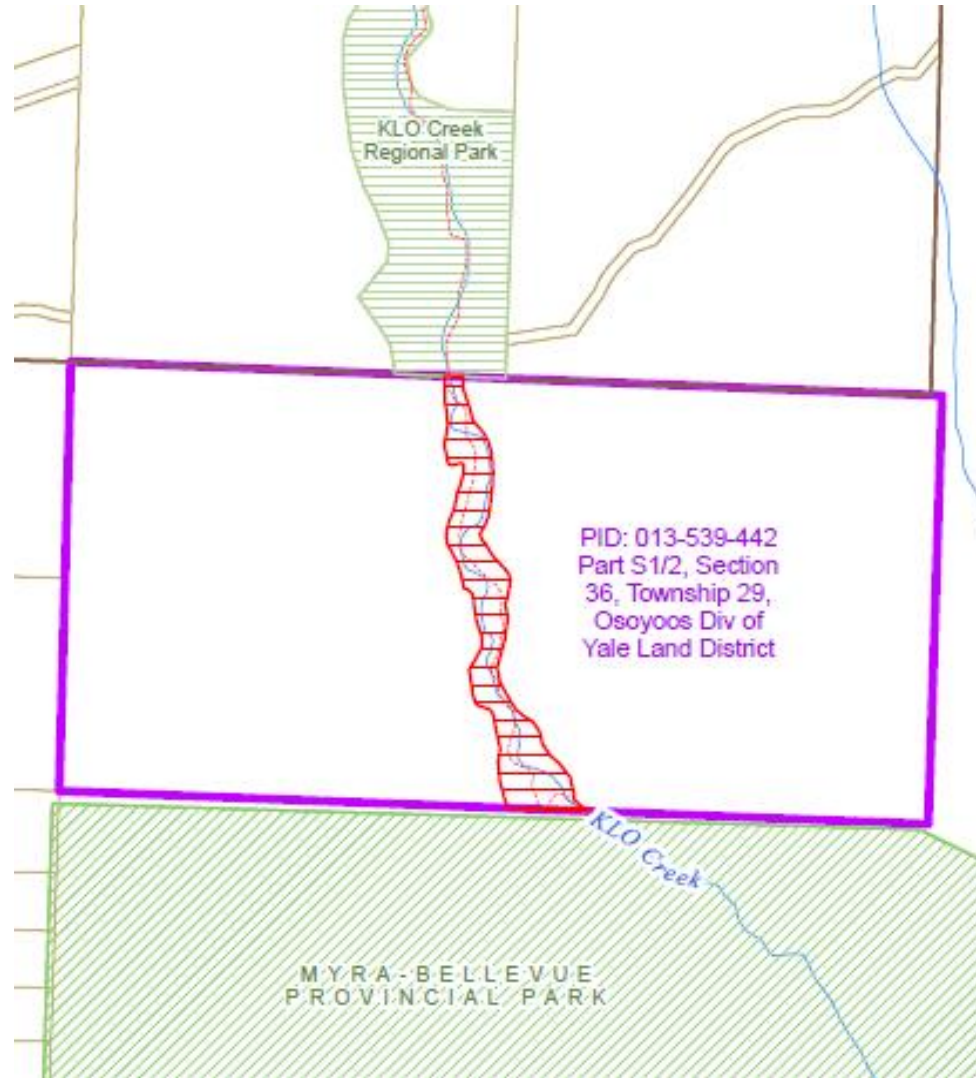


# South Slopes Official Community Plan

- Support tourism and related businesses in the South Slopes that complement the existing parks and their permitted low-impact uses.
- Support the Strategic Plan of the Economic Development Commission.
- Provide for an overall connectivity of natural open space and parkland between the RDCO, City of Kelowna and Crown lands in the South Slopes area.

# KLO Creek Corridor

- RDCO has ongoing interests in this creek corridor as a future trail and greenway connection





# Parks Services

- Support the amendment bylaws
- Ongoing recreational interests in the KLO Creek corridor for park and trail connectivity to existing park space
- Existing lease agreement for public access through the subject property must be renewed

# Environmental Advisory Commission

- Recommends the application be supported as presented



# Ministry of Transportation & Infrastructure

- Beyond Ministry jurisdiction
- Commercial Access Permit has been issued for Myra Canyon Adventure Park
- Additional uses will require an amendment to the Permit

# Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Regional Lands Branch

- Recreation Sites and Trails BC has no concerns
- Existing water licence to be updated as land use changes
- Environmentally sensitive areas, habitat corridors, high biodiversity values
- Within Okanagan Timber Supply Area



# Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch

- No known archaeological sites
- Modelling does not indicate high potential for previously unidentified sites in the area

# Interior Health Authority

- Supports activities that provide opportunities to have access to natural spaces and physical activity.
- Provide future guidance and approval as required on items such as source water protection and servicing
- Any sale of food will require review and approval
- The operator must minimize erosion and overland flow into KLO Creek



# City of Kelowna

- Own adjacent property to the north of the site which does not have sanctioned trails and will contain cattle for a portion of the year through prescribed grazing program to reduce wildfire fuel hazard
- Recommend signage and wire fence at the north boundary of the subject property

# External Implications

- Any correspondence received from the public or owners will be provided to the Regional Board as part of a future Public Hearing report.



# Staff Rationale

- Outdoor recreational ropes course/zip line business supported by the Regional Board under a TUP.
- Planning staff has advised a permanent remedy is required to continue the ropes course/zip line business.
- Connections between park areas supported by the OCP.
- No permanent structures associated with the proposed use.
- Low impact/passive recreation proposed.

# Recommendation #1

**THAT** OCP Amendment Bylaw No. 1304-02, for R. Schoenherr (owner), located at 4429 June Springs Road be given first reading.



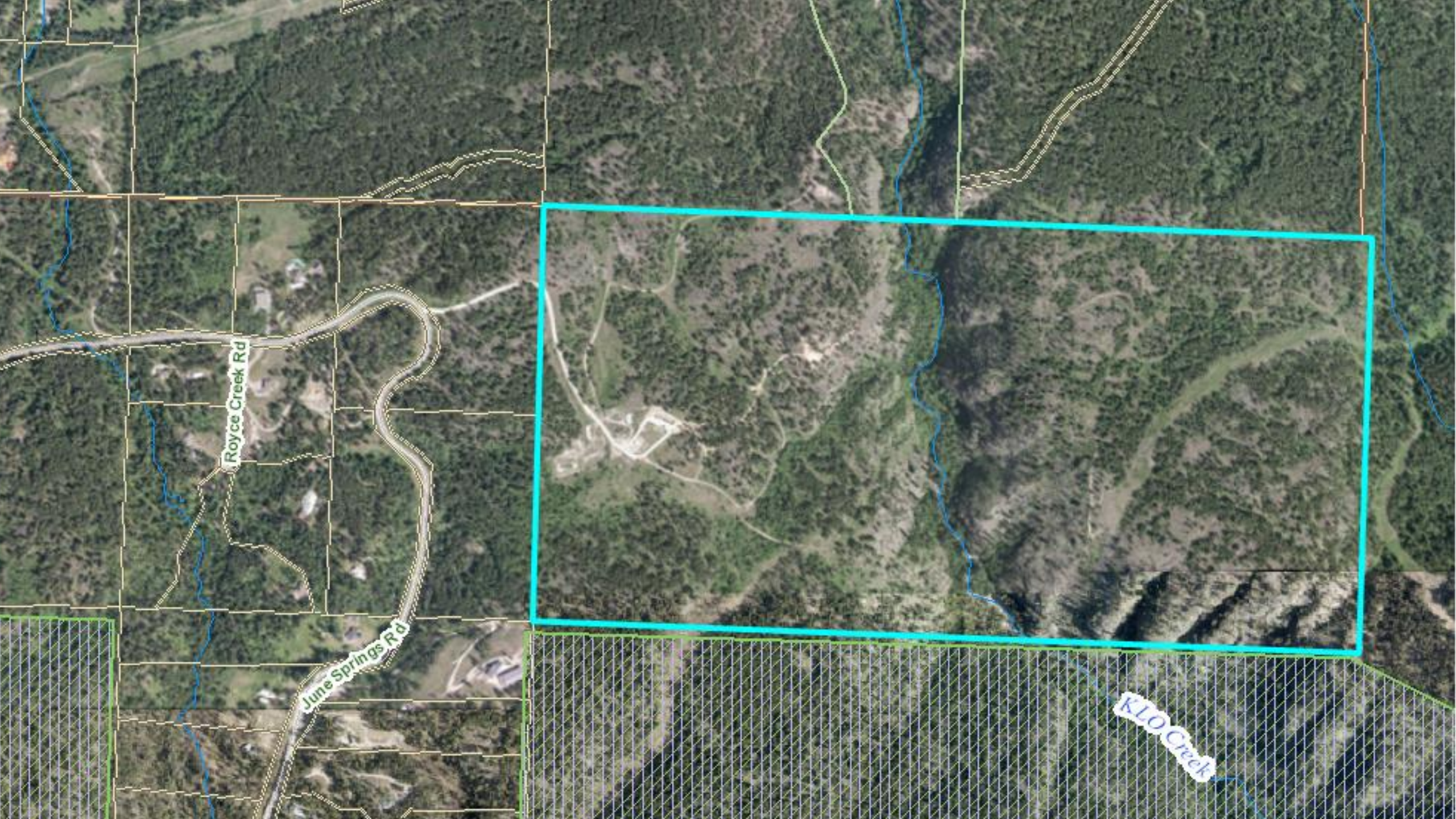
# Recommendation #2

**THAT** Zoning Amendment Bylaw No. 871-258 (application Z19/06) be given first reading;

**AND FURTHER THAT** scheduling of a Public Hearing be withheld pending:

- Receipt of comments from Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Resource Management Branch);
- Receipt of comments from Interior Health Authority; and
- Receipt of confirmation from the owner that the public access over the KLO creek trail will be maintained.





Royce Creek Rd

June Springs Rd

KLO Creek



