



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: June 22, 2020

SUBJECT: OCP Amendment Bylaw No. 1304-02 & Zoning Amendment Bylaw No. 871-258
Application Z19/06 (R. Schoenherr (owner) c/o G. Fedoriuk (agent))
4429 June Springs Road
Central Okanagan East Electoral Area

Voting Entitlement: *Custom Vote – Electoral Areas & Kelowna Fringe Area – 1 Director, 1 Vote*

Purpose: To amend the OCP Future Land Use Designation on a portion of the subject property from Rural Resource to Parks and Natural Open Space, to amend the zoning from RU1 Rural 1 to CL8 Conservation Lands, P1 Park and Open Space, and F1 Forest Resource, and a site-specific amendment to permit adventure eco-tourism as a use in the CL8 Conservation Lands zone.

Executive Summary:

In accordance with the bylaw amendments, the applicant intends to continue operating the existing outdoor recreational aerial adventure park, ropes and challenge course known as Myra Canyon Adventure Park at the subject property. This use is not permitted in Zoning Bylaw No. 871 and was previously permitted by the Board under a Temporary Use Permit (TUP-13-03) for three years, with a subsequent renewal for a period of three years approved on April 14, 2016. Since the initial application, Planning staff has communicated that a permanent remedy must be accomplished through submission of an OCP and zoning amendment application and approval of the bylaw amendments.

RECOMMENDATION #1:

THAT South Slopes Official Community Plan Amendment Bylaw No. 1304-02 be given second and third readings;

AND FURTHER THAT South Slopes Official Community Plan Amendment Bylaw No. 1304-02 be adopted.

RECOMMENDATION #2:

THAT Zoning Amendment Bylaw No. 871-258 be given second and third readings;

AND FURTHER THAT Zoning Amendment Bylaw No. 871-258 be adopted.

Respectfully Submitted:



Todd Cashin
Director of Community Services

Prepared by: Danika Dudzik, Senior Planner

Approved for Board's Consideration



M. Rilkoff, Deputy CAO for
Brian Reardon, CAO

Implications of Recommendation:

Strategic Plan:	Granting first reading to the amendment bylaws achieves the Regional Board Strategic Priorities 2019-2022 with respect to "Economic Development" and "Environment".
Policy:	Granting first reading to the amendment bylaws complies with: <ul style="list-style-type: none">• Regional Growth Strategy Bylaw No. 1336, and• South Slopes OCP Bylaw No. 1304 policies.
Legal/Statutory Authority:	Granting first reading to the amendment bylaws is in compliance with <i>Local Government Act</i> , Sections 472 and 479.

Background:

South Slopes Official Community Plan Amendment Bylaw No. 1304-02 and Zoning Amendment Bylaw No. 871-258 each received first reading April 27, 2020, and a Public Hearing was held on June 22, 2020, prior to the regular Board Meeting.

The property is not located within 800 metres of a Controlled Access Highway; therefore, Ministry of Transportation and Infrastructure approval of the bylaws after 3rd reading is not required under the *Transportation Act*.

Planning staff recommends that Bylaw No. 1304-02 and Bylaw No. 871-258 be given second and third readings and that the bylaws be adopted.

Considerations not applicable to this report:

- Financial Considerations
- Organizational Issues
- External Implications
- Alternative Recommendation

Attachments:

- OCP Amendment Bylaw No. 1304-02
- Zoning Amendment Bylaw No. 871-258