

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: June 17, 2025
Meeting Type: Regular Council Meeting

Prepared by: Carie Liefke, Manager of Current Planning
Department: Planning and Development

Title: Copper Hill OCP and Zoning Bylaw Amendments | OCP00062 & Z0000253 | Copper Hill
Description: Copper Hill Land Use Changes Proposed for Residential, Light Industrial and Park Purposes

RECOMMENDATION

THAT Official Community Plan Amendment Bylaw 1284, 2025 be read a first time;
AND THAT Zoning Amendment Bylaw 1285, 2025 be read a first time.

EXECUTIVE SUMMARY

A request to amend the Official Community Plan and Zoning Bylaw has been requested for lands located south of the existing Copper Hill development and north of the City of Kelowna Boundary. The proposed amendments would allow the subject lands be used for residential, light industrial, open space and institutional uses. Development of these lands would result in a significant benefit to the community, with the construction of a much-needed collector road and emergency egress, and dedication of lands to the District.

Staff support the proposed OCP and Zoning Bylaw amendments.

BACKGROUND

Application Information			
Application Type	Official Community Plan and Zoning Bylaw Amendment	Application Date:	
Applicant:	Eldorado Ranch Ltd	Owner:	Eldorado Ranch Ltd
Application Description	Request to amend the Official Community Plan future land use designations, and amend the Zoning Bylaw to facilitate residential, industrial and institutional uses on the subject property.		

Property Information: General	
Folio/Roll #:	a portion of Roll # 02392.001
Legal Description	THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523
PID	013-537-270
Civic Address:	Unassigned (Sherman Drive / Copper Hill Road)
Property Information: Land Use	
OCP Designation:	Urban Residential, Industrial, Parkland & Conservation
Zoning Designation:	RU1 – Small-Scale Multiple Housing
ALR:	n/a
Parcel Size:	~ 25 hectares / ~62 acres
Development Permit Areas:	Agricultural, Natural Environment, Stability / Drainage / Erosion Hazard

Adjacent Land Summary:	Zoning:	Use:
<i>North:</i>	P2 – Administration, Public Service & Assembly RU1 – Small-Scale Multiple Housing	Peter Greer Elementary School Residential
<i>East:</i>	A1 – Agriculture 1	Agricultural grazing
<i>South:</i>	P4 – Utilities Industrial (City of Kelowna Boundary)	DLC Treatment Plan Industrial
<i>West:</i>	A1 – Agriculture 1	Agricultural grazing, tree fruits

Property Information: Infrastructure and Development Engineering	
Road Network	Collector (Sherman Drive extension) and local road classifications
Driveway Access	Will be reviewed as part of future development applications
Water Supply:	Municipal (Okanagan/Beaver Lake source)
Sewer:	Municipal
Drainage / Stormwater	Will be reviewed as part of future subdivision applications
Comments:	As part of future development, and emergency access/egress will be provided by extending Sherman Drive to McCarthy Road.

ANALYSIS

The landowner and agent have been in discussions with District staff regarding future phases of the Copper Hill development on the subject property (Attachment A). The proposal includes residential and industrial development for the landowner, plus open space and institutional land use to benefit the community. A second egress from the Clearwater – Copper Hill development is also proposed, connecting Sherman Drive to McCarthy Road (Attachment B, Map 1). To facilitate this proposal, an amendment to the Official Community Plan (OCP) and the Zoning Bylaw have been proposed (Attachments C and D).

Official Community Plan

The OCP currently identifies the property as being located within the Urban Containment Boundary. In addition, the Future Land Use map designates the lands for urban residential, industrial, and park and open space use; the designated areas were set based on a previous subdivision plan that had been contemplated in prior years.

Based on a re-analysis of the topography of the land, the landowner has adjusted the development proposal. The proposed OCP amendment (Attachment C) includes the following:

1. adjusting the 'Urban Residential' and 'Park and Open Space' land use designations to reduce previously proposed significant land alterations,
2. adjusting the 'Urban Residential' and 'Industrial' land use designations to reduce foreseeable land use conflicts and increase the industrial land area within the community, and
3. adding the 'Institutional' land use designation to accommodate necessary infrastructure expansion.

A comparison on the existing and proposed OCP designations are included as Attachment B Map 2.

The proposed land use designation amendments would be consistent with OCP policies.

Zoning Bylaw

Zoning Bylaw #561, 2007 currently designates the entirety of the subject property as 'RU1 – Small Scale Multiple Housing', which is not consistent with the OCP designations (current or proposed). The landowner has requested an amendment to the zoning bylaw to allow the OCP and zoning of the lands to be consistent.

The proposed Zoning Bylaw amendment (Attachment D) includes the following:

1. a comprehensive development zone (CD16) to allow for a broader range of permitted uses
 - a. residential use would remain similar to the RU1 zone with the addition of row housing (i.e. townhouses). A reduced ALR setback of 6m is also proposed to allow this phase of Copper Hill to have building sitings similar to the existing neighbourhood.

- b. light industrial uses include many of the general industrial (I1 zone) and service commercial (C10 zone) uses. Zoning these lower lands would allow light industrial businesses to develop and expand the District tax base
- c. adding the P1 zone to be consistent with the proposed OCP future land use designation,
- d. adding the P4 zone to be consistent with the proposed OCP future land use designation. These lands are immediately adjacent to existing DLC lands, and the proponent has agreed to provide the 1.8 hectares (4.4 acres) to the District for future use.

A comparison on the existing and proposed zones are included as Attachment B Map 3.

The proposed zoning amendments would be consistent with OCP policies and the proposed OCP future land use designations.

Servicing and Infrastructure

The proposed development would be fully serviced by municipal infrastructure. Installation of all required municipal infrastructure would occur during the subdivision process and would adhere to Subdivision and Development Servicing Bylaw 1121, 2020 (unless otherwise varied by Council).

This development would also include the construction of a new access road (Attachment B Map 1), from Sherman Road to McCarthy Road, to service the proposed lots and the existing Clearwater-Copperhill neighbourhood. Initially, this road would be used by the developer to help limit construction traffic through the existing neighbourhood and would be immediately available for emergency egress of the neighbourhood. Once construction traffic has reduced, upon completion of the Sherman Road extension (including installation of water, sewer, storm, road surfacing, etc.) and prior to occupancy of the first building having access from the Sherman Road extension, the road would become open to service the community on a permanent basis. The final location and configuration of the permanent road will be determined upon subdivision approval. This new egress would be a community benefit and would provide a long-awaited emergency exit for the Clearwater-Copper Hill neighbourhood.

District staff are supportive of the proposed development as it integrates into the existing terrain and would benefit the area and contribute to the community at large.

FINANCIAL IMPLICATIONS

- ☐ None ☐ Budget Previously Approved ☒ Other (see below)

Potential financial implications have undergone preliminary review and shall be further reviewed prior to bringing the proposed bylaws back to Council for consideration of further readings.

COMMUNICATION

- This application has received initial review by staff.
- Referrals for the proposal are to be circulated (internally and externally) should the bylaws get initial support from Council.
- Prior to any future scheduled Public Hearing, District and applicant notifications are to occur in accordance with Development Approval Procedures Bylaw 1227, 2024.

ALTERNATE RESOLUTION OPTION(S)

1. THAT Official Community Plan Amendment Bylaw 1284, 2025 not be read a first time;
AND THAT file OCP00062 be closed.
THAT Zoning Amendment Bylaw 1285, 2025 not be read a first time.
AND THAT file Z0000253 be closed.

2. THAT Official Community Plan Amendment Bylaw 1284, 2025 be read a first time subject to conditions as identified by Council;
THAT Zoning Amendment Bylaw 1285, 2025 be read a first time subject to conditions as identified by Council.

Respectfully Submitted,

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	OCP00062 Z0000253 Copper Hill Land Use Proposal.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - OCP00062 Z0000253 - Property Maps.pdf - Attachment B - OCP00062 Z0000253 - Land Map Comparison.pdf - Attachment C - OCP00062 - Proposed Bylaw 1284.pdf - Attachment D - Z0000253 - Proposed Bylaw 1285.pdf
Final Approval Date:	Jun 13, 2025

This report and all of its attachments were approved and signed as outlined below:

Steven Gubbels, Development Engineering Manager - Jun 13, 2025 - 10:30 AM

Matthew Salmon, Infrastructure & Development Engineering Director - Jun 13, 2025 - 10:41 AM

No Signature - Task assigned to Jeremy Frick, Director of Development Approvals was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Jeremy Frick, Director of Development Approvals - Jun 13, 2025 - 1:15 PM

Reyna Seabrook, Director of Corporate Services - Jun 13, 2025 - 1:16 PM

Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Reyna Seabrook, Director of Corporate Services

Paul Gipps, Chief Administrative Officer - Jun 13, 2025 - 1:16 PM

Makayla Ablitt, Legislative & FOI Coordinator - Jun 13, 2025 - 1:48 PM