

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: July 15, 2025
Meeting Type: Regular Council Meeting

Prepared by: Reyna Seabrook, Director of Corporate Services
Department: Planning and Development

Title: OCP and Zoning Bylaw Amendments | OCP00062 & Z0000253 | 3rd Reading
Description: Consideration of Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 and Zoning Amendment (Z0000253) Bylaw 1285, 2025 following a public hearing.

OPTIONS

Options for consideration following a Public Hearing held.

- A. THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be read a third time
AND THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025 be read a third time;
AND THAT prior to adoption of Zoning Amendment (Z0000253) Bylaw 1285, 2025 and OCP Amendment (OCP00062) Bylaw 1284, 2025, the applicant be required to:
1. construct the emergency egress route through the subject property (PID 013-537-270), from Sherman Drive to the McCarthy Road extension, and enter into an agreement to make such route open and available to the District and the public prior to adoption of the above noted bylaws and prior to being dedicated as a road right of way; and
 2. enter into an agreement with the District, establishing that:
 - a. the egress route is to be fully constructed and dedicated to the District prior to the first building in CD-16 Area B and/or Area C being occupied;
 - b. the applicant will transfer approximately 1.8 ha (4.4 acres) of land (as shown on Attachment F to the Report to Council dated July 8, 2025) to the District for institutional purposes; and
 - c. the applicant will transfer undevelopable land (as shown on Attachment F to the Report to Council dated July 8, 2025) to the District for park conservation purposes.
- B. SAME AS A. EXCEPT ADDITIONAL PRIOR TO ADOPTION REQUIREMENTS AS IDENTIFIED BY COUNCIL.
- C. THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be **amended** (as identified by Council);
AND THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be read a third time as amended;
AND THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025 be amended (as identified by Council)
AND THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025, be read a third time as amended.
AND THAT prior to adoption of Zoning Amendment (Z0000253) Bylaw 1285, 2025 and OCP Amendment (OCP00062) Bylaw 1284, 2025, the applicant be required to:
1. construct the emergency egress route through the subject property (PID 013-537-270), from Sherman Drive to the McCarthy Road extension, and enter into an agreement to make such route open and available to the District and the public prior to adoption of the above noted bylaws and prior to being dedicated as a road right of way; and
 2. enter into an agreement with the District, establishing that:
 - a. the egress route is to be fully constructed and dedicated to the District prior to the first building in CD-16 Area B and/or Area C being occupied;
 - b. the applicant will transfer approximately 1.8 ha (4.4 acres) of land (as shown on Attachment F to the Report to Council dated July 8, 2025) to the District for institutional purposes; and

- c. the applicant will transfer undevelopable land (as shown on Attachment F to the Report to Council dated July 8, 2025) to the District for park conservation purposes.
- D. THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 and Zoning Amendment (Z0000253) Bylaw 1285, 2025 be forwarded to a future meeting for consideration.
- E. THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 and Zoning Amendment (Z0000253) Bylaw 1285, 2025 be deferred, pending clarification from staff on Public Hearing comments as identified by Council.
- F. THAT first and second reading of Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 and Zoning Amendment (Z0000253) Bylaw 1285, 2025 be rescinded and the file be closed.

EXECUTIVE SUMMARY

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

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.

KEY DATES

Date	Event
June 17, 2025	First reading
July 8, 2025	Second reading as amended
July 15, 2025	Public Hearing

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 (current):	Urban Residential, Industrial, Parkland & Conservation
Zoning Designation (current):	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, permanent access/egress will be provided by extending Sherman Drive to McCarthy Road.

Respectfully Submitted.

Reyna Seabrook, Director of Corporate Services