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**MEETING TYPE:** Regular Council Meeting  
**MEETING DATE:** September 5, 2023  
**AUTHOR:** Jared Kassel  
**DEPARTMENT:** Planning and Development  
**ITEM TITLE:** Terms of Reference for a revised McCoubrey Plateau Area  
**DESCRIPTION:** Policy document to guide future development of a revised Area Structure Plan for the McCoubrey Plateau area of Lake Country

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#### QUESTION

Does Council support the draft Terms of Reference for a revised McCoubrey Plateau Area Structure Plan?

#### OPTIONS

- A. THAT the McCoubrey Plateau Area Structure Plan Terms of Reference dated April 13, 2023, attached to this Report to Council, be adopted;  
AND THAT staff work with the applicant to draft a revised McCoubrey Plateau Area Structure Plan.
- B. THAT the McCoubrey Plateau Area Structure Plan Terms of Reference dated April 13, 2023, attached to this Report to Council not be adopted.
- C. THAT the McCoubrey Plateau Area Structure Plan Terms of Reference dated April 13, 2023, attached to this Report to Council be deferred pending receipt of additional information as identified by Council.

#### EXECUTIVE SUMMARY

The McCoubrey Plateau Area Structure Plan (MPASP) boundary includes the lands located south of Okanagan Center Road, with a western boundary located to the west of McCoubrey Road, and an eastern boundary that follows a portion of Glenmore Road. The southern boundary of the MPASP is the District's municipal boundary with the City of Kelowna.

The original MPASP was adopted in December 2013, and incorporated into the existing Official Community Plan from 2010. The original version envisioned 2,800 residential units, as well as some small local-scale commercial development and a future school site. Once adopted, the developer realized that there were significant servicing challenges of a technical nature which restricted the ability to implement the plan.

Since the original MPASP was adopted in 2013, many aspects of the community have changed, including the overall transportation network, open space connections, utility servicing strategy, and residential housing market. Currently the land ownership group, with the assistance of consultants, wish to update the original Area Structure Plan to match the reality of land development in this area of the District. More comprehensive information will be conducted in preparation for these MPASP revisions, including transportation engineering, environmental assessments, civil engineering and a land economic assessment.

#### KEY INFORMATION

Establishing a revised Area Structure Plan for McCoubrey Plateau is the first stage towards development of this future neighborhood. Once the MPASP is amended and adopted by Council, then a rezoning application will be

**Commented [RS1]:** Our document implementation policy speaks to what adopting or endorsing in principle means. What do you want them to do with this document? If you want them to put it into practice, we should adopt it.

submitted which adheres to the land use strategy identified in the MPASP. Subsequent to rezoning, Development Permits that allow for subdivision of the land, will commence.

#### **BACKGROUND/HISTORY**

The original impetus for developing the McCoubrey Plateau areas was in 2007 when a variety of landowners in the area approached the District to discuss future planning for development of a residential community. After several protracted delays in the planning process, version 1 of the MPASP was adopted by Council in December 2013. Since that time, the advancement of technical understanding for servicing constraints has determined that the overall community layout is not feasible from a servicing perspective. Therefore, amendments need to be made to the MPASP so that the overall vision for the future community can be built-out and achieved.

#### **DISCUSSION/ANALYSIS**

The draft Terms of Reference (ToR) for a revised MPASP is attached as Attachment 2 to this report. The ToR incorporates 4 project phases towards the final drafting of a revised MPASP. It also includes a project checklist of deliverables to be incorporated into the final MPASP.

#### **APPLICABLE LEGISLATION AND POLICIES**

*Section 5.9* of the District of Lake Country Official Community Plan (Bylaw 1065, 2018) describes the McCoubrey Plateau Area Structure Plan and the anticipated development of a future urban residential neighborhood.

#### **IMPACT ON INFRASTRUCTURE OR MUNICIPAL SERVICES**

Future development of the area will have a significant impact on local services and infrastructure. Consideration of these impacts will ensue during the drafting of the revised MPASP.

#### **IMPACT ON STAFF CAPACITY AND FINANCIAL RESOURCES**

Drafting of the McCoubrey Plateau Area Structure Plan as well as undertaking of the technical analysis will be conducted by the project proponents and their consultants. District staff will be expected to assist in the management of the application process, provide guidance to the applicants regarding review of technical information and community/stakeholder consultation, and provide general guidance to the project proponents at each stage of the ASP drafting process.

This will require District staff from all departments (and particularly Planning, Engineering and Utilities) to spend meaningful time on this project. As a result, there may be a need for additional staff to ensure approval, review and stakeholder consultation is occurring in a timely manner.

#### **ANALYSIS OF OPTIONS FOR CONSIDERATION**

Option A: Should Council choose Option A, staff will proceed to notify the project proponents that the project will proceed according to the draft Terms of Reference.

Option B: Should Council choose Option B, staff will notify the project proponents that the project will not proceed.

Option C: Should Council choose Option C, staff will work with the proponents to provide additional information as directed by Council.

Respectfully Submitted,  
Jared Kassel,  
Director of Planning and Development.

**Report Approval Details**

Document Title:	McCoubrey Plateau Area Structure Plan - Terms of Reference.docx
Attachments:	- 2013 McCoubrey Plateau ASP.pdf - Aug. 17 2023_Draft Terms of Reference MPASP.pdf
Final Approval Date:	Aug 30, 2023

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

**Brian Zurek, Manager of Planning - Aug 22, 2023 - 9:34 AM**

**Reyna Seabrook, Director of Corporate Services - Aug 25, 2023 - 3:04 PM**

**Tanya Garost, Chief Administrative Officer - Aug 30, 2023 - 2:47 PM**