DEVELOPMENT REVIEW REFERRAL

File No:	**P 21-01**	☒ Original Application Referral
Referral Type:	**Formal Review - Draft Official Community Plan**	☐ Revised Application Referral
File Manager:	**Carla Eaton**	
Subject:	**West Kelowna DRAFT Official Community Plan (2040)**	
Referral Issued:	February 7, 2023	
Comments Due By:	March 7, 2023	

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This Draft Official Community Plan has been referred to the following for information:

- Advisory Planning Commission
- Agricultural Advisory Committee
- Agricultural Land Commission
- Archaeology Branch
- BC Assessment
- BC Hydro
- BC Transit
- Canada Post
- City of Kelowna
- District of Peachland
- Fortis
- Interior Health
- Ministry of Agriculture & Food
- Ministry of Energy, Mines & Low Carbon Innovatiion
- Ministry of Environment & Climate Change Strategy

- Ministry of Forests
- Ministry of Housing
- Ministry of Indigenous Relations & Reconcilation
- Ministry of Social Development & Poverty Reduction
- Ministry of Tourism, Arts, Culture & Sport
- Ministry of Transportation & Infrastructure
- Ministry of Water, Land & Resource Stewardship
- Okanagan Basin Water Board (OBWB)
- RCMP
- Regional District of Central Okanagan (RDCO)
- School District No. 23
- Shaw Cable
- Telus
- Westbank First Nation
- Canadian Home Builders Assocation
- Urban Development Institute (Okanagan Chapter)

DESCRIPTION / OVERVIEW

BACKGROUND:

We are pleased to announce that the **DRAFT** City of **West Kelowna Official Community Plan (2040)** is now available for formal review and comment.

West Kelowna is home to nearly 39,000 people and by 2040, we expect to welcome an additional 12,000 new residents to our community. The update of the Official Community Plan (OCP) will help guide growth and establish policies that make West Kelowna a great place to be and reflect the **Community Vision** established in 2021.

As an identified Provincial agency stakeholder, Council Committee, and development organization, this referral and copy of the draft OCP is forwarded for your review and formal comment. Recognizing that this is a large document, we invite you to focus your review on the sections most relevant to your interests.

- Section 1 provides background and overview of the community context with linkages to the public engagement and Community Vision.
- Section 2 identifies the proposed land use designations and policies to guide development and to enact the Growth Concept which focuses most future growth in two urban centres, five neighbourhood centres and accommodates continued development beyond these centres with a focus on infill housing, as well as enhancing key economic opportunities in the City's industrial and business park areas.
- Section 3 highlights the fundamental objectives, policies and actions to meet the Community Vision from a broader context, and will guide the City's housing, business, infrastructure, and parks decisions for the next 20 years.
- Section 4 includes the identification of Development Permit Areas and Guidelines.
- Section 5 outlines implementation measures, including clarification of some procedural elements of the OCP and glossary of terms.

During the past two years, feedback from the community, stakeholders and key agencies helped create the shared vision, Growth Concept and Land Use Plan that will help make West Kelowna a vibrant, walkable and connected community. The project timeline and these background documents are available for viewing by visiting **OurWK.ca**,

The draft OCP, including its schedules, has been attached for your convenience. However, you may also view the full document, as well as an interactive Schedule 1: Draft Land Use Plan Map by visiting **OurWK.ca**,

Your comments must be received by March 7, 2023.

Should you require any further information, or are unable to provide comments prior to the aforementioned comments due date, please contact the undersigned.

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