



INFORMATION ONLY COUNCIL REPORT

To: Mayor and Council

Date: February 10, 2026

From: Ron Bowles, Chief Administrative Officer

File No: CDP 11-01

Subject: **Raymer Comprehensive Development Plan – Application(s) Update**

Prepared by: Chris Oliver, Senior Planning Manager

Reviewed by: Brent Magnan, General Manager of Community Development

INFORMATION SUMMARY

There is no recommendation. This report is for information only.

STRATEGIC AREA(S) OF FOCUS

Pursue Economic Growth and Prosperity – We will work with stakeholders throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

BACKGROUND

The Raymer Comprehensive Development Plan (CDP), is an area over 400 hectares in size, and located north of the Rose Valley neighbourhood in West Kelowna. The development of the Raymer CDP area has been contemplated for many years and has been considered by Council under a number of applications since 2011.

Since 2011, three properties have advanced or are currently progressing through development within the CDP area (Figure 1). The projects have generally been aligned with OCP policies that allow for development areas that lie immediately adjacent to existing municipal services and transportation infrastructure:

1045 Bear Creek Road

This property was rezoned to facilitate a rural lot subdivision under file Z 22-05. Since the rezoning application, a Development Permit has been issued, the development has gone through the majority of subdivision requirements and is nearing final subdivision.

1179 Westside Road (North side of Bear Creek Road)

The north side of this property was rezoned to facilitate a single family and duplex lot subdivision. Since the rezoning application, a Development Permit has been issued, and the development is currently working through their subdivision application.

1179 Westside Road (South side of Bear Creek Road)

There is an active OCP amendment and rezoning application for the portion below Bear Creek Road. The proposal includes removal from the CDP area to develop single-family and duplex lots as well as an agricultural parcel. Due to the steep topography, archaeological potential, access limitations, and general transition to rural and agricultural uses in the area, staff are working with the applicant to align with applicable policies. It is anticipated that the application will be brought to the APC shortly, with Council consideration to follow.

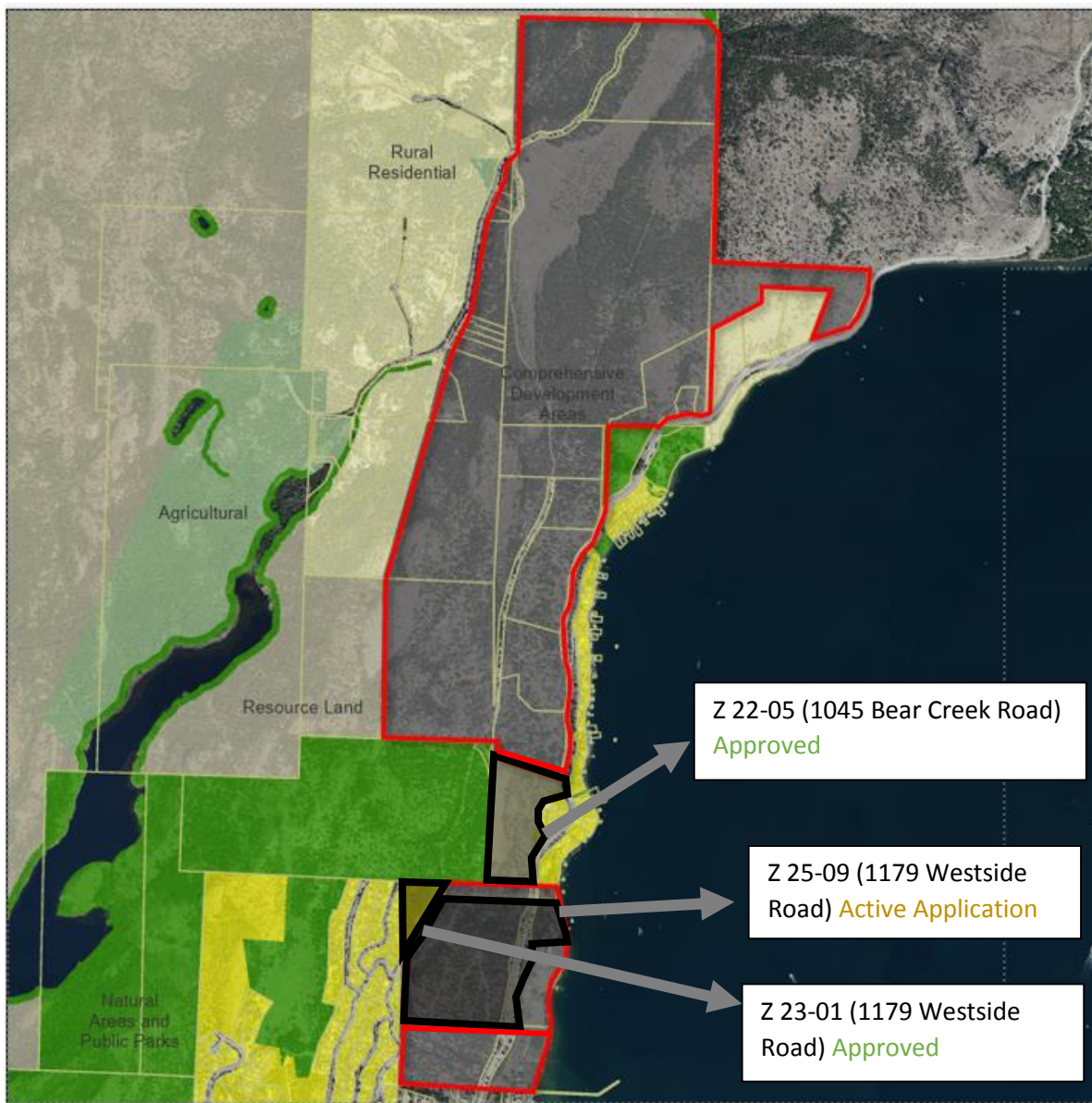


Figure 1: OCP Designations, Active Applications, and Raymer CDP Area (outlined in red)

Raymer CDP Application (Three properties identified in Figure 2)

The applicant leading the (remaining) Raymer CDP has received authorization for three of the 24 properties (two owners) identified in the CDP area (Figure 2). Based on the *Local Government Act* and further supported by the City's OCP policies, the applicant may only make an application that will result in changes to land use designations of a property with authorization, so overall, the intended area for the CDP has been reduced significantly.

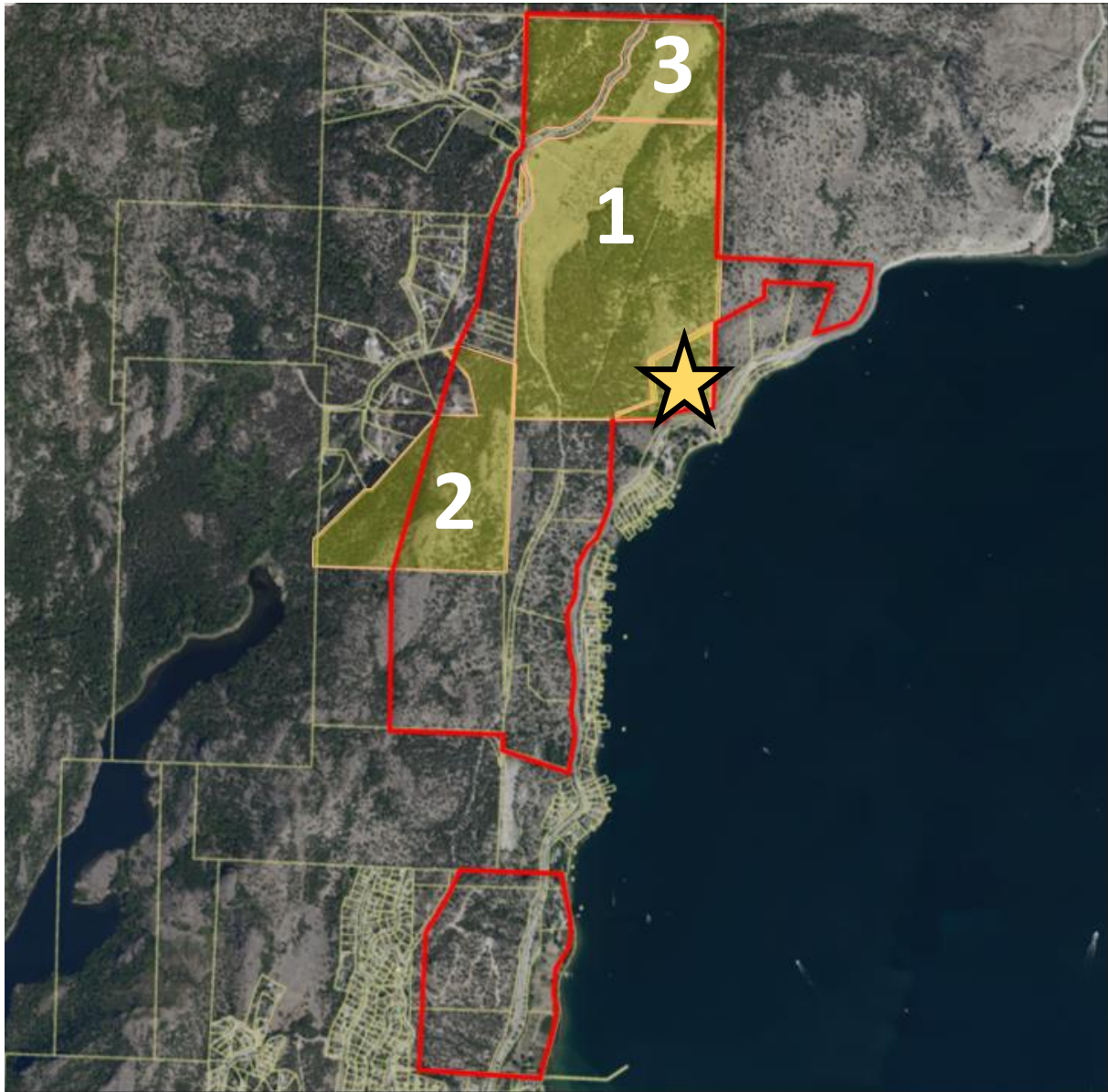


Figure 2. Parcels included in the Raymer CDP with agent authorization (yellow). The star indicates a property with an existing access easement, but no authorization for land use changes.

Based on an initial assessment, a large portion of the 3 properties shown in yellow (Figure 2) are considered undevelopable areas due to ALR and steep topography.

In 2024, Council authorized funds for a consultant to review the applicant-led Raymer CDP to move the application forward. Given the 2024 submission did not meet application requirements, in December 2024 Council further directed staff to continue to work with the applicant to advance the review of the CDP and provided the applicant one year to resubmit their application.

The applicant has resubmitted the application within the required time frame, and the application meets the completeness check requirements. Staff have started the review process, and with the support of a consultant, will continue working with the applicant to clarify information, and process the application.

CDP Application Planning Considerations

With a significantly smaller CDP area than the intended area, anticipated planning and development challenges include:

- The typical outcome for a CDP is the assignment of OCP land use designations for properties within the plan area. As agency hasn't been provided for all parcels in the updated CDP area, the City may consider assigning land use designations for the remaining CDP lands as part of future OCP update processes.
- The City coordinates housing growth with master planning (transportation, water, sanitary, etc.), amending OCP designations for properties that may not be feasible to develop within the 20-year horizon of the OCP may create resource and infrastructure challenges. The City will further assess the potential impacts and timing of directing infrastructure and/or servicing to the Raymer area as part of the CDP review process.
- Continuous changes in Provincial legislation presents challenges in the implementation of CDP's, similar to all planning frameworks. Anticipating growth and infrastructure capacity planning amidst provincially led changes to base density (e.g. Small Scale Multi Unit Housing) presents challenges when trying to evaluate the impact of servicing and infrastructure needs. This is particularly impactful when planning for the furthest extent of the City and anticipating long development horizons.
- As per typical policy in CDP's, the developer will be required to pay for the associated upsized, required infrastructure. Latecomer agreements for excess and extended services will be available, however, as per s. 702 of the *Local Government Act*, agreements are only available for a period of up to 15 years from the date the services are completed.
- Asset management of rural infrastructure (that supports relatively small populations) including maintenance and operation is a long-term budget consideration. Rural road segments remain resource-intensive relative to their use, and service level expectations for these areas are not well defined. Ongoing underfunding, combined with staffing constraints, accelerates asset deterioration, increases backlog, and heightens liability risks. This is of particular concern with

how isolated the revised CDP application area is from the existing urbanized neighbourhood area. Staff anticipate working with the applicant to evaluate options to mitigate the impacts of asset management of rural infrastructure.

FINANCIAL IMPLICATIONS

As part of the 2024 Budget, Council approved the use of \$75,000 to be utilized to support staff with the processing of the CDP application. Staff are in the process of identifying and contracting a consultant to support the review process.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
December 10, 2024	<p>THAT Council direct staff to continue to work with the applicant to advance the review of the Raymer comprehensive Development Plan;</p> <p>AND THAT the applicant be provided one (1) year to resubmit their application;</p> <p>AND FURTHER THAT if the application is not resubmitted within one (1) year, file CDP 11-01 will be closed.</p> <p>CARRIED; Mayor Milsom opposed</p>	Resolution No. C296/24

PowerPoint: Yes No

Attachments:

- No attachments included.