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# Council Policy

## Official Community Plan Consistency

ESTABLISHED: March 20, 2023

Contact Department: Policy and Planning

### Guiding Principle

The City of Kelowna uses the Official Community Plan (OCP) to guide how and where Kelowna will grow. An application for a zoning bylaw will follow one of three processes regarding a public hearing, as determined by Section 464 of the *Local Government Act*:

- 1) For a zoning bylaw that is inconsistent with the OCP, a public hearing and an OCP amendment is required.
- 2) For a zoning bylaw that is non-residential and is consistent with the OCP, a public hearing is not required but Council may choose to hold a public hearing at their discretion.
- 3) For a zoning bylaw that is residential and is consistent with the OCP, a public hearing is not permitted.

### Purpose

To establish guidance for determining if a zoning bylaw is consistent with the OCP.

### Application

This policy applies to an application to amend the Zoning Bylaw submitted in accordance with Development Application and Heritage Procedures Bylaw No. 12310, as amended or replaced.

### Definitions

“Non-residential” means a project where the residential component, if there is one, accounts for less than half of the gross floor area of all buildings and structures proposed.

“Residential” means a project where the residential component of the development accounts for at least half of the gross floor area of all buildings and structures proposed.

### Policy Statements

- 1) A zoning bylaw is consistent with the OCP when it meets the following criteria:
  - a) **Balancing Policy:** The OCP is a statement of objectives and policies, meaning that determining consistency will require balancing those objectives and policies to best align with the OCP’s ten pillars and growth strategy, as outlined in Chapter 1: The Big Picture; and
  - b) **Consistency with Mapping:** Maps that form part of the OCP represent a reflection of the OCP’s objectives and policies. A zoning bylaw must be consistent with the Future Land Use Designations outlined in Map 3.1. Staff will consider the numerous objectives and policies that inform this map and other maps in the OCP to evaluate consistency.
- 2) A report to Council for a zoning bylaw will identify relevant OCP policies and how the application does or does not meet them.
- 3) Council may choose to direct a non-residential zoning bylaw consistent with the OCP to public hearing at:
  - a) initial bylaw consideration; or
  - b) following notice of first reading.
- 4) A Future Land Use Designation does not compel Council to support or adopt a bylaw or works, even where consistent with the OCP, nor does it compel Council to allocate the highest amount of density on a property that is guided by that designation.

### Amendments

Last Revised: 24/04/15

Replacing: 23/03/20