

Official Community Plan Amendment Bylaw 2024-21

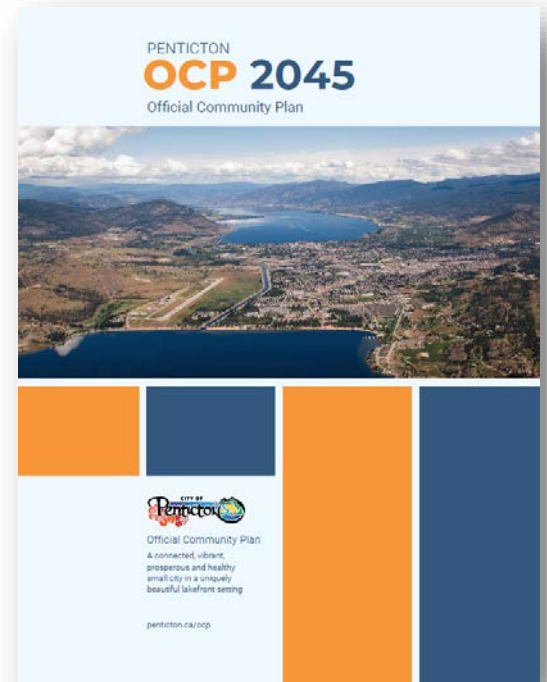
Official Community Plan Amendment Bylaw No. 2024-21 is a housing-focused amendment to Official Community Plan (OCP) Bylaw No. 2019-08 to tactfully respond to faster than anticipated population growth, evolving housing needs in the community, implement the local OCP Housing Task Force recommendations, and align with recent Provincial housing legislation.

This bylaw proposes new and updated housing policies in Section 4.1 of the OCP, new and updated land use designations, and replaces the future land use designations map and other growth area maps with new versions.

This OCP amendment is one step of other work the City is carrying out to implement the OCP Housing Task Force's 18 recommendations, including the associated Zoning Bylaw update. Related upcoming work includes developing a Social Housing Plan, master infrastructure plan review, and Development Cost Charges (DCC) program review.

Official Community Plan Amendment Bylaw No. 2024-21 will:

- Replace the map titled "2019 OCP Growth Areas and Infill Areas", as referenced on page 3-44 of the Official Community Plan, with the version included as Schedule 'A' of this bylaw;
- Replace the map titled "Strategic Investment Areas" of the Official Community Plan, as referenced on page 3-45 of the Official Community Plan, with the version included as Schedule 'B' of this bylaw;
- Remove the words "and the Spiller Road" from Section 3, paragraph titled "New Hillside Neighbourhoods", as referenced on page 3-46 of the Official Community Plan;
- Repeal and replace the Land Use Designations table, as included on pages 3-48 to 3-52 of the Official Community Plan, with the version included as "Schedule C" of this bylaw;
- Repeal and replace the policies in Sections 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5 and 4.1.6 of the Official Community Plan with the version included as 'Schedule D' of this bylaw;
- Repeal and replace "Map 1: Future Land Use" with the updated map included as Schedule 'E' of this bylaw;



Information:

You can find the staff report to Council and Official Community Plan Amendment Bylaw No. 2024-21 on the City's website at www.penticton.ca/publicnotice or scan the QR code to the right.



Questions?

Please contact **Steven Collyer** at 250-490-2507 or steven.collyer@penticton.ca with any questions.

Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Monday, June 3, 2024**, in Council Chambers, Penticton City Hall, 171 Main St.

All meetings are live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Public Comments:

Any person whose interest may be affected by the proposed bylaw(s):

1. May participate at the Public Hearing via Zoom or telephone. Please visit www.penticton.ca/publichearings for details and the Zoom link.
2. May appear in person.
3. Submit written comments by mail or email no later than 9:30 am, Monday, June 3, 2024, to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca

Please ensure **OCP Amendment Bylaw No. 2024-21** is included in the subject line of your correspondence:

No letter, report or representation from the public will be received by Council after the conclusion of the June 3, 2024, Public Hearing.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Audrey Tanguay
Planning & Licencing Manager