



## **Report to Council**

**To:** Mayor and Council

File No: 3340-20 (OCP00099)  
3360-20 (ZON00399)

**Date:** July 14, 2025

**From:** Craig Broderick, Approving Officer

**Subject:** Official Community Plan and Zoning Map Amendment Bylaws 6042 and 6043 for a Portion of 8800 Rising View Way (OCP00099/ZON00399)

---

### **Purpose:**

To present Official Community Plan and Zoning Amendment applications and Bylaws for Council's consideration for a portion of the property at 8800 Rising View Way to provide for a future spa facility.

### **Recommendation:**

THAT Bylaw 6042 "Official Community Plan Amendment Bylaw 6042, 2025", to amend Official Community Plan Bylaw 5470, be read a 1<sup>st</sup> and 2<sup>nd</sup> time;

AND FURTHER, that Bylaw 6043 "Zoning Bylaw Amendment Bylaw 6043, 2025", to amend Zoning Bylaw 6000, be read a 1<sup>st</sup> and 2<sup>nd</sup> time;

AND FURTHER, that a Public Hearing be scheduled for Bylaw 6042 and 6043 on August 11, 2025 at 5:30 pm in Council Chambers;

AND FURTHER, that adoption of the OCP and Zoning Amendment Bylaws is subject to:

- a) The required Environmental and Hillside Development Permit be ready for issuance;
- b) The required conceptual servicing agreement be in place; and
- c) Ensure zoning is limited to match the intended use of the site.

### **Background:**

#### **a. Rationale:**

1. At the January 27, 2025 Regular Meeting of Council, the proposed spa facility at The Rise was presented (Attachment 2).

2. As per Council direction, the application was forwarded to the Advisory Planning Committee. The applicant was also requested to hold an Open House to solicit input on the proposed facility.
3. The Advisory Planning Committee reviewed the application at their February 11, 2025 meeting. They added a condition of the OCP and Zoning amendments to *“Ensure zoning is limited to match the intended use of the site”*. This condition has been included as Administration supports adding this condition to ensure the zoning amendment is limited to the area proposed for the spa facility.
4. The applicant hosted an Open House on Thursday, May 29, 2025, from 2-4 p.m., at the Rise Resort. The summary provided by the applicant forms Attachment 1. The feedback that was received was generally supportive of the proposed spa. Some feedback was received noting concerns about traffic and access.
5. As the two conditions of Council have been fulfilled, the subject bylaws can proceed to 1<sup>st</sup> and 2<sup>nd</sup> reading and scheduling of a Public Hearing, which is recommended to be held on August 11, 2025.
6. As noted in the January 27, 2025 report, Administration supports the OCP and Zoning Amendment applications to proceed for further consideration for the following reasons:
  - Alignment with the Regional Growth Strategy Bylaw which designates the property as a growth area;
  - Reflects a refinement of the OCP and Neighbourhood Plan. The Okanagan Hills Neighbourhood Plan (and subsequent OCP designation as PARK) was adopted in 2004 and has not been updated since that time. The ownership arrangement of The Rise community has shifted and evolved over time. The proposed site and project are within the lands owned and controlled by the golf operator (Rencor Investments Ltd.);
  - The proposal aligns with the Council Strategic Plan with respect to: promote and generate business development and tourism; ensure the community has the sport, recreation, health, and well-being resources necessary to support residents and attract visitors;
  - Portions of the proposed spa location were originally planned to be developed as a golf practice and training centre, which would have greater impact on the natural environment;
  - Previous construction of The Rise golf course in environmentally sensitive areas has been completed and managed professionally (i.e. use of wooden boardwalks near ponds);
  - The proposal is intended to offer a new service at The Rise and forms part of their vision as they invest in improvements to the tourist destination;
  - The proposed spa serves to expand the tourism options in the Greater Vernon area; and
  - Additional approvals such as an Environmental and Hillside Development Permit and any Development Variance Permit, if required, will be ready for

issuance prior to consideration of final adoption. Further, a conceptual servicing agreement shall be in place prior to final adoption of the amending Bylaws.

b. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

1. At its Regular Meeting of January 27, 2025, Council passed the following Resolution:

*THAT Council support, in principle, Official Community Plan Application OCP00099 to redesignate a portion of Lot A, Plan EPP19505, Section 6, Township 8, ODYD and Section 32, Township 9 (portion of 8800 Rising View Way) from PARK and HRES (Hillside Residential) to TCOM (Tourist Commercial) as outlined in the report titled "Official Community Plan and Rezoning Amendments for a portion of 8800 Rising View Way" dated December 15, 2024 and respectfully submitted by the Approving Officer;*

*AND FURTHER, that Council support, in principle, rezoning application ZON00399 to rezone a portion of Lot A, Plan EPP19505, Section 6, Township 8, ODYD and Section 32, Township 9 (portion of 8800 Rising View Way) from PANS (Parks and Natural Spaces) and RTH (Resort Tourist Housing) to RCC (Resort Commercial Centre) as outlined in the report titled "Official Community Plan and Rezoning Amendments for a portion of 8800 Rising View Way" dated December 15, 2024 and respectfully submitted by the Approving Officer;*

*AND FURTHER, as per the Local Government Act, in addition to the referral to relevant agencies already completed as part of the application review process, that Council has considered appropriate consultation opportunities for OCP00099 and ZON00399 and supports the following consultation opportunities in addition to the statutory public hearing:*

- a) Referral to the City of Vernon Advisory Planning Committee for review and a recommendation to Council;*
- b) The applicant hosting of a Public Open House; and*
- c) That feedback from the above noted input opportunities be summarized and brought forward for Council's consideration upon presentation of amending Bylaws for First and Second Readings;*

*AND FURTHER, that adoption of the OCP and zoning amendment Bylaws is subject to:*

- a) The required Environmental and Hillside Development Permit be ready for issuance; and*

*b) The required conceptual servicing agreement be in place.*

2. Official Community Plan Bylaw 5470

3. Okanagan Hills Neighbourhood Plan (Plan Vernon Amendment Bylaw Number 4827, 2004)

4. Zoning Bylaw 6000

5. Official Community Plan Amendment Applications – Policy

c. Council's Strategic Plan Alignment:

- |   |  |
|---|--|
| <input type="checkbox"/> Governance & Organizational Excellence       | <input checked="" type="checkbox"/> Livability |
| <input checked="" type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy              |
| <input checked="" type="checkbox"/> Environmental Leadership          | <input type="checkbox"/> Not Applicable        |

d. Committee Recommendations:

At the February 11, 2025 Advisory Planning Committee meeting, the following resolution was carried:

*THAT the Advisory Planning Committee recommends that Council support Official Community Plan Application OCP00099 to redesignate a portion of Lot A, Plan EPP19505, Section 6, Township 8, ODYD and Section 32, Township 9 (portion of 8800 Rising View Way) from PARK and HRES (Hillside Residential) to TCOM (Tourist Commercial) as outlined in the report titled "Official Community Plan and Rezoning Amendments for a portion of 8800 Rising View Way" dated January 29, 2025 and respectfully submitted by the Approving Officer;*

*AND FURTHER, that the Advisory Planning Committee recommends that Council support rezoning application ZON00399 to rezone a portion of Lot A, Plan EPP19505, Section 6, Township 8, ODYD and Section 32, Township 9 (portion of 8800 Rising View Way) from PANS (Parks and Natural Spaces) and RTH (Resort Tourist Housing) to RCC (Resort Commercial Centre) as outlined in the report titled "Official Community Plan and Rezoning Amendments for a portion of 8800 Rising View Way" dated January 29, 2025 and respectfully submitted by the Approving Officer;*

*AND FURTHER, that adoption of the OCP and zoning amendment Bylaws is subject to:*

- 1. The required Environmental and Hillside Development Permit be ready for issuance;*
- 2. The required conceptual servicing agreement be in place; and*
- 3. Ensure zoning is limited to match the intended use of the site.*

**Financial Implications:**

n/a

**Alternatives & Implications:**

n/a

**Communication:**

n/a

**Attachments:**

Attachment 1 – Public Information Session Summary Report  
Attachment 2 - Council Report January 27, 2025  
Attachment 3 – Bylaw 6042 – OCP00099 - 8800 Rising View Way  
Attachment 4 – Bylaw 6043 – ZON00399 - Rising View Way

Reviewed by: Terry Barton, Director, Planning & Community Services  
Reviewed by: Kevin Poole, Director, Corporate Administration  
Approved by: Peter Weeber, Chief Administrative Officer