



CITY OF WEST KELOWNA
MINUTES OF THE PUBLIC HEARING

Tuesday, November 22, 2022
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Tasha Da Silva
Councillor Rick de Jong
Councillor Jason Friesen (virtual)
Councillor Stephen Johnston
Councillor Garrett Millsap
Councillor Carol Zanon

Staff Present: Paul Gipps, CAO
Allen Fillion, Director of Engineering / Operations
Warren Everton, Director of Finance / CFO
Sandy Webster, Director of Corporate Initiatives
Jason Brolund, Fire Chief
Brad Savoury, Director of Legal Services
Brent Magnan, Director of Development Approvals
Duncan Dixon, Staff Sgt., RCMP
Rob Pikola, Inspector, RCMP
Bob Dargatz, Development Manager/Approving Officer
Mark Roberts, Parks Manager
Jeremy Frick, Building and Licensing Manager
Chris Oliver, Planning Supervisor
Rebecca Narinesingh, Corporate Records Coordinator
Casey Loudoun, Planning Technician
Christine De Silva, Development Services Assistant

1. CALL THE PUBLIC HEARING TO ORDER

The meeting was called to order at 6:07 p.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public and all representations to Council form part of the public record. This meeting was webcast live and archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

2.1 Submission for Z 22-05; OCP Amendment Bylaw No. 0100.68, 2022 and Zoning Amendment Bylaw No. 0265.01; 1045 Bear Creek Rd (Item 5.1)

Submission received from the following:

- Robert Mohr

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. OPENING STATEMENT

This meeting was open to the public and public participation was available in person, by phone, and by written submission. All representations to Council form part of the public record. This meeting was webcast live and archived on the City's website.

The Mayor read the Public Hearing Opening Statement, advising that the Public Hearing has been advertised, the bylaws and supporting documentation have been made available for inspection at City of West Kelowna offices and on the City's website, and outlined the process for the public hearing.

5. PUBLIC HEARING

The Mayor explained the process for this public hearing being held pursuant to Division 3, Part 14 of the *Local Government Act* for the purpose of hearing representation from those persons who believe their interests may be affected by:

- Official Community Plan Bylaw No. 0100.68 and Zoning Amendment Bylaw No. 0265.01, 1045 Bear Creek Road
- Zoning Amendment Bylaw No. 0154.114, 2919 Sandberg Road (Smith Creek Stage 4)

The Mayor noted that information has been available for inspection, which includes any written comments received to date for the applications, and that Notice of the Public Hearing was duly advertised in accordance with the requirements of the *Local Government Act*.

5.1 Z 22-05; OCP Amendment Bylaw No. 0100.68, 2022 and Zoning Amendment Bylaw No. 0265.01; 1045 Bear Creek Rd

The Director of Development Approvals introduced Official Community Plan Amendment Bylaw No. 0100.68, 2022 and Zoning Amendment Bylaw No. 0265.01 to amend the OCP designation from Raymer Comprehensive Development Area to Rural Residential; and to amend the Zoning from Rural Residential Large Parcel (RU4) to Rural Residential Small Parcel (RU2) to accommodate a future subdivision.

The Mayor asked if the owner/applicant wished to address Council regarding this file.

Kevin Johnson, Agent for the owner

- Raymer study area by New Towne Architecture, have a letter that shows they are abiding by all of the policies, goals and objectives of the Raymer study area;
- Proposed zoning, is a simple ask 1 hectare lot vs 4 hectare lot;
- Smart development plan, with sustainable natural progression;
- Zoning compliant with neighbouring properties;
- Have a green street plan that highlights infiltration, integrated landscape and beautification of the site;
- Lots of public engagement, received 30+ letters of support, public information session attended by 15 people, spoke to all of the neighbours, mailbox notifications to get word out;
- Site cleared in 2005, strong belief the groundwater is not coming from the cleared area but coming from stagnant water in ditch line, it's a MOTI ongoing issue;

- Water could also be coming from a paved driveway, which could be an issue, happy to work with MOTI as part of the project moving forward;
- Wildfire mitigation completed, only minor surface flows coming from site;
- Do not have a storm water connection for the proposed subdivision, strictly onsite infiltration;
- Would work with MOTI regarding ditch if work needed.

Council asked the Agent if the letters of support were in the City file. Agent confirmed that they were sent to staff.

The Mayor asked if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked Council if they had any questions of staff or any specific information needed from staff in anticipation of this coming back to Council for consideration. There were no questions from Council.

The Mayor asked for a third and final time if there were any members of the public who wished to address Council regarding this file.

Kelly Wiens, Vancouver Island

- Wondering where the water will come from. Staff provided an answer.

The Mayor declared this portion of the public hearing closed at 6:30 p.m. and Council cannot accept any further information regarding this application.

5.2 Z 22-06; Zoning Amendment Bylaw No. 154.114, 2022; Smith Creek Stage 4

The Director of Development Approvals introduced Zoning Amendment Bylaw No. 0154.114 to amend the zoning from Rural Residential Small Parcel (RU2) to Single Detached Residential (R1) to support subdivision development.

The Mayor asked if the owner/applicant wished to address Council regarding this file.

Grant Maddock, Protech Consultants

- Available for questions

The Mayor asked if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding this file.

John Martin, 454 Casa Rio Drive

- Visited site applaud staff for looking outside of the box regarding offsite pedestrian and bicycle infrastructure improvements;
- This pathway encourages residents to make good use of it for access to Elliott Road safely, now the City has to think about the extension of this path along Elliott Road, far too many pathways that just end;
- Elliott Road is becoming an arterial road with the amount of traffic on it;
- Blind spot at cemetery that causes a large safety concern for those on foot or bike;
- Suggest City estimate completion of the new developer pathway so that Elliott Road can be upgraded with pathways that link and provide adequate safety for all who use it down Elliott Road;
- Suggest to Grant, that developer think about interconnection within the community with a pathway to the east going south to Sandberg Road;

- The proposed pathway adds safety, easy access to park and green space areas from south to north.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked Council if they had any questions of staff or any specific information needed from staff in anticipation of this coming back to Council for consideration. There were no questions from Council.

The Mayor asked for a third and final time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor declared this portion of the public hearing closed at 6:49 p.m. and Council cannot accept any further information regarding this application.

6. ADJOURNMENT OF THE PUBLIC HEARING

The Public Hearing adjourned at 6:49 p.m.

MAYOR

I hereby certify this to be a fair and accurate summary of the nature of the representations made by the public at the Public Hearing with regard to Official Community Plan Amendment Bylaw No. 0100.68 and Zoning Amendment Bylaw No. 0265.01, 1045 Bear Creek Road as well as Zoning Amendment Bylaw No. 0154.114, 2919 Sandberg Road (Smith Creek Stage 4) held on November 22, 2022.

CAO/DEPUTY CORPORATE OFFICER