



CITY OF WEST KELOWNA
MINUTES OF THE PUBLIC HEARING

Tuesday, May 9, 2023
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Tasha Da Silva
Councillor Rick de Jong
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Garrett Millsap

MEMBER ABSENT: 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
Corinne Boback, Legislative Services Manager/Corporate Officer
Bob Dargatz, Development Manager/Approving Officer
Lisa Siavashi, Financial Services Manager/Deputy CFO
Kassidie Cornell, Communications and Engagement Specialist
Mike Cain, Bylaw Services Manager
Jeremy Frick, Building and Licensing Manager
Kandice Brzezynski, Senior Business Licensing and Building Official

1. CALL THE PUBLIC HEARING TO ORDER

The Public Hearing was called to order at 1:30 p.m.

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

2. INTRODUCTION OF LATE ITEMS

2.1 Submissions for Z 22-09; Zoning Amendment Bylaw No. 0265.02 (Public Hearing); 3349 Glenrosa Road

Correspondence received from:

- Corbett McCabe
- Liam McCabe

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 of 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:

- Zoning Amendment Bylaw No. 0265.02, 3349 Glenrosa Road

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 22-09; Zoning Amendment Bylaw No. 0265.02 (Public Hearing);
3349 Glenrosa Road**

The Director of Development Approvals introduced Zoning Amendment Bylaw No. 0265.02 to rezone from Rural Residential Large Parcel (RU4) to Rural Residential Small Parcel (RU2) to accommodate a 2-lot subdivision.

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

Desmond O'Brien - Property Owner

- Has lived on this property for 34 years;
- Realized property rezoned when City of West Kelowna took over from Regional District;
- Property was originally zoned RU2 then removed from the Community Plan and rezoned to RU4;
- Was approached by City of West Kelowna for reservoir at the corner of the road;
- For 17 months property was used as a laydown yard, material from property used to finish reservoir;
- Requested separate entrance to property as it was a used to access other properties;
- Wanted to rezone back to original zone;
- Requested City water which was provided;
- Engineering Development and Planning didn't communicate with owners request;
- Completed application with Planning to proceed with rezoning to RU2;
- Mr. O'Brien provided photos and map to Council showing different stages of construction;
- Lost more property than City of West Kelowna originally said;
- Stated immediate neighbours are okay with rezoning;
- Existing house is at the far end of the property and accessed through the new City of West Kelowna road by the reservoir;

- D.E. Pilling is assisting Mr. O'Brien.

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

Corbett McCabe

- Spoke to his understanding of reservoir when he purchased land;
- Supports rezoning from RU4 to RU2;
- Rezoning will allow another family to enjoy country style living;
- Neighbours all share driveway;
- Water through City and wants to add sewer.

Zoltan Majoros

- Owns property below subject property;
- Supports rezoning it would add more dwellings to area;
- 6 years ago properties across Glenrosa road were approved for development, contingent on lift station;
- Support future growth;
- In the future, reservoirs and pump stations should be built to support upper Glenrosa;
- Gates to Turnbull should be included in the Transportation Master Plan;
- Recommendation to move future growth boundary to accommodate future growth in the area;
- Supports this rezoning but a lot more needs to be done in the area.

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 the public hearing closed at 1:54 p.m. and Council cannot accept any further information regarding this application.

6. ADJOURNMENT OF THE PUBLIC HEARING

The Public Hearing adjourned at 1:54 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 Zoning Bylaw No. 0265.02, 3349 Glenrosa Road, held on May 9, 2023.

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER