



**CITY OF WEST KELOWNA**  
**MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING**

Wednesday, August 16, 2023  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Anthony Bastiaanssen, Chair  
Joe Gluska  
Nicole Richard  
Briane Simpson  
Andy Smith  
Melissa Smith

Staff Present: Jayden Riley, Planner III  
Yvonne Mitchell, Planner II  
Cam Graham, Planner I

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**1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER**

The meeting was called to order at 9:30 a.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. This meeting was webcast live and archived on the City's website.

**2. INTRODUCTION OF LATE ITEMS**

**3. ADOPTION OF AGENDA**

It was moved and seconded

**THAT** the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**4. ADOPTION OF MINUTES**

**4.1 Minutes of the Advisory Planning Commission meeting held  
Wednesday, July 19, 2023 in the City of West Kelowna Council  
Chambers**

It was moved and seconded

**THAT** the minutes of the Advisory Planning Commission meeting held Wednesday, July 19, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

**5. PRESENTATIONS**

**6. DELEGATIONS**

**7. UNFINISHED BUSINESS**

**8. REFERRALS**

**8.1 Z 23-06; Zoning Bylaw Amendment; McIver Road**

Highlights of the presentation include:

- Subject property is located in the Glenrosa Neighborhood;
- Surrounding uses include: North: P2, R1 East: R1, P1 South: F1, West RU2 and RU3;
- Land Use Designation is Single Family Residential;
- Vacant lot, 29 acres, frontage on McIver Road and Bellcourt Road;
- Zoning Bylaw Amendment for a portion of the property from RU4 to R1 (lower portion);
- Proposal is a Zoning Bylaw Amendment to construct a 53-lot subdivision, the remainder of lot will remain RU4 because of water servicing constraints;
- Existing zone is RU4, minimum lot size is four hectares;
- Proposed zone is R1, minimum lot size is 550 m2;
- Technical Considerations: moderate (ESA2) environmental sensitivity, with small portion low (ESA 4);

- Existing wildfire covenant, updated wildfire assessment report provided for the property;
- Geotechnical report submitted and states land is suitable for development provided recommendations are followed, further geotechnical analysis required at time of development;
- Servicing considerations: access proposed from Bellcourt, possible future connection at McIver;
- Servicing to be connected to City infrastructure;
- Expected traffic volumes are acceptable with no changes required for the context of local road;
- Key Considerations include Single Family Residential Land Use Designation to provide traditional single-family housing opportunities and encourage more land-efficient compact housing forms for families, R1 zone will allow secondary suites and carriage houses.

Questions on the presentation include:

- What kind of sensitivities make the ESA Zone a 2? Is there a set of guidelines required for an ESA zone 2? ESA 2 zones requires a certain level of protection, ESA 1 zones may be protected by covenants;
- Does wildfire covenant provide specific recommendations? Yes, it outlines requirements to protect the land from wildfire when developed;
- What does the city have to ensure wildfire report is followed? PLR would approve subdivision registered subject to the wildfire hazard rating at a low to moderate level, as determined by a registered professional forester;
- What about access/egress for wildfire? The wildfire covenant and assessment report speak to design but fire department would speak to access and egress in the process;
- Would this delay the project if the Fire Department has an issue with the development? Consistency with the National Fire Protection Association guidelines will be identified through the process and brought to Council. Council has the ability to ask for

additional accesses or changes based on the Fire Department's recommendations;

- Is there a future plan to extend McIver? Issues with access to McIver. Development Engineering will provide comments;
- Is the specific area on map the ESA zone discussed? No, the whole property is ESA 2, these are preliminary plans and will be clear at DP phase;
- Why wasn't the top section of the property set to be rezoned? The upper portion of the property has water servicing capacity issues and cannot be rezoned at this time. It may be considered for rezoning in the future.

Highlights of the discussion include:

- APC purview is to consider application based on land use. The application is consistent with the OCP;
- Single family zoning is needed in our community as discussed before by APC members;
- Recommend support for file Z 23-06.

It was moved and seconded

**THAT** the Advisory Planning Commission recommend support for file Z 23-06, Zoning Bylaw Amendment, McIver Road.

CARRIED UNANIMOUSLY

## **9. CORRESPONDENCE AND INFORMATION ITEMS**

## **10. OTHER BUSINESS**

### **10.1 Proposed Changes to APC Schedule**

It was moved and seconded

**THAT** the Advisory Planning Commission meeting schedule be amended from October 18<sup>th</sup> to the 25<sup>th</sup> and November 15<sup>th</sup> to the 22<sup>nd</sup>.

CARRIED UNANIMOUSLY

## **11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 9:52 a.m.

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CHAIR

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RECORDING SECRETARY