



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

Wednesday, July 19, 2023  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

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

MEMBER ABSENT: Nicole Richard, Vice Chair

Staff Present: Jayden Riley, Planner III  
Yvonne Mitchell, Planner II  
Cam Graham, Planner I  
Natasha Patricelli, Recording Secretary

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

The meeting was called to order at 9:31 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.

**1.1 Appointment of Chair**

It was moved and seconded

**THAT** Anthony Bastiaanssen be appointed as Chair for the Advisory Planning Commission.

CARRIED UNANIMOUSLY

**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, April 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, April 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 23-04, Zoning Bylaw Amendment, 2004 Bartley Road**

Highlights of the presentation include:

- Subject property is located in the Bartley North Neighbourhood;
- Approximately 9.87 acres and has a single detached dwelling, riding stable and agricultural use (chickens and horses). A 60' x 80' prefabricated steel building in north/east of the property;
- Property is zoned Agricultural (A1) with a Land Use Designation of Agricultural and Resource Land;
- Surrounding uses include: Rural Residential Small Parcel Zone (RU2) and Agricultural Zone (A1);
- Proposal is a site-specific text amendment to allow vehicle and equipment storage in an Agricultural Zone (A1) on approximately 1 acre of the subject property;

- Rational includes new location for Approved Services company equipment is required as current lease is ended and cannot be renewed. Subject property has lots of space;
- Referred to various internal departments and external agencies - no concerns identified at this time;
- Vehicle and equipment storage in the A1 Zone is currently limited to 4 vehicles/equipment, 300m<sup>2</sup> of parcel coverage, and 15m setbacks from rear and interior property lines or streams;
- The Site-Specific Zoning Bylaw Amendment application is for approximately 18+ vehicles/equipment, in an area approximately 1 acre in size, with an interior setback less than 15m.

Questions from the Commission for staff on the presentation:

- Is the maximum number of vehicles that can be stored outside of farm use vehicles? 4 vehicles maximum not including the vehicles used for the farm;
- The application states 18+ vehicles, is there a maximum number of vehicles that can be stored on the property? A limit could be set as part of the application but that has not been determined at this time;
- This application is owners use for specific reason however is there anything to prevent this from becoming a commercial storage venture for other people? Equipment storage for other people would be a separate use (commercial storage) under the Zoning Bylaw and is not permitted in the current zone.

*Owners of Approved Services Steve, Colleen and Alex Richardson spoke to the Commission and were available for questions*

- Family business looking for a local place to park equipment because Industrial land is hard to find;
- Property is owned by the family;
- Not looking to store other peoples equipment;
- Equipment is hardly ever there
- Trucks are parked in the garage
- Something son can take over that is viable;

- Emergency Response contractor for City of West Kelowna that must be available within 30 minutes - Kelowna would not be a feasible option;
- Application included letters of support from neighbours;
- Security cameras on building which provides a sense of security to the neighbourhood.

Questions from the Commission for the applicant:

- Lease is not going to be renewed is there a reason? Property manager wants to develop the land;
- Built shed with permit. Own 18 vehicles however 10 go home with staff and equipment goes from site to site. Hydrovac equipment needs to be stored indoors in the winter.
- Machines would be stored in the building? Some will be stored behind the building and some would be inside if/when needed. Most machines go from site to site.

Highlights of the Commissions discussion include:

- Suggestion to include a vehicle limit on site;
- Should this be a zoning or a temporary use permit for a 3 year term with opportunity for renewal?;
- Lots of support from the neighbours;
- Finding storage is difficult as long as it doesn't turn into a business of storage;
- Hardship for industrial property, if approved, applicant could go forward as a heavy use property;
- Suggestion for a limit of 25 vehicles to avoid growth without having to come back for approval;
- Demonstrated as a long term benefit with community support;
- Amendment is for a set area of 1 acre of the property to be used.

*Lailey Wallace, President for Strata on Lens Road spoke to the Commission*

- Strata Council did not approve giving an approval letter at Monday's meeting;
- Traffic of heavy use equipment has tripled in the neighbourhood;

- Road would have to be repaved and widened to accommodate their equipment;
- More traffic up and down the road would not be approved from their Strata Council.

Questions from the Commission for staff:

- Are roads viable for this type of zoning change? Application was referred to Development Engineering department no comments were received regarding the roads.

It was moved and seconded

**THAT** the Advisory Planning Commission recommend support for file Z 23-04, Zoning Bylaw Amendment, 2004 Bartley Road.

CARRIED UNANIMOUSLY

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

**9.1 Decision Letter - Z 22-06, Zoning Amendment Bylaw No. 0265.08, Smith Creek Stage 4**

**9.2 Decision Letter Z 21-02, OCP and Zoning Amendment Bylaw No. 0100.64 and 0154.104, Unaddressed Smith Creek Road**

## **10. OTHER BUSINESS**

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

The meeting adjourned at 10:07 a.m.

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CHAIR

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RECORDING SECRETARY