

From: [REDACTED]
To: [City of West Kelowna Submissions](#)
Subject: FILE NO Z 23-01
Date: December 6, 2023 7:45:48 AM

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Zoe Verbauwhede
1310 Bear Creek Road
West Kelowna, BC
V1Z 2P7
December 6, 2023

Subject: Concerns Regarding Zoning Amendment Bylaw Received on December 5th, 2023

Dear City of West Kelowna,

I hope this letter finds you well. I am writing to express my concerns and provide feedback regarding the recently received zoning amendment bylaw NO.0265.15, received on December 5th, 2023. I appreciate the opportunity to contribute to the community's decision-making process, although I must express my dissatisfaction with the limited time provided for response, given the significance of the proposed changes.

Unfortunately, due to prior commitments, I will be unable to attend the reading of the zoning amendment bylaw on December 12th, 2023. However, as a resident of 1310 Bear Creek Road, located within 100 meters of the proposed bylaw change, I believe it is crucial to voice our considerations regarding the potential rezoning of a portion of the property 1179 Westside Road, from Agricultural zoning to Single Detached Residential zoning.

While we understand the proposed change only affects a small upper triangle portion of the property, we are apprehensive about the possibility of the entire property being rezoned in the future. More importantly, our immediate concern pertains to the current state of infrastructure, specifically the lack of sidewalks and limited shoulders along the road.

Our community has experienced a surge in traffic, and the absence of adequate infrastructure raises concerns about the feasibility of adding more single-family homes. The lack of sidewalks not only compromises pedestrian safety but also contributes to the overall strain on the existing infrastructure. Furthermore, our water pressure has significantly declined in recent years, and despite the anticipation of the new water plant hookup in West Kelowna Estates, we remain skeptical about the potential impact on this issue.

The proposed addition of more homes will undoubtedly increase the demand on various systems, including plumbing, electricity, and even fiber or regular internet. Until essential upgrades, such as the provision of safe sidewalks, proper signage, and potential improvements to the piping system, are implemented, we question the feasibility of introducing additional residences.

Additionally, I would like to draw attention to another critical aspect of our community's infrastructure that warrants consideration. The current configuration of the road leading out of our neighborhood seems inadequate for the growing population. As the community expands, the sole road serving as an exit may become a bottleneck, leading to increased congestion, longer commute times, and potential safety hazards. It is essential to assess the capacity of this exit road and explore potential improvements or alternative routes to ensure the smooth flow of traffic and accommodate the needs of our expanding community. Proper planning for transportation infrastructure is crucial to maintaining the overall well-being and safety of residents in the face of future growth.

On traffic, we would like to bring attention to the intersection in our vicinity, of Bear Creek Road and Parkinson Road, which we believe warrants a thorough review. The current configuration has led to numerous close calls and accidents. We propose considering the installation of a roundabout or a three-way stop at the intersection to enhance safety for all road users. Many do not obey the current stop sign in place, and because the straight road of Bear Creek Road does not have the right of way, many get confused there.

In conclusion, I urge the city planning department to carefully consider the concerns raised by residents in the affected area. Addressing these infrastructure and safety issues is paramount before proceeding with any further rezoning initiatives. I appreciate your attention to this matter and

trust that our collective input will contribute to the thoughtful development of our community.

Thank you for your time and consideration.

Sincerely,

Zoe Verbauwhede

Tel: [REDACTED]

[REDACTED]