



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

Wednesday, June 19, 2024  
COUNCIL CHAMBERS  
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

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

Staff Present: Brad Clifton, Senior Planner  
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.

**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, May 15, 2024 via Electronic Means**

It was moved and seconded

**THAT** the minutes of the Advisory Planning Commission meeting held Wednesday, May 15, 2024 via Electronic Means be adopted.

CARRIED UNANIMOUSLY

**5. PRESENTATIONS**

**6. DELEGATIONS**

**7. UNFINISHED BUSINESS**

**8. REFERRALS**

**8.1 OCP 24-02; Official Community Plan Amendment, 3590 Webber Road**

Highlights of the presentation include:

- Subject property is located in the Glenrosa neighbourhood;
- Currently zoned Agricultural Zone (A) and Land Use Designation is Agricultural (AG);
- Surrounding uses include: Single Detached Residential Zone (R1) and Agricultural Zone (A1);
- Subject property is directly adjacent to Glenrosa Middle School;
- There is currently an application for townhouses to the Northwest;
- Application was preceded by an ALR exclusion application that was allowed by the ALC in 2010;
- The proposal is to amend the Land Use Designation from Agriculture to Medium Density Residential to facilitate future development;
- Technical Review included Agricultural Capability Assessment Executive Summary and a Functional Servicing Report;
- Application has been referred to various internal departments and external agencies with comments received from the Fire Department regarding access/egress routes.

#### Questions on the presentation:

- Was there another application in that area brought in front of the Committee? There are two applications in the area being reviewed by staff at this time;
- Is the property being used agriculturally at this time? Not for agriculture purposes at the moment;
- The City of West Kelowna's Official Community Plan is newly adopted, was this property reviewed? Applications are considered on an application basis;
- Deficient egress in the area. What is the progress of a second egress in the neighbourhood? No sufficient progress at this time;
- Is it a phased development? That would be up to the applicant;
- Can staff speak to the Agricultural plan and the need for agriculture properties? ALR protection of properties, was an ALR exclusion application granted already on this property, Agricultural Viability Plan for this application was deemed poor, and surrounding uses are residential in an urban neighbourhood.

#### Highlights of the discussion include:

- Hobby farm was the extent of agriculture use;
- Adjacent to agriculture property. Staff commented that if zoning moves forward, a buffer would be applied to the adjacent agriculture property;
- Good location for development;
- Glenrosa only has one main exit. Important for an egress needs to be addressed in this neighbourhood before additional development growth;
- Official Community Plan amendment makes sense because the property is not adding agricultural value;
- If this application moves forward to Zoning, ensure safety of residents with an Egress.

It was moved and seconded

**THAT** the Advisory Planning Commissions recommend support for file OCP 24-02, Official Community Plan Amendment, 3590 Webber Road.

CARRIED UNANIMOUSLY

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**10. OTHER BUSINESS**

**11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 9:53 a.m.

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CHAIR

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RECORDING SECRETARY