



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, November 20, 2024
COUNCIL CHAMBERS
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

MEMBERS PRESENT: Anthony Bastiaanssen, Chair
Nicole Richard
Andy Smith

MEMBER ABSENT: Joe Gluska
Melissa Smith

Staff Present: Cam Graham, Planner II
Nico Law, Planning Technician
Rebecca Narinesingh, Recording Secretary

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, October 2, 2024 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held Wednesday, October 2, 2024 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 TUP 24-03, Temporary Use Permit, 102-1680 Ross Road

Highlights of the presentation include:

- Proposal is a three year Temporary Use Permit for outdoor storage to park tow trucks in the area and a resting space for staff;
- Applicant has been using the area for three years already;
- Applicant is projected to outgrow the space;
- Applying for a Temporary Use Permit to line up with the lease agreement for the property;
- Use is not consistent with the Official Community Plan but this is not uncommon;
- Use falls under Industrial or Business Park;
- Use not permitted in C1 zone;
- There is a requirement for solid screening;
- Reviewed public notification;
- Conditions, three year term, not to be renewed without City review, installation of a solid screen to the satisfaction of the Director of Development Approvals.

Questions on the presentation:

- What is the alternative for staff to rest and have coffee?
- Why didn't the city follow up regarding the required fencing on the last permit?

Highlights of the discussion include:

- The last permit fence requirement was notified to the property owner but was never provided to the lessee of the property;
- The letter from the manager was appreciated. Likes an active member of the community and shows care for the community;
- A contrary perspective, the area is meant to be a commercial use and this is industrial use. At what point is there an incentive or disincentive to develop the property to match the Official Community Plan;
- There has to be a vision to move forward to meet the Official Community Plan;
- If there is a signed lease it will not be developed.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for TUP 24-03, Temporary Use Permit, 102-1680 Ross Road.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 Application Status Update November 20, 2024

10. OTHER BUSINESS

As the commission term comes to an end, the commission would like to suggest a review be done on the scope of applications that the APC sees prior to going to Council. There is an opportunity to add more things to the list that the APC can review and provide input on. Different applications that come before Council could have benefit from having some input from a commission of the community. Scope is very narrow currently. Feedback from fellow commission members is that they would love to contribute more information to support Council in the decisions they make.

The commission members thanked the city and staff for the opportunity, saying it has been a great joy and educational. Powerful impact has been through the education received from the staff liaison. Biggest benefit was the education that the staff liaison gave, when the staff is excited about education we learn so much. The power of that the commission then goes into the community and is able to explain to people what they learn.

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 9:50 a.m.

CHAIR

RECORDING SECRETARY