



CITY OF WEST KELOWNA
PUBLIC HEARING MINUTES

Tuesday, January 27, 2026
COUNCIL CHAMBER
3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong (via electronic communications facilities)
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Carol Zanon

MEMBERS ABSENT: Councillor Tasha Da Silva
Councillor Garrett Millsap

Staff Present: Ron Bowles, Chief Administrative Officer
Mark Panneton, Director of Legislative & Legal Services/Corporate Officer
Rebecca Narinesingh, Deputy Corporate Officer
Jason Brolund, Fire Chief/General Manager of Protective Services
Karla Campbell, General Manager of Corporate Services
Brent Magnan, General Manager of Community Development
Patrick Pulak, General Manager of Operations
Lisa Siavashi, Financial Services Manager/Acting Chief Financial Officer
Chris Oliver, Senior Planning Manager
Angele Clarke, Long Range Planning Manager
Bob Dargatz, Development Manager/Approving Officer
Nilton Praticante, Engineering Manager
Mark Roberts, Parks Manager
Kevin Bouchier, Recreation and Culture Supervisor

1. CALL TO ORDER

Mayor Milsom called the hearing to order at 6:03 p.m. and acknowledged that the hearing was being held on the traditional territory of the Syilx/Okanagan Peoples,

stated that the hearing was open to the public, and informed that: all representations to Council form part of the public record; and the meeting was webcast live and archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

No items.

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the January 27, 2026 Public Hearing agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. OPENING STATEMENT

The Mayor read the Public Hearing Opening Statement, and informed that: notice of the Public Hearing was provided in accordance with Section 266 of the *Local Government Act*; and that the bylaws and supporting documentation have been made available for inspection at City of West Kelowna offices and on the City's website.

The Mayor explained that the Public Hearing was being held pursuant to Division 3, Part 14 of the *Local Government Act* for the purpose of hearing representations from those persons who believe their interests may be affected by proposed Official Community Plan Amendment Bylaw Nos. 0300.08 and 0300.09, and outlined the Public Hearing process.

5. PUBLIC HEARING

5.1 Official Community Plan Bylaw Amendment – Alignment with SSMUH and Interim Housing Needs Report (Public Hearing)

The Long Range Planning Manager introduced proposed Official Community Plan Amendment Bylaw No. 0300.08, which would amend the Official Community Plan to align with recent legislation and Zoning Bylaw changes that permit Small-Scale Multi-Unit Housing and incorporate housing targets identified in the Interim Housing Needs Report.

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding the proposed bylaw amendment. There were no comments from the public.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding the proposed bylaw amendments. There were no comments from the public.

The Mayor asked Council if they had any questions of staff or any specific information needed from staff in anticipation of this coming back to Council for consideration. There were no questions from Council.

The Mayor asked for a third and final time if there were any members of the public who wished to address Council regarding the proposed bylaw amendments. There were no comments from the public.

The Mayor declared this portion of the public hearing closed at 6:12 p.m. and informed that Council cannot accept any further information regarding this application.

5.2 Housing Accelerator Fund – Pre-Approved Building Plans & Designs, “Official Community Plan Amendment Bylaw No. 0300.09, 2025”

The Planning Manager introduced proposed Official Community Plan Amendment Bylaw No. 0300.09, which would amend the Official Community Plan to exempt all duplexes, as well as the CMHCC Pre-Approved BC Design Catalogue designs Fourplex 01 and Fourplex 02, from the Form and Character Development Permits in Section 4 (Development Permit Area Guidelines).

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding the proposed bylaw amendments. There were no comments from the public.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding the proposed bylaw amendments. There were no comments from the public.

The Mayor asked Council if they had any questions of staff or any specific information needed from staff in anticipation of this coming back to Council for consideration. There were no questions from Council.

The Mayor asked for a third and final time if there were any members of the public who wished to address Council regarding the proposed bylaw amendments. There were no comments from the public.

The Mayor declared this portion of the public hearing closed at 6:18 p.m. and informed that Council cannot accept any further information regarding this application.

6. ADJOURNMENT

The Public Hearing adjourned at 6:18 p.m.

MAYOR

I hereby certify this to be a fair and accurate summary of the nature of the representations made by the public at the Public Hearing with regard to Official Community Plan Amendment Bylaw Nos. 0300.08 and 0300.09, held on January 27, 2025.

DIRECTOR OF LEGISLATIVE & LEGAL SERVICES/
CORPORATE OFFICER