



COUNCIL REPORT

To: Paul Gipps, CAO

Date: August 24, 2021

From: Chris Pedersen, Development Engineering Technologist; Carla Eaton, Planner III

File No: P 21-19

Subject: **P 21-19; Works and Services Bylaw No. 0249.01 (Adopt); Local Government Act Section 512(1)(a) Delegation**

RECOMMENDATION

THAT Council adopt “City of West Kelowna Works and Services Amendment Bylaw No. 0249.01, 2021”.

STRATEGIC AREA(S) OF FOCUS

- Economic Growth and Prosperity – Promote efforts to develop a diverse range of housing options throughout the community (Council’s 2021-2022 Strategic Priorities)

OVERVIEW

Section 512(1) of the LGA requires parcels to meet the greater of LGA frontage and Zoning frontage. While the LGA frontage requirement of 10% of the perimeter of a parcel is effective in rural areas with large parcels, it is not effective in urban areas and where parcel size & shape is governed by policies such as the City’s Zoning Bylaw.

Delegation of LGA Section 512(1)(a) to the Approving Officer will allow subdivisions to have parcel sizes and shapes that meet Zoning Bylaw 0154 requirements, as well as City policies. Council will still be required to review all exemptions for frontage that do not meet Zoning Bylaw 0154 requirements.

It is recommended that Council adopt the proposed Works and Services Bylaw Amendment (P 21-19).

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
2021-07-27	THAT Council give first, second and third reading to “City of West Kelowna Works and Services Amendment Bylaw No. 0249.01, 2021” to exempt parcels from statutory minimum parcel frontages as outlined in Section 512 (1)(a) of the <i>Local Government Act</i> .	C252/21

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

1. Works and Services Amendment Bylaw No. 0249.01, 2021.