



PUBLIC HEARING REPORT

To: Paul Gipps, CAO

Date: September 28, 2021

From: Jayden Riley, Planner II

File No: Z 21-01

Subject: **Z 21-01; Zoning Bylaw Amendment No.0154.103 (PH); 2377 Thacker Drive**

BACKGROUND

This application is proposing to rezone a 22,008 m² portion of the subject property, located at 2377 Thacker Drive, from Rural Residential Large Parcel (RU4) to Single Detached Residential (R1), to accommodate a 10-lot subdivision. The zoning amendment bylaw was given first and second reading on April 20, 2021 (*Attachment 1*).

ADDITIONAL INFORMATION FOR PUBLIC HEARING

Storm Drainage

In advance of the Public Hearing, the applicant has provided further information regarding storm water management for the site, confirming that no additional off-site works are required.

The City's Master Drainage Plan, Project 10.5, includes an overland flow route from Thacker Drive to Campbell Road (*Figure 1*). This flow route would require a statutory right of way to be registered over the subject property and an adjacent private property (2411 Campbell Road).

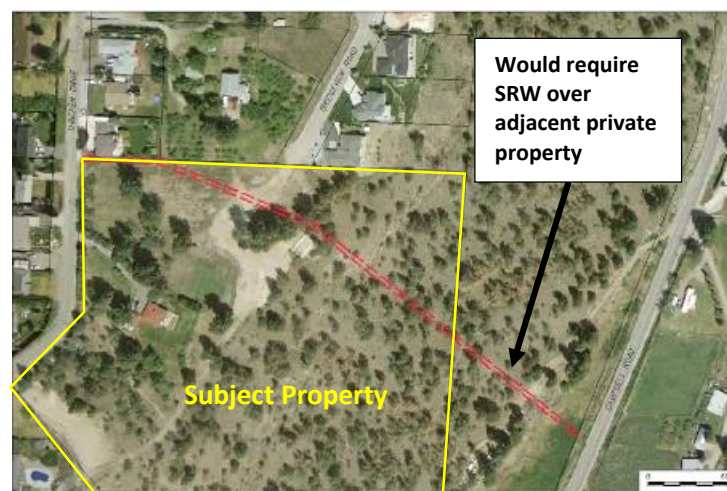


Figure 1: MDP, Project 10.5

To avoid passage through the adjacent property, the applicant is proposing to pass stormwater from Thacker Drive through the subject property via swale, onto Casa Grande Drive (*Figure 2*). Registration of a statutory right of way over this flow route will be required at time of subdivision.

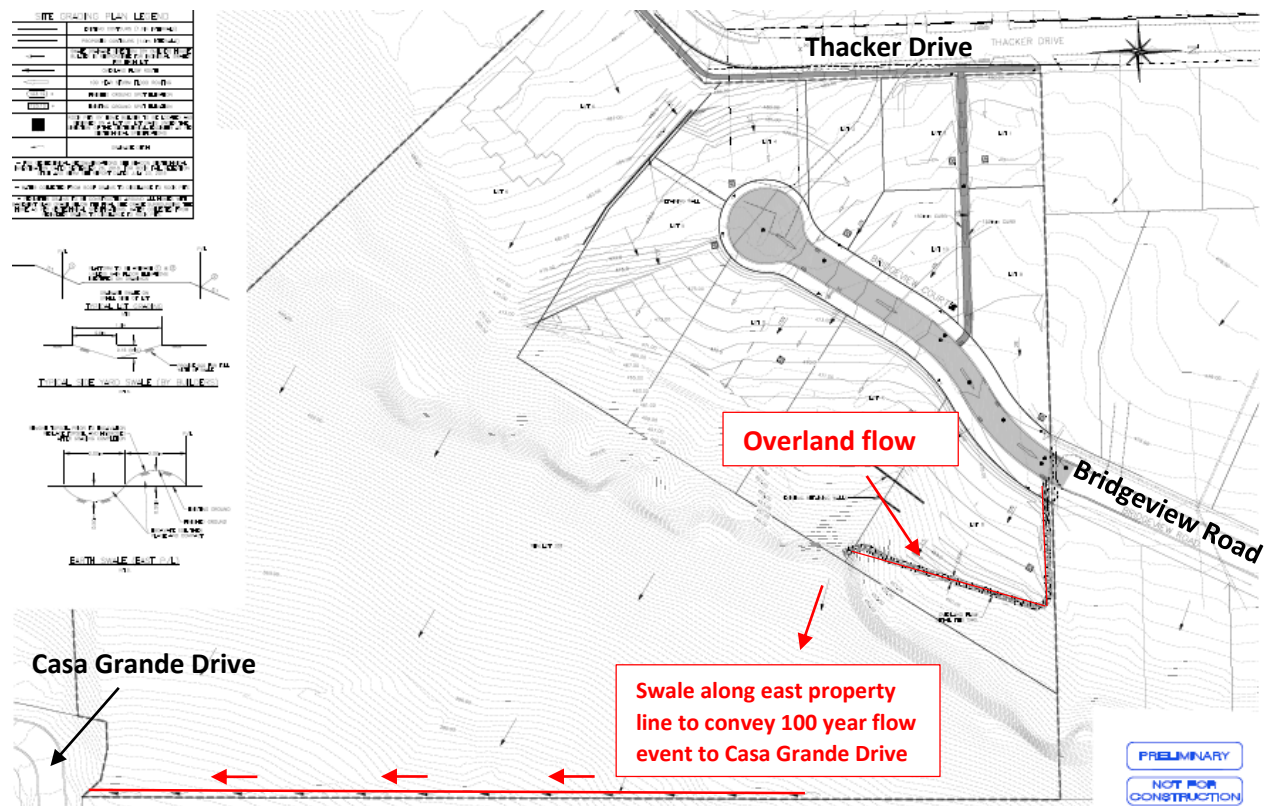


Figure 2: alternate route for 100 year flow event (Protech Consulting)

Public Notification

In accordance the *Local Government Act*, 82 notices have been mailed to owners and tenants of properties within 100 m of the subject property, as well as advertising in the local newspaper, advising of the Public Hearing and how to make a submission. At the time of writing this report, no written submissions have been received from the public.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
April 20, 2021	<p>THAT Council give first and second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.103, 2021; and</p> <p>THAT Council direct staff to schedule a Public Hearing for the proposed Zoning Amendment Bylaw.</p>	C159/21

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

Attachments:

1. Z 21-01, 1st and 2nd Reading Report
2. Zoning Amendment Bylaw No. 0154.103