



## **PUBLIC HEARING MINUTES**

**MINUTES OF THE PUBLIC HEARING  
HELD AT THE CITY OF WEST KELOWNA COUNCIL CHAMBERS,  
2760 CAMERON ROAD, WEST KELOWNA, BC  
TUESDAY, NOVEMBER 23, 2021**

---

**MEMBERS PRESENT:** Mayor Gord Milsom  
Councillor Rick de Jong  
Councillor Doug Findlater  
Councillor Jason Friesen  
Councillor Stephen Johnston  
Councillor Jayson Zilkie

**MEMBER ABSENT:** Councillor Carol Zanon

**Staff Present:** Paul Gipps, CAO  
Allen Fillion, Director of Engineering and Public Works  
Warren Everton, Director of Finance/CFO  
Sandy Webster, Director of Corporate Initiatives  
Michelle Reid, Director of Human Resources  
Shelley Schnitzler, Legislative Services Manager/Corporate Officer  
Brent Magnan, Planning Manager  
Bob Dargatz, Development Manager/Approving Officer  
Christine De Silva, Development Technician

**1. CALL THE PUBLIC HEARING TO ORDER:**

The Public Hearing was called to order at 6:01 p.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

**2. INTRODUCTION OF LATE ITEMS:**

**2.1 Submissions received from the following:**

- Chad Martin
- Sarah Martin
- Linda Ward
- James Pocock

**3. ADOPTION OF AGENDA:**

It was moved and seconded that the agenda be adopted as amended. The motion carried unanimously.

**4. OPENING STATEMENT:**

This meeting was open to the public and public participation was available in person, by phone, and by written submission. All representations to Council form part of the public record. In accordance with COVID-19 protocols, Interior Health Restrictions, and the City's COVID-19 Safety Plan regarding indoor seated gatherings and events, limited seating was provided. This meeting was webcast live and archived on the City's website.

The Mayor read the Public Hearing Opening Statement, advising that the Public Hearing has been advertised, the bylaws and supporting documentation have been made available for inspection at City of West Kelowna offices and on the City's website, and outlined the process for the public hearing.

**5. PUBLIC HEARING:**

The Mayor explained the process for this public hearing being held pursuant to Division 3, Part 14 of the *Local Government Act* for the purpose of hearing representation from those persons who believe their interests may be affected by:

Zoning Amendment Bylaw No. 0154.109, 2082 Shannon Ridge Drive

The Mayor noted that information has been available for inspection, which includes any written comments received to date for the applications, and that Notice of the Public Hearing was duly advertised in accordance with the requirements of the *Local Government Act*.

**5.1 Z 21-06, Zoning Amendment Bylaw No. 154.109, 2021, 2082 Shannon Ridge Drive**

The Planning Manager introduced Zoning Amendment Bylaw No. 154.109 to rezone from Single Detached Residential (R1) to Compact Single Detached Residential (RC3) to accommodate a 10-lot subdivision.

The Mayor asked if the owner/applicant wished to address Council regarding this file.

Justin Rebello, Planning Lead, CTQ Consultants

- This application shows a natural progression for the area in terms of land use for single family townhomes and narrow lots;
- It will provide more housing diversity in terms of a more compact form and market affordability choice;
- The proposal meets the OCP and how best to use existing infrastructure and services; it is on a bus route;
- Regarding geotechnical & transportation concerns, a study has deemed that the site is suitable for the proposed use;

- The proposed lots provide four on-site parking stalls - 2 in the garage and 2 on the driveway;
- The requested rezoning is proposing to increase the lots from 7 to 10 lots - an increase of 3 lots;
- City Bylaws preclude parking within 3 metres from a driveway; potential signage could be erected if there are parking issues;
- This proposed development will help bring more housing options and affordability, and will increase the tax base.

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

The Mayor declared the public hearing closed at 6:23 p.m. and Council cannot accept any further information regarding this application.

6. Termination of Public Hearing

The Public Hearing terminated at 6:23 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 Zoning Amendment Bylaw No. 154.109, 2082 Shannon Ridge Drive, held on November 23, 2021.

---

Legislative Services Manager/Corporate Officer