



CITY OF WEST KELOWNA

MINUTES OF THE ADVISORY PLANNING COMMISSION HELD AT THE CITY OF WEST KELOWNA COMMITTEE ROOM, WEDNESDAY, JUNE 21, 2017

PRESENT:

Members: Gary Reece, Chair
Robert C. Mellalieu
Collin Crabbe
Wayne Kubasek, Vice Chair
Mel Whitney

Absent: Joanne Baker

Staff: Andrew Gaylor, Planner
Philippa Harding, Recording Secretary

1. **CALL TO ORDER:**

The meeting was called to order at 9:28 am

2. **INTRODUCTION OF LATE ITEMS:**

3. **ADOPTION OF AGENDA:**

It was moved and seconded:

THAT the agenda be adopted as amended.

The motion carried unanimously

4. **ADOPTION OF MINUTES:**

It was moved and seconded:

THAT the minutes from the Advisory Planning Commission meeting held May 17, 2017 be adopted as amended.

The motion carried unanimously.

5. **PRESENTATIONS:**

6. **DELEGATIONS:**

7. **REFERRALS:**

7.3 Temporary Use Permit (TUP 17-01): 2565 Main Street

Sheri Paynter, applicant/agent, was in attendance.

Highlights of the presentation by the Planner include:

- Located in Westbank Centre, the subject property is surrounded by P2 and C1 parcels to the north, C1 parcels to the east and south and P2 and A1 zoned parcels to the west;
- The proposal is to permit the outdoor storage of supplies on the western portion of the property;
- The subject property is identified as a Gateway Site in the Westbank Centre Plan;
- The existing use is a year round retail outlet and screening surrounding the area has been provided as part of TUP 11-01;
- The outdoor storage yard shall not exceed 623 m² and materials must be directly associated with the Buckerfields business;
- No hazardous materials shall be stored outdoors;
- Landscape plantings are to be maintained;
- The operation of the outdoor storage yard is integral to the operation of the Buckerfields business;
- No negative feedback has been received during the six years the outdoor storage yard has been in operation.

Highlights of the discussion following include:

- The Fire Rescue Department has reviewed the product that is being stored in the outside area;
- The two car lots at this location are also permitted through a TUP;
- The landscaping and fencing currently in use is appropriate and does the job required;
- Local Government cannot vary density, so only option without rezoning is the TUP process;
- The TUP gives the city some flexibility.

It was moved and seconded:

THAT the APC recommend support for TUP 17-01, 2565 Main Street as presented.

The motion carried unanimously.

7.1 Land Use Contract Amendment (LUCA 17-01): 2457 Alexandria Way

Highlights of the presentation by the Planner include:

- The 971 m² subject property is located within the Shannon Lake neighbourhood;
- Designated as Single Family Residential and zoned Single Family Residential (R1) with surrounding parcels similarly zoned R1;
- This proposal is to discharge the subject property from LUC 149 in order to permit the establishment of a legal suite;
- The applicant is working with the Engineering Department to modify the existing unauthorized access;
- During the late 1970s, the provincial *Municipal Act* enabled local governments to enter into agreements with property owners specifying area and site-specific land uses and conditions of development;
- All agreements will be terminated by June 30, 2024 and zoning must be in place for all lands covered by land use contracts by June 30, 2022;
- The R1 zone permits the use of a secondary suite;
- Secondary suites are a form of infill/land use under the Single Family Residential designation of the OCP;
- The LUC 149 does not permit a secondary suite and is contrary to the City's OCP;
- Council has asked that the Land Use Contract discharges continue to be brought forward on a case-by-case basis as bulk discharges present capacity and resource concerns.

Highlights of the discussion following include:

- At this time the Land Use Contract is being removed from the one subject property;
- The applicant is currently working with the Engineering Department on the second driveway that was installed without permit or permission.

It was moved and seconded:

THAT the APC recommend support for LUCA 17-01, 2457 Alexandria Way as presented.

The motion carried unanimously.

7.2 Zoning Amendment Bylaw (Z 17-05): 2625 Ridgeview Road

Highlights of the presentation by the Planner include:

- The subject property is located within the Lakeview Heights Neighbourhood;
- The property is zoned Duplex Residential (R2) and is surrounded by parcels zoned Single Detached Residential (R1);

- This proposal is to rezone from Duplex Residential (R2) to Single Detached Residential (R1) in order to potentially permit a carriage house;
- The OCP supports the provision of traditional single family housing opportunities and encourages more efficient use of land within the single family residential designation;
- The applicant can meet the requirements under the Zoning bylaw;
- An encroachment agreement for the existing fence and gate will be a condition of rezoning;
- The proposal is consistent with the neighbourhood character and more accurately reflects the existing and future use of the property.

Highlights of the discussion following include:

- The proposed carriage home is an appropriate use with the larger lot and green space.

It was moved and seconded:

THAT the APC recommend support for Z 17-05, 2625 Ridgeview Road as presented.

The motion carried unanimously.

8. **CORRESPONDENCE AND INFORMATION ITEMS:**

9. **NOTICE OF MOTION:**

10. **OTHER BUSINESS:**

A brief discussion was held regarding the high water mark and potential replacement of docks.

11. **ADJOURNMENT OF MEETING:**

The meeting adjourned at 10:06 a.m. with the next Advisory Planning Commission meeting to be held **Wednesday, July 19, 2017** at 9:30 am in the City of West Kelowna Council Chambers, 2760 Cameron Road.

CERTIFIED CORRECT

'Gary Reece'

Chair

'Philippa Harding'

Recording Secretary

