



**TO:** Regional Board of Directors  
**FROM:** Chair Karla Kozakevich  
**DATE:** March 18, 2021  
**RE:** Public Hearing Report - Amendment Bylaw No. 2455.44, 2020

**Purpose of Bylaws:**

The proposed amendments to the Electoral Area “D” Zoning Bylaw No. 2455, 2008, are to change the zoning designation of a 43.75 hectare portion of the parcel at 1655 Maple Street, Okanagan Falls from Heavy Industrial (I2) to Site Specific General Industrial (I1s). The bylaw also proposes to introduce site-specific regulations to allow for 60% parcel coverage and indoor agriculture as a permitted use, and to define indoor agriculture.

**Public Hearing Overview:**

The Public Hearing for Bylaw No. 2455.44, 2021, was convened on Thursday, March 18, 2021, at 9:00 am, at the RDOS Board Room, 101 Martin Street.

Members of the Regional District Board present were:

Chair Karla Kozakevich	RDOS, Electoral Area “E”
Vice Chair Spencer Coyne	RDOS, Town of Princeton
Director Mark Pendergraft	RDOS, Electoral Area “A”
Director George Bush	RDOS, Electoral Area “B”
Director Rick Knodel	RDOS, Electoral Area “C”
Director Ron Obirek	RDOS, Electoral Area “D”
Director Riley Gettens	RDOS, Electoral Area “F”
Director Tim Roberts	RDOS, Electoral Area “G”
Director Bob Coyne	RDOS, Electoral Area “H”
Director Subrina Monteith	RDOS, Electoral Area “I”
Director John Vassilaki	RDOS, City of Penticton
Director Campbell Watt	RDOS, City of Penticton
Director Judy Sentes	RDOS, City of Penticton
Director Katie Robinson	RDOS, City of Penticton
Director Doug Holmes	RDOS, District of Summerland
Director Erin Trainer	RDOS, District of Summerland
Director Sue McKortoff	RDOS, Town of Osoyoos
Director Martin Johansen	RDOS, Town of Oliver
Director Manfred Bauer	RDOS, Village of Keremeos

Members of the Regional District staff present were:

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- Bill Newell, Chief Administrative Officer
  - Christopher Garrish, Planning Manager
  - JoAnn Peachey, Planner I
  - Rushi Gadoya, Planning Technician
  - Danny Francisco, Information Systems Manager
  - Lauri Feindell, Recording Secretary

There were five (5) members of the public present.

In accordance with Section 466, the time and place of the public hearing was advertised in the March 3 and March 10, 2021 editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No. 2455.44, 2021, were available for viewing at the Regional District office during the required posting period.

Pursuant to Section 464, 465 & 468 of the *Local Government Act*, Chair Kozakevich called the Public Hearing to order at 9:00 a.m. in order to consider the amendment bylaw.

**Summary of Representations:**

There were no written briefs submitted at the public hearing.

**Chair Kozakevich** called a first time for briefs and comments from the floor and noted that the proposed bylaw and related information including all written comments received to date were available on the Regional District's webpage and anyone wishing to review the comments could do so.

**J. Peachey, Planner I**, outlined the proposed Bylaw.

**Chair Kozakevich** asked if anyone wished to speak to the proposed bylaw.

**Laurie Schmidt (Schmidt & Associates)**. Applicant on behalf of the Avery Group. Advised of availability of the Avery Group and project team.

**Samantha Turner, Weyerhaeuser Company, Senior Real Estate Manager, 220 Oxidental Avenue, Seattle**. Is opposed to the amendment bylaw due to concerns with the increased commercial use that it would represent.

**Norman Druck, Weyerhaeuser Company, 201 Old Hedley Road**. Stated concerns that there are no agreements with the current property owner to use Weyehhauser's private roads along the south side of the property and the road from Maple Street to Highway 97, which are used for forestry purposes. It was also noted these private roads provide access to 200 Forest Service Road and Weyerhaeuser requires 24 hour access on these roads that is non-weight restricted for low-bedding and hauling purposes.

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**Matt Kenyon, 214 Camberly Place.** Is supportive of the application. Stated it is a breath of fresh air, it is much needed for economic development and a bigger tax base in Okanagan Falls. He is looking forward to see things happen.

**Chair Kozakevich** asked a second time if there was anyone who wished to speak further to the proposed bylaw.

**Chair Kozakevich** asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 9:16 am.

Recorded by:

*Lauri Feindell*

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Lauri Feindell  
Recording Secretary

Confirmed:



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JoAnn Peachey  
Planner I

Confirmed:

*Karla Kozakevich*

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Karla Kozakevich  
Chair