



TO: Regional Board of Directors
FROM: Chair Karla Kozakevich
DATE: October 21, 2021
RE: Public Hearing Report - Amendment Bylaw No. 2892, 2021

Purpose of Bylaws:

The proposed amendments relate to an updating of the Low Density Residential zones (i.e. RS1, RS2, etc.) and the Small Holdings zones (i.e. SH2, SH3, etc.) and include textual and map amendments to the following land use bylaws:

- Electoral Area "A" OCP Bylaw No. 2905, 2021 & Zoning Bylaw No. 2451, 2008;
Electoral Area "C" OCP Bylaw No. 2452, 2008 & Zoning Bylaw No. 2453, 2008;
Electoral Area "D" OCP Bylaw No. 2603, 2013 & Zoning Bylaw No. 2455, 2008;
Electoral Area "E" OCP Bylaw No. 2458, 2008 & Zoning Bylaw No. 2459, 2008;
Electoral Area "F" OCP Bylaw No. 2790, 2018 & Zoning Bylaw No. 2461, 2008;
Electoral Area "I" OCP Bylaw No. 2683, 2016 & Zoning Bylaw No. 2457, 2008,

This work is related to the on-going preparation of a new, single zoning bylaw for the South Okanagan Electoral Areas.

Public Hearing Overview:

The Public Hearing for Bylaw No, 2892, 2021, was convened on Thursday, October 21, 2021, at 9:00 am, at the RDOS Board Room, 101 Martin Street.

Members of the Regional District Board present were:

Table with 2 columns: Name and Affiliation. Includes Chair Karla Kozakevich (RDOS, Electoral Area "E"), Vice Chair Spencer Coyne (RDOS, Town of Princeton), and various Directors from different Electoral Areas (A through I) and the 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 Martin Johansen	RDOS, Town of Oliver
Director Manfred Bauer	RDOS, Village of Keremeos

Members of the Regional District staff present were:

- Bill Newell, Chief Administrative Officer
- Christopher Garrish, Planning Manager
- Evelyn Riechert, Planner

There were six (6) members of the public present.

In accordance with Section 466, the time and place of the public hearing was advertised in the October 6 and October 13, 2021 editions of the Penticton Western and in the October 7 and October 14, 2021 editions of the TimesChronicle.

Copies of reports and correspondence received related to Bylaw No. 2892, 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 bylaws.

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 a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

C. Garrish, Planning Manager, outlined the proposed Bylaw.

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

Elizabeth Van Heerden, 3023 Steel Rd –Our property is in Schedule 226 as discussed and for SH2 zoning, it is noted for less than ½ hectare Community Water and Sewer is required, currently property is on septic, will this requirement be grandfathered?

C. Garrish, Planning Manager - Regulation referred to in question is in relation to proposed subdivision parcels, if any proposals under the SH2 zone requesting subdivision, then the Community Water and Sewer system regulations would be required.

Marie-France Sutton - 2555 Workman Place – Is the side yard setbacks included in this proposal for the residential zone in Naramata

C. Garrish, Planning Manager - Workman place recently had board approval adopting a Site Specific amendment to reduce the setbacks on newly created parcels. Bylaw 2892 would carry forward the site specific zoning and the front and rear setbacks would remain unchanged.

Marie-France Sutton - Would the side yard setbacks to 1.5 metres be included in this proposal?

C. Garrish, Planning Manager - This is part of the consistency drive for the residential zone update and Naramata is currently 3.0 meters and to bring it to consistency of other electoral areas it is being proposed to forward the site specific of 1.5 m side setback for dwellings and structures.

Marie-France Sutton - I agree to the idea of the proposed change by stating the idea is to create or densify the areas to allow for multigenerational use moving forward and with the updated setbacks it will allow for this in the area. It would allow people to purchase existing lots to use them for multigenerational use as well.

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 9:35 am.

Recorded by:

L. Feindell

Lauri Feindell
Recording Secretary

Confirmed:

CG

Christopher Garrish
Planning Manager

Confirmed:

Karla Kozakevich

Karla Kozakevich
Chair