



TO: Regional Board of Directors
FROM: Director Karla Kozakevich
DATE: November 19, 2020
RE: Public Hearing Report - Amendment Bylaw No. 2895, 2020

Purpose of Bylaw:

The purpose of the proposed amendments contained in Bylaw No. 2895 is to introduce regulations governing the use and placement of metal storage containers within the Electoral Area “A”, “C”, “D”, “E”, “F” & “I” zoning bylaws. More specifically:

- limit the stacking of containers to no more than two (2) in the Resource Area, Agriculture, Large Holdings and Industrial zones, subject to the prior issuance of a building permit;
- allow a maximum of one (1) metal storage container in the Low Density Residential and Small Holdings if:
 - i) a parcel is greater than 0.5 ha in area;
 - ii) the metal storage container is painted in a colour consistent with the principal building; and
 - iii) the metal storage container is not sited between the front parcel line and a principal building.
- providing short-term exemptions for the placement of metal storage containers related to construction in any zone, provided that a valid building permit has been issued, and loading or unloading goods related to a relocation of a residential or commercial use.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2895, 2020, was convened electronically on Thursday, November 19, 2020, at 7:00 pm, using the Webex software platform: <https://rdos.webex.com> (Meeting number: 146 355 7806 / Password: RD@S).

Members of the Regional District Board present were:

- Director Riley Gettens (Electoral Area “F”)

Members of the Regional District staff present were:

- Christopher Garrish, Planning Manager; and
- Danny Francisco, Manager of Information Services.

There was 10 members of the public present.

In accordance with Section 466, the time and place of the public hearing was advertised as follows:

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- Penticton Western on November 4, 2020, and November 11, 2020; and
 - Summerland Review on November 5, 2020, and November 12, 2020.

Copies of reports and correspondence received related to Bylaw No. 2895, 2020, 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 7:00 p.m. in order to consider the amendment bylaw.

Summary of Representations:

There were no written briefs submitted at the public hearing.

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

Chair Kozakevich called a first time for briefs and comments from the floor and noted that materials related to the amendment bylaw are available on the Regional District web-site.

Donna Hockley – advised that she is opposed to the amendment bylaw due to the restrictions being proposed for larger parcels zoned Small Holdings (SH). Favours larger parcels zoned Small Holdings (SH) being treated in the same way as Large Holdings (LH) zoned parcels (i.e. no restrictions other than limit on stacking to a maximum of two).

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

Gerry Pieters – queried the implications for property owners, such as himself, who have an existing metal storage container that would not comply with the proposed regulations.

C. Garrish, Planning Manager, outlined provisions of the *Local Government Act* that relate to non-conforming uses and siting of structures (“grandfathering”).

Marie-Eve LaMarche – advised that she is opposed to the amendment bylaw due to the proposed parcel size requirement of 0.5 ha in the residential (RS) and Small Holdings (SH) zones. Favours a smaller minimum parcel size requirement of 2,020 m² (½ acre).

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 7:23 p.m.

Recorded by:



Christopher Garrish
Planning Manager

Confirmed:



Karla Kozakevich
RDOS Chair