

Lauri Feindell

From: Norbert
Sent: April 6, 2023 1:45 PM
To: Planning
Cc: Adrienne Fedrigo; Brian Mason
Subject: Feedback re OCP Amendment Bylaw No. 3006 (Development Permit Offences)

I agree with the concept of amending bylaws to allow for development permit offences. However, I do not support the proposed amendment because of the size of the proposed penalty. \$500 may be appropriate for a violation with regards to a small residential property. But \$500 is completely inadequate for a larger property (for example a property owned by a developer and being subdivided into smaller lots). A \$500 penalty on a multi-million dollar project will have no deterrent effect. The penalty needs to recognize the deep pockets of some property owners. Options include:

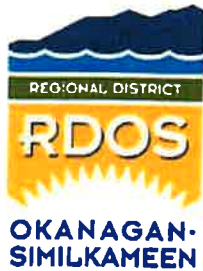
- a discretionary range starting at \$500 and rising to a maximum of \$100,000 for very large properties and projects
- basing the penalty on property value or property size
- some other formula that recognizes a more appropriate balance between risk and reward for large property owners

I don't know whether there are any legal limits on potential penalties. But hopefully there is enough latitude given to the RDOS to establish something more meaningful than \$500.

Thank you,

Norbert Lacis

Naramata



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen

FILE NO.: X2023.003-ZONE

FROM: Name:

Bob June

(please print)

Street Address:

Naramata

Date:

April 6, 2023

RE: Electoral Area Official Community Plan (OCP) Amendment Bylaw No. 3006
Development Permit Offences

RECEIVED
Regional District

APR 13 2023

101 Martin Street
Penticton, BC V2A 5J9

My comments / concerns are:

I do support the proposed amendment to the Official Community Plan (OCP) Bylaws.

I do not support the proposed amendment to the Official Community Plan (OCP) Bylaws.

Please provide any comments you wish the Board to consider.
Written submissions will be considered by the Regional District Board
prior to 1st reading of Amendment Bylaw No. 3006.

The fines proposed are insignificant.
They should not be aligned with failing to obtain a DP
Infractions should be on a scale of 10K's to 20K's
to be of any deterrent to developers i.e. \$5,000 to \$10,000.
You must consider that in many cases you
are dealing with a professional for profit development
community with significant profit motives and
not only small property owners wishing to make
small improvements to their homes.
Regards, Bob

Feedback Forms must be completed and returned to the Regional District
prior to noon on the day of the applicable Regional District Board meeting.

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