



TO: Regional Board of Directors

FROM: Chair Mark Pendergraft

DATE: May 23, 2024

RE: Public Hearing Report - Amendment Bylaw Nos. 2905.06, 2024 and 2800.35, 2024

Purpose of Bylaws:

The proposed amendments to the Electoral Area “A” Official Community Plan (OCP) Bylaw No. 2905, 2021, and Zoning Bylaw No. 2800, 2024, are related to proposed two (2) lot subdivision at 601 6th Avenue.

Public Hearing Overview:

The Public Hearing for Bylaw Nos. 2905.06, 2024, and 2800.35, 2024, was convened on Thursday, May 23, 2024, at 9:00 am, at the RDOS Board Room, 101 Martin Street.

Members of the Regional District Board present were:

Chair Mark Pendergraft	RDOS, Electoral Area “A”
Vice Chair Spencer Coyne	RDOS, Town of Princeton
Director George Bush	RDOS, Electoral Area “B”
Director Rick Knodel	RDOS, Electoral Area “C”
Director Matt Taylor	RDOS, Electoral Area “D”
Director Adrienne Fedrigo	RDOS, Electoral Area “E”
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 Julius Bloomfield	RDOS, City of Penticton
Director Campbell Watt	RDOS, City of Penticton
Director James Miller	RDOS, City of Penticton
Director Ryan Graham	RDOS, City of Penticton
Director Helena Konanz	RDOS, City of Penticton
Director Doug Holmes	RDOS, District of Summerland
Director Martin Van Alphen	RDOS, District of Summerland
Director Sue McKortoff	RDOS, Town of Osoyoos
Director Martin Johansen	RDOS, Town of Oliver
Director Jason Wiebe	RDOS, Village of Keremeos

Members of the Regional District staff present were:

-
- Jim Zaffino, Chief Administrative Officer
 - Christopher Garrish, Planning Manager
 - Colin Martin, Planner I
 - Lauri Feindell, Recording Secretary

There were three (3) members of the public present and one (1) online.

In accordance with Section 466 of the *Local Government Act*, and Section 94(1)(b) of the *Community Charter*, a notice regarding the public hearing was posted in a public notice posting place at 101 Martin Street, Penticton, BC V2A 5J9.

Additionally, pursuant with the Regional District's *Public Notice Bylaw No. 2977, 2022*, the time and place of the public hearing was notified electronically as follows:

- by posting the notice on the Regional District's website; and
- by distributing the notice through the Regional District's email subscription service (VoyentAlert!) on May 10, 2024.

Copies of reports and correspondence received related to Bylaw Nos. 2905.06, and 2800.35, 2024, were available for viewing at the Regional District office during the required posting period.

Pursuant to Section 464 and 465 of the *Local Government Act*, Chair Pendergraft 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 Pendergraft 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. Martin, Planner I, outlined the proposed Bylaw.

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

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

Chair Pendergraft asked a third time if there was anyone who wished to speak further to the proposed bylaw.

Brad Elenko – addressed a letter received regarding fill material placed on the property for 601 6th Avenue for clarification. The owners Agent has placed about 10 dump trucks of fill and it will be removed – it is not causing any danger or hazard slop stability issue and no danger to public

health and safety or adjacent properties. Another concern is that there would need to be a connection to sanitary sewer but the applicant has an agreement with the Town of Osoyoos for sewer connection; the balance of prober will be greater than 1ha so they could if wanted put in a septic system.

Chair Pendergraft asked a third time if there was anyone who wished to speak further to the proposed bylaw.

Victor Koop – immediate neighbour to 601 6th Avenue guestimated at least 75 loads, or a lot more than 10 loads was delivered as mentioned.

Chair Pendergraft 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 9:12 am.

Recorded by:

Lauri Feindell

Lauri Feindell
Recording Secretary

Confirmed:

Colin Martin

Colin Martin
Planner I

Confirmed:

Mark Pendergraft

Mark Pendergraft
Chair