



**TO:** Regional Board of Directors  
**FROM:** Director Tim Roberts  
**DATES:** September 20, 2022  
**RE:** Public Hearing Report - Electoral Area “G” OCP Bylaw No. 2975, 2022

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**Purpose of Bylaw:**

The Regional District is proposing to adopt an Official Community Plan (OCP) Bylaw for Electoral Area “G” (Rural Keremeos, Hedley & Olalla). The OCP bylaw includes a general statement of objectives and policies of the Regional District Board respecting present and proposed land use and development in the electoral area.

**Notification of the Public Hearings:**

The Regional District scheduled two (2) separate public hearings in relation to the Electoral Area “G” Official Community Plan (OCP) Bylaw No. 2975, 2022, as follows:

- Tuesday **August 23, 2022:**
  - 2:00 p.m. at 702 4<sup>th</sup> Street, Keremeos (Village of Keremeos Office); and
  - 6:00 p.m., at 956 Scott Avenue, Hedley (Community Hall).
- Tuesday **September 20, 2022**, at 7:00 p.m. at 702 4<sup>th</sup> Street, Keremeos.

A Question and Answer (Q&A) session was held prior to the convening of each public hearing, including from 1:00 p.m. to 2:00 p.m. (Keremeos) and 5:00 p.m. to 6:00 p.m. (Hedley) on August 23, 2022, and from 6:00 p.m. to 7:00 p.m. in Keremeos on September 20, 2022.

In accordance with Section 466 of the *Local Government Act*, the time and place of the public hearings were advertised as follows:

- in the August 11, 2022, and August 18, 2022, editions of the Keremeos Review for the August 23, 2022, public hearing; and
- in the September 8, 2022, and September 15, 2022, editions of the Keremeos Review for the September 20, 2022, public hearing.

Copies of reports and correspondence received related to Bylaw No. 2975, 2022, were available for viewing at the Regional District office and at the Village of Keremeos municipal office during the required posting period.

**Overview of Public Hearing held on August 23, 2022:**

Pursuant to Section 464, 465 & 468 of the *Local Government Act*, Director Tim Roberts called the Public Hearing on August 23, 2022, to order at 2:00 p.m. in order to consider the proposed bylaw.

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Attendance at this part of the public hearing included the following:

- Shannon Duong, Planner II (Regional District);
- Nikita Kheterpal, Community Planner (Urban Systems); and
- 15 members of the public.

There was one (1) written brief submitted at the public hearing.

Summary of Representations (Keremeos):

**Chair Roberts** 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.

**Nikita Kheterpal** outlined the proposed bylaw and further noted that when the proposed bylaw is brought forward for the Board’s consideration for 3<sup>rd</sup> reading, staff will be recommending to the RDOS Board to:

- Amend Section 9.0 (Agriculture) of the bylaw to add a supportive policy with respect to a private property in rural Keremeos. This is being proposed in order to incorporate feedback that was received from the particular landowner prior to Board’s consideration of the bylaw, however, was not included by staff in the copy of the bylaw that was considered by the Board at 1<sup>st</sup> and 2<sup>nd</sup> reading on August 4, 2022.

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

**James Cramp (2569 Highway 3)** expressed concerns with respect to introducing the proposed bylaw for the community.

**Mel Kotyk (3046 10<sup>th</sup> Ave)** submitted a written representation and summarized the comments in the written submission which included recommendations for revisions to the text of the proposed bylaw as noted below:

- Vision statement – needs to be updated; recommending a second review of the OCP particularly in consideration of the recent wildfire and flooding incidents
- Recommending statements to tie together objectives, goals, and policies
- Recommending language to check applicability of other jurisdictions (i.e., Provincial)
- Recommending more active language over “support”
- Recommending language regarding drinking water
- Prior to 3<sup>rd</sup> reading, recommending that staff incorporate wording to address outstanding issues

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**Marilyn Beever (115 Bridge St)** expressed concerns with respect to the language of the proposed bylaw and stated preference for stronger wording in the policies, not simply “support”.

**James Cramp (2569 Highway 3)** expressed concerns regarding the process surrounding the initiation of the proposed bylaw.

**Chair Roberts** offered to speak with James Cramp at a time outside of the public hearing to discuss the process.

**Randall Hess (Highway 3A)** was generally in support the proposed bylaw but expressed concerns regarding a requirement for geotechnical assessments within the proposed bylaw (Hazard Lands).

**Ronald Hess (Highway 3A)** expressed concerns regarding the proposed bylaw with respect to funding electric vehicle infrastructure.

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

**Chair Roberts** asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing recessed at 2:35 p.m., and stated that it would reconvene at 956 Scott Avenue in Hedley on Tuesday, August 23, 2022 at 6:00 p.m.

**Chair Roberts** also stated that the public hearing would further reconvene on September 20, 2022 at 7:00 p.m. at 702 4<sup>th</sup> Street, Keremeos.

Summary of Representations (Hedley):

The Public Hearing for the Electoral Area “G” OCP Bylaw No. 2975, 2022, was reconvened on Tuesday, August 23, 2022, at 6:02 p.m., at 956 Scott Avenue, Hedley.

Attendance at this part of the public hearing included the following:

- Shannon Duong, Planner II (Regional District);
- Nikita Kheterpal, Community Planner (Urban Systems); and
- 15 members of the public.

There were no written briefs submitted at the public hearing

**Chair Roberts** 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.

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**Chair Roberts**, indicated that a second public hearing would be held on September 20<sup>th</sup> at 7:00 p.m. at 702 4<sup>th</sup> Street, Keremeos.

**Nikita Kheterpal** outlined the proposed bylaw.

**Nikita Kheterpal** noted that when the bylaw is brought forward for the Board’s consideration for 3<sup>rd</sup> reading, staff will be recommending to the RDOS Board to add a supportive policy with respect to a private property in rural Keremeos to Section 9.0 (Agriculture) of the OCP. This is being proposed in order to incorporate feedback that was received from the landowner prior to Board’s consideration of the bylaw but was not included in the copy of the bylaw that was considered by the Board at 1<sup>st</sup> and 2<sup>nd</sup> reading on August 4, 2022.

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

**Gerry Wilkin (882 Daly Ave)** expressed concerns regarding the following:

- Policy 7.3.1.1 as Hedley currently does not have a sewer system infrastructure;
- The map schedules, particularly the incomplete representation of trails within Hedley as well as the proposed land use designation of mining trails west of Hedley as Small Holdings (SH);
- Policy 7.3.1.3 relating to support for residential infill of existing lots where community servicing exists.

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

**Gerry Wilkin (882 Daly Ave)** expressed that there is a lack of information within the proposed bylaw on “Lot 2900” as it is not clearly designated on the map schedules.

**Trisha Mills (909 Daly Ave)** generally expressed support for the proposed bylaw but suggested using stronger language for the OCP policies instead of “support”. Further expressed concern regarding the format of the proposed bylaw and suggested it could be restructured so that it is easily interpreted by members of the public.

**Ross Grant (909 Cawston Ave)** echoed concerns raised by Trisha Mills regarding the proposed bylaw.

**Chair Roberts** asked for a **third and final time** if there was anyone who wished to speak further to the proposed bylaw and hearing none, recessed the Public Hearing at 6:22 p.m., and stated that it would be reconvened on Tuesday, September 20, 2022, at 7:00 pm, at 702-4th Street, Keremeos.

**Overview of Public Hearing held on September 20, 2022:**

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Pursuant to Section 464, 465 & 468 of the *Local Government Act*, Director Tim Roberts called the Public Hearing on September 20, 2022, to order at 7:01 p.m. in order to consider the proposed bylaw.

Attendance at this part of the public hearing included the following:

- Nikita Kheterpal, Community Planner (Urban Systems); and
- 15 members of the public.

There were two (2) written brief submitted at the public hearing.

Summary of Representations:

**Chair Roberts** 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.

**Nikita Kheterpal** outlined the proposed bylaw.

**Nikita Kheterpal** noted that when the bylaw is brought forward for the Board's consideration for 3<sup>rd</sup> reading, staff will be recommending to the RDOS Board to:

- Amend Section 9.0 (Agriculture) to add a supportive policy with respect to a particular property in rural Keremeos. This is being proposed in order to incorporate feedback that was received from the landowner prior to Board's consideration of the bylaw but was not included in the copy of the bylaw that was considered by the Board at 1<sup>st</sup> and 2<sup>nd</sup> reading on August 4, 2022; and,
- Amend Section 2.2 to delete "The Citizens Committee made a final recommendation to the Board for approval and adoption of the draft Plan".

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

**Randall Hess (Highway 3A)** submitted written comments regarding concerns with the proposed bylaw, which included the following:

- Reference to the National Park in Section 15.0;
- Section 21.0 as it speaks to introducing new infrastructure for reducing greenhouse gas emissions;
- Policies encouraging public transit even when those services aren't available in the community;
- Policies regarding affordable housing;
- Wildfire management policies.

**Roger Mayer (2740 River Road, Keremeos)** stated that Schedule H (Sensitive Ecosystems Map) does not correlate properly to the Agriculture (AG) designations on the Schedule B (Land Use

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Map). Suggested introducing clarifying statement in the proposed bylaw stating that preference will be given to agricultural uses when it coincides with sensitive ecosystems.

**Mel Kotyk (3046 10<sup>th</sup> Ave)** submitted a written representation and summarized the comments expressed in the submission including recommendations for revisions to the text of the proposed bylaw. Further noted that there should be consistency in the map schedules as the RDOS draft Parks Trails and Recreation Master Plan is not consistent with Schedule C (Parks Trails and Recreation) of the proposed bylaw.

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

**Sunny Dhaliwal (825 Bypass Road)** stated that he is not in support of Section 9.0 (Agriculture) as he is happy to continue farming as is.

**Gagan Lasser (649 Bypass Road)** stated that he does not support policy 9.3.2.b as it is ambiguous.

**Chair Roberts** asked for a **third and final time** if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the Public Hearing closed at 7:29 p.m.

Recorded by:



Shannon Duong  
Recording Secretary

Confirmed:



Nikita Kheterpal  
Contract Planner

Confirmed:



Director Tim Roberts  
Chair