



TO: Regional Board of Directors
FROM: Chair Karla Kozakevich
DATE: February 6, 2020
RE: Public Hearing Report - Amendment Bylaw No. 2785, 2020

Purpose of Bylaws:

The proposed amendments contained in Bylaw No. 2785, 2019, are related to the preparation of a single zoning bylaw for the South Okanagan Electoral Areas.

In relation to the Electoral Area Official Community Plan (OCP) Bylaws, they relate to amendments to introduce new policy statements supporting accessory dwellings in the Small Holdings (SH) land use designations.

The proposed amendments to the South Okanagan Electoral Area Zoning Bylaws include, amongst other things:

- amended definitions of “accessory dwelling”, “amenity space”, “floor area, gross” and “secondary suite”;
- amended regulations for accessory dwellings, including permitted floor area, provision of amenity space and parcel area requirements for mobile homes;
- amended regulations for secondary suites, including septic & sewer requirements; provision of amenity space and connection to principal dwelling;
- amended regulations for accessory buildings and structures, including criteria for when a building or structure containing one or more dwelling units may be considered part of a principal building;
- amended regulations for the maximum number and maximum floor area of secondary suites and accessory dwellings in the Resource Area (RA) and Large Holdings (LH1 & LH2) zones;
- introduction of “accessory dwelling” as a permitted use in the Small Holdings (SH2, SH3, SH4 & SH5) zones and Residential (RS1 & RS2) zones; and
- amended density regulations for secondary suites and accessory dwellings in the Small Holdings (SH2, SH3, SH4 & SH5) zones and Residential (RS1 & RS2) zones.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2785, 2020, was convened on Thursday, February 20, 2020 at 9:06 am, at the RDOS Board Room, 101 Martin Street.

Members of the Regional District Board present were:

Chair Karla Kozakevich	RDOS, Electoral Area “E”
Vice Chair Doug Holmes	RDOS, District of Summerland

Director Mark Pendergraft	RDOS, Electoral Area “A”
Director Rick Knodel	RDOS, Electoral Area “C”
Director Subrina Monteith	RDOS, Electoral Area “I”
Director Frank Regehr	RDOS, City of Penticton
Alternate Director Katie Robinson	RDOS, City of Penticton
Director Tony Boot	RDOS, District of Summerland
Director Sue McKortoff	RDOS, Town of Osoyoos
Alternate 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
- Brad Dollevoet, General Manager, Development Services
- Christopher Garrish, Planning Manager\
- Lauri Feindell, Recording Secretary

There were nine (9) members of the public present.

In accordance with Section 466, the time and place of the public hearing was advertised in the January 24, 29 and 31st editions of the Penticton Western, January 23 and 30th of the Oliver Chronicle and the Osoyoos Times.

Copies of reports and correspondence received related to Bylaw No. 2785, 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 9:06 a.m. in order to consider the amendment bylaw.

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.

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 9:07 a.m.

Recorded by:

Lauri Feindell

Lauri Feindell
Recording Secretary

Confirmed:

CG

Christopher Garrish
Planning Supervisor

Confirmed:

Karla Kozakevich

Karla Kozakevich
Chair