



**TO:** Regional Board of Directors

**FROM:** Director Mark Pendergraft

**DATE:** August 18, 2021

**RE:** Public Hearing Report - Amendment Bylaw Nos. 2905.02, 2021 and 2451.31, 2021

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**Purpose of the Amendment Bylaws:**

The proposed amendments to the Electoral Area “A” Official Community Plan (OCP) Bylaw No. 2905, 2021, and Zoning Bylaw No. 2451, 2008, are related to a proposed 70-lot residential subdivision, which will occur on approximately 30% of the site with the remaining 70% of the site to be zoned either Conservation Area (CA) or Parks and Recreation (PR).

**Public Hearing Overview:**

The Public Hearing for Bylaw Nos. 2905.02, 2021 and 2451.31, 2021, was convened electronically on Wednesday, August 18, 2021, at 7:00 pm, via the Webex software platform.

Members of the Regional District staff present were:

- Christopher Garrish, Planning Manager

There was five (5) member of the public present as well as the property owner and their agents.

In accordance with Section 466, the time and place of the public hearing was advertised in the August 4, 2021, and August 11, 2021, editions of the Times-Chronicle (Oliver & Osoyoos).

Copies of reports and correspondence received related to Bylaw Nos. 2905.02, 2021 and 2451.31, 2021, 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 Pendergraft called the Public Hearing to order at 7:00 p.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. Garrish, Planning Manager**, outlined the proposed bylaw.

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

**B. Elenko, Agent**, outlined the proposed application on behalf of the property owner.

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**B. Harrison, Ducks Unlimited**, noted that his organization is a property owner to the north, asked a number of questions and concluded by advising that he does not object to the proposed amendment bylaws.

**C. Bratton**, does not support the proposed amendments on the basis that the “Willow Beach” site provides a source of affordable housing in the community.

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

**B. Elenko, Agent**, queried the procedures for submitting representations on-line prior to the close of the public hearing.

**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 7:39 p.m.

**Recorded by:**



C. Garrish  
Planning Manager

**Confirmed:**



M. Pendergraft  
Chair