



TO: Regional Board of Directors

FROM: Director Karla Kozakevich, Electoral Area “E”

DATE: December 17, 2019

RE: Public Hearing Report - Amendment Bylaw No. 2459.35, 2019

Purpose of Bylaw:

The purpose of Amendment Bylaw No. 2459.35, 2019, is to reinstate “campground” as a principal permitted use for the properties located at 3440 and 3690 Arawana Road, and an adjacent unaddressed property, by amending the zoning of the property under the Electoral Area “E” Zoning Bylaw No. 2459, 2008 from Resource Area (RA) to Resource Area Site Specific (RAs), with the site specific regulation permitting “campground” as a principal use.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2459.35, 2019, was convened on Tuesday, December 17, 2019 7:00 p.m., at the Old Age Pensioners Hall, located at 3580 3rd Street, Naramata, BC.

Members of the Regional District staff present were:

- Cory Labrecque, Planner II
- Christopher Garrish, Planning Manager

The applicant, the property owners and fourteen (14) members of the public were present at the public hearing.

Chair Kozakevich called the Public Hearing to order at 7:02 p.m. at the Old Age Pensioners Hall, 3580 3rd Street, Naramata, BC, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Bylaw No. 2459.35, 2019.

In accordance with Section 466, the time and place of the public hearing was advertised in the December 6th and 11th editions of the *Penticton Western*.

Copies of reports and correspondence received related to Bylaw No. 2459.35, 2019 were available for viewing at the Regional District office during the required posting period.

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. Labrecque (Planner II) — outlined the proposed bylaw.

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

Brad Elenko (Applicant - McElhanney Penticton) - provided additional context regarding the requested rezoning application.

Tom Caves (Outlook, Naramata) - opposed to the rezoning application. There was no plan for a campground when he purchased his property in Outlook.

Kim Hoath (3352 Juniper Drive, Naramata) – expressed concerns regarding fire and evacuation, and development in the wildfire interface area (i.e. if a fire is ignited at campground it could burn surrounding dwellings and properties).

Ray Halladay (1159 Nuttall Road, Naramata) – expressed concerns about the following:

- hydrology on the hillside from the development of a campground;
- disposal of wastewater could affect water flow and affect nutrient levels on-site, potentially modifying local vegetation;
- possibility for rare plants and fungi to occur on the property;
- transition grasslands occurring on the property;
- increased traffic from development on local road network;
- disturbance of wildlife from a campground use, including the handling of garbage and implications for local bears; and
- fire hazard should be addressed as part of any campground development.

Supports the requirement for an Environmental Impact Assessment (EIA) as part of any campground development in order to identify and protect environmental values.

Allan Berge (3387 Juniper Drive, Naramata) – expressed concerns regarding increased traffic on KVR from campground patrons, noise from campground patrons, and increased fire and theft risks.

Randal Hunter (3352 Juniper Drive, Naramata) – is “cautiously” supportive of proposed amendments. Expressed concerns about number of people already camping illegally in the hills (fruit pickers/homeless). Favours more control of campfires and the hiring of a ranger to enforce regulations.

Maureen Ketcheson (115 Granite Court, Naramata) – is opposed to the proposed amendments. Expressed concerns regarding increased traffic volumes, impact on the character of the community, smoke from campfires and risk of careless with cigarette use and environmental impacts. Also concerned about lack of information regarding campground proposal and where on the property it will occur.

Patricia Picherack (109 Flagstone Rise, Naramata) — Is opposed to the proposed amendments. Expressed concern regarding traffic on Arawana Road (i.e. safety of cyclists and pedestrians, and absence of sidewalk), potential of increased traffic (i.e. ATV's) on KVR as a result of campground patrons, and the use of private road to access the KVR.

Brent Doidge (101 Flagstone Rise, Naramata) — Is opposed to the proposed amendments. Expressed concerns that a campground would be incompatible with the residential character of the area, the risk of fire and increased traffic from a campground use, and that reinstating the campground use after its removal from the zoning bylaw seems unusual.

Dale Kaye (Outlook, Naramata) — Is opposed to the proposed amendments. Expressed concerned regarding the impact of a campground on the environment, infrastructure, roads, stormwater, and escape routes in the event of wildfire. Queried notification requirements of the *Local Government Act* in relation to zoning bylaw amendments.

Christopher Garrish (Planning Manager) — explained the notification requirements of the *Local Government Act*.

Kim Hoath (3352 Juniper Drive, Naramata) — Is opposed to the proposed amendments (NOTE: earlier comments above only expressed concerns). Expressed further concerns about need for a second access for escape route in the event of a wildfire.

Cory Labrecque (Planner II) clarified that campgrounds with 50 or more spaces requires a second access to a highway.

Allan Laberge (3273 Juniper Drive, Naramata) — Expressed concerns regarding the notification of the rezoning.

Lal Sahto (3030 Outlook Way, Naramata) — Is opposed to the proposed amendments. Expressed concerns about traffic, parking and fire.

Ruth Zabuto (3030 Outlook Way, Naramata) — Is opposed to the proposed amendments. Expressed concerns about traffic, parking and fire.

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

Ray Halliday (1159 Nuttall Road, Naramata) — Restated concerns regarding the need for a suitably qualified individual to do a proper EIA of the property when it comes time to permit a development.

Brad Elenko (applicant) — provided additional context regarding the requested rezoning application. Stated that the property owner intended to comply with all zoning regulations and other permitting requirements related to campground uses. Noted that the provincial

government is planning a campground on Arawana Road and that the previous inclusion of a campground use in the RA Zone was supported by Naramata residents in 2006 when the OCP and Zoning Bylaws were last reviewed.

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 8:02 p.m.

Recorded by:



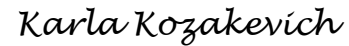
Christopher Garrish
Planning Manager

Confirmed:



Cory Labrecque
Planner II

Confirmed:



Karla Kozakevich
Chair