



**TO:** Regional Board of Directors  
**FROM:** Chair Pendergraft  
**DATE:** April 13, 2022  
**RE:** Public Hearing Report - Amendment Bylaw Nos. 2790.04, 2022 and 2461.21, 2022

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**Purpose of Bylaw:**

The proposed amendments are generally in response to the recommendations contained within the *Greater West Bench Geotechnical Review*, and include the following:

- a revised Section 17.0 (Hazard Lands) under OCP Bylaw No. 2790, 2018, to include the following sub-sections:
  - “Geotechnical Hazard Management”;
  - “Flood Hazard Management”;
  - “Radon Gas Hazard Mitigation”.
- replace the information contained in Schedule ‘D’ (Hazard Lands – Soil) to OCP Bylaw No. 2790, 2018, with the “Geotechnical Constraints Zone” (Map 6.0) from the Review report;
- introduce a new OCP Bylaw Schedule ‘G’ (Hazard Lands – Floodplain Map) to OCP Bylaw No. 2790, 2018, based on data from the 2020 OBWB floodplain mapping project;
- introduce a 2.0 ha minimum parcel size for subdivision in the West Bench Small Holdings (SH5) and West Bench Low Density Residential (RS5) Zone to the zoning bylaw that applies to Electoral Area “F”;
- Prohibiting the installation of swimming pools in the SH5 and RS5 Zones in the zoning bylaw that applies to Electoral Area “F”.

**Public Hearing Overview:**

The Public Hearing for Bylaw Nos. 2790.04, 2022 and 2461.21, 2022, was convened on Wednesday, April 13, 2022, at 7:00 pm, at <https://rdos.webex.com>.

Members of the Regional District staff present were:

- Christopher Garrish, Planning Manager
- Shannon Duong, Planner I

There was fifteen (15) members of the public present as well as Director Gettens.

In accordance with Section 466, the time and place of the public hearing was advertised in the March 30, 2022 and April 6, 2022, editions of the Penticton Western.

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Copies of reports and correspondence received related to Bylaw Nos. 2790.04 and 2461.21, 2022, 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 Gettens 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.

**Christopher Garrish, Planning Manager**, outlined the proposed bylaw.

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

General discussion and Q&A between public and Regional District staff.

**John Chapman**, formally opposes the proposed 2.0 ha minimum parcel size due to the Provincial standard of 1.0 ha which was established with respect to septic requirements. Mr. Chapman indicated support for other amendments being proposed.

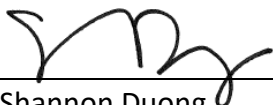
**Dennis Swartman**, formally opposes prohibition on pools and the proposed 2.0 ha minimum parcel size.

**Travis Bond**, formally opposes the proposed 2.0 ha minimum parcel size

**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 and hearing none, declared the public hearing closed at 7:34 p.m.

Recorded by:



Shannon Duong  
Planner I

Confirmed:



Christopher Garrish  
Planning Manager

Confirmed:



Mark Pendergraft  
Chair