

TO: Regional Board of Directors

FROM: Chair Mark Pendergraft

DATE: November 20, 2025

RE: Public Hearing Report - Amendment Bylaw Nos. 2975.01, 2025 & 2781.02, 2025

Purpose of Bylaws:

The proposed amendments to the Electoral Area “G” Official Community Plan (OCP) Bylaw No. 2975, 2022, and Zoning Bylaw No. 2781, 2017 are related to a request to provide for future development capability on an approximately 58.8 ha portion of the property at 2748 River Road.

Public Hearing Overview:

The Public Hearing for Bylaw Nos. 2975.01, 2025 & 2781.02, 2025, was convened on Thursday, November 20, 2025, at 9:00 am, at the RDOS Board Room, 101 Martin Street.

Members of the Regional District Board present were:

Chair Mark Pendergraft	RDOS, Electoral Area “A”
Vice Chair Campbell Watt	RDOS, City of Penticton
Director Irwin Chahal	RDOS, Electoral Area “C”
Director Matt Taylor	RDOS, Electoral Area “D”
Director Adrienne Fedrigo	RDOS, Electoral Area “E”
Director Riley Gettens	RDOS, Electoral Area “F”
Director Tim Roberts	RDOS, Electoral Area “G”
Director Subrina Monteith	RDOS, Electoral Area “I”
Director Julius Bloomfield	RDOS, City of Penticton
Director Isaac Gilbert	RDOS, City of Penticton
Director Ryan Graham	RDOS, City of Penticton
Director Jason Reynen	RDOS, City of Penticton
Director Doug Holmes	RDOS, District of Summerland
Director Richard Barkwill	RDOS, District of Summerland
Director Sue McKortoff	RDOS, Town of Osoyoos
Director Martin Johansen	RDOS, Town of Oliver
Director Jason Wiebe	RDOS, Village of Keremeos
Director Spencer Coyne	RDOS, Town of Princeton

Members of the Regional District staff present were:

- Jim Zaffino, Chief Administrative Officer
- Tracey Batton, Corporate Officer

-
- Christopher Garrish, Senior Manager of Planning
 - Shannon Duong, Planner II

There were approximately eight (8) members of the public present.

In accordance with Section 466 of the *Local Government Act*, and Section 94(1)(b) of the *Community Charter*, a notice regarding the public hearing was posted in a public notice posting place at 101 Martin Street, Penticton, BC V2A 5J9.

Additionally, pursuant with the Regional District's *Public Notice Bylaw No. 2977, 2022*, the time and place of the public hearing was notified electronically as follows:

- by posting the notice on the Regional District's website; and
- by distributing the notice through the Regional District's email subscription service (VoyentAlert!) on November 10, 2025.

Copies of reports and correspondence received related to Bylaw Nos. 2975.01, 2025 & 2781.02, 2025, were available for viewing at the Regional District office during the required posting period.

Pursuant to Section 464 and 465 of the *Local Government Act*, Chair Pendergraft called the Public Hearing to order at 9:00 a.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.

S. Duong, Planner II, outlined the proposed Bylaw.

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

Roger Mayer (the Applicant), of 2748 River Road, explained the rationale for the proposed bylaw amendments.

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 9:12 am.

Confirmed:



Shannon Duong
Planner II

Confirmed:



Mark Pendergraft
Chair