



TO: Regional Board of Directors

FROM: Chair Karla Kozakevich

DATE: June 4, 2020

RE: Public Hearing Report - Amendment Bylaw Nos. 2683.03 and 2457.26, 2020

Purpose of Bylaws:

The proposed amendments to the Electoral Area “I” Official Community Plan (OCP) Bylaw No. 2683.03, 2020, and Zoning Bylaw No. 2457.26, 2020, are related to an updating of a number of residential zones at Apex Mountain as part of on-going work related to the preparation of a single zoning bylaw for the South Okanagan Valley Electoral Areas.

Public Hearing Overview:

The Public Hearing for Bylaw Nos. 2683.03 and 2457.26, 2020 was convened on Thursday, June 4, 2020, at 9:00 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 George Bush	RDOS, Electoral Area “B”
Director Rick Knodel	RDOS, Electoral Area “C”
Director Ron Obirek	RDOS, Electoral Area “D”
Director Riley Gettens	RDOS, Electoral Area “F”
Director Tim Roberts	RDOS, Electoral Area “G”
Director Bob Coyne	RDOS, Electoral Area “H”
Director Subrina Monteith	RDOS, Electoral Area “I”
Director John Vassilaki	RDOS, City of Penticton
Director Jake Kimberley	RDOS, City of Penticton
Director Frank Regehr	RDOS, City of Penticton
Director Julius Bloomfield	RDOS, City of Penticton
Director Tony Boot	RDOS, District of Summerland
Director Sue McKortoff	RDOS, Town of Osoyoos
Director Petra Veintimilla	RDOS, Town of Oliver
Director Spencer Coyne	RDOS, Town of Princeton
Director Manfred Bauer	RDOS, Village of Keremeos

Members of the Regional District staff present were:

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- Bill Newell, Chief Administrative Officer
 - Danny Francisco, Finance Manager
 - Christopher Garrish, Planning Manager
 - JoAnn Peachey, Planner I
 - Lauri Feindell, Recording Secretary

There were two (2) members of the public that attended by conference call.

In accordance with Section 466, the time and place of the public hearing was advertised in the May 20th and May 27th, editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw Nos. 2683.03 and 2457.26, 2020 were available for viewing at the Regional District office as well as on the Regional District's web-site (www.rdos.bc.ca) 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 9:00 a.m. in order to consider the amendment bylaws.

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.

Director Monteith advised that there is confusion in the Twin Lakes community regarding the amendments as the Public Hearing was advertised as the "Apex Mountain Zone Update" but also affects land at Twin Lakes. To bring transparency to the bylaw amendment process, residents have requested a Q & A with staff and a second Public Hearing to clarify that it is a housekeeping amendment and give residents an opportunity to give feedback.

Chair Kozakevich advised that at the Board meeting later today, that motion can be made, but the PH will continue as there may be others that want to speak at this time, knowing there may be another opportunity to speak to the Bylaw.

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

Sandra Wilson, 445 Eastside Road, agreed with Director Monteith to hold a second public hearing as there has been no communication with Twin Lake residents and as stated in the

paper on the 27th, it was directed for Apex and had Twin Lakes been included there would have been more clarity needed for residents, and would like to request a second public hearing.

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

Kerry Pateman, 200 & 214 Creekview Road, requested that the public hearing and zoning on behalf of the Apex zoning move forward and separate the Twin Lakes as a separate Twin Lakes rezoning from the current rezoning as the building season is short and we were planning to build in line with the current rezoning.

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

Director Monteith requested explanation of the notification process to public hearings and typically notices have gone to impacted homes, and is it possible to do a community wide notification.

Chair Kozakevich asked Mr. Garrish to explain the process.

Christopher Garrish advised that zoning reviews are not normally notified by letter when hundreds of properties are potentially involved and that the Regional District relies on social media, newspaper advertisements and promotion on the RDOS webpage.

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 9:17 am.

Recorded by:

Lauri Feindell

Lauri Feindell
Recording Secretary

Confirmed:



Christopher Garrish
Planning Manager

Confirmed:

K. Kozakevich

Karla Kozakevich
Chair