

TO: Regional Board of Directors

FROM: Chair Mark Pendergraft

DATE: March 20, 2025

RE: Public Hearing Report - Amendment Bylaw Nos. 3045, 2025 and 3046, 2025

Purpose of Bylaws:

The proposed amendments to the Electoral Area Official Community Plan (OCP) Bylaws and the Electoral Area Zoning Bylaws, are related to the regulation of privately owned and operated community water and sewer utility systems.

Public Hearing Overview:

The Public Hearing for Bylaw Nos. 3045, 2025 and 3046, 2025, was convened on Thursday, March 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 George Bush	RDOS, Electoral Area "B"
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 Bob Coyne	RDOS, Electoral Area "H"
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 Helena Konanz	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:

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- Jim Zaffino, Chief Administrative Officer
 - Christy Malden, Corporate Officer
 - Allen Fillion, Managing Director of
 - Christopher Garrish, Planning Manager
 - Ben Kent, Planner II

There were ten (10) 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 March 12, 2025.

Copies of reports and correspondence received related to Bylaw Nos. 3045, 2025 and 3046, 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 two 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.

Victor Durman opposes the proposed amendment bylaws Nos. 3045, 2025 and 3046, 2025. While he agrees with the main thrust of the Regional District's intention, he believes the bylaws – as drafted – send the wrong message. Mr. Durman read a letter outlining challenges that subdivision and development present for property owners and expressed that the draft bylaws seem to discourage subdivision and development. Mr. Durman requests that the Regional District revise the amendment bylaws instead to indicate standards for systems the Regional District is willing to acquire. The letter Mr. Durman read is attached as a representation to the Public Hearing.

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

Bob Coyne opposes the proposed amendment bylaws Nos. 3045, 2025 and 3046, 2025 as he believes it is a hindrance for growth in rural areas. He requested that Electoral Area “H” be removed from the draft bylaws.

Randy Kowalchuk opposes the the proposed amendment bylaws Nos. 3045, 2025 and 3046, 2025, for several reason. First, he believes inadequate consultation was undertaken due to the number of participants at the Public Hearing. Second, he believes the proposed amendments will hinder growth and will have implications for provincial housing targets. Third, he believes a lack of growth will affect quality of life, quality of Regional District services and will have financial implications for the Regional District. Fourth, he encourages the Regional District to instead advocate to government agencies responsible for regulating private utility systems to ensure that these systems are regulated properly.

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 9:17 am.

Recorded By:

Ben Kent

Ben Kent
Planner II

Confirmed:

M. Pendergraft

Mark Pendergraft
Chair