Public Hearing

to be held at
City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Monday, April 20, 2015
at 6:00 p.m.

1. Mayor Calls Public Hearing to Order for "Zoning Amendment Bylaw No. 2015-20"  

CO Reads Opening Statement and Introduction of Bylaw

"Zoning Amendment Bylaw No. 2015-20" (1473 Duncan Avenue E)

Purpose: To amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot 2, District Lot 2710, Similkameen Division Yale District, Plan KAP90597 located at 1473 Duncan Avenue E., from R1 (Large Lot Residential) to R2 (Small Lot Residential).

The applicant is proposing to subdivide the property into two single family lots.

Notice: The Public Hearing was advertised in the Penticton Western Newspaper on April 10 and April 15, 2015 (pursuant to the Local Government Act).

CO No Correspondence received regarding the Zoning Amendment (as of noon Wednesday, April 15, 2015)

Mayor Requests the Planning Manager describe the proposed amendments

Mayor Invitation to applicant for comment or elaboration on the application

Mayor Invites those in attendance to present their views

Mayor Invites Council members to ask questions

Mayor Invites applicants to respond to questions and those in attendance may provide new additional information

PUBLIC HEARING for "Zoning Amendment Bylaw No. 2015-20" is terminated and no new information can be received on this matter.
2. Mayor Calls Public Hearing to Order for “Zoning Amendment Bylaw No. 2015-21”

CO Reads Opening Statement and Introduction of Bylaw

“Zoning Amendment Bylaw No. 2015-21” (1028 Dynes Avenue)

Purpose: To amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot 26, District Lot 3, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 1017 located at 1028 Dynes Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

The applicant is proposing to construct a side-by-side duplex.

Notice: The Public Hearing was advertised in the Penticton Western Newspaper on April 10 and April 15, 2015 (pursuant to the Local Government Act).

CO No Correspondence received regarding the Zoning Amendment (as of noon Wednesday, April 15, 2015)

Mayor Requests the Planning Manager describe the proposed amendments

Mayor Invitation to applicant for comment or elaboration on the application

Mayor Invites those in attendance to present their views

Mayor Invites Council members to ask questions

Mayor Invites applicants to respond to questions and those in attendance may provide new additional information

PUBLIC HEARING for “Zoning Amendment Bylaw No. 2015-21” is terminated and no new information can be received on this matter.
3. Mayor: Calls Public Hearing to Order for "Official Community Plan Amendment Bylaw No. 2015-23"

CO: Reads Opening Statement and Introduction of Bylaw

"Official Community Plan Amendment Bylaw No. 2015-23"

Purpose: Add and include in the list of schedules "Schedule 'N' SS Sicamous Area Master Plan"; and add Section 2.2.5.20 "Development of the Sicamous Park will happen in accordance with the SS Sicamous Area Master Plan".

Notice: The Public Hearing was advertised in the Penticton Western Newspaper on April 10 and April 15, 2015 (pursuant to the Local Government Act).

CO: No Correspondence received regarding the OCP Amendment (as of noon Wednesday, April 15, 2015)

Mayor: Requests the Planning Manager describe the proposed amendments

Mayor: Invitation to applicant for comment or elaboration on the application

Mayor: Invites those in attendance to present their views

Mayor: Invites Council members to ask questions

Mayor: Invites applicants to respond to questions and those in attendance may provide new additional information

PUBLIC HEARING for "Official Community Plan Amendment Bylaw No. 2015-23" is terminated and no new information can be received on this matter.
Regular Council Meeting
held at City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, April 7, 2015
Following the Public Hearing at 6:00 p.m.

Resolutions

8.10  Zoning Amendment Bylaw No. 2015-20 and DVP 2015-19
     Re: 1473 Duncan Avenue East

209/2015

It was MOVED and SECONDED
THAT “Zoning Amendment Bylaw No. 2015-20”, a bylaw to amend Zoning Bylaw 2011-23 to rezone Lot 2, District Lot 2710, Similkameen Division Yale District, Plan KAP90597, located at 1473 Duncan Avenue E, from R1 (Large Lot Residential) to R2 (Small Lot Residential), be given first reading and be forwarded to the April 20th, 2015 Public Hearing;
AND THAT Council support “Development Variance Permit PL2015-019” for Lot 2, District Lot 2710, Similkameen Division Yale District, Plan KAP90597 located at 1473 Duncan Avenue E, a permit to reduce the minimum lot width from 13m to 12m;
AND THAT staff are directed to issue DVP PL2015-019, subject to adoption of “Zoning Amendment Bylaw No. 2015 -20”.

CARRIED UNANIMOUSLY
Date: April 7th, 2015
To: Chuck Loewen, Interim City Manager
From: Audrey Tanguay, Senior Planner
Address: 1473 Duncan Ave. E

Subject: Zoning Amendment Bylaw No. 2015-20 and Development Variance Permit 2015-019

Staff Recommendation

#1 Zoning Amendment

THAT “Zoning Amendment Bylaw No. 2015-20”, a bylaw to amend Zoning Bylaw 2011-23 to rezone Lot 2, District Lot 2710, Similkameen Division Yale District, Plan KAP90597, located at 1473 Duncan Avenue E, from R1 (Large Lot Residential) to R2 (Small Lot Residential), be given first reading and be forwarded to the April 20th, 2015 Public Hearing.

#2 Development Variance Permit

THAT Council support “Development Variance Permit PL2015-019” for Lot 2, District Lot 2710, Similkameen Division Yale District, Plan KAP90597 located at 1473 Duncan Avenue E, a permit to reduce the minimum lot width from 13m to 12m;

AND THAT staff are directed to issue DVP PL2015-019, subject to adoption of “Zoning Amendment Bylaw No. 2015-20”.

Strategic priority objective

N/A

Background

The subject property (Attachment ‘A’) is zoned R1 and is designated Low Density Residential (LR) as per the City’s Official Community Plan. The neighbourhood where the property is located has seen some densification in the form of duplex development over the past number of years. Originally, the applicant wanted to construct a duplex, which is in-line with the OCP designation for the area. Finally, it was thought that two single detached housing lots would be the most appropriate form of development for the lot and area. To accommodate the development, rezoning and variance are required.
Proposal

The applicants are requesting that the subject property be rezoned from R1 (Large Lot Residential) to R2 (Small Lot Residential). To subdivide the property the following variance is required:

- Reduce the required lot width from 13 m to 12 m

Financial Implications

N/A

Technical Review

Engineering and Public Works staff have reviewed the proposals and do not recommend any conditions prior to rezoning approval. The application was reviewed by the City’s Technical Planning Committee on February 19th, 2015. Notes from that meeting were forwarded to the applicant for information.

Analysis

Support Rezone

The subject property is designated as LR (Low Density Residential) according to the City’s OCP. The proposed R2 zone is consistent with this OCP designation. A development variance permit, however, will be necessary to accommodate the dimensions of the proposed lots and to construct two single detached homes. Details regarding the variance are spoken to below. It should be noted, though, that variances are often required when intensification happens. The proposed development meets several objectives of the OCP and will maintain the character of existing single family neighbourhoods. The main difference between the R1 and R2 zones are the required lot size and the front yard setback, which is 6m for an R1 zoned property and 4.5m for an R2 property.

Given that the proposed zone conforms to the OCP designation and that the development meets the objectives of the OCP, staff recommend that Council support the application and forward it to the April 20th, 2015 Public Hearing for neighbourhood and public comment.

Deny / Refer

Council may feel that the proposed zone is not appropriate for the area. If that is the case, Council should deny the rezoning application, or support the application with conditions that Council feels are appropriate. Alternatively, Council may refer the application back to staff with further instructions.

Support Variance

When considering a variance to a City bylaw, staff encourages Council to consider whether there is a hardship on the property that makes following the bylaw difficult or impossible, whether approval of the variance would cause a negative impact on neighbouring properties, and if the variance request is reasonable.
The intent of rezoning the property to the R2 zone is to create two single family lots and eventually build two homes. Originally, the applicant was looking at rezoning to the RD1 (Duplex Housing) zone with the intent of building a duplex on the property. Going to the RD1 zone would negate the requirement for the variance, but would, in staff's opinion and the opinion of the applicants, create a product not as sensitive to the current trends in the neighbourhood. Minimum lot widths are established to create a uniform character to an area going through subdivision and development and help to establish a consistent lot configuration as subdivision and development occurs. The applicant is proposing a reduction by 1m. The decrease in width should not have a negative impact on any neighboring properties as the request is minimal. No variances to any building setbacks are being proposed.

Considering the above, it is recommended that Council support the application and direct staff to issue the permit.

Deny/ refer

Council may consider that the variance requested demonstrate that the development will negatively affect the residential neighborhood. If this is the case, Council can deny the proposed variance. Alternatively, Council may want to refer the application back to staff for further work with the applicant.

Alternate recommendations

1. THAT Council refer Zoning Amendment File PL2015-020 back to staff to make changes Council feel are appropriate.

Attachments

Attachment A: Subject property location map
Attachment B: Zoning map of neighbourhood
Attachment C: OCP designation map
Attachment D: Images of subject property
Attachment E: Proposed Subdivision Plan
Attachment F: Draft DVP

Respectfully submitted,

Audrey Tanguay
Senior Planner

Approvals

<table>
<thead>
<tr>
<th>Manager</th>
<th>City Manager</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>CAL</td>
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</table>
Attachment C - Official Community Plan (OCP) Designation
Attachment D – Images of Property

Figure 1: Property fronting Duncan Avenue Est

Figure 2: Property fronting Duncan Avenue Est
SKETCH PLAN TO ACCOMPANY A SUBDIVISION APPLICATION OF LOT 2, DL 2710, SDYD, PLAN KAP90597

BCGS 82E.043
SCALE 1:400

CIVIC ADDRESS: 1473 DUNCAN AVENUE EAST, PENTICTON, B.C.

LOT A
PLAN 30345

LOT 1
PLAN KAP90597

LOT B
PLAN 30345

LOT 2
PLAN KAP90597

DUNCAN AVENUE EAST

PROPOSED
LOT A
AREA = 439 m²

PROPOSED
LOT B
AREA = 433 m²

PENTICTON, B.C.

PREPARED THIS 21ST DAY OF JANUARY, 2015.

This plan lies within the jurisdiction of the approving officer for the city of Penticton

This plan lies within the Okanagan Similkameen Regional District

Steven J. Buzikiewich
Professional Land Surveyor
54 Naramata Ave. E.
Penticton, B.C. V2A 1U1
Phone (250)492-3529 Fax (250)492-3051
File 15-015
OIGD 15-015A
Development Variance Permit

Permit Number: DVP PL2015-019

Name
Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.

2. This permit applies to:

   Legal: Lot 2, District Lot 2710, Similkameen Division Yale District, Plan KAP90597
   Civic: 1473 Duncan Avenue E
   PID: 028-180-500

3. This permit has been issued in accordance with Section 922 of the Local Government Act to vary Section 10.2.2.1 of Zoning Bylaw 2011-23 to reduce the minimum lot width from 13m to 12 as shown in the plans attached in Schedule A.

General Conditions

4. In accordance with Section 928(2) of the Local Government Act, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.

5. In accordance with Section 926 of the Local Government Act, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.

6. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.

7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.

8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ______ day of ________, 2015
Issued this _____ day of __________, 2015

Dana Schmidt,
Corporate Officer
The Corporation of the City of Penticton

Bylaw No. 2015-20

A Bylaw to Amend Zoning Bylaw 2011-23

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the Local Government Act;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2011-23;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

   This bylaw may be cited for all purposes as “Zoning Amendment Bylaw 2015-20”.

2. Amendment:

   2.1 Zoning Bylaw 2011-23 Schedule ‘A’ is hereby amended as follows:

   Rezone Lot 2, District Lot 2710, Similkameen Division Yale District, Plan KAP90597, located at 1473 Duncan Avenue East, from R1 (Large Lot Residential) to R2 (Small Lot Residential).

   2.2 Schedule ‘A’ attached hereto forms part of this bylaw.

READ A FIRST time this 7 day of April, 2015
A PUBLIC HEARING was held this 20 day of April, 2015
READ A SECOND time this day of , 2015
READ A THIRD time this day of , 2015
ADOPTED this day of , 2015

Notice of intention to proceed with this bylaw was published on the 10 day of April, 2015 and the 15 day of April, 2015 in the Penticton Western newspaper, pursuant to Section 94 of the Community Charter.

__________________________________________
Andrew Jakubeit, Mayor

__________________________________________
Dana Schmidt, Corporate Officer
Rezone 1473 Duncan Ave E
From R1 (Large Lot Residential) to R2 (Small Lot Residential)

Lot 2
Lot B
Lot 2
Lot 2
Lot 2

City of Penticton – Schedule ‘A’
Zoning Amendment Bylaw No. 2015-20

Date: ________________ Corporate Officer: ____________________
Regular Council Meeting
held at City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, April 7, 2015
Following the Public Hearing at 6:00 p.m.

Resolutions

8.11  **Zoning Amendment Bylaw No. 2015-21**
      Re: 1028 Dynes Avenue

210/2015

It was MOVED and SECONDED
THAT "Zoning Amendment Bylaw No. 2015-21", a bylaw to amend Zoning Bylaw 2011-23 to rezone Lot 26, District Lot 3, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 1017, located at 1028 Dynes Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and be forwarded to the April 20th, 2015 Public Hearing.

CARRIED UNANIMOUSLY
Council Report

Date: April 7th, 2015
To: Chuck Loewen, Interim City Manager
From: Lindsey Fraser, Planner I
Address: 1028 Dynes Avenue
Subject: Zoning Amendment Bylaw No. 2015-21

Staff Recommendation

THAT "Zoning Amendment Bylaw No. 2015-21", a bylaw to amend Zoning Bylaw 2011-23 to rezone Lot 26, District Lot 3, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 1017, located at 1028 Dynes Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), be given first reading and be forwarded to the April 20th, 2015 Public Hearing.

Strategic priority objective

N/A

Background

The subject property (Attachment ‘A’) is zoned R2 (Large Lot Residential) and is designated by the City’s Official Community Plan (OCP) as MFMD (Multi Family, Medium Density). The property is also in the Downtown West Neighbourhood Plan area. The surrounding neighborhood is comprised, primarily, of single family dwellings, with some multi-family and motel uses in close proximity. Located near Okanagan Lake, the amenities of Lakeshore Drive, and downtown, this neighborhood is seeing increased demand for denser forms of residential development. The subject property is also located within the Downtown Multiple Development Permit Area. As such, a development permit addressing form, character, and landscaping will be required if rezoning proves successful.

The lot is currently vacant, but the property owner and applicant intend to develop the lot into a side-by-side duplex (Attachment ‘F’), with all of the vehicle access from the lane. The current R2 zone does not allow for duplex development. So the property owner has initiated this application process to rezone the property for that use.

Proposal

The applicant is requesting that the subject property be rezoned from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane), with the intent of constructing a side-by-side duplex.
Financial Implication

N/A

Technical Review

This application was forwarded to the City’s Technical Planning Committee and reviewed by the Engineering and Public Works departments. It was highlighted through this process that the lot would need to be connected to municipal sanitary sewer as well as water mains. These items have been communicated to the owner. No other issues were highlighted via the technical review process. At the building permit stage, plans will have to be submitted that comply with all BC Building Code standards.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the rezoning application:

<table>
<thead>
<tr>
<th>Item</th>
<th>Requirement</th>
<th>Provided on Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Width:</td>
<td>13m</td>
<td>12m (variance not required)</td>
</tr>
<tr>
<td>Minimum Lot Area:</td>
<td>390 m²</td>
<td>607 m²</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>40%</td>
<td>38%</td>
</tr>
<tr>
<td>Maximum Density:</td>
<td>0.95 FAR</td>
<td>0.45 FAR</td>
</tr>
<tr>
<td>Vehicle Parking:</td>
<td>1 per unit</td>
<td>1 + per unit</td>
</tr>
<tr>
<td>Required Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard (Dynes Street):</td>
<td>4.5m</td>
<td>4.5m</td>
</tr>
<tr>
<td>Side yard (west):</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td>Side yard (east):</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td>Rear yard:</td>
<td>1.5m (accessory building)</td>
<td>6.0m</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>10.5m (principal)</td>
<td>6.75m</td>
</tr>
<tr>
<td></td>
<td>4.5m (accessory)</td>
<td>4.0m</td>
</tr>
</tbody>
</table>

Other Information:
- Property is in the ‘Multi Family, Medium Density’ Development Permit Area and a DP will be required.

Analysis

Support Rezone

The MFMD (Multi Family, Medium Density) designation typically calls for apartments and townhouse development. However given the size of the lot, duplex housing is a satisfactory housing type for this property - promoting the City’s density goals and respecting the built form of the surrounding neighbourhood. The DP process will ensure the following items are held to a high standard:
Buildings and Structures

The guidelines in the OCP encourage buildings with strong street presence, varied materials, and architectural elements. The applicants have submitted plans for a side-by-side duplex, giving the structure a strong and connected frontage. The materials are a combination of stucco and white-washed cedar, and the building displays a modern architectural feel with numerous windows. Staff feel the design meets the intent of guidelines.

Access and Parking

This property has lane access. As such, the zoning bylaw stipulates that vehicular access and parking must come from the lane. The design being proposed by the applicants includes a detached garage, located 6m off the lane, allowing additional parking to locate on the concrete pad in front of the garage. Staff feel the parking configuration proposed meets the intent of the guidelines laid out in the OCP.

Landscaping and Screening

Due to the extensive lot coverage this development covers, landscaping is kept to a minimum. The basic plans, however, are reasonable to staff, creating interest in the front yard with shrubbery and trees, and providing some private grassy area in the back for residents. Staff also note that the property owner will be installing a new fence on both sides of the property, which will enhance the look of the new development and help delineate the property line between neighbours.

Staff find that the designs submitted in support of the DP generally conform to the guidelines and the plans meet the development regulations for the RD2 (Duplex Housing: Lane) zone. No variances are being sought. As such, staff recommend that Council support the zoning amendment application.

Deny/Refer

Council may feel that duplex development is not appropriate for this lot and the property owner should wait until neighbouring property owners are ready to amalgamate lots in an effort to construct buildings with higher density potential. If this is the case, Council should deny the first reading.

Alternatively, Council could refer the application back to staff.

Alternate recommendations

1. THAT Council refer “Zoning Amendment No. 2015-21” back to staff to make changes Council feel are appropriate.

Attachments

Attachment A: Subject property location map
Attachment B: Zoning map of neighbourhood
Attachment C: OCP designation map
Attachment D: Images of subject property
Attachment E: Letter from applicant
Attachment F: Proposed site plan and preliminary renderings
Respectfully submitted,

Lindsey Fraser
Planner I

Approvals

<table>
<thead>
<tr>
<th>IntDirector</th>
<th>Acting City Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CAL</td>
</tr>
</tbody>
</table>
Figure 1: Subject property highlighted in blue
Attachment B – Zoning Map of Neighbourhood

Figure 2: Zoning map showing single family residential zoning within mix of single, multiple, and tourist commercial zones
Attachment C – OCP Designation Map

Figure 3 - OCP designation as Multi Family Medium Density
Attachment D – Images of Property

Figure 4: Looking south at lot for development

Figure 5: Looking north from rear of property
January 19 2015

Rationale for 1028 Dynes Duplex

Thank you for taking the time to consider our proposed project at 1028 Dynes Ave. in Penticton. As seen in the drawings we have submitted for your approval we are proposing to build a side by side duplex on this property. Both units will be 1900 square feet of living space over two floors. In addition there will be a separate garage divided in half in which each unit will have one indoor parking space. The garage will be centred east/west on the lot to allow for additional parking stalls for each unit to either side of the garage building. All parking spaces will be accessed from the lane at the rear of the lot. Having the parking from the lane at the rear will allow us to maximize the frontage of the lot with landscaping as designated in the Official Community Plan.

The current zoning for 1028 Dynes is R2 which doesn’t allow for multi family buildings so we are requesting to have it rezoned to RD2. Our supplied design for this rezoning application fits within the guide lines for RD2 zoning and we will not be asking for any variances to accomplish the construction of this duplex. Under the Official Community Plan this neighbourhood is calling for medium density multi family housing.

We feel that this project falls right in line with the Official Community Plan and would compliment the neighbourhood along with the already existing multi family housing units on Dynes Ave.

Sincerely

Rob Linder

Brad Klingspohn

[Stamp: Received by City of Penticton on Jan 22 2015]
Note: final design will represent the coloured renderings. Initially, the owner proposed materials including metal siding that he has since decided against, opting for stucco and white-washed cedar wood instead.
The Corporation of the City of Penticton

Bylaw No. 2015-21

A Bylaw to Amend Zoning Bylaw 2011-23

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the Local Government Act;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2011-23;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title:

This bylaw may be cited for all purposes as “Zoning Amendment Bylaw 2015-21”.

2. Amendment:

2.1 Zoning Bylaw 2011-23 Schedule ‘A’ is hereby amended as follows:

Rezone Lot 26, District Lot 3, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 1017, located at 1028 Dynes Avenue, from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

2.2 Schedule ‘A’ attached hereto forms part of this bylaw.

READ A FIRST time this 7 day of April, 2015
A PUBLIC HEARING was held this 20 day of April, 2015
READ A SECOND time this day of , 2015
READ A THIRD time this day of , 2015
APPROVAL from Ministry of Transportation day of , 2015
ADOPTED this day of , 2015

Notice of intention to proceed with this bylaw was published on the 10 day of April, 2015 and the 15 day of April, 2015 in the Penticton Western newspaper, pursuant to Section 94 of the Community Charter.

______________________________
Andrew Jakubeit, Mayor

______________________________
Dana Schmidt, Corporate Officer
To Rezone 1028 Dynes Avenue
From R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane)

City of Penticton – Schedule ‘A’
Zoning Amendment Bylaw No. 2015-21
Regular Council Meeting  
held at City of Penticton Council Chambers  
171 Main Street, Penticton, B.C.  

Tuesday, April 7, 2015  
Following the Public Hearing at 6:00 p.m.  

Resolutions  

8.12  OCP Amendment Bylaw No. 2015-23  
Re: SS Sicamous Master Plan  

211/2015  
It was MOVED and SECONDED  
THAT Council endorse the SS Sicamous Area Master Plan;  
AND THAT “OCP Amendment Bylaw 2015-23”, being a bylaw to amend Official Community Plan 2002-20 to include the SS Sicamous Area Master Plan in the OCP, be read a first time and be forwarded to the April 20th, 2015 Public Hearing for comment from the public; AND THAT Council consider whether early and ongoing consultation in addition to the public hearing is necessary with:  
1. One or more persons, organizations or authorities;  
2. The Regional District of Okanagan Similkameen;  
3. Local First Nations;  
4. School District #67; and,  
5. The provincial or federal government and their agencies;  
AND THAT it is determined that no additional consultation is required;  
AND THAT Council direct staff to begin work on an Economic Investment Zone (EiZ) bylaw for the Lakeshore Drive and Riverside Drive area once the first Phase of construction of the SS Sicamous Master Plan has occurred.  

CARRIED UNANIMOUSLY