Public Hearing
held at City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

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

Present: Mayor Jakubeit
Councilor Sentes
Councilor Martin
Councilor Picton
Councilor Konanz
Councilor Watt
Councilor Sayeed

Staff: Chuck Loewen, Acting City Manager
Dana Schmidt, Corporate Officer
Colin Fisher, Chief Financial Officer
Blake Laven, Planning Manager
Mitch Morozluk, Director of Operations
Simone Blais, Communications Officer
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:04 p.m. for the “Zoning Amendment Bylaw No. 2015-20”. He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council.

The Corporate Officer read the opening statement and introduced the purpose of the bylaws. She then explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the Local Government Act.

“Zoning Amendment Bylaw No. 2015-20”

The purpose of the Zoning Amendment Bylaw is to amend “Zoning Bylaw 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.

The Corporate Officer advised that no written correspondence has been received.

APPLICANT

• No one spoke.

DELEGATIONS

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.
• No one spoke.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.
• No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.
• No one spoke.

The public hearing for “Zoning Amendment Bylaw No. 2015-20” was terminated at 6:08 p.m. and no new information can be received on this matter.

2. Call to order

Mayor Jakubeit called the public hearing to order at 6:08 p.m. for the “Zoning Amendment Bylaw No. 2015-21”. He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaws an opportunity to be heard before Council.

The Corporate Officer read the opening statement and introduced the purpose of the bylaws. She then explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the Local Government Act.

“Zoning Amendment Bylaw No. 2015-21”

The purpose of the Zoning Amendment Bylaw is to amend “Zoning Bylaw 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.

The Corporate Officer advised that no written correspondence has been received.

**APPLICANT**

- No one spoke.

**DELEGATIONS**

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.
- No one spoke.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.
- No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.
- No one spoke.

The public hearing for “Zoning Amendment Bylaw No. 2015-21” was terminated at 6:10 p.m. and no new information can be received on this matter.

3. **Call to order**

Mayor Jakubeit called the public hearing to order at 6:10 p.m. for “Official Community Plan Amendment Bylaw No. 2015-23”. He explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaws an opportunity to be heard before Council.

The Corporate Officer read the opening statement and introduced the purpose of the bylaws. She then explained that the public hearing was being held to afford all persons who considered themselves affected by the proposed bylaw an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the Local Government Act.

**“Official Community Plan Amendment Bylaw No. 2015-23”**

- 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”.

The Corporate Officer advised that written correspondence has been received and distributed to Council.

**DELEGATIONS**

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.
• Gerry Gilligan, Penticton Avenue, presented Council with a petition listing 296 signatures opposed to day moorage. Requesting Council reject plans for pier and motorized crafts near the SS Sicamous. There are 147 species of birds spotted in area, plan calls for dock to accommodate 7 water craft with possibility to expand, this will destroy peaceful place. Plan calls for installation of log boom, little to ensure avoidance of accidents between motors and water crafts, any accidental spills of oil and gas will affect the sockeye salmon beds in channel. Suggest relocate day moorage to Kiwanis walking pier as it is a central location on beach, will avoid conflict with paddlers and swimmers, access to fabulous attractions, artist could make sign with directions to attractions to east and west;

• John Archer, Saddle Horn Drive, Kaleden, resident of area since 1997. intensive Okanagan lake user trained for Iron Man, spent hours in water, swimming in Istanbul, concern with allowing boat slip area and how to accommodate majority of users in safe way, don’t understand reasoning for pier, who is going to monitor idling, pollution around boat slip and safety of general public;

• Diane Knight, Dynes Ave, when offered opportunity for comment, was not allowed to vote on no motor boats as an option;

• Diana Sterling, Riddle Road, owner of Loco Landing and Chair of Tourism Society, spoke in support of SS Sicamous Master Plan;

• Jim Cooper, President of SS Sicamous Society, support park area master plan as presented and look forward to providing more input as phasing of projects proceed. Day moorage available at site for past 20 years, not aware of any incidents, 10 km sign posted, support moving moorage away from beach to prevent erosion;

• Barb Haynes, West Bench Drive, on behalf of Lakeside Resort, Lakeside also has day slips, found safe project, opportunity to bring business in to Lakeside Resort, support master plan fully, would like to see master plan move forward in its entirety, other hotels along Lakeside Drive in full support;

• Lorraine Stephanson, Farrell Street, understand charrette held but public not invited, if public announcement was made it didn’t go very far, issues with public process. Like to review things before commenting, asked to see documents, told being produced. No suggestions, no written input, didn’t submit and didn’t receive comment/receipt, plan rarely mentions comments from public, land belongs to public of Penticton, disturbs me when read term “vested” interest group, heard from businesses, here tonight to hear from public, public says No to day moorage, find a different location for day moorage, closer to walking pier;

• Dennis O’Gorman, Farrell Street, questions on process, opposed to day moorage, other sites exists. Plan is inconsistent, despite reference to 7 slips, may include opportunities for expansion, too loose a formulation to be adopted as OCP;

• Colleen Tarr, Winnipeg Street, last 13 years used the beach at Okanagan as a swimmer, over years noticed increase in oil and gas slicks on the water, tar on the sand in beach area, where coming from? No swimming sign day moorage only, appear again east of Lakeside Hotel, all the way to dog beach, day moorage already cutting into our swimming area considerably, who is going to enforce what hasn’t been enforced to date.

• Randy Manuel, founder of SS Sicamous Society, both sides have been for or against moorage, hope includes some day moorage at end of rock groin, deep water, remember that the point was sandy and water has worked its way west and beach did not exist there in ’51, it was marsh land, boat rental was there in 1940s.

• Jake Kimberly, Lakeshore Drive, water way Federal Jurisdiction, any work will require provincial permits and in some cases federal, go through process as part of design work. Depth to area? Depth sounds were obtained, agree day moorage, some oil slicks, wouldn’t want around heritage site, suggest open to heritage events only, round about concept in front of SS Sicamous, what is the surface going to be? Plaza, next phase detail design, grass to boat not appropriate. #6 tug needs public access so it can be toured;
• Rod King, Carter Road, part of process, very open, received number of emails from citizens with input, comfortable with the proposals of 5-7 slips for day moorage. What is proposed is better than what we have today, if we leave as is won’t make boat issue go away, have to address this issue. Fortunate thus far hasn’t been a serious accident, accommodate safer environment for swimmers, contain boats, SS Sicamous Society could monitor activities on groin, collect fees.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.
• Jason Cox, Spruce Drive, representing Penticton Wine Country Chamber of Commerce, on behalf of Chamber congratulate Council for vision in moving project forward, encouraged by what is proposed and can’t wait for details, plan increases wildlife in area, safety for swimmers, boaters, turn area into vibrant area;
• Bruce Merit, Preston Ave, Commodore of Penticton Yacht Club, spoke in support of SS Sicamous Master Plan, there is a need for temporary day moorage;
• James Brown, Skaha Lake Road, support project in principle, two questions, placement of bus stop route, is it going to still be in front of Casa Grande? Emergency oil and gas procedures, does city have procedures to clean up spills? Have to get back with details.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.
• No one spoke.

The public hearing for “Official Community Plan Amendment Bylaw No. 2015-23” was terminated at 7:33 p.m. and no new information can be received on this matter.

Certified correct:

[Signature]
Dana Schmidt
Corporate Officer

Confirmed:

[Signature]
Andrew Jakubeit
Mayor