Minutes

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

Tuesday, February 5, 2019
at 6:00 p.m.

Present: Mayor Vassilaki
         Councillor Bloomfield
         Councillor Regehr
         Councillor Robinson
         Councillor Sentes
         Councillor Watt

Absent: Councillor Kimberley

Staff: Laurie Darcus, Director of Corporate Services
       Angie Collison, Corporate Officer
       Anthony Haddad, Director of Development Services
       Jim Bauer, Chief Financial Officer
       Blake Laven, Planning Manager
       Caitlyn Anderson, Deputy Corporate Officer

1. Call to order

Mayor Vassilaki called the public hearing to order at 6:03 p.m. for Zoning Amendment Bylaws No. 2019-02 and No. 2019-03. 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 bylaw. 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.

2. “Zoning Amendment Bylaw No. 2019-02” (1760 Carmi Avenue)

The purpose of “Zoning Amendment Bylaw No. 2019-02” is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone “Proposed Strata Lot 1” of the subdivision of Lot 2, District Lots 2710 and 38215, Similkameen Division Yale District, Plan 26850, located at 1760
Carmi Avenue, from RC (Country Residential Housing) to RM1 (Bareland Strata Housing).

Delete and replace Section 10.7.3 SITE SPECIFIC PROVISIONS with the following:
.1 In the case of Lot 2, District Lots 2710 and 38215, Similkameen Division Yale District, Plan 26850, townhouses are not permitted.

The applicant is proposing to create a six lot bareland strata.

The Corporate Officer advised that one letter has been received since the printing of the agenda and distributed to Council.

DELEGATIONS

Mayor Vassilaki asked the public for the first time if anyone wished to speak to the application.
- Mike Stokes, Holden Road, received notice on February 28, 2019 with barely one week to research, process is lacking for opportunity to research and respond, proposal went ahead last year and developer seeking to develop more lots, issues with water in the last couple of years with snow and water saturation, twelve neighbours have signed a petition opposed, want hydrologist report.

Mayor Vassilaki asked the public for the second time if anyone wished to speak to the application.
- Roger Hoad, Holden Road, asked if there are six bareland strata lots, concerned about the access onto Carmi Avenue and wildlife.

Mayor Vassilaki 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. 2019-02” was terminated at 6:18 p.m. and no new information can be received on this matter.

3. “Zoning Amendment Bylaw No. 2019-03” (964 Dynes Avenue)

The purpose of “Zoning Amendment Bylaw No. 2019-03” is to amend Zoning Bylaw No. 2017-08 as follows:

Rezone Lots 43, 44, 45 and 46 of District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 929, located at 964, 970, 976 and 982 Dynes Avenue, from R2 (Small Lot Residential) to RM3 (Medium Density Multiple Housing).

The applicant is proposing to construct a 12-unit townhouse development.

The Corporate Officer advised that no letters have been received since the printing of the agenda.
DELEGATIONS

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

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

Mayor Vassilaki 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. 2019-03” was terminated at 6:21 p.m. and no new information can be received on this matter.

Certified correct:

Angie Collison
Corporate Officer

Confirmed:

John Vassilaki
Mayor