

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

Monday, September 28, 2015
at 6:00 p.m.

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

Staff: Eric Sorensen, City Manager
Dana Schmidt, Corporate Officer
Colin Fisher, Chief Financial Officer
Mitch Moroziuk, Director of Operations
Jules Hall, Director of Development Services
Lori Mullin, Recreation and Culture Manager
Angie Collison, Deputy Corporate Officer

1. Call to order

Mayor Jakubeit called the public hearing to order at 6:00 p.m. for the "OCP Amendment Bylaw 2015-48", Zoning Amendment Bylaw No. 2015-49" and "Zoning Amendment Bylaw No. 2015-50". 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 bylaws an opportunity to be heard before Council. She further indicated that the public hearing was advertised pursuant to the *Local Government Act* and that Council would also hear from those whose interests may be affected by the related Development Variance Permits.

"Official Community Plan Amendment Bylaw No. 2015-48" and Zoning Amendment Bylaw No. 2015-49" (476 Lakeshore Drive W.)

The purpose of "Official Community Plan Amendment Bylaw No. 2015-48" is to amend Official Community Plan Bylaw No. 2002-20 as follows: change the land use designation of that portion of Lot 1, District Lot 4, Group 7, Similkameen Division Yale District, Plan 2689,

located at 476 Lakeshore Drive West, from LR (Low Density Residential) to MFLD (Multi Family Low Density).

The purpose of "Zoning Amendment Bylaw No. 2015-49" is to amend "Zoning Bylaw 2011-23" as follows: Rezone Lot 1, District Lot 4, Group 7, Similkameen Division Yale District, Plan 2689, located at 476 Lakeshore Drive West, from R2 (Small Lot Residential) to RM2 (Low Density Multiple Housing).

Add 10.8.4 Site Specific Provisions:

.3 In the case of Lot 1, District Lot 4, Group 7, Similkameen Division Yale District, Plan 2689, located at 476 Lakeshore Drive West, the maximum density shall be 0.85 FAR.

The applicant is proposing to develop a multi-family strata building containing three residential units.

The Corporate Officer advised that no written correspondence has been received after the printing of the agenda.

The applicant held public consultation on September 24th at the Lakeshore Hotel.

DELEGATIONS

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.

- Applicant, Richard Langfield, Surrey, recent acquired property, plan is for three homes, one unit per floor with elevator in back, front entrance for fire regulations, range 2500 – 2600 square feet per unit.

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 "Official Community Plan Amendment Bylaw No. 2015-48" and "Zoning Amendment Bylaw No. 2015-49" was terminated at 6:11 p.m. and no new information can be received on this matter.

Zoning Amendment Bylaw No. 2015-50" (619 Burns Street)

The purpose of "Zoning Amendment Bylaw No. 2015-50" is to amend "Zoning Bylaw 2011-23" as follows:

Rezone a portion of Lot 18, Block 29, District Lot 202, Similkameen Division Yale District, Plan 755, located at 619 Burns Street, from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

The applicant has applied to adjust the lot line between 619 and 631 Burns Street to encompass the apartment building. The rezoning is required to avoid dual zoning of the newly created lot.

The Corporate Officer advised that no written correspondence has been received after the printing of the agenda.

The Director of Development Services provided a sketch outlining the lot lines.

DELEGATIONS

Mayor Jakubeit asked the public for the first time if anyone wished to speak to the application.

- Marc Tougas, West Bench Drive, spoke in favour of the application.

Mayor Jakubeit asked the public for the second time if anyone wished to speak to the application.

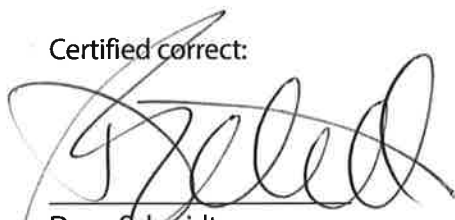
- No one spoke.

Mayor Jakubeit asked the public for the third and final time if anyone wished to speak to the application.

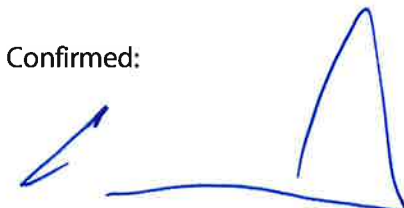
- No one spoke.

The public hearing for "Zoning Amendment Bylaw No. 2015-50" was terminated at 6:15 p.m. and no new information can be received on this matter.

Certified correct:


Dana Schmidt
Corporate Officer

Confirmed:


Andrew Jakubeit
Mayor

