

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

**Tuesday, February 7, 2017**  
**at 6:00 p.m.**

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

**Absent:** Councillor Sayeed

**Staff:** Peter Weeber, Chief Administrative Officer  
Dana Schmidt, Corporate Officer  
Mitch Moroziuk, General Manager of Infrastructure  
Jim Bauer, Chief Financial Officer  
Anthony Haddad, Director of Development Services  
Angie Collison, Deputy Corporate Officer

**1. Call to order**

Mayor Jakubeit called the public hearing to order at 6:00 p.m. for "Zoning Amendment Bylaw No. 2017-02", "Zoning Amendment Bylaw No. 2017-04", "OCP Amendment Bylaw No. 2017-06" and "Zoning Amendment Bylaw No. 2017-07". 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 bylaws and related DVP 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. 2017-02" (457 & 461 Nelson Avenue)**

The purpose of "Zoning Amendment Bylaw No. 2017-02" is to amend Zoning Bylaw No. 2011-23 as follows:

Rezone newly consolidated Lot 80, District Lot 250, Similkameen Division Yale District, Plan 845, located at 457 Nelson Avenue and Lot 1, District Lot 250,

Similkameen Division Yale District Plan EPP67181 located at 461 Nelson Avenue from R2 (Small Lot Residential) to RD2 (Duplex Housing: Lane).

The applicant is proposing to construct a front-to-back duplex on each lot.

The Corporate Officer advised that one letter has been received after the printing of the agenda.

### **DELEGATIONS**

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

- Lynn Kelsey, Oakville Street, asked about letter of opposition.
- Heather Shedden, on behalf of applicant, rezoning property from R2 to RD2 is in line with the OCP and future vision of the city, keeping in line with what is already happening in area.

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. 2017-02" was terminated at 6:07 p.m. and no new information can be received on this matter.

## **2. "Zoning Amendment Bylaw No. 2017-04" (251 Rigsby Street)**

The purpose of "Zoning Amendment Bylaw No. 2017-04" is to amend Zoning Bylaw No. 2011-23 as follows:

Rezone Lot 25, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 1035, located at 251 Rigsby Street from RD2 (Duplex Housing: Lane) to RM2 (Low Density Multiple Housing).

The applicant is proposing to construct a triplex.

The Corporate Officer advised that one letter has been received after the printing of the agenda.

### **DELEGATIONS**

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

- Edward Kostiuk, Renee Street, does not object to the proposed building, request privacy fence between the two properties, bought home as retirement place, would like 8ft fence for privacy.

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

- Lynn Kelsey, Oakville Street, landscaping, with variances, property as triplex takes up yard, building is big, concern with reduced back yard setbacks and shrinking yards.

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

- Heather Shedden, on behalf of applicant, applicant will put up 6ft fence and landscaping between properties to address privacy, reducing front yard for road widening, setbacks prompted for these reasons.

The public hearing for "Zoning Amendment Bylaw No. 2017-04" was terminated at 6:20 p.m. and no new information can be received on this matter.

3. **"Official Community Plan Amendment Bylaw No. 2017-06" and "Zoning Amendment Bylaw No. 2017-07" (1830 Ridgedale Avenue – The Ridge)**

The purpose of "Official Community Plan Amendment Bylaw No. 2017-06" is to amend Official Community Plan Bylaw 2002-20 as follows:

Amend the following Schedules of OCP Bylaw 2002-20 for Lot 1, District Lot 2710, Similkameen Division Yale District, Plan 21103 located at 1830 Ridgedale Ave: 1) *Schedule B: Future Land Use Map* be amended to remove the site designated for a school and to include the following land use designations: Low Density Residential, Medium Density Residential, Natural Area and Parks & Recreation; 2) *Schedule H: Development Permit Area Map* be amended to include specific sites in the General Multiple Family Development Permit Area and Environmental Protection Development Permit Area; and 3) *Schedule D: Natural Areas Map* will be amended to reflect the new environmental protection boundary.

The purpose of "Zoning Amendment Bylaw No. 2017-07" is to amend Zoning Bylaw No. 2011-23 as follows:

Change the zoning designations for Lot 1, District Lot 2710, Similkameen Division Yale District, Plan 21103 located at 1830 Ridgedale Avenue from R1 (Large Lot Residential) and FG (Forestry & Grazing) to the following proposed zones: R1 (Large Lot Residential), R2 (Small Lot Residential), RD1 (Duplex Housing), RM3 (Medium Density Multiple Housing) and P2 (Parks and Recreation).

The City has received an application to subdivide 1830 Ridgedale Avenue into 110 single-family residential lots, two multiple family sites, natural areas and parkland. The applicant has applied to amend the OCP and Zoning bylaws to facilitate the subdivision.

The Corporate Officer advised that one letter has been received after the printing of the agenda.

**DELEGATIONS**

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

- Graham Birds, Ecora, spoke in support of the application.
- Mark, Brent Drive, park area and RM3 proposed area, town homes proposed potential

high structure built there and closing in park in that area, RM3 won't enhance Sendero Canyon park.

- Graham Gowe, Lawrence Avenue, view will be lost, possible 18m town house, Sendero has done a fabulous job, proposed location will obstruct views, will look out of place with other homes, change to R1 or something that doesn't allow town houses, save some existing trees.

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.

- Graham Birds, Ecora, 247 trees replaced, as part of subdivision one for every lot, 350 trees replanted on property, no designs yet, owners would have no problem with height restrictions on those two lots.
- Graham Gowe, Lawrence Avenue, can you change the PR and MR around?
- Lynn Kelsey, Oakville Street, what trees will be removed in RM3? People deserve time for staff to take a look.
- Jennifer Gowe, Lawrence Avenue, where proposal is for town home lots, mature trees in that area, concerned with removal of more trees.

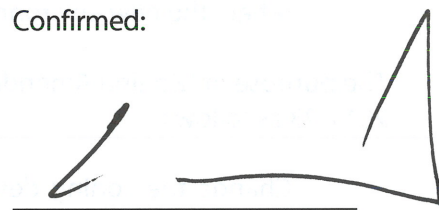
The public hearing for "OCP Amendment Bylaw No. 2017-06" and "Zoning Amendment Bylaw No. 2017-07" was terminated at 6:57 p.m. and no new information can be received on this matter.

Certified correct:



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Dana Schmidt  
Corporate Officer

Confirmed:



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Andrew Jakubeit  
Mayor