



**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 3821S, 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 3821S, 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.

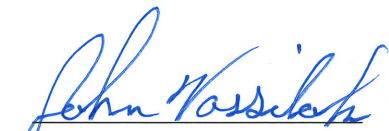
- No one spoke.

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:

Confirmed:

  
\_\_\_\_\_  
Angie Collison  
Corporate Officer

  
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John Vassilaki  
Mayor