

Public Hearing

held electronically and at the Penticton Trade and Convention Centre
273 Power Street, Penticton, B.C.

Tuesday, December 7, 2021
at 6:15 p.m.

Present:

Mayor Vassilaki
Councillor Robinson
Councillor Miller
Councillor Bloomfield
Councillor Regehr
Councillor Sentes

Staff:

Donny van Dyk, Chief Administrative Officer
Angie Collison, Corporate Officer
Blake Laven, Director of Development Services
Steven Collyer, Planner I
Cheryl Hardisty, Senior Executive Assistant
John Schappert, Legislative Assistant

1. Call to order

Mayor Vassilaki called the public hearing to order at 7:54 p.m. for Official Community Plan Amendment Bylaw No. 2021-35 and Zoning Amendment Bylaw No. 2021-36.

The Corporate Officer read the opening statement and introduced the purpose of the bylaws. She then explained that the public hearing was being held electronically and at the Penticton Trade and Convention Centre 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. "Official Community Plan Amendment Bylaw No. 2021-42" and "Zoning Amendment Bylaw No. 2021-43"

The purpose of "Official Community Plan Amendment Bylaw No. 2021-42" is to amend Official Community Plan Bylaw No. 2019-08 as follows:

Amend Map 1: Future Land Use designations from 'Parks' to 'Detached Residential' as shown on Schedule 'A' for:

- Lot 4 District Lot 189 Similkameen Division Yale District Plan 5885 (270 South Beach Drive)
- Lot 5 District Lot 189 Similkameen Division Yale District Plan 5885 (274 South Beach Drive)

- Lot 6 District Lot 189 Similkameen Division Yale District Plan 5885 (278 South Beach Drive)
- Lot A District Lot 189 Similkameen Division Yale District Plan EPP71324 (280 South Beach Drive)
- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6179 (286 South Beach Drive)
- Lot A District Lot 189 Similkameen Division Yale District Plan EPP54210 (292 South Beach Drive)
- Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 (298 South Beach Drive)
- Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 (300 Sudbury Avenue)

The purpose of "Zoning Amendment Bylaw No. 2021-43" is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot 1 District Lot 189 Similkameen Division Yale District Plan 6172 located at 298 South Beach Drive and Lot 2 District Lot 189 Similkameen Division Yale District Plan 6172 located at 300 Sudbury Avenue from P2 (Parks and Recreation) to R1 (Large Lot Residential) as shown on Schedule 'A'.

The Corporate Officer advised that 3 letters have 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.

- Dorothy Tinning, Wiltse Place, spoke to the history of these properties and the need for parkland in Penticton to benefit the entire community. She spoke to the potential for future land designation changes. She recommended that the neighbouring detached residential homes should be purchased by the city and the importance of having a long term parks plan.

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

- Dennis O’Gorman, Farrell Street, spoke to the tourism economy of Penticton and the need for beaches and parks, noting the importance of preserving these scarce assets and keeping these properties.
- Lori Goldman, Dauphin Avenue, via Zoom, spoke to concerns with climate change if the property is sold as it would put the trees at risk, opposing the proposal to rezone and sell the property.
- Garth Bathgaite, Churchill Avenue, supported maintaining the zoning and purchasing the remaining properties over a long period of time.

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

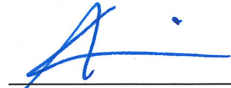
- Rod Krantz, South Beach Drive, via Phone, supported the rezoning from Parks to Residential, noting the proceeds could be used to purchase more parkland.
- Dorothy Tinning, Wiltse Place, noted the total beachfront area of all the properties combined.
- Blake Laven, as applicant, noted that the proposal does not represent a major change from current use and that it is an ideal time to sell the property and reallocate the funds for other uses and parkland. He noted the cost to purchase the remaining properties is

not feasible and public engagement showed support for the sale of these lands.

- Lorraine Stephanson, expressed concerns with the public engagement responses.

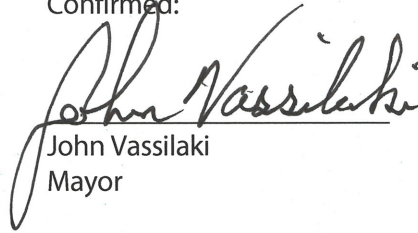
The public hearing for "Official Community Plan Amendment Bylaw No. 2021-42 and Zoning Amendment Bylaw No. 2021-43" was terminated at 8:34 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



John Vassilaki
Mayor