

**Public Hearing**  
held electronically and at City Hall, Council Chambers  
171 Main Street, Penticton, B.C.

**Tuesday, September 6, 2022**  
**at 6:00 p.m.**

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

**Staff:** Donny Van Dyk, Chief Administrative Officer  
Angie Collison, Corporate Officer  
Angela Campbell, Director of Finance & Administration  
Anthony Haddad, General Manager, Community Services  
Blake Laven, Director of Development Services  
Kristen Dixon, General Manager of Infrastructure  
Steven Collyer, Planner I  
Nicole Capewell, Planner I  
Paula McKinnon, Deputy Corporate Officer

**1. Call to order**

Mayor Vassilaki called the public hearing to order at 6:24 p.m. for Zoning Amendment Bylaw No. 2022-48.

The Corporate Officer read the opening statement and introduced the purpose of the bylaw. She then explained that the public hearing was being held in-person and electronically 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. 2022-48" (221 and 241 Nelson Avenue)**

The purpose of "Zoning Amendment Bylaw No. 2022-48" is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot A District Lot 250 Similkameen Division Yale District Plan EPP116347, located at 221 Nelson Avenue, and Lot B District Lot 250 Similkameen Division Yale District Plan EPP116347, located at 241 Nelson

Avenue, a bylaw to rezone the subject properties from RD2 (Duplex Housing: Lane) to RD4 (Low Density Cluster Housing).

The applicant is proposing to rezone the subject properties to allow for the development currently under construction to be permitted as 4 separate strata units on each property. The development is currently permitted as a duplex with suites on each property (total 4 units; 2 main units and 2 suites), and the owners have identified a desire to have each unit on a separate strata title to allow for more units to be sold, without suites.

The Corporate Officer advised that no 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.

- Brandon Bergard, Applicant, available to answer any questions.

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

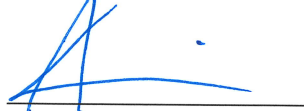
- No one spoke.

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. 2022-48" was terminated at 6:28 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



John Vassilaki  
Mayor