

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

Tuesday, January 17, 2023
at 6:00 p.m.

Present:

Mayor Bloomfield
Councillor Boulton
Councillor Gilbert
Councillor Graham
Councillor Konanz
Councillor Miller
Councillor Watt

Staff:

Donny van Dyk, Chief Administrative Officer
Angie Collison, Corporate Officer
Angela Campbell, Director of Finance & Administration
Kristen Dixon, General Manager of Infrastructure
Blake Laven, Director of Development Services
Paula McKinnon, Deputy Corporate Officer

1. Call to order

Mayor Bloomfield called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2022-56.

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. 2022-56" (170 Arnott Place)

The purpose of "Zoning Amendment Bylaw No. 2022-56" is to amend Zoning Bylaw No. 2021-01 as follows:

Rezone Lot 9 District Lot 116 Similkameen Division Yale District Plan 25549, located at 170 Arnott Place, from R1 (Large Lot Residential) to RD1 (Duplex Housing) with the following site-specific provision:

- A maximum of two dwelling units shall be permitted.

The applicant is proposing to build a side-by-side duplex on the subject property with a detached two-car garage that will be used by both duplex units.

The Corporate Officer advised that three letters have been received since the printing of the agenda.

DELEGATIONS

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

- No one spoke.

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

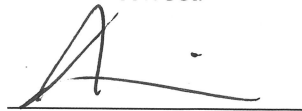
- Antonio Cormano, submitted letter to Council, opposed due to back lane, dead-end road, lane used for garbage disposal, garbage trucks back out of lane to exit, no one else uses, too narrow for through traffic. Arnott Place has no storm drain, floods whenever it rains., need storm drain before more building. Back lane not for through traffic, kids play in back lane. Commented all garages built into homes, garage access should be from Arnott Place, back lane is not a road, dead-end, only used for garbage and yard waste pick-up.

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

- Poppy Degeorgio, Arnott Place, grandchildren play in back alley, concerned about alley access, not safe to play in front or back now. Lane not an easily accessible area if all decide to use back lane, up to eight vehicles, won't be a safe place for kids to play. Backyard is our safe place, if they build in the front, not an issue, if build in back will not be safe, alley access is upsetting.
- Lucas, AllTerra Land Surveying, Representing Client, client following all OCP guidelines, states all vehicle access from laneway.

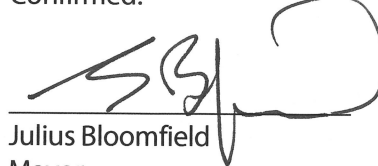
The public hearing for "Zoning Amendment Bylaw No. 2022-56" was terminated at 6:15 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Julius Bloomfield
Mayor