

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

Tuesday, May 2, 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 6:32 p.m. for Zoning Amendment Bylaw No. 2023-15.

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. 2023-15" (398 Upper Bench Road South)

The purpose of "Zoning Amendment Bylaw No. 2023-15" is to amend Zoning Bylaw No. 2023-08 as follows:

Add site-specific provision, for Lot 6 District Lot 155 Similkameen Division Yale District Plan 306 Except Plan 21731, located at 398 Upper Bench Road South, within the A (Agriculture) zone as follows: "Section 9.2.6.13, In the case of Lot 6 District Lot 155 Similkameen Division Yale District Plan 306 Except Plan 21731, located at 398 Upper Bench Road South, a carriage house and a bed and breakfast home shall be permitted."

The applicant is proposing to convert an existing accessory structure on the subject property to a carriage house. The subject property also contains a single-family dwelling, which is currently operating as a bed and breakfast home.

The Corporate Officer advised that no 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.

- Chris Allen, Landform Architecture, agent representing owners, available to answer any questions.
- Lynn Kelsey, Oakville Street, spoke in support of development, commented intimate knowledge of property, beautiful home and view, nicely isolated, converting to a carriage house well away from house with tons of parking, sits on hill, incredible view, letter from neighbour in support, smart growth, enhancing property, enhancing tourism with bed and breakfast, would stay as tourist, absolutely gorgeous. Encouraged council to approve.

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

- No one spoke.

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

- Dara (via Zoom), owner, happy to answer any questions.

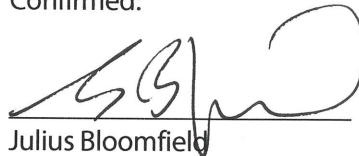
The public hearing for "Zoning Amendment Bylaw No. 2023-15" was terminated at 6:37 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison
Corporate Officer

Confirmed:



Julius Bloomfield
Mayor