

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

**Tuesday, May 7, 2024**  
**at 6:00 p.m.**

**Present:** Mayor Bloomfield  
Deputy Mayor Watt  
Councillor Boulton  
Councillor Gilbert  
Councillor Graham  
Councillor Konanz  
Councillor Miller

**Staff:** Anthony Haddad, City Manager  
Angie Collison, Corporate Officer  
Angela Campbell, Director of Finance & Administration  
Kristen Dixon, General Manager of Infrastructure  
Blake Laven, Director of Development Services  
Kelsey Johnson, Director of Community Services  
Paula McKinnon, Deputy Corporate Officer

**1. Call to order**

Mayor Bloomfield called the public hearing to order at 6:12 p.m. for "Zoning Amendment Bylaw No. 2024-19".

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. 2024-19" (3810 Valleyview Road)**

The purpose of "Zoning Amendment Bylaw No. 2024-19" is to amend Zoning Bylaw No. 2023-08 as follows:

Add site-specific provision within the A (Agriculture) zone, as follows:

- "In the case of Lot 2 District Lot 587 Similkameen Division Yale District Plan 15877 Except Plans 20013 And 20826, located at 3810 Valleyview Road, 'agri-tourism accommodation' is a permitted use with a maximum of three (3) sleeping units."

The applicants are proposing to operate three sleeping units as agri-tourism accommodation on the subject property.

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

### **DELEGATIONS**

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

- Bruce Morgenstern, read the letter submitted to City Council and was included in the agenda package. Expressed concerns about the application meeting the required tests of the Agriculture Land Commission.
- Via Zoom - Elizabeth Marion, Spruce Place, expressed concern regarding the width of Valleyview Road, and the lack of pressure provided to the current fire hydrants. Expressed concern regarding kitchens being included in sleeping units and the current non-conforming buildings on the property.

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.

- Via Phone - James Parker, Applicant, Valleyview Road, provided an overview of the improvements made to the property since his ownership. Within the Agriculture Land Commission, the building type for agri-tourism can be classified as other. Provided specific measurements regarding the width of Valleyview Road in front of 3810 Valleyview Road, as being the widest part of the road. The applicant provided that there had been a previous attempt to separate the land into two lots which was denied by the Agricultural Land Commission. Explained that improvements have been made to have ample space for large vehicles. The buildings currently in place were placed on the footings that had laid by the previous owner. The applicant outlined fire protection measures that have been put in place for the subject property.
- Councillor Watt asked for clarification on what the intention is of the units.
- Applicant responded that triathletes and those from the wine community, given the proximity of the property to other wineries in the area.
- Mayor Bloomfield asked if the units have been approved by the Agriculture Land Commission.
- Applicant responded, yes.

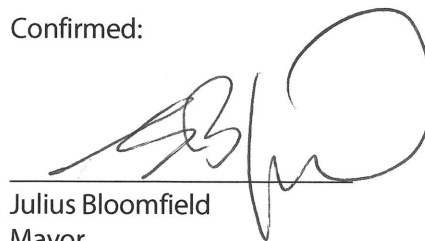
The public hearing for "Zoning Amendment Bylaw No. 2024-19" was terminated at 6:43 p.m. and no new information can be received on this matter.

Certified correct:



Angie Collison  
Corporate Officer

Confirmed:



Julius Bloomfield  
Mayor