

PUBLIC HEARING REPORT

TO: Regional Board of Directors
FROM: Chair Kozakevich, Electoral Area “E”
DATE: December 19, 2016
RE: Public Hearing Report on Amendment Bylaw No. 2459.21



Purpose of Amendment Bylaw:

The purpose of the amendment bylaw is to amend the Electoral Area “E” Zoning Bylaw No. 2459, 2008, from an Agriculture One (AG1) zone to an Agriculture One Site Specific (AG1s) zone.

Specifically, the applicant is requesting one accessory dwelling to be 184 m² in size and located on the top floor of an existing dwelling.

Public Hearing Overview:

The Public Hearing for Amendment Bylaw 2459.21 was convened on Monday, December 19, 2016, at 7:00 p.m., at the Naramata Old Age Pensioners (OAP) Hall, located at 330 3rd Street, Naramata, BC.

There were six (6) members of the public present. Two (2) member of the public participated over the phone.

Members of the Regional District Board present were:

- Chair, Karla Kozakevich, RDOS, Electoral Area ‘E’

Members of the Regional District staff present were:

- Evelyn Riechert, Planner
- Nona Lynn, Recording Secretary

Chair Kozakevich called the Public Hearing to order at the Naramata Old Age Pensioners Hall, located at 330 3rd Street, Naramata.

The hearing was convened pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Amendment Bylaw 2459.21.

In accordance with Section 466, the time and place of the public hearing was advertised in the December 7 and 14th editions of the Penticton Western News.

Copies of reports and correspondence received related to Amendment Bylaw No, 2459.21 was available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There was zero (0) written brief submitted at the public hearing.

Chair Kozakevich called a first time for briefs and comments from the floor and noted that a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

Evelyn Riechert, Planner provided a summary of the amendment bylaw.

Jim Solly, 2285 Naramata Road – Expressed concern that the intention of the zoning change is to build a larger structure on the property without having to tear down the existing building. Expressed concern that the site specific zoning proposed on the property will create inconsistency and an administrative burden for the RDOS. Expressed concern that applications of this nature will create larger and higher buildings which don't comply with the Official Community Plan of the area, and do not improve the agricultural quality of the area. Is generally opposed to site specific zones.

Evelyn Riechert, Planner – Explained that the existing dwelling use would change. Explained that the footprint is not being changed.

Katherine Ginther – 2245 Naramata Road – Questioned how this application improves the agricultural use of the subject property. Questioned how allowing an additional building on the property improve agricultural use.

Evelyn Riechert, Planner – Explained that the zoning amendment is for the use of the existing dwelling which is on the property currently. The applicant wishes to decommission the bottom story of the structure and use it for storage, and use the top story for accommodation which is permitted. The overall footprint of the structure is not changing; the use is just being converted.

Chair Kozakevich – Explained that the applicant is allowed a home and two accessory dwellings on the property. The current structure will be considered one accessory dwelling and footprint, and in future a principal structure may be constructed which will be better for agricultural land, rather than three structures.

Katherine Ginther – 2245 Naramata Road – Questioned if the application is increasing agricultural land.

Chair Kozakevich – They would not be changing the agricultural land because it will only be two structures rather than three.

Jim Solly, 2285 Naramata Road – Questioned permitted uses in the existing bylaw, and questioned the height of future buildings.

Chair Kozakevich – Explained that this application is avoiding another footprint on agricultural land.

Jonn Uzelac, 2254 Naramata Road (phone in) – Lives across the street from the subject property and expressed concern about the structure height and the potential of losing their view of the lake. Would like assurance that the new structure won't go above the plane of the road way so there is no obstruction of view.

Evelyn Riechert, Planner – Explained that the structure is already in place and nothing is being added on to it.

Chair Kozakevich – Explained that an old structure near the road is being demolished and taken out. Explained that there is no proposal for anything new. Explained that only the existing dwelling is being considered in this zoning amendment. Explained that there is no expansion or change in height being proposed at this time.

Applicant – Explained the history of the property and their plans for the future on the property.

Jim Solly, 2285 Naramata Road – Questioned the precedent will be set for others if set for site specific zoning being allowed to change in the area.

Evelyn Riechert, Planner – The Board considers each application on its own merit with respect to if it is supported or not.

Chair Kozakevich – Explained that the Board generally supports agricultural. Generally, if there is an application which will allow for a better use of agricultural land is supported. This application is eliminating a structure. Most likely when this comes forward for final reading at the Board it will be seen as a favorable use of agricultural land.
Explained that the board is working on an amendment to create a more standardized approach to agricultural zoning for the area.

Aleksandra Michailovic, 2254 Naramata Road (phone in) – Stated that she is in favor of the application.

Chair Kozakevich asked a second time if there was anyone who wished to speak further to the proposed bylaws.

Chair Kozakevich asked a third time if there was anyone who wished to speak further to the proposed bylaws and hearing none, declared the public hearing closed at 7:23 p.m.

Recorded by:

Confirmed:

Confirmed:

Nona Lynn

ERiechert

Karla Kozakevich

Nona Lynn
Recording Secretary

Evelyn Riechert
Planning Planner

Karla Kozakevich
Chair