



TO: Regional Board of Directors
FROM: Chair Mark Pendergraft
DATE: February 22, 2024
RE: Public Hearing Report - Bylaw No. 3061, 2024

Purpose of Bylaws:

The proposed amendments to the Okanagan Valley Zoning Bylaw No. 2800, 2022 & Electoral Area "H" Zoning Bylaw No. 2498, 2012 are being sought out in conjunction with Bylaw No. 2900, 2024 (being the proposed RDOS Subdivision and Development Servicing Bylaw) which, in-part, would repeal the Campground Regulations Bylaw No. 2779, 2018 and Manufactured Home Park Regulations Bylaw No. 2597, 2012.

The purpose of Bylaw No. 3061 is to retain certain standards from the Campground Regulations Bylaw and Manufactured Home Park Regulations Bylaw within the Okanagan Valley Zoning Bylaw and Electoral Area "H" Zoning Bylaw; namely:

- for campground and manufactured home park uses, water and sewer servicing and access requirements; and,
for manufactured home park uses, internal "roadway" design standards.

Public Hearing Overview:

The Public Hearing for Bylaw No. 3061, 2024 was convened on Thursday, February 22, 2024 at 9:00 am, at the RDOS Board Room, 101 Martin Street.

Members of the Regional District Board present were:

Table with 2 columns: Name and District/Area. Includes Chair Mark Pendergraft (RDOS, Electoral Area "A"), Vice Chair Spencer Coyne (RDOS, Town of Princeton), and various directors from Electoral Areas "B" through "I" and the City of Penticton.

Director Helena Konanz	RDOS, City of Penticton
Alternate Director Erin Trainer	RDOS, District of Summerland
Director Martin Van Alphen	RDOS, District of Summerland
Director Sue McKortoff	RDOS, Town of Osoyoos
Director Martin Johansen	RDOS, Town of Oliver
Director Jason Wiebe	RDOS, Village of Keremeos

Members of the Regional District staff present were:

- Jim Zaffino, Chief Administrative Officer
- Christopher Garrish, Senior Manager of Planning Services
- Shannon Planner, Planner II
- Lauri Feindell, Recording Secretary

There were four (4) members of the public present.

In accordance with Section 466 of the *Local Government Act*, and Section 94(1)(b) of the *Community Charter*, a notice regarding the public hearing was posted in a public notice posting place at 101 Martin Street, Penticton, BC V2A 5J9.

Additionally, pursuant with the Regional District's *Public Notice Bylaw No. 2977, 2022*, the time and place of the public hearing was notified electronically as follows:

- by posting the notice on the Regional District's website; and
- by distributing the notice through the Regional District's email subscription service (VoyentAlert!) on February 9, 2024.

Copies of reports and correspondence received related to Bylaw No. 3061, 2024, were available for viewing at the Regional District office during the required posting period.

Pursuant to Section 464 and 465 of the *Local Government Act*, Chair Pendergraft called the Public Hearing to order at 9:00 a.m. in order to consider the amendment bylaw.

Summary of Representations:

There were no written briefs submitted at the public hearing.

Chair Pendergraft 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.

S. Duong, Planner II, outlined the proposed Bylaw.

Chair Pendergraft asked if anyone wished to speak to the proposed bylaw.

Randy Kowalchuk of 176 Fraser Court, Penticton queried as to how the proposed changes were to assist in providing additional homes for seasonal workers and seniors and how they would impact the affordability and rate in which such housing is able to be provided.

C. Garrish, Senior Manager of Planning Services responded that the purpose of the bylaw is to streamline or to consolidate servicing requirements in relation to certain types of developments within the Subdivision Servicing Bylaw or Zoning Bylaw.

Chair Pendergraft asked if there was anyone who wished to speak further to the proposed bylaw.

Dan Butler of 625 Highway 97, Summerland queried as to how the proposed changes would impact their property considering the recent legislative changes at the Provincial level and their existing campground zoning.

Shannon Duong, Planner II responded that the proposed changes would remove an administrative burden currently in place, being the existing requirements to obtain a Campground Permit prior to campground development.

Clarified that if the Campground and Manufactured Home Park Regulations Bylaws were repealed, the permit requirement would be removed while certain standards currently in force within the bylaws would be retained within the zoning bylaws instead. Noted that it is anticipated that the time and work required by property owners developing a site for a new or expanded campground or manufactured home park would be reduced.

Dan Butler responded and further queried about how the proposed changes would impact their property specifically considering that the property is not connected to a community sewer system.

Chair Pendergraft noted that the servicing requirements have always been a stipulation with respect to the existing Campground and Manufactured Home Park Regulations Bylaws, and requested confirmation.

Shannon Duong responded and confirmed that the Regional District always required as part of Campground Regulations Bylaw to provide adequate water or sewer service, whether it be through a publicly or privately operated system.

Chair Pendergraft noted that there would then be no changes in that respect.

Shannon Duong confirmed Chair Pendergraft's understanding.

Dan Butler spoke to the property no longer being included in plans to extend sewer services to the area [i.e., in relation to the District of Summerland's Liquid Waste Management Plan] and

queried as to whether the proposed changes would make it difficult for a property owner to connect to a private sewer system.

Shannon Duong noted that the proposed changes would not restrict the property owner from pursuing either a private or public water or sewer system.

General discussion.

Chair Pendergraft asked again if there was anyone who wished to speak further to the proposed bylaw.

Chair Pendergraft asked a final time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 9:15 am.

Recorded by:

Lauri Feindell

Lauri Feindell
Recording Secretary

Confirmed:



Shannon Duong
Planner II

Confirmed:

M. Pendergraft

Mark Pendergraft
Chair