

PUBLIC HEARING REPORT

TO: Regional Board of Directors
FROM: Chair Tom Siddon, Electoral Area “D”
DATE: August 10, 2016
RE: Public Hearing Report on Amendment Bylaw Nos. 2603.08 & 2455.24, 2016



Purpose of Amendment Bylaw:

The purpose of the amendment bylaws is to undertake an update of the commercial zones comprised within the Electoral Area “D-2” Zoning Bylaw No. 2455, 2008. This includes, amongst other things:

- retitling the C4 Zone “Okanagan Falls Town Centre” (from “Highway Commercial”);
- updating the language used to describe permitted uses in the C3, C4, C6 and C7 Zones (NOTE: the C1 & C2 Zones do not exist in Electoral Area “D-2”, while the C5 Zone was removed in 2015);
- excluding automobile related uses (i.e. “service stations”) from the C4 Zone and include these in a new Service Commercial One (CS1) Zone to be applied to parcels where these are occurring;
- including the Okanagan Falls Heritage & Museum Society property (1145 Highway 97) in the C4 Zone (it is currently zoned Commercial Amusement (C6));
- rezoning a non-conforming residential property in Upper Carmi from C6 to Small Holdings One (SH1) (the property owner has been consulted and is supportive of this change). This requires an amendment to the Electoral Area “D” OCP Bylaw in order to change the designation of the property from Commercial (C) to Small Holdings (SH);
- updating the C7 Zone and consolidate an existing site specific zoning; and
- deleting the Specialized Commercial (C8) Zone from the bylaw and rezone the only property it applies to back to Large Holdings (LH), which is the zoning that applied to the property prior to the “movie studio” concept being applied for in 2001 (the property owner received written notification of this proposal and has not responded).

Public Hearing Overview:

The Public Hearing for Amendment Bylaw Nos. 2603.08 and 2455.24, 2016, was convened on Wednesday, August 10, 2016, at 7:00 pm, at the Okanagan Falls Community Centre, Okanagan Falls.

There were twenty-three (23) members of the public present.

Members of the Regional District Board present were:

- Chair Tom Siddon

Members of the Regional District staff present were:

- Christopher Garrish, Planning Supervisor

- Nona Lynn, Recording Secretary

Chair Siddon called the Public Hearing to order at 7:35 pm at the Okanagan Falls Community Centre, Okanagan Falls, BC, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Amendment Bylaw Nos. 2603.08 & 2455.24, 2016.

In accordance with Section 466, the time and place of the public hearing was advertised in the July 27th and August 3rd, editions of The Keremeos Review.

Copies of reports and correspondence received related to Amendment Bylaw Nos. 2603.08 & 2455.24, 2016, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted at the public hearing.

Chair Siddon 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.

C. Garrish, Planning Supervisor, outlined the proposed amendment bylaws.

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

Pat Burton, 8th Avenue, Okanagan Falls, Discussed the use of the property which the proposed amendment bylaw would affect.

C. Garrish, Planning Supervisor, explained the potential uses of the property.

Brad Elenko, McElhanney Consulting Services Ltd., spoke in opposition to 2 provisions in the C7 RV Park zone regarding 4 ha minimum parcel size and removal of reference to “strata lots” and suggested that the existing zone not be changed.

Elaine Chernoff, neighbor of development, questioned the development potential of the property.

C. Garrish, Planning Supervisor, provided a history of the zoning on the property.

Brad Elenko, McElhanney Consulting Services Ltd., suggested a commercial analysis be done in Okanagan Falls.

C. Garrish, Planning Supervisor, explained the scope of the rezoning proposal.

Chris Pool, 4958 Bassett Avenue, Questioned the potential development of the “flea market” property and the design of the buildings. Questioned if commercial development is required on the

ground floor of the vacant site just east of the bridge and if residential could be built on first floor. Questioned specific areas covered by amendment.

C. Garrish, Planning Supervisor, explained the oversight in the amendment bylaw related to Section 13.2.8, which is to be addressed at 3rd reading. Discussed interpretation of the bylaw, and explained the area that this zoning amendment would cover.

Terry Feeny, 104 Devon Drive, new owner of Flea Market property spoke in favour of rental housing and against development of more commercial floor space in Okanagan Falls.

Robin Agur, Okanagan Falls, spoke in opposition the proposed 4 ha minimum parcel size in the C7 RV Park zone and spoke of general concerns about the Town Centre Plan under preparation. There is concern about the amount of commercial space being proposed and supports more residential development.

Elaine Chernoff, Okanagan Falls, asked for clarification of the application.

C. Garrish, Planning Supervisor, explained the history of the C6 zoning designation. Explained the basis of the recommendation is to update errors made in the zoning bylaw, and is an update to commercial zones.

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

Chris Pool, 4958 Bassett Avenue, questioned the commercial zoning and any future changes on the 'Flea Market' property, now that it has been purchased. Can future amendments be made to the zoning.

C. Garrish, Planning Supervisor, explained that the purpose of this application is to update the language of the zoning bylaw. This amendment is to clean up errors in the bylaw made previously.

Brad Elenko, McElhanney Consulting Services Ltd., questioned if the source of the original requirement to consolidate the RV site into a 4 ha parcel was from the MOTI not the RDOS Board.

Ken Hale, 667 Hody Drive, questioned how much of the first floor needs to be commercial.

C. Garrish, Planning Supervisor, referenced the bylaw. Explained that residential must be above commercial use.

Chair Siddon asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at **8:16** p.m.

Recorded by:

'Nona Lynn'

Confirmed:



Confirmed:

'Tom Siddon'

Nona Lynn
Recording Secretary

Christopher Garrish
Planning Secretary

Tom Siddon
Chair