

Minutes of the PUBLIC HEARING of the Regional District of Central Okanagan held in the Woodhaven Board Room, Regional District Offices of Kelowna on Monday, February 27, 2017

Directors:

J. Baker (District of Lake Country)
C. Basran (City of Kelowna)
W. Carson (Central Okanagan West Electoral Area)
M. DeHart (City of Kelowna)
R. de Jong (City of West Kelowna)
D. Findlater (City of West Kelowna)
C. Fortin (District of Peachland)
C. Hodge, alternate for G. Given (City of Kelowna)
T. Gray (City of Kelowna)
P. Hanson (Central Okanagan East Electoral Area)
B. Sieben (City of Kelowna)
L. Stack (City of Kelowna)
T. Konek (Westbank First Nation)

Staff:

B. Reardon, Chief Administrative Officer
R. Fralick, Manager of Development Services
C. Griffiths, Director of Economic Development
D. McArthur, Corporate Services (recording secretary)

Chair Findlater brought the Public Hearing to order at 7:00 p.m.

This Special Meeting is being held for the purpose of considering the discharge of Land Use Contract No. 150, an amendment to the Ellison Official Community Plan Bylaw No. 1124 and an amendment to the RDCO Zoning Bylaw No. 871.

The **Public Hearing was advertised** pursuant to the Local Government Act as follows:
The Capital News on Friday, February 17, 2017 and Wednesday, February 22, 2017.

A **Consultation Notice** in accordance with the Local Government Act was advertised in the Capital News on Wednesday, January 25, 2017.

In accordance with the Development Applications Procedure Bylaw No. 944, a 'Notice of Application' sign was also posted on the subject property.

The role of the Regional Board is to hear representation from those persons who wish to provide comments regarding the proposed bylaws. Everyone who wishes to speak shall be given the opportunity to be heard. No one will be, or should feel, discouraged or prevented from making his or her views known. It is important that all who speak at this meeting restrict their remarks to matters contained in the bylaw and it is her responsibility as Chair of this meeting to ensure that all remarks are so restricted.

Members of the Regional Board may if they so wish, ask questions following the presentation, however noted that the main function of the Regional Board members this evening is to listen to the views of the public. It is not the function of the Regional Board at this Public Hearing to debate the merits of the proposed bylaw with individual citizens.

No decision will be made at the Hearing, but the entire proceedings will be considered by the Regional Board at a subsequent meeting.

Submissions regarding the proposed bylaw may be received prior to or at this Hearing.

No further information or representations can be considered by the Regional Board after the Public Hearing is terminated.

The Chair introduced the following bylaw:

OWNERS: 532451 B.C. Ltd. No. 532451

AGENT: Regional District of Central Okanagan

- a) Land Use Contract No. 150 - Received First Reading January 12, 2017 (*Central Okanagan East Electoral Area*)
- b) Ellison Official Community Plan Amendment Bylaw No. 1124-05 - Received First Reading January 12, 2017 (*Central Okanagan East Electoral Area*)
- c) Zoning Amendment Bylaw No. 871-234 (Our file: Z16/01) - Received First Reading January 12, 2017 (*Central Okanagan East Electoral Area*)

APPLICATION:

To discharge Land Use Contract No. 150 from the subject property, to exempt the development from the Ellison Official Community Plan No. 1124 Multiple Unit and Intensive Residential Development Permit Area, and to amend the RDCO Zoning Bylaw No. 871 to (RMP) Manufactured Home Park (amended) on Lot C, Plan 23162, Section 12, Township 23, ODYD located adjacent to Old Vernon Road.

Staff:

Staff report dated February 17, 2017 outlined the amendments.

The subject property is regulated under Land Use Contract No. 150) which was adopted in 1976. Under the LUC, the parcel is permitted up to 80 mobile homes plus 1 owner's residential plot; the property currently has 76 mobile homes and 1 clubhouse. In accordance with the Ellison Official Community Plan Bylaw No. 1124, there are no natural environment or hazard Development Permit provisions that affect the parcel. The landowner has been informed and consulted with and is in support of the proposed changes.

The intent of the application is to remove the Land Use Contract in accordance with Bill 17 and provide land use to the parcel that mirrors what has historically been permitted.

Staff provided an overview of slides depicting the existing mobile home park and adjoining land uses.

Board:

There were no Board comments.

Applicant:

No questions.

Public:

There was no public comment.

Board:

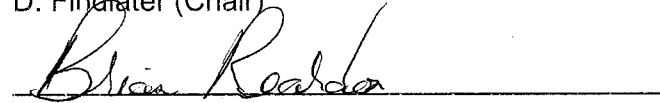
There were no Board comments.

The Public Hearing was terminated and adjourned at 7:12 p.m.

CERTIFIED TO BE TRUE AND CORRECT



D. Findlater (Chair)



B. Reardon (Director of Corporate Services)