

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

**Tuesday, October 17, 2023**  
**at 6:00 p.m.**

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

**Staff:** Anthony Haddad, City Manager  
Paula McKinnon, Deputy Corporate Officer  
Angela Campbell, Director of Finance & Administration  
Kristen Dixon, General Manager of Infrastructure  
Blake Laven, Director of Development Services  
Hayley Anderson, Legislative Assistant  
Steven Collyer, Senior Planner  
Jordan Hallam, Planner II

**1. Call to order**

Mayor Bloomfield called the public hearing to order at 6:00 p.m. for Zoning Amendment Bylaw No. 2023-35.

The Deputy 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. 2023-35" (461 Martin Street)**

The purpose of "Zoning Amendment Bylaw No. 2023-35" is to amend Zoning Bylaw No. 2023-08 as follows:

Add site-specific provision within the C5 (Urban Centre Commercial) zone, as follows:

- Section 11.5.4.11, In the case of Lot B District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton) District Plan 574,

located at 461 Martin Street, a maximum of two dwelling units on the first storey shall be permitted.

The one-storey building on the subject property was converted from a medical office into dwelling units without the required City of Penticton permitting. The 'C5 – Urban Centre Commercial' restricts dwelling units to the second storey or higher. As the dwelling units are on the first storey, the applicant has applied for a site-specific amendment to the C5 zone to allow a maximum of two dwelling units on the first storey of the subject property.

The Deputy Corporate Officer advised that no 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.

- No one spoke.

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.

- Councillor Konanz, inquired on the size of the units, looks like a very small house or office building.
- Jordan Hallam, Planner II, dwelling itself only covers 18% of the lot so it's quite small, we do not have actual dimensions.
- Mayor Bloomfield, inquired if it is currently being used as accommodations and whether it's being brought into compliance because of its non-conforming use.
- Jordan Hallam, Planner II, units are being currently used and it's being brought into conformance.

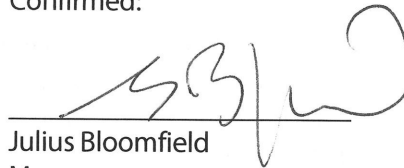
The public hearing for "Zoning Amendment Bylaw No. 2023-35" was terminated at 6:07 p.m. and no new information can be received on this matter.

Certified correct:



\_\_\_\_\_  
Paula McKinnon  
Deputy Corporate Officer

Confirmed:



\_\_\_\_\_  
Julius Bloomfield  
Mayor