



Public Hearing Minutes

Date: March 3, 2026, 6:00 p.m.
Location: City of Penticton, Council Chambers
171 Main Street, Penticton, B.C.

Council Present: Mayor Bloomfield
Councillor Watt
Councillor Graham
Councillor Gilbert
Councillor Reynen
Councillor Stewart

Council Absent: Councillor Miller

Staff Present: Anthony Haddad, City Manager
Angie Collison, Corporate Officer
Angela Campbell, General Manager of Corporate Services
Kristen Dixon, General Manager of Infrastructure
Blake Laven, General Manager of Development Services
Kelsey Johnson, General Manager of Community Services
Julie Czeck, General Manager of Public Safety and Partnerships
Hayley Anderson, Legislative Assistant

1. Mayor Calls Public Hearing No. 1 to Order

The Mayor called the Public Hearing to order at 6:02 p.m. for "Official Community Plan Amendment Bylaw 2026-07" and "Zoning Amendment Bylaw No. 2026-08" (Pro-Active Planning Additional Updates).

2. Opening Statement and Introduction of Bylaw

2.1 Official Community Plan Amendment Bylaw No. 2026-07 and Zoning Amendment Bylaw No. 2026-08

"Official Community Plan Amendment Bylaw No. 2026-07

Purpose:

"Official Community Plan Bylaw 2019-08" is hereby amended as follows:

Repeal Page 3-50 titled "Land Use Designations" and replace with new Page 3-50 that includes the following statement: "In 2025, to meet

provincial requirements, the City rezoned approximately 1,000 properties that previously permitted small-scale multi-unit housing (SSMUH) to align zoning with the land use designations above. These properties are recognized as in transition, and low density residential land uses (e.g., single detached dwellings, suites, duplexes, carriage houses) are permitted regardless of the underlying OCP land use designation."

"Zoning Amendment Bylaw No. 2026-08"

Zoning Bylaw No. 2024-22" is hereby amended as follows:

Add to the zones where properties impacted by the December 2025 upzoning are found (RM2, C1, C3, C7, C9, CT1, A and P1 Zones): "For properties identified within the Transitional Neighbourhood Overlay on Schedule B (Zoning Bylaw Map), land may be developed in accordance with the regulations of the R4-S zone or this zone. Mixing or combining regulations, uses, or standards from both zones on the same parcel is prohibited."

Notice:

Pursuant to the Local Government Act the Public Hearing was advertised on Friday, February 20, 2026 and Wednesday, February 25, 2026 in an online news source and the newspaper.

Submissions:

One letter has been received regarding the Official Community Plan Amendment Bylaw and Zoning Amendment Bylaw (as of 9:30 a.m. Tuesday, March 3, 2026).

3. Overview of Proposed Bylaw by Development Services Staff

4. Opportunity to Speak to Council

The Mayor asked the public for the first time if anyone wished to speak to the bylaws:

- No one spoke.

The Mayor asked the public for the second time if anyone wished to speak to the bylaws:

- No one spoke.

The Mayor asked the public for the third and final time if anyone wished to speak to the bylaws:

- No one spoke.

5. Opportunity for Council Members to Ask Questions

6. Termination

The Public Hearing for "Official Community Plan Amendment Bylaw No. 2026-07" and "Zoning Amendment Bylaw No. 2026-08" was terminated at 6:09 p.m. and no new information can be received on this matter.

7. Mayor Calls Public Hearing No. 2 to Order

The Mayor called the Public Hearing to order at 6:09 p.m. for "Official Community Plan Amendment Bylaw No. 2026-13" (Tenant Protection Development Permit Area).

8. Opening Statement and Introduction of Bylaw

8.1 Official Community Plan Amendment Bylaw No. 2026-13

Purpose:

"Official Community Plan Bylaw 2019-08" is hereby amended as follows:

Add a Tenant Protection Development Permit Area, applicable to the entire City, to ensure redevelopment complies with proposed Tenant Protection Bylaw No. 2026-12. Pages 2, 3, 4 and 5 titled "Contents" is also amended to reflect the addition of the Tenant Protection Development Permit Area.

Notice: Pursuant to the Local Government Act the Public Hearing was advertised on Friday, February 20, 2026 and Friday, February 27, 2026 in an online news source and the newspaper.

Submissions:

No letters have been received regarding the Official Community Plan Amendment Bylaw (as on 9:30 a.m. Tuesday, March 3, 2026).

9. Overview of Proposed Bylaw by Development Services Staff

10. Opportunity to Speak to Council

The Mayor asked the public for the first time if anyone wished to speak to the bylaws:

- Lynn Kelsey, Oakville Street, comment made that it doesn't apply to renovations, concerned about owners evicting residents to renovate and increase rent.

The Mayor asked the public for the second time if anyone wished to speak to the bylaws:

- Nicholas Stulberg, Bracewell Drive, in favor of proposed changes, for renters and tenants there is a disconnect on how you can engage and be perceived from a bylaw and policy perspective as residents, tax payers are mentioned often, tenants may not be paying City taxes but are contributing in other ways through rent, utilities and other ways. Bylaw

shows we are working on protections for those who may have to change their residence, supportive of more measures in future.

The Mayor asked the public for the third and final time if anyone wished to speak to the bylaws:

- Isaiah Collins, Lake Hill Road, as student faced economic insecurity and instability, land lord told them to leave due to a porch renovation, moved, landlord doubled rent, came back following year and rent was increased and no porch was built. From experience in favor of rent supports, especially for seniors and other groups.

11. Opportunity for Council Members to Ask Questions

- Councillor Stewart, asked for clarification if this only applied to rental properties with five plus units?
- Mr. Collyer, responded yes, bylaw only applies to redevelopment of properties with five or more units.
- Councillor Stewart, cuts out a significant amount of properties, also curious about feedback from developers, letters of support are from people in support of renters but don't see any from the other groups.
- Mr. Collyer, worked with Canadian Home Owners Association and Urban Development Institute, feedback included applies to a few number of projects, most projects are on bare land that doesn't require demolition of rental units, looking regionally few other communities working in same direction, comments from those aligning with our proposal, each community might differ slightly but moving in same general direction regionally. Don't have formal written correspondence from those groups but that was the feedback heard.

12. Termination

The Public Hearing for "Official Community Plan Amendment Bylaw No. 2026-13" was terminated at 6:23 p.m. and no new information can be received on the matter.

Angie Collison, Corporate Officer

Julius Bloomfield, Mayor