



REGIONAL DISTRICT OF NORTH OKANAGAN

ADVISORY PLANNING COMMISSION ELECTORAL AREA "E" MEETING

Monday, January 25, 2016
7:30 pm at the Cherryville Hall

REGULAR AGENDA

ELECTION OF CHAIR AND VICE CHAIR

A. APPROVAL OF AGENDA

1. Advisory Planning Commission Electoral Area "E" – January 25, 2016

(Opportunity for Introduction of Late Items)

RECOMMENDATION 1

That the Agenda of the January 25, 2016 Advisory Planning Commission Electoral Area "E" meeting be approved as presented.

B. ADOPTION OF MINUTES

1. Advisory Planning Commission Electoral Area "E" – November 23, 2015

RECOMMENDATION 2

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That the minutes of the November 23, 2015 Advisory Planning Commission Electoral Area "E" meeting be adopted as circulated.

C. DELEGATIONS

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. APC Workshop Session Topics

F. BUSINESS ARISING FROM DELEGATIONS

G. REPORTS

H. ADJOURNMENT



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA "E" ADVISORY PLANNING COMMISSION** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Cherryville Hall on Monday, November 23, 2015.

Members: C. Whitecotton
I. Eggen
L. Larson

Also Present: Director H. Cameron Electoral Area "E"
Alt. Director E. Foisy Electoral Area "E"

CALL MEETING TO ORDER

The meeting was called to order at 7:41 p.m.

APPROVAL OF AGENDA

Advisory Planning Commission Electoral Area "E" – Monday, November 23, 2015

Late Items:

- Delegation: Peter Tassie, Charlotte Ruechel, Donnie Hladych
- New Business: E. Laviolette has asked that we discuss the Shuswap Hill Sign
- New Business: December 9th RDNO Board meeting

Moved and seconded by I. Eggen and L. Larson

That the Agenda of the November 23, 2015 Advisory Planning Commission Electoral Area "E" meeting be approved as presented.

CARRIED

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "E" – October 26, 2015

Moved and seconded by I. Eggen and L. Larson

That the minutes of the October 26, 2015 Advisory Planning Commission Electoral Area "E" meeting be adopted as circulated.

CARRIED

DELEGATIONS

Peter Tassie, Charlotte Ruechel, Donnie Hladych

RE: Agricultural Land Commission Application [15-0431-E-ALR]

Points that the delegation wanted to share with the APC:

- can no longer run two farms simultaneously with roadway in between; the highway divides the land

- the delegation requests that the APC support of application
- the land has been farmed by the family for 39 years, but they can no longer drive cattle across road or put money into fencing as they feel the upkeep is not worth it
- they propose that someone could make a hobby farm and make better use of the land, as opposed to being neglected
- people are interested in purchasing it
- the highway dividing the land creates a poor route to herd cattle across due to yellow line and poor visibility for traffic (basically, the land does not get used now because of concern for public safety).
- difficult piece to access and maintain
- consolidating other parcels would not be conducive to succession planning; the family feels that succession is being negatively impacted by the move towards larger and larger holdings.

Concerning the Planning Departments Analysis (page 18 of 23, 15-0431-E-ALR), the delegation would argue that 1) the land is already broken up by the highway, and 2) that a separate lot would in fact increase land usage and enhance the farmland as supported by the Agricultural Policies of the OCP.

NEW BUSINESS

Agricultural Land Commission Application Charlotte Ruechel c/o Peter Tassie [15-0431-E-ALR]

- See recommendation under Business Arising From Delegations

Shuswap Hill Sign

E. Laviolette has expressed concerns with the demands from individuals and businesses to advertise their events on the sign, and would like advice from the Commission as to how to handle this issue.

The Commission feels that the organizations who installed the sign (CCC, CRMC, and the Historical Society) should get together to decide what the sign will be used for and who may make requests for advertisement.

December 9, 2015 RDNO Board Meeting

In case anyone has any concerns that they would like Hank to bring forward, it is noted that Frank Leonard will be at the December 9th Board meeting.

One question that arose was: Since the RAAC has been established, can *all* ALC applications go through the RAAC for comment, even if in a municipality?

BUSINESS ARISING FROM DELEGATIONS

Peter Tassie, Charlotte Ruechel, Donnie Hladych
Agricultural Land Commission Application

Charlotte Ruechel c/o Peter Tassie [15-0431-E-ALR]

The Commission would like to see the potential for a family to move onto the property and use it.

The Commission feels that the family is not looking for a "quick buck," and has farmed the land for years. The family is concerned about succession showing the potential to stay and farm long term.

Moved and seconded by I. Eggen and L. Larson

The committee recommends that the application be authorized for submission to the ALC for the following reasons:

- 1) Safety - increased traffic has made it dangerous for cattle to cross the road between the two properties.
- 2) The road severance offers a reasonable subdivision (similar to Ken Lihou's property down the road).
- 3) The proposed subdivision offers an opportunity for it to be purchased and ran as a small family farm, and
- 4) creates the opportunity for agricultural diversity.
- 5) Over half of the property is in timber and is swampy with Dutchman creek running right through the property.
- 6) The family has shown to be good stewards of the land as they have owned and farmed the land for the past 39 years.
- 7) It meets the criteria of the recently passed regional agricultural plan in that it could present an affordable opportunity to young families starting out.

CARRIED

REPORTS

Land Fill

RDNO is still looking for a dumpster for recycling.

It is proposed that the cost of putting the dump to bed will be \$520 000 - to bring in soil, cover, and plant grass. The Commission feels that this is an unreasonable cost and would like to have the opportunity to review the plan at an APC meeting.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:37 p.m.

CERTIFIED CORRECT

Chair

Recording Secretary