REGULAR AGENDA

A. APPROVAL OF AGENDA

   (Opportunity for Introduction of Late Items)
   
   **RECOMMENDATION 1**
   That the Agenda of the June 27, 2016 Advisory Planning Commission Electoral Area “E” meeting be approved as presented.

B. ADOPTION OF MINUTES

   
   **RECOMMENDATION 2**
   That the minutes of the January 25, 2016 Advisory Planning Commission Electoral Area “E” meeting be adopted as circulated.

C. DELEGATIONS

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. Rezoning Application
   DEVLIN, M. [16-0186-E-RZ]  
   
2. Referral Application
   GORMAN BROS. LUMBER LTD. [REF00161]

F. BUSINESS ARISING FROM DELEGATIONS

G. REPORTS

H. ADJOURNMENT
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, January 25, 2016.

Members:  
C. Whitecotton  
I. Eggen  
L. Larson  
L. Myers  
R. Werner

Also Present:  
Director H. Cameron  
Electoral Area “E”

CALL MEETING TO ORDER

The meeting was called to order at 7:40 p.m.

ELECTION OF ELECTORAL AREA “E” ADVISORY PLANNING COMMISSION CHAIR

The Electoral Area “E” Director called for nominations for the office of Chair of the Electoral Area “E” Advisory Planning Commission.

Ian Eggen was nominated, he declined. Clint Whitecotton was nominated. There being no further nominations, Clint Whitecotton was declared elected, by acclamation, Chair of the Electoral Area “E” Advisory Planning Commission.

ELECTION OF ELECTORAL AREA “E” ADVISORY PLANNING COMMISSION VICE CHAIR

The Electoral Area “E” Director called for nominations for the office of Vice Chair of the Electoral Area “E” Advisory Planning Commission.

Ian Eggen was nominated, he accepted. There being no further nominations, Ian Eggen was declared elected, by acclamation, Vice Chair of the Electoral Area “E” Advisory Planning Commission.

APPROVAL OF AGENDA


Moved and seconded by R. Werner and I. Eggen

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

CARRIED
ADOPTION OF MINUTES


Moved and seconded by L. Myers and I. Eggen
That the minutes of the November 23, 2015 Advisory Planning Commission Electoral Area “E”
meeting be adopted as circulated.

CARRIED

NEW BUSINESS

Welcome to new committee member, Lyndsay Myers: a member of the Playground Committee,
Cherryville Days organizer, and a member of the Cherryville Community Club.

APC Workshop Session Topics

The committee suggests that the following topics be considered for the upcoming APC Workshop
Session:

- Servicing Bylaw: water, sewer, and power
- Building Bylaw: permits, size limits, siting
- Fuel management projects (fire risk management)
- ALC and the referral process/ Regional Agriculture Plan
- Annexation/ Amalgamation
- OCP updates

ADJOURNMENT

There being no further business the meeting was adjourned at 8:44 p.m.

CERTIFIED CORRECT

__________________________________________________________________________
Chair

__________________________________________________________________________
Recording Secretary
June 20, 2016

[X] Director Cameron
[X] Advisory Planning Commission, Area “E”

Re: Rezoning Application for the property legally described as Block A of the NW ¼ of Sec 1, Twp 57, ODYD and located at 423 Highway 6, Electoral Area ‘E’ (EL 1981 BC Enterprises c/o Kingfisher Heliskiing)

We enclose a copy of the above application for review and comments from the Advisory Planning Commission. The Commission is requested to review the application at their earliest convenience and advise Jennifer A. Miles at this office of any concerns they may have with respect to the proposed development. Also enclosed is the Information Report, which contains the Planning Department recommendation concerning the application.

The application will be considered by the Board of Directors at their meeting to be held on Wednesday, July 20, 2016 at 4:00 p.m.

Yours truly,

Ashley Bevan
Executive Assistant

/ab
Enclosures
## APPLICATION FOR ZONING AMENDMENT

**FOR OFFICE USE ONLY:**

<table>
<thead>
<tr>
<th>APPLICATION FEE OF $1400</th>
<th>RECEIVED BY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RECEIPT NO.:</td>
<td></td>
</tr>
<tr>
<td>DATE:</td>
<td></td>
</tr>
<tr>
<td>PRELIMINARY REVIEW BY:</td>
<td></td>
</tr>
</tbody>
</table>

I/we hereby make application under the provisions of Part 26 of the Local Government Act for:

(check where applicable)

- [ ] an amendment to the text of Zoning Bylaw No.
- [ ] rezoning

For the property described as in the attached form (legal description of property):

That part of Sec 1, Twp. 57, UDM.

and located at (street address or general location):

423 Hwy 6, Cherryville, B.C V0E 2G3

from current **LH** to proposed **C5**

<table>
<thead>
<tr>
<th>Date</th>
<th>Applicant's Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>160505</td>
<td>Matt Deal</td>
</tr>
</tbody>
</table>

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT:

<table>
<thead>
<tr>
<th>Date</th>
<th>Registered Owner's Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>160505</td>
<td></td>
</tr>
</tbody>
</table>

Where the applicant is **NOT** the REGISTERED OWNER(S), the Application must be signed by the REGISTERED OWNER(S), or his AUTHORIZED AGENT (use a separate sheet if necessary)
ZONING AMENDMENT INFORMATION FORM

THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED TO EXPEDITE THE APPLICATION AND ASSIST THE STAFF IN PREPARING A RECOMMENDATION.

The form is to be completed in full and submitted with all requested information, Zoning Amendment Application, Application Fee, and Title Search or Certificate of Indefeasible Title for the subject property.

1. Applicant and Registered Owner(s)

Applicant's Name(s): Matt Devlin c/o Kingfisher Heliskiing

Address: 423 Highway 6
Cherryville B.C Postal Code: V0E 2G3

Phone No. (home): Fax No.: Phone No. (work): 250-309-8649
Email: matt@kingfisher-heliskiing.com

Registered Owner's Name(s): EL 1981 BC ENTERPRISES ULC

Address: P.O. Box 49130, Three Bentall Centre
Vancouver B.C Postal Code: V7X 1J5

Phone No. (home): Fax No.: Phone No. (work): 617-840-6630
Email: elewis@snoecru.com

A copy of a Title Search, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application, must accompany the application as a proof of ownership.

Agent Authorization (if applicable) must accompany this application form.

2. Text Amendment

a. Description of the Proposed Text Amendment (if applicable):

N/A
3. Rezoning – Property to be Rezoned

a. Size of property (area, number of parcels): 70.449 ha.

b. Present Zoning: [LH]

Proposed Zoning: [C5]

c. Description of Existing Use/Development (use separate sheet if necessary):

- Cafe / resort currently operating as a year round resort.

- Area is crown land w/applicatn future redevelopment & new cabins.

d. Description of the Proposed Use/Development (use separate sheet if necessary):

- Zone area used as part of goldpanner cafe to C5.

- Area is crown land w/applicatn future redevelopment & new cabins.

e. Services currently existing or readily available to the property (check applicable area):

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<th>Currently Existing</th>
<th>Readily Available*</th>
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<tr>
<td>Water Supply</td>
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<td></td>
</tr>
<tr>
<td>Sewage Disposal</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Hydro</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
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<td></td>
</tr>
<tr>
<td>School Bus Service</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

* Readily Available means existing services can be easily extended to the subject property

f. Proposed Water Supply Method: [Spring]

g. Proposed Sewage Disposal Method: [Septic]
h. Approximate commencement date of proposed project:

4. Reasons in Support of Application

Reasons and comments in support of the application (use separate sheet if necessary):

See attached cover letter

5. Required documents to accompany application form

At the time of providing Application and Information Form to the applicant, the Regional District of North Okanagan Development Services Department shall indicate which of the following attachments are required or not required for this application. The Development Services Department may also require additional information.

a. A copy of a Title Search, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application.

REQUIRED: Yes ☑

b. A dimensioned Sketch Plan showing the parcel(s) or part of the parcel(s) to be developed and the location of existing buildings, structures, and uses.

REQUIRED: Yes ☐ No ☐

c. A dimensioned Site Development Plan showing the proposed use, buildings and structures, highway access, parking, etc.

REQUIRED: Yes ☐ No ☐

d. A Contour Map (Plan), if warranted by the topographic condition of the subject site.

REQUIRED: Yes ☐ No ☐

e. A dimensioned Sketch Plan of the proposed subdivision, where subdivision (small or large) is contemplated.

REQUIRED: Yes ☐ No ☐
FOR OFFICE USE ONLY:

<p>| | |</p>
<table>
<thead>
<tr>
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<tr>
<td>a. Water course/body within 30 metres:</td>
<td>Yes □ No ✓</td>
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<tr>
<td>b. Within the Agricultural Land Reserve:</td>
<td>Yes □ No ✓</td>
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<tr>
<td>c. Affected by Controlled Access Highway:</td>
<td>Yes ✓ No □</td>
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<tr>
<td>d. Major Grid Road other than Controlled Access Highway:</td>
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<tr>
<td>e. Referral to:</td>
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<tr>
<td>APC Chairman</td>
<td>Yes □ No □</td>
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<tr>
<td>Director</td>
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<td>Interior Health Authority</td>
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<td>Ministry of Transportation &amp; Infrastructure</td>
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<td>Other</td>
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<tr>
<td>Other</td>
<td>Yes □ No □</td>
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</tbody>
</table>

FORMS DULY COMPLETED, RECEIVED: ________________________________

DATE: ________________________________

(signature)
ELECTORAL AREA "E"
REZONING APPLICATION
SUBJECT PROPERTY MAP

File:  16-0186-E-RZ
Applicant:  Matt Devlin
Location:  423 Highway 6
Dear Sir or Madame,

This letter is to provide further details in support of our request to rezone the “Café” land at the Goldpanner Resort owned by EL 1981 BC ENTERPRISES ULC and operated by Kingfisher Heliskiing. EL 1981 BC ENTERPRISES recently acquired License of Occupation for the Café Land (see attached).

EL 1981 BC ENTERPRISES ULC wishes to now rezone this tenure area from LH to C5 which would match the existing zoning on the Goldpanner Property. This will allow for continued year round operations of the resort, and allow for future commercial developments on the property in general.

EL 1981 BC ENTERPRISES ULC and Kingfisher Heliskiing operate within a framework that is environmentally, socially, and economically responsible.

We look forward to a favorable response to this application.

Matt Devlin
Operations Manager/Owner
Kingfisher Heliskiing
matt@kingfisherheliskiing.com
250.309.8649
The Plan of Proposed Crown Land Tenure Adjacent to Block A of the Northwest 1/4 of Section 1 Township 57 Osoyoos Division Yale District

NOTES:
Lot dimensions are based on Land Title Office records and could change upon a complete resurvey of the subject property.
Jennifer A Miles

From: Weir, Keith FLNR:EX <Keith.Weir@gov.bc.ca>
Sent: Tuesday, April 19, 2016 2:58 PM
To: Jennifer A Miles
Subject: RE: Goldpanner Restaurant-Cherryville

Hi Jennifer
Yes. They have our support to apply for rezoning.

KW

From: Jennifer A Miles [mailto:JenniferA.Miles@rdno.ca]
Sent: Tuesday, April 19, 2016 2:57 PM
To: Weir, Keith FLNR:EX
Subject: RE: Goldpanner Restaurant-Cherryville

Hi Keith,

Thanks for your email. From your perspective, with the Crown as the land owner, would EI 1981 BC Enterprises ULC be authorized at this stage to apply for the rezoning?

Thanks and regards,

Jennifer A. Miles, B.Sc.
Planning Assistant
Regional District of North Okanagan 9848 Aberdeen Road Coldstream, B.C. V1B 2K9
Ph: 250-550-3746 Fax: 250-550-3701 jenniferA.miles@rdno.ca - www.rdno.ca

From: Weir, Keith FLNR:EX [mailto:Keith.Weir@gov.bc.ca]
Sent: Tuesday, April 19, 2016 2:39 PM
To: Jennifer A Miles <JenniferA.Miles@rdno.ca>
Cc: 'Matt' <matt@kingfisherheliskiing.com>
Subject: Goldpanner Restaurant-Cherryville

Hi Jennifer

I understand that you would like confirmation that the Ministry of Forests, Land and Natural Resource Operations is processing an application for authorization to use and occupy Crown land at the Goldpanner Restaurant near Cherryville.

This e-mail is to verify that we received an application from EI 1981 BC Enterprises ULC, to use and occupy Crown land that has historically been the Goldpanner Café.

Our file is 3412432....I wrote a report this morning that recommends offering a license of occupation to the applicants, subject to them meeting several conditions. We are very busy right now, so I cannot give a good prediction of when an offer will be sent, or how long it will take to meet the conditions, but I do not foresee any major obstacles.

I hope this e-mail is sufficient to allow for EI 1981 to work toward meeting zoning requirements.

If you have any questions, or need additional information, please let me know.

Keith Weir
Senior Land Officer
Commercial Crown Land Tenure Application

Management Plan
SECTION A – PROJECT OVERVIEW

The purpose of this project is to establish tenure for the Gold Panner Café business site. The café is located in Cherryville, BC, fronting onto Highway #6. Access to the café is already constructed and has been this way for many years. There is no new construction or significant changes to existing structures planned.

I. Background

Restaurant services are being offered at the Gold Panner Café. The market for these products and services are already established as many local travelers from the Okanagan/Kootenays stop in as well as travelers from abroad. There are not many competitors close by as the Gold Panner Café is one of the only roadside restaurants in the vicinity. The closest restaurants are in Lumby, BC to the West and Fauquier, BC which is across the Needles ferry to the East.

II. Location

The Gold Panner Café is located approximately 35 kilometers East of Lumby, BC and approximately 75 kilometers West of Fauquier, BC. This portion of Highway Six has steady traffic throughout the year as it is the shortest access between the Okanagan and the Arrow Lakes/Kootenay areas. The traffic increases considerably in the summer with many travelling tourists.

The justification of need for this type of commercial venture at its present location is that it is an established place of business and has been for over 30 years. Its location along Highway #6 makes it a good stopover place for those in need of a break and some food along their travels.

III. Utilities

All necessary utilities for the Gold Panner Café to conduct business have already been installed and constructed. This includes electrical power, telecommunications, water supply and septic disposal. Thus, no construction of utilities is necessary.
SECTION B – ADDITIONAL INFORMATION

I. Environmental

a. Land Impacts

There will be no further impact to the land since the restaurant has already been constructed and there are no plans to modify either the landscape or buildings significantly. No clearing or logging will occur.

b. Atmospheric Impacts

Currently the atmospheric impacts are those associated with a small food service business and campground and its occupants; for example the noise and emissions from the use of garden equipment (mowers), emissions from space heating devices and food preparation equipment.

There is no anticipated change in use that would further impact the atmosphere.

c. Aquatic Impacts

The subject land is located approximately 110 meters northwest of Heckman Creek and is approximately 40 meters higher than the creek. The café has a fully operable septic system (tank and field).

Since there are no planned alterations to the café, there will be no further impacts on aquatic environments than currently exist.

d. Fish and Wildlife Habitat

To the best of our knowledge the current development has minimal impact on fish and wildlife habitat. The business is located immediately adjacent to Highway 6 and is therefore part of the existing highway corridor impact footprint.

There are no planned changes to the existing business, thus there will be no further fish and wildlife habitat impact.
II. Socio-Community

a. Land Use

This restaurant does not have any adverse effects on existing land uses as it has existed for over 30 years. There will be no change to the current land use and therefore will have no further impact on the existing land uses in the area.

The primary zoning in the area is Recreation Commercial Zone (C5 – NORD Zoning Bylaw #1888). All neighboring land use is forest resource extraction related.

b. Socio-Community Conditions

There will be no change to the existing Socio-Community Conditions (i.e. community infrastructure, demographics, services, etc.)

c. Public Health

There will be no further impact on public health than the current situation imposes. Sewage will be disposed of using current functioning methods.

d. First Nations

There will be no impact on culturally significant First Nations areas or archeological resources to the best of our understanding.
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**

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<th>KAMLOOPS</th>
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<td>CA4832470</td>
<td>CA4804059</td>
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<tr>
<td>Application Entered</td>
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</table>

| Registered Owner in Fee Simple | EL 1981 BC ENTERPRISES ULC, INC.NO. BC1054141  
2900 - 595 BURRARD STREET  
VANCOUVER, BC  
V7X 1J5 |
|-----------------------------|--------------------------------|
| Registered Owner/Mailing Address: | EL 1981 BC ENTERPRISES ULC, INC.NO. BC1054141  
2900 - 595 BURRARD STREET  
VANCOUVER, BC  
V7X 1J5 |

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<th>VERNON ASSESSMENT AREA</th>
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<table>
<thead>
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<th>THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE KW180197</th>
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<td>BRITISH COLUMBIA HYDRO AND POWER AUTHORITY</td>
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<td>Registered Owner:</td>
<td>TELUS COMMUNICATIONS INC.</td>
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TITLE SEARCH PRINT
File Reference:
Declared Value $1219996

Transfers
NONE

Pending Applications
NONE
Regional District of North Okanagan

Property Information Report

Folio: 722.07648.000 (Jurisdiction: E)

Site Address: 400 HIGHWAY 6

Legal: BLOCK A, SECTION 1, OSOYOOS DIV OF YALE, TOWNSHIP 57 PART NW 1/4, MANUFACTURED HOME REG. # 73397.

PID: 010-431-161

BCAA Parcel Size: 34.127 ACRES

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<tr>
<td>O.C.P. DESIGNATION 1 (HA.)</td>
<td>C</td>
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<tr>
<td>ZONING DESIGNATION 1 (HA.)</td>
<td>C5</td>
<td>13.88</td>
</tr>
</tbody>
</table>

** IT IS RECOMMENDED that a Title Search be done to verify the existence of Easements and Statutory Right-of-Ways.

PUBLIC ADVICE: The Regional District of North Okanagan assumes no responsibility for the accuracy of the above information which has been compiled from several sources. These original sources should be checked to verify this information. Under the Freedom of Information and Protection of Privacy Act this report is available for public distribution.
REGIONAL DISTRICT of NORTH OKANAGAN
PLANNING DEPARTMENT INFORMATION REPORT

REZONING APPLICATION

DATE: June 14, 2016
FILE NO.: 16-0186-E-RZ
APPLICANT: Matt Devlin
LEGAL DESCRIPTION: That Part of Section 1, Township 57, ODYD containing 0.45 ha, more or less
CIVIC ADDRESS: 423 Highway 6
PROPERTY SIZE: 0.45 ha (1.11 acres)
SERVICING: Community Water System and Onsite Septic Systems
PRESENT ZONING: Large Holding (L.H)
PROPOSED ZONING: Recreation Commercial (C.5)
O.C.P. DESIGNATION: Commercial
PROPOSAL: Legalize the commercial use (café) of subject property

PLANNING DEPARTMENT RECOMMENDATION:

That Zoning Amendment Bylaw No. 2720, 2016 which proposes to rezone the property legally described as That Part of Section 1, Township 57, ODYD containing 0.45 ha, more or less and located at 423 Highway 6, Electoral Area “E” from the Large Holding (L.H) Zone to the Recreation Commercial (C.5) Zone be given First and Second Readings and be forwarded to a Public Hearing.

BACKGROUND:

This report relates to an application to rezone a 0.45 ha portion of crown land adjacent to the property located at 423 Highway 6. The applicant recently acquired a Licence of Occupation for the 0.45 ha portion of crown land which contains a café and parking area. As a condition of the Licence of Occupation and to legalize the existing use of the property, the applicant has applied to rezone the property from the Large Holding (L.H) Zone to the Recreation Commercial (C.5) Zone. The property is designated Commercial in the Electoral Areas “D” and “E” Official Community Plan and so an OCP amendment is not required for the proposed rezoning.
Application History

The Province has granted a Licence of Occupation for the subject 0.45 ha crown land for a term of 20 years commencing May 1, 2016 for café, septic tank, propane tank, weather station and parking area purposes. The Province has assigned “That Part of Section 1, Township 57, ODYD containing 0.45 ha, more or less” as the legal description of the subject property. The Licence states that improvements may not be made to the land without written consent of the Province.

Site Context

The subject property is located on the east side of Highway 6. A BC Hydro Right of Way runs through the eastern two thirds of the property in a north-south direction. The property is generally flat and cleared. A café, a shed, signage and associated services are located on the west half of the property. A driveway connects to Highway 6 near the southwest corner of the property. Gravel parking areas are located to the west and northeast of the café building. The subject property is used in conjunction with the property to the east which is known as the Gold Panner Resort and Campground and is operated by Kingfisher Heliskiing. The café, associated services and parking areas have been located on the property for at least forty years.

The subject and adjacent properties located to the north, west and south are zoned Large Holding (L.H). The property to the east is zoned Recreation Commercial (C.5). The subject and adjacent properties to the north and east are designated as Commercial in the Electoral Areas “D” and “E” Official Community Plan. The properties to the west and south are designated as Resource in the OCP. Highway 6 is designated in the OCP as a Major Road.

The following orthophoto of the subject and surrounding properties was taken in 2007.
The Proposal

The applicant is proposing to rezone a 0.45 ha portion of crown land adjacent to the property located at 423 Highway 6. The applicant recently acquired a Licence of Occupation for this portion of crown land. The applicant is proposing to continue to use the subject property in conjunction with the property located to the east. As a condition of the Licence of Occupation and to legalize the existing use of the property, the applicant has applied to rezone the property from the Large Holding (L.H) Zone to the Recreation Commercial (C.5) Zone.

ZONING BYLAW:

The subject property is zoned Large Holding (L.H). The Zoning Bylaw requires that all lots subdivided in the L.H zone have a minimum lot size of 30.5 ha and lot (road) frontage of not less than 10% of the perimeter of the lot. Uses permitted in the L.H zone include accessory farm sales, bed and breakfast uses, boarding house uses, fruit and produce pickers' cabins and work force housing units on lots 4 ha or larger, home occupations uses, packing houses, wineries and cideries, single and two family dwellings, ancillary dwellings and manufactured homes.

The property is proposed to be rezoned to the Recreation Commercial (C.5) Zone. The Zoning Bylaw requires that all lots subdivided in the C.5 zone have a minimum lot size of 1.0 ha and lot (road) frontage of not less than 10% of the perimeter of the lot. Uses permitted in the C.5 zone include but are not limited to seasonal use and temporary accommodation use including campgrounds, cabins, hotels, motels and one dwelling unit for the owner, operator or employee of the principal and permitted use, entertainment facilities, food services, limited retail sales, service and repair and shooting ranges.

OFFICIAL COMMUNITY PLAN:

The Electoral Areas “D” and “E” Official Community Plan designates the land use of the subject property as Commercial and as being adjacent to a Major Road. The following OCP Policies are applicable to the application:

Commercial Lands Policies

1. Highway and Tourist Commercial, and Recreation Commercial uses may be permitted at suitable locations subject to a successful OCP Amendment and Rezoning Application and the following conditions:
   a. sewage disposal, water supply, drainage and access shall meet the requirements of the authority having jurisdiction and any additional requirements of the Regional Board;
   b. the proposed use shall not adversely affect the environment or adjacent land uses;
   c. the site should be outside of the Agricultural Land Reserve unless prior approval has been obtained from the Land Reserve Commission; and
   d. include public consultation in the planning process. All OCP Amendment applications for Commercial uses shall be subject to a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.
2. The Regional Board supports development of Recreation Commercial accommodation uses, including rental cabins and campgrounds that are oriented towards tourists. To ensure availability of these uses for tourists and the general public, the Regional Board may require covenants to restrict further subdivision as a condition precedent to approvals when considering rezoning applications.

3. The Regional Board encourages and supports new development proposals in ecotourism and adventure tourism that seek to provide wilderness and natural experiences and education in a sustainable manner with the least amount of impact on the environment.

Transportation Policies

1. Existing and proposed major roads are endorsed as the long term major routes for movement of traffic. Major roads shall have a minimum width of 25 m.

PLANNING ANALYSIS:

The applicant recently acquired a Licence of Occupation for a 0.45 ha portion of crown land adjacent to the property located at 423 Highway 6 for café, septic tank, propane tank, weather station and parking area purposes. The applicant is proposing to continue to use the subject property in conjunction with the adjacent property which is known as the Gold Panner Resort and Campground and is operated by Kingfisher Heliskiing. As a condition of the Licence of Occupation and to legalize the existing commercial use of the property, the applicant has applied to rezone it from the Large Holding (L.H) Zone to the Recreation Commercial (C.5) Zone.

The Planning Department recommends that the application be supported in principle as the Electoral Areas “D” and “E” Official Community Plan designates the subject property as Commercial and is supported by the OCP Commercial Land Policies. In this regard, it is noted that the development:

- is oriented towards tourism that seeks to provide wilderness and natural experiences;
- has a minimal impact on the environment and adjacent land uses;
- is existing and has been located on the property for at least forty years. Given this, with respect to the OCP Policy pertaining to a Public Information Meeting, staff suggest public consultation beyond a required Public Hearing is not necessary; and
- meets the servicing requirements of the authorities having jurisdiction, including the Interior Health Authority and the Ministry of Transportation and Highways. Regarding the existing community water system, it is noted that Interior Health has advised that the system will need to be upgraded for new development on the subject and adjacent associated property.

SUMMARY:

The subject application proposes to rezone a 0.45 ha portion of crown land which is adjacent to the property located at 423 Highway and is the subject of a Licence of Occupation. The subject property has historically has been used in conjunction with the property located to the east which is known as the Gold Panner Resort and Campground. The café, associated services and parking areas have been located on the property for at least forty years. As a condition of the Licence of Occupation and to legalize the existing use of the property, the applicant has applied to rezone the property from the Large Holding (L.H) Zone to the Recreation Commercial (C.5) Zone.
Rezoning Application
16-0186-E-RZ (Matt Devlin)

The Planning Department recommends that the Zoning Amendment Bylaw prepared for the application be given First and Second Readings and be forwarded to a Public Hearing as the Electoral Areas "D" and "E" Official Community Plan designates the subject property as Commercial and the proposal is supported by the OCP Commercial Land Policies. Given the subject property's proximity to Highway 6, the Zoning Amendment Bylaw must be approved by the Ministry of Transportation and Infrastructure prior to Adoption.

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. Electoral Area “E” Advisory Planning Commission
2. Electoral Area Advisory Committee
3. Building Inspection Department
4. Ministry of Forest, Lands, Range and Natural Resource Operations
5. BC Hydro
6. Interior Health Authority

Interior Health provided the following comments:
An internal search of our database on the property indicates that we have files for a small water system and the food service establishment. A recent ROWP report for the restaurant indicates no concerns with the current septic disposal system. It should be noted that the water system servicing the Gold Panner Café and Campground has been on a long-term Boil Water Notice since 2013 due to lack of disinfection. The applicant mentions under the Section D. Description of Proposed Use - redevelopment and new cabins. It is advisable that no new development occur until the water system is upgraded to ensure a safe, potable water supply for all users.

7. Ministry of Transportation and Infrastructure

The Ministry provided the following comments:
Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act. The Ministry has issued a Controlled Access Permit and are satisfied that the proposed use of this property will not negatively impact safety, maintenance or the flow of traffic upon Highway #6. The Ministry must endorse the Bylaw after Third Reading.

Submitted by:

Jennifer A. Miles, B.Sc.
Planning Assistant

Endorsed by:

Rob Smailes, MCIP, RPP
General Manager, Planning and Building

Reviewed by:

Greg Routley
Deputy Planning Manager

Approved for Inclusion:

David Sewell
Chief Administrative Officer
ELECTORAL AREA "E"  
REZONING APPLICATION  
SUBJECT PROPERTY MAP  

File:  16-0186-E-RZ  
Applicant:  Matt Devlin  
Location:   423 Highway 6
THE PLAN OF PROPOSED CROWN LAND TENURE ADJACENT TO BLOCK A OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 57 OSOYOOS DIVISION YALE DISTRICT

SCALE: 1:750

NOTES:
LOT DIMENSIONS ARE BASED ON LAND TITLE OFFICE RECORDS AND COULD CHANGE UPON A COMPLETE RESURVEY OF THE SUBJECT PROPERTY.
REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2720

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 to change a zone designation

WHEREAS pursuant to Section 479 [Zoning bylaws] of the Local Government Act, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 1888, being the “Regional District of North Okanagan Zoning Bylaw No. 1888, 2003” as amended;

AND WHEREAS, pursuant to Section 460 [Development approval procedures] of the Local Government Act, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to a Zoning Bylaw and must consider every application for an amendment to the bylaw;

AND WHEREAS the Board has enacted the “Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2315, 2008” as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit;

AND WHEREAS the Board has received an application to rezone property;

NOW THEREFORE, the Board of the Regional District of North Okanagan in open meeting assembled, hereby ENACTS AS FOLLOWS:

CITATION

1. This Bylaw may be cited as “Zoning Amendment Bylaw No. 2720, 2016”.

AMENDMENTS

2. The property legally described as That Part of Sec 1, Twp 57, ODYD containing 0.45 ha, more or less and located at 423 Highway 6, Electoral Area “E” is hereby rezoned from the Large Holding Zone [L.H] to the Recreation Commercial Zone [C.5] as shown on the attached Schedule “A”.

Read a First and Second Time this day of , 2016
Advertised on this day of , 2016
Public Hearing held this day of , 2016
Read a Third Time this day of , 2016
Approved by Minister of Transportation and Infrastructure
(Transportation Act s. 52(3))

ADOPTED

Chair

Deputy Corporate Officer
SCHEDULE "A" to accompany the Regional District of North Okanagan "Zoning Amendment Bylaw No. 2720, 2016".

Area rezoned from Large Holding Zone (L.H.) to Recreational Commercial Zone (C.5) shown ....

I hereby certify this to be a true and correct copy of SCHEDULE "A" attached to and forming part of the Regional District of North Okanagan "Zoning Amendment Bylaw No. 2720, 2016".

Dated at Coldstream, BC this ______ day of __________________ , 2016
May 5, 2016

Regional District of North Okanagan
9848 Aberdeen Road
Coldstream, B.C.
V1B 2K9

RE: 2016 Update to Gorman Bros. Forest Stewardship Plan

Dear Mr. Pete Lauman:

This letter is to inform you that Gorman Bros. has prepared an annual update to our Forest Stewardship Plan for operations within the Okanagan Shuswap Forest District under Forest Licence A18671. This update shows new roads and cutblocks (shown in orange) that will be harvested over the next few years within the various parts of our operating area.

The Forest Stewardship Plan is the main operational plan under the Forest and Range Practices Act (FRPA) that contains legal commitments in the form of which "results" and/or "strategies" that must be achieved, or followed, by the licensee. These results/strategies are tailored to meet specific objectives set by government for identified values/resources on the landbase. This letter is notification of your opportunity to review the maps and provide comments as to how the proposed activities may impact your interests.

Also included in this referral are blocks being developed by other Licensees under the Gorman FSP. Snipktin Forestry (Penticton Indian Band) has several blocks proposed throughout the FSP area. Any comments on these blocks can be forwarded to me, and will be passed along to the appropriate forest planner.

The Forest Stewardship Plan can be viewed at our Westbank office during regular working hours (8:30am – 4:00pm Monday to Friday), or can be viewed in the Woodlands Section of the Gorman Bros. website at www.gormanbros.com under the "Forest Planning" link. In addition to the traditional paper maps, there are also Google Earth kml files, and a map viewer that can be used to review the plan.

We look forward to any comments you wish to provide, and will be accepting comments until the close of business on June 30, 2016. If you would like to set up a time to review our plans, or simply would like more information please feel free to contact me.

Sincerely,

Kerry Rouck, RPF
Woods Manager
phone: 250 768 6220
krouck@gormanbros.com
2006 Forest Stewardship Plan
2013-05-13

Gorman Bros. Forest Stewardship Plan is now approved and is in effect until December 30th, 2016.

The FSP is a plan required by the Forest and Range Practices Act and replaces the Forest Development Plan. Rather than proposing individual cutblocks and roads, the FSP show broad Forest Development Units for which the Licensee makes commitments in the forms of results or strategies. These commitments must be consistent with resource objectives set by government.

To help the public better understand our FSP, Gorman Bros. prepares an annual update that shows proposed cutblocks and roads.

To download a copy of the FSP or to view the FSP maps, simply follow the links below (requires Adobe Acrobat Reader V6.0)

Written comments on any of our proposed forest management activities are welcomed throughout the planning and development process.
Comments can be emailed to woodlands@gormanbros.com or sent the main office, Attention: Woodlands.

Forest Stewardship Plan Text

Annual Referral Maps...Posted May 1st 2016

Pennask
  Jack Creek
  Upper Trout / Headwaters
  Lower Trout
Olalla
  Joe Rich
  Big White
  Naramata
Spectrum / Lumby
  Ashnola
  Fairview

View in Google Earth
Download and open the two files below to view the blocks/roads in Google Earth.
  Gorman Blocks Notification
  Gorman Road Notification
Good Morning,

Thank you for forwarding the attached referral package to our office. Upon a review of the plans, it looks as though there are no new cut blocks located in our area. Therefore, at this time, we have no comments or concerns.

Thanks,

Lynda Fraser
Planning Clerk
Regional District of North Okanagan
9848 Aberdeen Road  Coldstream BC V1B 2K9
P 250.550.3657  |  F 250.550.3701  |  E  lynda.fraser@rdno.ca  |  W  http://www.rdno.ca