

REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of the **REGULAR MEETING** of the **SILVER STAR SERVICES ADVISORY COMMITTEE** held in the Board Room at the Regional District Office on **THURSDAY, SEPTEMBER 18, 2008**

Members:	Ted Pleavin (Chair) Director Stan Field Councillor Pat Cochrane Ian Grant Michael Sherwood Brian James	Owner/Resident Electoral Area "C" City of Vernon Ski Resort Representative Ski Resort Representative Non-Resort Business Community (regrets)
Staff:	Brian Reardon Maggie Knox Dan Passmore Christy Malden	Administrator Manager, Community Services Sr. Planner Recording Secretary

PART 1 – CALL MEETING TO ORDER

The Chair called the meeting to order at 3:03 pm.

PART 2 – APPROVAL OF AGENDA AS PRESENTED

Moved by Councillor Cochrane

Seconded by Ian Grant

“THAT the agenda of the September 18, 2008, regular meeting of the Silver Star Services Advisory Committee **BE APPROVED** as presented.”

CARRIED

PART 3 – INTRODUCTION OF LATE ITEMS

Ian Grant introduced a late item, *Item 8.a, Future of the Silver Star Services Advisory Committee*, to the agenda for discussion on a the future of the Silver Star Services Advisory Committee.

PART 4 – ADOPTION OF MINUTES

a. Silver Star Services Advisory Committee – Regular Meeting – August 21, 2008

Moved by Ian Grant

Seconded by Director Field

“THAT the minutes of the August 21, 2008, regular meeting **BE ADOPTED** as circulated.”

CARRIED

PART 5 - PETITIONS & DELEGATIONS

PART 6 – BUSINESS ARISING FROM PETITIONS AND DELEGATIONS

PART 7 – PLANNING MATTERS

- a. **Report dated June 10, 2008, from Dan Passmore, Senior Planning Technologist, Development Services, Regional District of North Okanagan Re: Official Community Plan/Rezoning Application, (File No.: 08-0261-CSS-OR), submitted by Stefan & Mara Papsoff, James & Jan Snyder c/o Don Defeo, pertaining to Lots 70 & 71, District Lot 1355, ODYD Plan KAP44119 located at 535 & 555 Monashee Road.**

Discussion ensued regarding the following:

- The intent of the applicant is not clear, whether 4 or 6 units are expected to be built and whether the properties are to be consolidated.
- Comments of Silverhawk Utilities regarding sewer capacity.

Moved by Councillor Cochrane

Seconded by Director Field

“That the Committee RECOMMEND to the Regional Board that the application to amend the Official Community Plan by re-designating and rezoning those property legally described as Lots 70 & 71, District Lot 1355, ODYD, Plan KAP44119 located at 535 & 555 Monashee Road, Electoral Area ‘C’ Silver Star from Residential Low Density to Residential Medium Density and from Residential Single Dwelling and Suite (R.4) Zone to Residential Medium Density (R.3) Zone to permit consolidation of the lots and construction of a 4 to 6 unit multiple family dwelling development be supported subject to the following conditions:

1. The subject properties are required to be consolidated to a single title;
2. The applicant has registered a Section 219 Restrictive Covenant against the title of the consolidated property that limits the use of the property to two (2) duplexes, consisting of a total of 4 dwelling units only, and that a no-build clause has been included until the owner has applied for and been issued a Development Permit dealing with form and character issues such that the structures constructed are compatible with the neighbouring single family dwelling neighbourhood as determined by the Regional District Development Services Manager in consultation with the Silver Star Design Panel through the review of a Development Permit.

Form and Character considerations to include:

- Duplex building facades must offer a similar building frontage to the street that other houses in the neighbourhood offer;
- Parking areas for duplex buildings must not be combined on the site;
- Duplex buildings must not appear in scale to outmass neighbouring buildings;
- Building heights must be comparable to other buildings sharing this street frontage.”

CARRIED

Dan Passmore exited the meeting at 3:18 p.m.

PART 8 – NEW & UNFINISHED BUSINESS

a. Future of the Silver Star Services Advisory Committee

The current structure and capacity of the committee was discussed and it was determined that although there exists a need for a forum, the current set up of the committee was not valuable.

Brian Reardon entered the meeting at 3:23 p.m.

It was suggested that the current structure be disbanded and an administrative Memorandum of Understanding be drafted between the Silver Star Resort, the Silver Star Property Owners Association, and the Regional District of North Okanagan to allow representatives from all three groups to address concerns or issues on a semi-annual basis. It was noted that the Property Owners Association, the Resort, or individual residents may appear as a delegation to the Regional Board at any time should issues arise.

Moved by Director Field

Seconded by Ian Grant

“That the Committee RECOMMEND to the Regional Board that staff draft a Memorandum Of Understanding between the Silver Star Resort, the Silver Star Property Owners Association, and the Regional District of North Okanagan outlining the establishment and procedures of a semi annual forum, for review at the October meeting of the Silver Star Services Advisory Committee.”

CARRIED

PART 9 – CORRESPONDENCE

PART 10 – NEXT MEETING/ADJOURNMENT

There being no further business, the meeting was adjourned at 3:41 p.m.

Certified Correct:

Chair

Corporate Officer