



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **PUBLIC HEARING (Bylaw 2433)** of the **BOARD of DIRECTORS** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Boardroom at the Regional District Office on Wednesday, February 2, 2011

Members:	Director H. Halvorson	Electoral Area "F"	Chair
	Director R. Fairbairn	Electoral Area "D"	Vice Chair
	Director S. Fowler	City of Armstrong	
	Director D. Dirk	District of Coldstream	
	Director D. Wejr	City of Enderby	
	Director K. Acton	Village of Lumby	
	Director W. Hansma	Township of Spallumcheen	
	Director W. Lippert	City of Vernon	
	Director B. Baumbrough	City of Vernon	
	Director P. Nicol	City of Vernon	
	Director M. Gavinchuk	Electoral Area "B"	
	Director M. Macnabb	Electoral Area "C"	
	Director E. Foisy	Electoral Area "E"	

Staff:	G. Betts	Administrator
	L. Mellott	Acting GM, Corporate and Electoral Area Services
	R. Smailes	General Manager, Planning and Building
	A. Badke	General Manager, Engineering
	D. Sewell	General Manager, Finance
	A. Cotsworth	Utilities Manager
	P. Luscombe	Chief Building Inspector / Bylaw Enforcement Manager
	C. Howkins	Senior Clerk, Corp and EA Services (taking minutes)

Also

Present:	Alt. Director J. Garlick	District of Coldstream
	Alt. Director J. Pilon	Electoral Area "D"
	Councillor D. Brew	Township of Spallumcheen
	Councillor B. Spiers	City of Vernon
	Councillor G. Kiss	District of Coldstream
	Councillor M. Besso	District of Coldstream
	Media and Public	

CALL PUBLIC HEARING TO ORDER

Chair Halvorson called the Public Hearing to order at 4:00 p.m.

INTRODUCTION OF BYLAWS

PREDATOR RIDGE RESORTS

Electoral Area "B" (10-0145-B-TA)

Bylaw 2433, 2010 – Electoral Area "B" Zoning Bylaw Text Amendment

Purpose: To permit two community identification signs for Predator Ridge that include off premise signage for Sparkling Hill Resort on the property legally described as Lot A, Sec 6 & 7, Twp 9, ODYD, Plan KAP55271, Except Plans KAP66230 & KAP66231, located at 235 Bailey Road, Electoral Area "B".

The General Manager, Planning and Building introduced the bylaw and advised that four written submissions had been received:

- Doreen E. Laszlo, Kaduseus Enterprises LTD. (owner) – 201 Highway 97 South (2 written submissions received)

Strongly object to the proposal to amend legislation to allow two community signs for Predator Ridge, including off premise signage for Sparkling Hill Resort.

- The existing sign is illegal. It was constructed without approval.
 - June 14, 2000 – Regional District refused the variance permit application for the sign and staff was instructed to pursue legal action to have the sign removed.
 - In her opinion, does not fall within the bylaws of permitted signs. It cannot be considered a community identification as Predator Ridge is in the City of Vernon
 - It contravenes 1401 4 regarding Illumination. We are most concerned that the signage if allowed would cause undue glare to our property and be a distraction to people speeding along Highway 97, causing further accidents.
 - No other municipality in the North Okanagan allows off site signs, including Vernon.
 - Preservation of the natural beauty of area needs to be maintained.
- Kim Flick, Manager, Planning and Building Services, City of Vernon – No objections
 - Bruce Trenker (resident) – 201 Highway 97 South
 - Does not support application
 - Signs will create distractions for traffic

PUBLIC PRESENTATIONS

The Chair asked if there were persons present who wished to speak to the bylaw.

Brent Ree, General Manager for Wesbild Holdings Ltd. for Predator Ridge, 100 Mashie Crescent – spoke in support of the application. Mr. Ree acknowledged that protocol was not followed in the past and that efforts are being made to rectify this. He advised that the existing sign does not provide adequate direction or notice to indicate when the turn off is approaching and expressed a strong interest in working to make improvements to make the location more safe and visible. He noted that the proposal has been reviewed by a traffic safety expert and the report concluded that the illumination levels of the sign would not be a distraction, but rather it would assist those trying to find Predator Ridge.

James Radford, 264 Chicopee Road – Chief Operating Officer, Sparkling Hill Resort – spoke in support of the application.

Gyula Kiss, 12601 Kidston Road, Coldstream – expressed concerns regarding the sign proposal and felt that by approving this would be setting a precedent for other company's wishing to advertise their business in the same manner.

CLOSE PUBLIC HEARING

There being no one to speak to Bylaw 2433, the Public Hearing was closed at 4:22 p.m.

Certified Correct:

Chair

Corporate Officer