



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA "B" ADVISORY PLANNING COMMISSION** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Board Room at the Regional District Office on Wednesday, February 29, 2012

Members:	Richard H. Butters Ed Columbus Bryan Ryley	Acting Chair
Staff:	Lynda Fraser	Clerk, Planning Department (taking minutes)
Other:	Susan Ghattas	Alt Director, Electoral Area "B" (arrived at 7:50pm)

CALL MEETING TO ORDER

Acting Chair Ryley called the meeting to order at 7:10 p.m.

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "B" – Regular Meeting of December 20, 2011

It was moved and seconded by Ed Columbus and Richard H. Butters
That the minutes of the December 20, 2011 regular meeting of the Advisory Planning Commission Electoral Area "B" be adopted as circulated.

CARRIED

NEW BUSINESS

Rezoning Application J. & S. Wiebe [File No. 11-0136-B-RZ]

Jake and Tracey Wiebe and John and Susan Wiebe spoke to their application and provided a handout and overview for the Commission.

The applicants left the meeting at 7:40 p.m. and the Commission continued discussions on the application.

It was moved and seconded by Richard Butters and Ed Columbus
That the Advisory Planning Commission of Electoral Area "B" support the recommendations contained in the Planning Department Information Report, dated January 31, 2012, that the application to rezone the property legally described as Lot 1, Sec. 23, Twp. 8, ODYD, Plan 12428, Except Plan H17039 and located at 7575 Highway 97, Electoral Area "B" from the Residential Two Family Zone (R.2) to the Service Commercial Zone (C.4) not be supported; and further,

That the Advisory Planning Commission of Electoral Area "B" support the alternative recommendation contained in the Planning Department Information Report, dated January 31, 2012, that a site specific text amendment to the R.2 Zone be supported and that approval be subject to the following conditions: 1) registration of a Section 219 Covenant against the title of the property to restrict the use of the property to a use that does not exceeds a maximum daily sewage flow of 1400 litres per day, 2) satisfying the conditions of Greater Vernon Water Utility,

and 3) obtaining the required approvals of Development Permits (or Development Permit with Variances) for the proposed development; and further,

That the owners also be subject to the following conditions: 1) registration of a Section 219 Restrictive Covenant against the title of the property limiting the use of the property to farm equipment sales (including service) and manufacturing of lumber printing machines, 2) that a holding tank be placed on the property instead of a septic system and 3) registration of a Section 219 covenant against the title of the property requiring the owners to hook up to sewer once the City of Vernon implements a sewer system in the area.

CARRIED

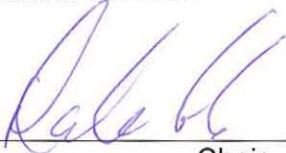
**Eagle Pass Heliskiing Referral [for information only]
[File No. 11-0614-E-REF]**

The Commission postponed discussion of this item until the next meeting so it could be discussed with Director Flemming.

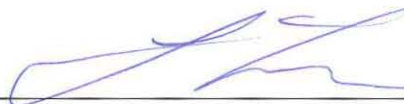
ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m.

Certified Correct:



Chair



Recording Secretary