MINUTES of a REGULAR meeting of the ADVISORY PLANNING COMMISSION ELECTORAL AREA ‘F’ of the REGIONAL DISTRICT OF NORTH OKANAGAN held at the Enderby Fire Hall on Monday, March 19, 2012

Members: C. Dale Fennell
Keith Gray
Bob Honeyman
Dick McKinney
Tilman Ernest Nahm
Robert Whitley
Jackie Pearase, Electoral Area “F” Director

Other: Monica Nahm, Recording Secretary
Guests: Randy Tubbs
Ray & Wyatt Kirkoff

CALL MEETING TO ORDER
Keith gray Chairperson called the meeting to order at 7:05 p.m.
Keith Gray led the introduction of the APC Committee and Guests to each other.

ADOPTION OF MINUTES

Moved by Dale Fennell Seconded by Tilman Nahm
"That the minutes of the January 16, 2012 regular meeting of the Advisory Planning Commission Electoral Area “F” be adopted as circulated."
CARRIED

NEW BUSINESS
Development Variance Permit Application
Riverton Dairy
[File No. 11-0728-F-DVP] Discussion:

a.) Bob and Tilman viewed the property and noted the farm building would conform to the variances and conditions previously noted.

b.) Keith questioned the location pertaining to flooding and Mr. Kirkoff confirmed it was not in a flood plain.

Moved by Bob Honeyman Seconded by Dale Fennell
"That the Advisory Planning Commission Electoral Area “F” support the recommendations contained in the Planning Department Report dated February 21, 2012 that upon consideration of input from adjacent landowners, a Development Variance Permit be issued for the property legally described as That Part of the S ½ of Sec 35, Which Lies to the North of the Right Bank of
Spallumcheen River, Twp 18, R9, W6M, KDYD, Except That Part Covered by DL 237, KDYD, As Shown Upon a Plan of Said Township Dated at Ottawa on the 10th day of January 1902 and located at 96 Dale Road, Electoral Area 'F' to allow a variance to Table 1 of Division 1601 of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 by reducing the north side yard setback of a principal farm building from 30 m to 4.57 m as shown on the building location sketch and building elevation plans attached to the Planning Department Report dated February 21, 2012 subject to the following:
1. Exhaust fans may not be vented from the building towards the adjacent property to the north; and
2. The building must be setback at least 30 m from the east lot line of the subject property in accordance with Table 1 of Division 1601 of Zoning Bylaw No. 1888; and
3. Outdoor compost storage, solid agricultural waste and agricultural waste storage facilities must be setback at least 30 m from all property lines and domestic well sources in accordance with Tables 3 and 4 of Division 1601 of Zoning Bylaw No. 1888, 2003."

Agricultural Land Commission Application
R & K Tubb
[File No. 11-0719-F-ALR]

Discussion:

a.) Mr. Tubb discussed how difficult it was for him to put in his application. He felt he had no guidance or help from NORD. He was told by NORD to submit an application so that is what he did.

b.) The board members all expressed their frustration and confusion when reading the application.

Moved by Bob Honeyman Seconded by Tilman Nahm

"That the APC table this application so they can request that Rob Swails be at the next meeting so he could explain the proper procedure to help work on this issue."

Development Permit with Variance Application
DeMille's Mara Market c/o Brad & Kelly DeMille
[File No. 11-0724-F-DP]

Discussion:

a.) Tilman noted the water from the parking lot drained onto the neighbor's property. Considering that the snow pack this year had been fairly light it is a concern that the drainage from the parking lot will be a major issue in future years.
Moved by Tilman Nahm                Seconded by Bob Honeyman

“That the Advisory Planning Commission Electoral Area “F” support the recommendations contained in the Planning Department Report dated March 9, 2012 that upon consideration of input from adjacent landowners, a Development Permit with Variances be issued for the property legally described as Lot 1, Sec 4, Twp 20, R8, W6M, KDYD, Plan KAP51662 and located at 7702 Highway 97A, Electoral Area ‘F’ to vary the following sections of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003:
1. Section 406.1 by reducing the minimum setback of a building from the centreline of Highway 97A from 34.5 m to 31.82 m; and
2. Section 502.2.c by increasing the maximum allowable gross floor area for retail sales of flowers, food, fruit, groceries, plants and produce from 150 m² to 498.6 m²; and
3. Section 1101.2.e by waiving the requirement to pave parking stalls 8-12 and the loading areas; and
4. Section 1501.2.a.ii by reducing the minimum width of a landscaped buffer along Highway 97A from 7.5 m wide to 0 m; and further

That the Development Permit with Variances be issued for the property legally described as Lot 1, Sec 4, Twp 20, R8, W6M, KDYD, Plan KAP51662 and located at 7702 Hwy 97A, Electoral Area ‘F’ with the following conditions:
1. The dimensions and siting of the building, parking, loading and landscaped areas on the land be in general accordance with the site plan attached to the Planning Department Report dated March 9, 2012; and
2. The exterior design and finish of the building on the land be in general accordance with the building elevations attached to the Planning Department Report dated March 9, 2012; and
3. A Controlled Access Permit be received from the Ministry of Transportation and Infrastructure; and
4. The parking and loading areas shall be graded and drained so that no surface water accumulates on the property or runs off onto neighbouring properties and the gravel parking and loading areas must be kept free of weeds and treated to suppress dust.

Provided that the applicant submit a comprehensive and detailed drainage plan for the parking lot to alleviate any flooding problems that now exist or come to base in the future.”

CARRIED

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

Discussion:

a.) Jackie stated that this looks like a done deal.

NEW BUSINESS:

Rivermouth Road posted speed limit.

Discussion:

a.) Jackie has received calls complaining about the existing speed limit of 80kmh and how dangerous it was through that area. It was determined that it was a very good idea to reduce it for the safety of all concerned.
Moved by Dale Fennell  
Seconded by Tilman Nahm

"That the APC make a recommendation to reduce the speed limit to 30kmh."

CARRIED

Street lights added to Highway 97B/Grandview Bench Road and Highway97B/Springbend Road.

Discussion:

a.) Jackie informed the board of the desire of those to have a street light at Highway97B/Grandview Bench Road. She stated that there were complaints about being unable to safely find this intersection in the dark. Dale also concurred saying he himself had noted how unsafe this intersection was.

b.) Tilman then requested that a street light should also be added to another dangerous intersection at Hwy97B/Springbend Road.

Moved by Bob Honeyman  
Seconded by Dale Fennell

"The APC recommend a street light be added to the intersection of Highway 97B and Grandview Bench Road."

CARRIED

Moved by Tilman Nahm  
Seconded by Dick McKinney

"The APC recommend a street light be added to the intersection of Highway 97B and Springbend Road."

CARRIED

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10P.M.

Next Area “F” meeting will be held on April 16, 2012 in the Fire Hall.

Certified Correct:

[Signature]  
Chair

[Signature]  
Recording Secretary