



# REGIONAL DISTRICT OF NORTH OKANAGAN

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, April 16, 2012

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**Members:** C. Dale Fennell  
Keith Gray  
Bob Honeyman  
Dick McKinney  
Tilman Ernest Nahm  
Robert Whitley

**Other:** Jackie Pearase, Electoral Area "F" Director  
Monica Nahm, Recording Secretary

**Guests:** Caren Walker, Regional District  
Rob Smailes, Regional District  
Randy Tubbs

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## CALL MEETING TO ORDER

The Chair called the meeting to order at 7:00pm.

## A. ADOPTION OF MINUTES

**Advisory Planning Commission Electoral Area "F" – Regular Meeting of March 16, 2012**

### Discussion:

Spelling error on Rob Smailes name.

**Moved by** Tilman Nahm

**Seconded by** Dale Fennell

"That the minutes of the January 16, 2012 regular meeting of the Advisory Planning Commission Electoral Area "F" be adopted as circulated."

**CARRIED**

## B. NEW BUSINESS

**Agricultural Land Commission Application**  
**Jackson/Riddle c/o Shortt**  
**[File No. 12-0009-F-ALR]**

### Discussion:

1. Postponed until the May 21 meeting. The applicants were unable to attend tonight's meeting and would like to be in attendance.
2. Dale noted that the address is listed on the application as 120 but he had been informed that it was actually 102.

## C. UNFINISHED BUSINESS

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

#### **DISCUSSION**

1. Rob Smailes discussed that Birch Dale's proposal was to change the existing clubhouse into washrooms, new RV sites, paved parking in the front and turn the existing home into a clubhouse. Birch Dale has been in existence since around July 1970 it predates the land reserve but does not predate the zoning. Mr. Tubbs will have to deal with the proper zoning and the community plan.
2. Bob Honey man said we need to get this so Randy Tubbs application is legal.
3. Dale Fennell took another look at the golf course and spoke to Mr. Tubbs and he has no objection to these suggestions and feels it is appropriate to continue.
4. Dick McKinney feels we should support this as it has a very positive effect on the economy. There are fewer and fewer places to park and camp so the need is there and the parking lot issue could be dealt with moving the 50km sign back 300 meters.
5. Tilman Nahm agrees that this is a good opportunity to send this to the land commission and let them make a decision. Get a proper zoning base for the future. This business is there and it is a fact of life and you are not going to change it.
6. Robert Whitley had a question. Has there always been camping at Birch Dale and he was informed by Mr. Tubbs that they have allowed camping during the Birch Dale Open but he does not provide sewer but he has limited access to water and electricity.
7. Keith Gray feels this proposal does not affect the ALR as the old house will be torn down and there will be no changes to the land use. He also stated that the reason Birch Dale has not been a problem is that they have never had any complaints and as a business it seems to have been well run so let's make it work.
8. Jackie Pearase wanted to know that if this application went to the ALC and get a no what are their options then?
9. Rob Smailes said we first need to put in the recommendation to the ALC and with that the reasons why the APC supports this application. Especially the fact that this golf course predates the ALR.
10. Dale noted there were 3 RVspots currently available. Mr. Tubbs said he never offers sewer and has enough water available in his water system for this and his water is regularly tested and it is good. Rob Smailes also stated there are different types of classification of RV sites – primitive, different sizes and servicing.
11. Tilman Nahm thought this is Agri Tourism and they would have a good chance with the approval once it went to the ALC. Especially since this predated the ALR. He also wondered if golf courses were a permitted use within the ALR.
12. Rob Smailes informed him that they were not. It had been allowed but in the late 80s it was changed. It would now have to have the ALC approval. In 2003 when the changes occurred for AgriTourism the Regional District decided they did not want this. Districts D and E are in the process of reversing this decision.

**Moved by** Bob Honeyman

**Seconded by** Dale Fennell

"That the application of Randy & Kim Tubb under Section 20(3) of the *Agricultural Land Commission Act* for a non-farm use related to the proposed alteration of a golf course clubhouse and parking lot and the addition of 16 recreational vehicle campsites on the properties legally described as That Part of the NW ¼ on Plan B604, Sec 19, Twp 19. R8, W6M, KDYD, Except Plans B5954 and 40144 AND Lot 1, Sec 19, Twp 19, R8, W6M, KDYD, Plan 40144 and located at 7023 & 7025 Highway 97A, Electoral Area 'F' be authorized for submission to the Agricultural Land Commission."

**CARRIED**

**The Advisory Planning Committee feels the following:**

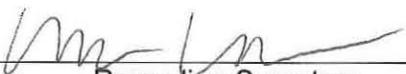
1. The golf course has been there for 40 years with no complaints and it is a good steady business.
2. Camping aspect has been on going on a small scale with no negative impacts.
3. Well run and received by the local public.
4. No physical loss to the land in the ALR and there is no change to the agricultural footprint.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:41 p.m.

**Certified Correct:**

  
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Chair

  
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Recording Secretary