



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, November 19, 2012

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

CALL MEETING TO ORDER

The Chair called the meeting to order at 7:06 p.m.

ADOPTION OF MINUTES

Keith Gray led the introduction of the APC Committee and Guests to each other.

Advisory Planning Commission Electoral Area "F" – Regular Meeting of November 19, 2012

It was moved by Tilman Nahm

Seconded by Bob Honeyman

That the minutes of the May 28, 2012 regular meeting of the Advisory Planning Commission Electoral Area "F" be adopted as amended.

Errors were noted – Page 2 Item D it should read railway rails, not ties. Tilman also requested that on this application he be named as the 1 vote Opposed for File No. 12-0130-F-OR. Page 3 Item B wording should be "it sets a precedent". As well Robert Whitley's name had been incorrectly spelled and Dale Fennell's.

UNFINISHED BUSINESS

The application to subdivide land out of the Agricultural Land Reserve for the Grindrod Golf Course was turned down by the AIC.

NEW BUSINESS

- 1. Agricultural Land commission Application**
William & Darlene Munroe
{File No. 12-0313-F-ALR}

Moved by Bob Honeyman that they accept Development Services recommendation and this be approved.

Seconded Dick McKinney

Discussion:

- A.) Bob Honeyman noted the house does not meet the recommended size but Wolfgang (Greencroft Farms) needs it. Robert Whitley finds it a bit sketchy leasing to a 2nd party and we do not know the length of the lease or how stable the agriculture use is on this house. He also questions the fact that summer help would rent for a limited amount of time and then it would be rented out for the rest of the year for nonagricultural use. Keith asked who would be leasing the house – Greencroft Gardens would be. Currently Curtis Munroe and his wife are living there now rent free since August 2012. Munroe's have a lease with Greencroft for the land and wanted to go through this process before they signed a lease for the house.
- B.) Robert also stated the owner is not farming the land and is not using it for his workers. Bob said what if they tied it to the land lease?
- C.) Dick went and looked at the house he noted it is a well built house, so why destroy it or not use it. Organic farming is labor intensive and good housing is essential. Summer employees are difficult to get and why would they stay in the area with lousy housing? Maybe if they had good housing they would stay around and be productive. You seem to lose that trained help maybe this would be a way to have them stay.
- D.) Dale understands why one would not want to destroy that house. One issue he has with this proposal is the house exceeds the allowable size to have a second home and two it is supposed to be for use of someone working on that land leased to Greencroft. Currently it is not. He feels the applicant should have been up front with this application. He worries they are trying to get something so a family member can live there and they are using Greencroft as a reason to be doing this. He feels the application may be not correct for what they are trying to do. If the applicant had stated they were doing this so that a family member could stay there then he would be able to make his decision based on that. He worries that if this is the real reason for this application it sets a precedent on other properties.
- E.) Tilman has a real problem with this application and he agrees with Dale. First of all it states that at 20 Riverbend Road a "second dwelling (manufactured home) that is leased by Green Croft Gardens", the owner of 20 Riverbend Road has never had a lease with Green Croft Gardens. Darlene Munroe stated that the manufactured home had been rented by workers of Green Croft when they started this application. Somehow that had been misconstrued by whoever prepared the report. Secondly of the report says the Planning Department recommends this proposal for the following reason "one the level of farming activity on the subject property may warrant the need for farm help "it does not specifically say that is required. What happens to the subject dwelling when there are no agriculture employees? What happens when the lease expires? Is it leased to someone else, or does it become a full time rental to nonagricultural employees?
- F.) Bob questioned how do they fix this, there is a real need for housing for agricultural employees.

Our question to the Planning Department "If this second dwelling does not continue to be used for agricultural staff accommodation will this second dwelling have to be decommissioned as per the existing covenant or does the covenant become extinguished if we pass this proposal?" Proposal has been tabled until the next meeting

There being no further business, the meeting was adjourned at 7:56 p.m.

The next Area "F" meeting will be held on January 21, 2013.

Certified Correct:



Chair



Recording Secretary

