



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 18, 2013

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

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

CALL MEETING TO ORDER

Chair Keith Gray called the meeting to order at 7:05 p.m.

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "F" – Regular Meeting of

Moved and Seconded by Robert Whitley and Tilman Nahm
That the minutes of the October 21, 2013 regular meeting of the Advisory Planning Commission Electoral Area "F" be adopted as circulated.

CARRIED

NEW BUSINESS

Agricultural Land Reserve Application
J. Schalin c/o W.E. Maddox
File No. 13-0274-F-ALR

Moved and Seconded by Dale Fennell and Dick McKinney
That they accept the Planning Departments recommendation that the application of James Schalin c/o William E. Maddox under Section 21(2) of the Agricultural Land Commission Act to subdivide by homesite severance a 1.2 ha portion of the property legally described as That part of the NW ¼ of Sec 8, lying north of the right bank of the Shuswap River, Twp 19, R6, W6M, KDYD, except that part thereof lying between the right bank of the Shuswap River and Enderby Mabel Lake Road and located at 2807, 2843 and 2845 Enderby Mabel Lake Road, Electoral Area "F" be authorized for submission to the Agricultural Land Commission subject to the area of the homesite lot being reduced to 1 ha.

CARRIED

DISCUSSION

- Keith says the property should be divided into a more triangular shape as where the driveway would be placed with the current configuration of lot lines, the property is too steep and has a corner there that makes it too dangerous of a location for a driveway. The current driveway is now more than adequate and it would be easy to adjust the lot lines to make it work.

**Development Permit with Variance Application
Club Mara c/o Doug Mallett
File No. 12-0533-DP / 12-0534-F-DVP**

Moved and Seconded by Robert Whitley and Dick McKinney

That they accept the Planning Department Recommendation that upon consideration of input from adjacent landowners, a Development Permit with Variances be issued for the properties legally described as Parcel A of Lot 4, Sec 22, Twp 20, R8, W6M, KDYD, Plan 1471 AND Lot 4, Sec 22, Twp 20, R8, W6M, KDYD, Plan 1471, Except (1) Parcel A (DD C10573F) (2) Plan H809 and located at 8242 Highway 97A, Electoral Area "F" to vary the following sections of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003:

1. Section 505.10.c by varying the maximum allowable size of accessory building (sheds) from 7.432 m² to 9.9 m²;
2. Section 505.10.c by varying the maximum allowable size of a deck attached to a recreational vehicle from 50% of the Gross Floor Area of the recreational vehicle to a 51.56 m² not including stairs or 53.42 m² including stairs; and
3. Section 1301.12.c by varying the setback of trailers from 3m to the edge of a roadway to 3.66 m to the centre of a roadway; and further.

That the Development Permit with Variances contain the following conditions:

1. The dimensions and siting of the campsites, buildings, parking and landscaped areas on the land be in general accordance with the site plan attached to the Planning Department Report dated October 31, 2013;
2. Accessory buildings (sheds) must be finished with cedar siding or other materials to match the recreation vehicle located on the same site and may not exceed a wall height of 2.44 m and an overall height of 3.66m; and
3. Covered decks and glass or screen enclosed sunrooms shall be permitted to be attached to a recreation vehicle having a maximum area equal to fifty percent (50%) of the Gross Floor Area of the recreation vehicle. Covered decks and sunrooms shall not be enclosed by walls higher than three (3) feet above the floor level and shall not be heated or provided with electrical wiring and services; and further,

That issuance of the Development Permit with Variances be withheld until the Regional District of North Okanagan receives notification from the Ministry of Environment that an assessment report has been received, demonstrating that the proposed development meets the requirements of Section 4(2) or of Section 4(3) of the Riparian Area Regulations.

CARRIED

DISCUSSION

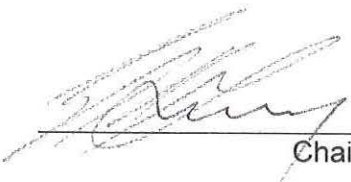
● Dale mentioned that the report says there are 83 sites and 75 sites are non-conforming with the existing Development Permit. It seems like they do what they want and then apply for variances to the Development Permit to accommodate themselves. They don't follow their own internal bylaws never mind NORD bylaws. Will they follow the new Development Permit restrictions, or just apply for a new Permit with variances again. Entire APC members agreed with Dale's comments.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:38 P.M.

Next Area "F" meeting will be held on December 16, 2013 in the Fire Hall.

Certified Correct:


Chair


Recording Secretary

