



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA ADVISORY COMMITTEE** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Boardroom at the Regional District Office on Thursday, December 5, 2013

Members:	Director B. Fleming	Electoral Area "B"	Chair
	Director R. Fairbairn	Electoral Area "D"	Vice Chair
	Director M. Macnabb	Electoral Area "C"	
	Director E. Foisy	Electoral Area "E"	
	Director J. Pearase	Electoral Area "F"	

Staff:	L. Mellott	General Manager, Electoral Area Administration
	R. Smailes	General Manager, Planning and Building
	G. Routley	Deputy Planning Manager
	L. Frank	Sustainability Coordinator
	C. Elley	Clerk (taking minutes)

Also Present:	Director P. Nicol	City of Vernon (Board Chair)
	R. Morgan	Regional Crime Prevention Coordinator, City of Vernon

CALL MEETING TO ORDER

The meeting was called to order at 2:00 p.m.

APPROVAL OF AGENDA

Regular Agenda - December 5, 2013

Moved and seconded by Directors Macnabb and Foisy

That the Agenda of the December 5, 2013 Electoral Area Advisory Committee meeting be approved with the following amendments:

- Addition of Late Item D.19 (Shuswap Lake Integrated Planning Process - SLIPP)

CARRIED

ADOPTION OF MINUTES

Electoral Area Advisory Committee – November 7, 2013

Moved and seconded by Directors Macnabb and Pearase

That the minutes of the November 7, 2013 Electoral Area Advisory Committee Meeting be adopted as circulated.

CARRIED

DELEGATIONS

Club Mara - Development Permit with Variances Application

No one was present to speak to the application.

HAZELDINE, Colleen - Rezoning Application

- Colleen Hazeldine of 171 Brookfield Road Lumby (applicant) spoke in favor of the application.

NEW BUSINESS

Development Permit with Variances Application (Club Mara c/o D. Mallett / File No. 12-0533-DP / 12-0534-F-DVP)

Moved and seconded by Directors Pearase and Fairbairn

That it be recommended to the Board of Directors that 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 buildings (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 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 3 m 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 3.66 m; 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 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

Rezoning Application (C. Hazeldine / File No. 13-0343-D-RZ)

Moved and seconded by Directors Fairbairn and Macnabb

That it be recommended to the Board of Directors that Rezoning Bylaw No. 2611, 2013 which proposes to rezone a portion of the property legally described as the South ½ of the South West ¼ of Sec 5, Twp 40, ODYD, Except Plan 28492 and located at 171 Brookfield Road, Electoral Area "D" from the Non-Urban (N.U) zone to the Country Residential (C.R) zone as shown on Schedule 'A' attached to and forming part of Bylaw No. 2611 be given First and Second Readings and be forwarded to a Public Hearing.

CARRIED

December Sustainability Report

Moved and seconded by Directors Macnabb and Pearase

That the Sustainability Report dated November 18, 2013 be received for information.

CARRIED

**Agricultural Land Commission Application
(J. Schalin c/o W.E. Maddox / File No. 13-0274-F-ALR)**

Moved and seconded by Directors Pearase and Foisy

That it be recommended to the Board of Directors 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

Agricultural Land Commission Application (L. and D. Campbell / File No. 13-0063-D-ALR)

Moved and seconded by Directors Fairbairn and Pearase

That it be recommended to the Board of Directors that the application of Dean and Laura Campbell under Section 20(3) of the *Agricultural Land Commission Act* to place a second residence (modular manufactured home) for family members on the property legally described as the South 1/2 of the NE 1/4, Sec 16, Twp 41, ODYD, Except Plans KAP44826 and KAP81250 and located at 670 Creighton Valley Road, Electoral Area 'D' be supported and the Building Inspector be authorized to issue a Building Permit for the proposed residence.

CARRIED

Agricultural Land Commission Application (L. and R. Smith / File No. 13-0326-D-ALR)

Moved and seconded by Directors Fairbairn and Macnabb

That it be recommended to the Board of Directors that consideration of the Agricultural Land Commission Application from Reg and Lynne Smith (File No. 13-0326-D-ALR) be postponed pending receipt of a revised subdivision layout from the applicants which has the proposed lot encompass land of lower agricultural value to retain the higher quality agricultural land (hay field and pasture as identified on the site plan) as one farming unit.

CARRIED

Agricultural Land Commission Application (K. Dukhia / File No. 12-0283-B-ALR)

Moved and seconded by Directors Fleming and Macnabb

That it be recommended to the Board of Directors that consideration of the Agricultural Land Commission application from Kanwaljeet Dukhia (File 12-0283-B-ALR) be postponed until the applicant is available to appear as a Delegation.

CARRIED

Bylaw 2603 - Electoral Areas "D" and "E" Official Community Plan Amendment [Genetically Modified Organisms]

Moved and seconded by Directors Fairbairn and Macnabb

That the matter of Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 2603, 2013 which proposes to amend the Official Community Plan to include Policies regarding Genetically Modified Organisms be postponed until further clarification of the definitions of 'Genetically Engineered Organisms' and 'Genetically Modified Organisms'.

CARRIED

Opposed: Director Foisy

Bylaw 2589 - Zoning Bylaw Text Amendment [Agri-Tourism Accommodation Provisions]

Moved and seconded by Directors Pearase and Fairbairn

That it be recommended to the Board of Directors that Zoning Bylaw Text Amendment No. 2589, 2013 to include the Agricultural Land Commission Agri-tourism provisions into Zoning Bylaw No. 1888, 2003 be given First Reading; and further,

That Zoning Bylaw Text Amendment No. 2589, 2013 be referred to various agencies such as the Regional Agricultural Advisory Committee, Advisory Planning Commissions, Ministry of Agriculture, and Agricultural Land Commission.

CARRIED

Bylaw 2592 - Zoning Bylaw Text Amendment [Secondary Suites]

Moved and seconded by Directors Macnabb and Pearase

That it be recommended to the Board of Directors that Zoning Text Amendment Bylaw No. 2592, 2013 which proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 to permit secondary suites within single family dwellings on parcels in the Small Holding (S.H), Country Residential (C.R), Non-Urban (N.U), and Large Holding (L.H) zones be given First Reading; and further,

That Zoning Bylaw Text Amendment No. 2592, 2013 be referred to the Interior Health Authority, Okanagan Basin Water Board and Advisory Planning Commissions for review and comment.

CARRIED

Moved and seconded by Directors Macnabb and Foisy

That it be recommended to the Board of Directors that a letter be forwarded to the Ministry of Health requesting that the definition of a "water supply system" exclude two private residences served by the same water system on a single parcel of land.

CARRIED

IN CAMERA

Moved and seconded by Directors Fairbairn and Foisy

That, pursuant to Section 92 of the Community Charter, the regular meeting of the Electoral Area Advisory Committee convene In Camera to deal with matters deemed closed to the public in accordance with Section 90(1)(f) of the Community Charter.

CARRIED

The regular meeting of the Electoral Area Advisory Committee adjourned to meet In Camera at 3:00 p.m.

The regular meeting of the Electoral Area Advisory Committee reconvened at 3:30 p.m.

Bylaw 2613 - Zoning Bylaw Text Amendment [Mineral Extraction]

Moved and seconded by Directors Macnabb and Pearase

That it be recommended to the Board of Directors that Zoning Text Amendment Bylaw No. 2613, 2013, which proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 by prohibiting mineral extraction and processing in the Country Residential (C.R) zone in Electoral Areas "B" and "C" be given First Reading; and further,

That Zoning Text Amendment Bylaw No. 2613, 2013 be referred to internal departments, legal counsel, the Agricultural Land Commission, the Ministry of Energy and Mines, Advisory Planning Commissions and various agencies for review and comment prior to consideration of Second Reading.

CARRIED

Bylaw 2600 [Subdivision Servicing Bylaw]

Moved and seconded by Directors Foisy and Macnabb

That the report from the Planning Department dated November 21, 2013 regarding Subdivision Servicing Bylaw No. 2600, 2013 be received for information.

CARRIED

Moved and seconded by Directors Macnabb and Pearase

That it be recommended to the Board of Directors that Subdivision Servicing Bylaw No. 2600, 2013, which proposes to replace Regional District of North Okanagan Subdivision Servicing Bylaw No. 726, 1986, be amended as follows:

- (1) Section 402 be amended by replacing the words "...standards prescribed by..." with the words "...requirements of..." such that the first paragraph of Section 402 would read:

All highways must be dedicated and constructed in accordance with the requirements of the Ministry of Transportation and Infrastructure.

- (2) Section 200 be amended by changing the definition of SUBDIVISION

from:

SUBDIVISION means the division of land into two (2) or more **parcels**, whether by plan, apt descriptive words, or otherwise and includes consolidation of two (2) or more **parcels**

as well as boundary adjustments, as defined in the *Land Title Act* or under the *Strata Property Act*.

to:

SUBDIVISION means the division of land into two (2) or more **parcels**, whether by plan, apt descriptive words, or otherwise as defined in the *Land Title Act* or under the *Strata Property Act*.

- (3) Section 400 be amended to allow applicants to provide water quality tests, well yield tests, pumping tests, and hydrogeological reports which are dated not more than five (5) years, rather than three (3) years, prior to the date of subdivision application; and further,

That Subdivision Servicing Bylaw No. 2600, 2013, as amended, be forwarded to the Ministry of Transportation and Infrastructure for formal endorsement.

CARRIED

Electoral Area "D" Advisory Planning Commission Reappointments

Moved and seconded by Directors Fairbairn and Macnabb

That it be recommended to the Board of Directors that pursuant to Section 8 of Advisory Planning Commission Bylaw No. 1748, 2002, the following persons be reappointed to the Electoral Area "D" Advisory Planning Commission for a two year term to expire on December 31, 2015:

- Dave Sparks;
- Dennis Richardson; and
- Joe Deuling.

CARRIED

Electoral Area "E" Advisory Planning Commission Reappointments

Moved and seconded by Directors Foisy and Fairbairn

That it be recommended to the Board of Directors that pursuant to Section 8 of Advisory Planning Commission Bylaw No. 1748, 2002, the following persons be reappointed to the Electoral Area "E" Advisory Planning Commission for a two year term to expire on December 31, 2015:

- Ian Eggen;
- Clint Whitecotton;
- Rodney Werner; and
- Vina Gayle Rowan.

CARRIED

Electoral Area "F" Advisory Planning Commission Reappointments

Moved and seconded by Directors Pearase and Fairbairn

That it be recommended to the Board of Directors that pursuant to Section 8 of *Advisory Planning Commission Bylaw No. 1748, 2002*, the following persons be reappointed to the Electoral Area "F" Advisory Planning Commission for a two year term to expire on December 31, 2015:

- C. Dale Fennell; and
- Tilman Ernest Nahm.

CARRIED

Sound Level Meter Kit and Training to Enforce *Regional District of North Okanagan Noise Regulation Bylaw No. 2581, 2013*

Moved and seconded by Directors Macnabb and Pearase

That it be recommended to the Board of Directors that the (021) Budget for 2014 include up to \$6,000.00 for the purchase of a Sound Level Meter Kit and training to enable enforcement of the recently adopted *Regional District of North Okanagan Noise Regulation Bylaw No. 2581, 2013*.

CARRIED

Restorative Justice

Electoral Area Directors were requested to advise the General Manager, Electoral Area Administration regarding contributions to the Restorative Justice Society from Electoral Area discretionary grants.

Annexation Impact Study – Committee of the Whole Presentation

Discussion took place regarding the upcoming presentation from Dan Huang with Urban Systems. It was noted that the presentation should include a summary of Phase 2 of the Annexation Impact Study, with particular focus on main areas of concern, Provincial legislation and Provincial process. It was also suggested that information be presented on the function of electoral areas and regional districts. Electoral Area Directors were requested to forward additional requests regarding Dan Huang's presentation to the General Manager, Electoral Area Administration.

Shuswap Lake Integrated Planning Process (SLIPP)

Director Pearase provided an update on the Shuswap Lake Integrated Planning Process, and a request for the Regional District's participation.

This matter will be placed on the agenda of the January 16, 2014 Electoral Area Advisory Committee meeting.

REPORTS

Vernon / North Okanagan Safe Communities Unit

The Regional Crime Prevention Coordinator provided an update on activities he has undertaken over the past month.

Moved and seconded by Directors Macnabb and Fairbairn

That the report dated November 25, 2013 from the Vernon / North Okanagan Detachment – Safe Communities Unit be received for information.

CARRIED

Advisory Planning Commission Meetings

Moved and seconded by Directors Macnabb and Pearase

That the minutes of the following Advisory Planning Commission meetings be received for information:

- Electoral Area "B" – Meeting of November 27, 2013
- Electoral Area "D" – Meeting of November 26, 2013
- Electoral Area "F" – Meeting of November 18, 2013

CARRIED

General Manager's Report

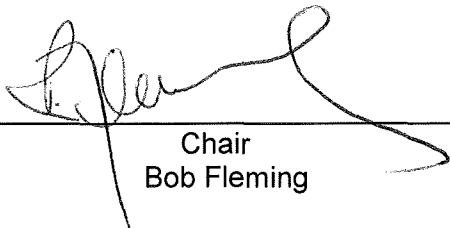
The General Manager, Electoral Area Administration provided an update on the following matters:

- Ministry of Transportation and Infrastructure (MoTI)
 - MoTI will be invited to attend EAAC meetings annually in February for a discussion regarding the collective concerns of the Electoral Areas
 - Electoral Area Directors will be requested to prioritize their concerns regarding roads in their area
- UBCM Electoral Area Directors meeting – February 4/5, 2014
- Safe Communities Volunteer Appreciation Banquet

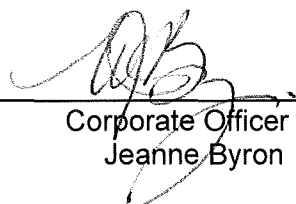
ADJOURNMENT

There being no further business the meeting was adjourned at 4:40 pm.

CERTIFIED CORRECT



Chair
Bob Fleming



Corporate Officer
Jeanne Byron