CALL MEETING TO ORDER

Keith Gray called the meeting to order at 6:58 p.m.

ELECTION OF CHAIR AND VICE CHAIR

Director Pearase called three times for nominations for the office of Chair of the Advisory Planning Commission.

Bob Honeyman nominated Keith Gray. Keith Gray accepted.

There being no further nominations, Keith Gray was declared elected, by acclamation, as Chair Advisory Planning Commission.

Director Pearase called three times for nominations for the office of Vice Chair of the Advisory Planning Commission.

Bob Honeyman nominated Dale Fennell. Dale Fennell accepted.

There being no further nominations, Dale Fennell was declared elected, by acclamation, as Vice Chair Advisory Planning Commission.

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area “F” - Regular Meeting of November 18, 2013.

Moved and seconded by Tilman Nahm and Dale Fennell
That the minutes of November 18, 2013 regular meeting of the Advisory Planning Commission of Electoral Area “F” be adopted as circulated.

CARRIED

NEW BUSINESS

Zoning Text Amendment Application
A. and G. Giesbrecht
File No. 13-0433-F-TA
Discussion ensued including the following:

- Bob Honeyman has no problem with this proposal, sees a need for this. Sure Crop shut the store down last fall and twice in the last ten years. There is a real need for this business. They are supplying a need.

Moved and seconded by Bob Honeyman and Tilman Nahm
That they accept the Planning Department Recommendation that Zoning Text Amendment Bylaw No. 2618, 2014 which proposes to amend the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 to permit the retail sale of farm supplies and feed and seed (bagged) within the General Commercial (C.1) Zone be given First and Second Readings and referral to a public hearing.

CARRIED

Zoning Text Amendment Bylaw No. 2589, 2013 [Agri-Tourism Accommodation Provisions]

Discussion ensued including the following:

- Director Pearase thinks that it should include all of Area F and they qualify only for Agri-Tourism if they have Farm Status.
- Tilman Nahm noted that ALC states that Agri-Tourism is only allowed on designated farm land. If the assessment changes this use is no longer permitted and if their farm status changes there is no mechanism in place to notify anyone of this change. Has there been any thought to situations where due to ill health etc. the farm status changes and they have put in all these improvements and money to build these cabins etc and now he is non-compliance with the regulations. You can see the problems that will arise. They will be coming to the board wanting to be exempt from the bylaws. There should be something in the bylaws that will address that problem. Otherwise there will be a real mess. Also there has to be a conversation with the assessment authority that notification is given on changes of farm status in connection with Agri-Tourism.
- Bob Honeyman wanted to know if there was a similar provision for this type of business on non-agricultural land. If you are allowed up to ten units, this could surpass the income of the farm. Your success could destroy it. Your secondary source of income has to be less profitable than the farming, which is the primary source of income. The danger of success is that you no long comply.
- Tilman Nahm also read that the use of cabins is considered a reasonable use of Agri-Tourism, although they can be difficult to regulate as they are prone to be used as year round rental units. Lots of room for abuse even though it states they are to be only rented for 30 days in a row for one person. To prevent potential problems it is recommended that cooking facilities not be included.
- Keith Gray said maybe the answer is you just don’t let cabins be built, just RV sites. These sites can be removed and returned to agriculture use quite easily.

Comments:

- Agri-Tourism should not include cabins, RV sites only.
- What happens when theAgri-Tourism business is established and the farm status changes, there should be a system in place to notify once the status changes.
- Has to include the whole of Area F.
- What happens if the Agri-Tourism business is more profitable than the primary source of income which is your farming income?
2014 Meeting Dates

2014 meeting dates are as follows:

Monday, January 20, 2014
Monday, February 17, 2014
Monday, March 17, 2014
Monday, April 28, 2014
Monday, May 26, 2014
Monday, June 16, 2014
Monday, July 21, 2014
Monday, August 18, 2014
Monday, September 15, 2014
Monday, October 20, 2014
Monday, November 17, 2014
Monday, December 15, 2014

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:46 p.m.

Certified Correct:

[Signatures]