



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA "B" ADVISORY PLANNING COMMISSION** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Boardroom at the Regional District Office on Wednesday, January 29, 2014

Members:	Art Haycock Bryan Ryley Ed Columbus Dale Winskowski	Chair Vice Chair
Staff:	Laura Frank Jennifer deGroot	Sustainability Coordinator (Temp.) Executive Assistant (Temp.) (taking minutes)
Other:	Bob Fleming Susan Ghattas Members of the Public	Director, Electoral Area "B" Alternate Director, Electoral Area "B"

CALL MEETING TO ORDER

Director Fleming called the meeting to order at 7:03 p.m.

ELECTION OF CHAIR AND VICE CHAIR

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

Dale Winskowski nominated Art Haycock. Art Haycock accepted.

There being no further nominations, Art Haycock was declared elected, by acclamation, as Chair of the Advisory Planning Commission.

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

Dale Winskowski nominated Bryan Ryley. Bryan Ryley accepted.

There being no further nominations, Bryan Ryley was declared elected, by acclamation, as Vice Chair of the Advisory Planning Commission.

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "B" – Regular Meeting of November 27, 2013

It was moved and seconded by Ed Columbus and Bryan Ryley
That the minutes of the November 27, 2013 regular meeting of the Advisory Planning Commission Electoral Area "B" be adopted as circulated.

CARRIED

NEW BUSINESS**Rezoning Application****BJC HOLDING LTD. INC No. BC0951563 c/o JM Wood INVESTMENTS INC. & W.E MADDOX****[File No. 13-0432-B-RZ]**

A representative of the applicant, Kyle Makofka, spoke in favour of the application.

Discussion ensued regarding the following:

- Sewerage disposal requirements;
- The proposed commercial component of the development; and
- Concerns regarding site coverage and paving pertaining to storm water management.

It was moved and seconded by Ed Columbus and Dale Winskowski

That the Advisory Planning Commission of Electoral Area "B" support the recommendations contained in the Planning Department Information Report, dated January 22, 2014 that Rezoning Bylaw No. 2619, 2014 which proposes to rezone a portion of the property legally described as Lot 1, Blk 6, Sec 14, Twp 8, ODYD, Plan 749, Except Plans H433 and H16713 and located at 6628 Pleasant Valley Road, Electoral Area "B" from Country Residential (C.R) to Service Commercial (C.4) be given First and Second Reading and be forwarded to a Public Hearing; and further,

That Final Adoption of Rezoning Bylaw No. 2619, 2014 be withheld until:

- 1) the applicant submits design recommendations from a consulting engineer regarding the proposed on-site sewage disposal system;
- 2) the applicant registers a covenant against the title of the subject property to restrict permitted uses on the subject property to those which would generate a maximum daily sewage flow of 1400 litres per day or less;
- 3) the applicant addresses required water system upgrades to the satisfaction of Greater Vernon Water Utility;
- 4) the applicant registers a covenant against the title of the subject property that would prohibit fee-simple or bareland strata subdivision of the subject property until a community sewer system is available; and
- 5) the Ministry of Transportation and Infrastructure has endorsed the Bylaw in accordance with the requirements of Section 52(3) of the *Transportation Act*.

CARRIED

Zoning Text Amendment Bylaw No. 2592, 2013 [Secondary Suites]

Discussion ensued regarding the following:

- The size where suites are proposed;
- Allowing suites where there is no fire protection is a concern;
- Public information/Newspaper advertisements should be distributed following the adoption of the Bylaw to inform the public of the changes;
- The capacity of the Building Department for enforcement/inspections to bring existing suites into compliance; and,
- Parking concerns.

Comments:

- The Commission generally supported Zoning Text Amendment Bylaw No. 2592, 2013.

Zoning Text Amendment Bylaw No. 2592, 2013 [Mineral Extraction]

Discussion ensued regarding the following:

- Jurisdiction of the Province versus Local Government; and,
- Reasons for the text amendment.

Comments:

- The Commission supported Zoning Text Amendment Bylaw No. 2592, 2013.

**Electoral Areas "B" and "C" Official Community Plan Review
Joint Meeting with Electoral Area "C"**

The Sustainability Coordinator provided an overview on the status of the Electoral Areas "B" and "C" Official Community Plan Review including the following:

- Status on the Plan Review;
- Timeline for the Plan Review;
- A high level overview of the major updates to the Plan that have been identified thus far;
- An overview of Phase I & II Public Consultation;
- Proposal for Phase III "Checking In- Did We Get it Right?" Public Consultation; and,
- A draft Plan will be distributed once completed and a joint meeting for discussion will be scheduled.

Discussion ensued regarding the following:

- Policies pertaining to Swan Lake Commercial Corridor, railways/transportation, steep slopes, environmentally sensitive areas, and annexation Policies;
- Possibility of a Local Area Plan for Cosens Bay;
- Servicing and Sewerage Disposal in Electoral Areas "B" and "C";
- Suggestions for Public Consultation such as:
 - Mail outs to the chair persons of community groups such as the Vernon Outdoor Club, Ribbons of Green, Allan Brooks Nature Centre, Naturalists Club, and Predator Ridge Group and with the quarterly utility bill;
 - Contacting local contractors and developers;
 - Presenting at the District Parents Association and otherwise reaching out to school groups such as Outdoor Education, Quest, and students at BX Elementary School, Hillview Elementary School and Silver Star Elementary School;
 - Posting at bulletin boards such as Swan Lake Park,
- Suggesting persons note where they live in the Region for Phase III as ideally comments/feedback is desired from Electoral Areas "B" and "C" residents; however, it was noted that it would be valuable to hear what Vernon residents have to say in regards to the draft plan.

2014 Meeting Dates

The Commission accepted the 2014 meeting dates. No changes were noted.

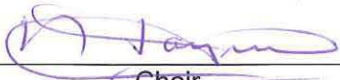
Next Meeting

The next meeting is scheduled for February 26, 2014.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:35 p.m.

Certified Correct:


Chair


Recording Secretary