



# REGIONAL DISTRICT OF NORTH OKANAGAN

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

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<b>Members:</b>	Paul Williamson Randy McDermid Cliff Day Brad Clark	Chair Vice Chair
<b>Staff:</b>	Colleen Reardon	Planning Clerk (Temp.) (taking minutes)
<b>Other:</b>	Mike Macnabb	Director, Electoral Area "C"

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## CALL MEETING TO ORDER

Director Macnabb called the meeting to order at 7:04 p.m.

## ELECTION OF CHAIR AND VICE CHAIR

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

Randy McDermid nominated Paul Williamson. Paul Williamson accepted.

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

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

Paul Williamson nominated Randy McDermid. Randy McDermid accepted.

There being no further nominations, Randy McDermid 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 October 30, 2013

It was moved and seconded by Cliff Day and Randy McDermid  
That the minutes of the October 30, 2013 regular meeting of the Advisory Planning Commission Electoral Area "B" be adopted as circulated.

**CARRIED**

**Advisory Planning Commission Electoral Area "C" – Regular Meeting of December 18, 2013**

It was moved and seconded by Paul Williamson and Randy McDermid  
That the meeting notes of the December 18, 2013 regular meeting of the Advisory Planning Commission Electoral Area "C" be received for information.

**CARRIED**

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

Discussion ensued regarding the following:

- Water requirements, specifically single and secondary wells;
- Septic system opposed to sewer system requirements;
- Suite requirements opposed to secondary dwellings;
- Control over legalizing secondary suites / liability of Regional District;
- Concerns regarding Building Code requirements; and
- Concerns regarding enforcement.

Comments:

- Good alternative option for housing/owners to have a rental;
- Staff time and resources a concern regarding enforcement;
- Fire separation for residents of secondary suites an important issue; and,
- Number of residents allowed in a secondary suite / how to monitor number of residents in a suite is a concern.

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

Discussion ensued regarding the following:

- Uses currently permitted within the C.R Zone;
- Mineral Extraction should not be allowed in residential areas;
- Text Amendment allows the Regional District to be selective in where you can extract;
- How other Regional Districts regulate Mineral Extraction;
- Role of Local Government regarding Mineral Extraction Applications;
- Role of Local Government versus Ministry of Mines in extending permits;
- Role of the Ministry of Mines and their ability/willingness to take into consideration of local residents is a concern; and,
- Agricultural Soil Classification levels need to be considered.

Comments:

- Mineral Extraction needs to be reviewed at a Local Government Level;
  - Reviewing applications at the Local Government level stops them from being forwarded to other agencies for approval;
- Prohibiting processing is an important part of the bylaw;
- 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:**  
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Chair  
\_\_\_\_\_  
Recording Secretary