



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA 'F' ADVISORY PLANNING COMMISSION** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held at the Enderby Fire Hall on Monday, April 28, 2014.

Members: C. Dale Fennell
Keith Gray
Bob Honeyman
Tilman Ernest Nahm
Robert Whitley

Other: Jackie Pearase, Electoral Area "F" Director
Monica Nahm (taking minutes)
Public

CALL MEETING TO ORDER

The Chair called the meeting to order at 7:07 p.m.

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "F" – Regular Meeting of February 14, 2014

It was moved and seconded by Bob Honeyman and Tilman Nahm
That the minutes of the February 14, 2014 regular meeting of the Advisory Planning Commission Advisory Planning Commission, Electoral Area "F" be adopted as circulated.

CARRIED

NEW BUSINESS

Development Variance Permit with Application Mabel Lake Holiday Centre Ltd. c/o T. Laursen

Discussion ensued including the following:

- It was questioned that the diagram shows 112 full size parking and 24 small for a total of 136 parking spots – that means vehicles without trailers, where do the trailers go that are moving the boats into and out of the marina? The applicant stated that they have to comply with a 2 – 1 ratio. How this is decided he doesn't know. He feels this is an outdated by law and trailers should be in another parking stall. He said the boat stalls that have been sold are all sold to Mabel Lake resort owners and their trailers will be stored on their own property. They also have another parking area available for trailers if need be. The First Nations also have a parking lot there and they are looking to make money with this. So there is that option too.
- It was stated that some members have never agreed with the plan to put slips onto the lake on the crown foreshore. So it is now a done deal and they must deal with the slips going in and the parking with the requirement of the regional district to pave and curb the commercial parking lot subject to those 4 points. If this parking lot was paved and curbed, you have a flash flood with no storm sewage out there for runoff. The water would probably go where it will be a big issue. If it was properly gravelled without curbing it would have a better chance to dissipate and have no damage to other

- properties and the resort.
- It was questioned that the lots are delineated quite tightly and how are you to mark the lines on the ground so that people will park according to this plan?
 - The 1km exclusion zone for parking was questioned. So you stop the parking within that area, how do you stop the parking out of the 1km zone? You just move the problem further down and into another area. I see that as adding to the problem. You could potentially have more of a problem for the road system especially if they do not want to pay for parking in the First Nation's lot. Also the access down Large Road as far as I understand that is a public road. A MoTI road, is this still going to have free access to the lake since it is a public road? The applicant noted that Large Road is a public road the boat launch if private.
 - It was questioned that in the parking lot there will be no curbs, how will they define each parking spot? Can you not put in 4' concrete curbs, these would not interfere with the drainage? The applicant stated that they could. What they hope to do is change the 2m high requirement to 2' high and landscape accordingly around the perimeter? They are going to make the parking lot as rural looking as possible. We are peeling logs now and these will define where the entrance is and where the parking slots are.
 - It was questioned if this parking lot is exclusive for marina slip purchasers? Will casual boaters be able to park here? The applicant stated it is marina related parking. He said first of all they will direct them up to their other parking lot at the end of the air strip, or to the First Nation's lot. The \$5.00 charge will be to park and this will include them taking their boat in and out.
 - It was noted some members feel paving would be more of a hazard and the best thing would be gravel.

It was moved and seconded by Dale Fennell and Bob Honeyman

That the Advisory Planning Commission Electoral Area "F" accept recommendation from the Planning Department for Development Permit with Variances Application for the property legally described as Lot B, DL 2415, ODYD, and Sec 14, TWP 19, R6, W6W, KDYD, Plan KAP45947, and located at 3501 Enderby Mabel Lake Road, Electoral Area 'F' (Mabel Lake Holiday Centre Ltd. c/o T. Laursen) subject to the requirement to pave the parking lot being waived and the parking area being provided with curb stops and directional signs to define parking spots to provide traffic control to create orderly parking.

CARRIED

Development Permit with Variances Application A. and G. Giesbrecht

Discussion ensued including the following:

- There is no point in curbing the parking and loading areas as they are unnecessary;
- It makes no sense to plant shrubs along the highway in the ditch that will only die from the snow load and salt that will be pushed in there from the highway from the snow plows.

It was moved and seconded by Bob Honeyman and Dale Fennell

That the Advisory Planning Commission Electoral Area "F" accept recommendation from the Planning Department for the Development Permit with Variance Application for the property legally described as Parcel A (KP86723) Blk 9, DL 526, KDYD, Plan 592 and located at 135 3rd Avenue, Electoral Area 'F' on the condition all of the variances are supported and conditions 3, 4, 6 & 7 are removed from the Permit as they are not practical for this proposal.

CARRIED

**Referral Application
Okanagan/Shuswap Natural resource District**

Discussion ensued including the following:

- Application is of Len Bawtree, Ashton Creek Ranch. It was noted there are 3 locations where the applicant wants to create further grazing for his cows that are on crown land in the Hunters Range area. He has a range permit. He has been enhancing more areas up there to provide more grass. The largest area had been logged in 1971 by Riverside. The applicant was a supervisor for lands for Riverside at that time. He made this proposal to enhance the area, plant grass seed and be able to graze on it and after a dozen years new seedlings were to be put in. It didn't make sense at the time to have the dozen years of grazing and then replant as the applicant would want to keep grazing his cattle up there. He now has approval and he wants to clear it off the new forest with bulldozers back to bare ground again and reseeding it. There are 2 other locations above this – and he intends to do the same there as well. This referral is now here and there is very little time to do anything about it. What concern me are how it might affect downstream and the potential for flooding in Ashton Creek. We have spoken on this issue before. This proposal is from the range minister and what is important to them is more grazing.
- It was also noted there is an 8.4 hecter 35 year old forest (not mature). There were strong concerns about flooding. Members have seen the damage done to young second growth trees, the cattle get into these young forests eat the crowns out, deforming trees and tramping on seedlings. Ashton Creek was discussed before and we have a huge problem up in Ashton Creek regarding flooding, more studies should be done on this.

It was moved and seconded by Tilman Nahm and Bob Honeyman

That the Advisory Planning Commission recommends Director Pearase express the Commission's concerns regarding water shed values and flood problems in Ashton Creek.

CARRIED


**Referral Application
Balcaen Contracting**

It was noted that the Mara community is very concerned about their creeks and springs. They have seen a lot of washout and blow outs of culverts and roads that are happening constantly in this area. Johnson Creek and Blurton creek could easily suffer the same disaster. They have just been lucky so far. Really can't garner enough info from this proposal. The map is a 20 year plan and a quarter of it is to be done in 5 years.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 p.m.

Certified Correct:



Chair



Recording Secretary