



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA "D" ADVISORY PLANNING COMMISSION** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held at the Whitevalley Community Centre on Tuesday, May 27, 2014

Members:	Butch Mindnich Dennis Richardson Joe Deuling Dave Sparks	Chair Vice Chair
Staff:	Lynda Fraser	Planning Assistant (Temp.) (taking minutes)
Other:	Rick Fairbairn	Electoral Area "D" Director

CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "D" – Regular Meeting of March 25, 2014

Moved and seconded by Dennis Richardson and Dave Sparks
That the minutes of the March 25, 2014 regular meeting of the Advisory Planning Commission Electoral Area "D" be adopted as circulated.

CARRIED

DELEGATIONS

Mike and Wendy O'Rourke spoke in favour of their application. The O'Rourke's noted the following:

- the ponds are located in the centre of the property, not near Burnyeat Road; and,
- they have concerns regarding the requirement to pave the parking lot.

Dave and Sheri Hornell spoke in favour of their application. The Hornell's noted the following:

- many properties in the area are already zoned Small Holding and have been subdivided to create lots in accordance with this zoning (1 ha minimum lot size).

NEW BUSINESS

OCP/Rezoning Application Leitrim Contracting Ltd. c/o W. & M. O'Rourke

The Commission reviewed the application and noted they felt the covenant may be too restrictive for future use of the property.

Moved and Seconded by Joe Deuling and Dennis Richardson

That the Advisory Planning Commission Electoral Area "D" support the recommendations contained in the Planning Department Information Report dated May 13, 2014, that the application to amend the Electoral Areas "D" and "E" Official Community Plan land use designation and the zoning of a ±1.48 ha portion of the property located at 1021 Trinity Valley Road, Electoral Area "D" from Large Holdings and Agricultural to Commercial be supported in principle and staff be directed to prepare an Official Community Plan Amendment Bylaw and a Zoning Amendment Bylaw for First Reading only; and further,

That a Public Hearing not be held until:

1. the Regional District receives comments on the proposed development from the Royal Canadian Mounted Police; and
2. testing of the sound levels emitted by firearms typical of those to be utilized at the shooting range has been undertaken by the applicant in consultation with Regional District staff to determine sound levels measured at varying distances from the point of discharge; and
3. the applicant has held a Public Information Meeting in accordance with the Regional District's Public Information Meeting Guide; and further,

That Final Adoption of the Bylaws be withheld until:

1. a covenant has been registered on the title of the subject property that would restrict the use of the proposed Recreation Commercial (C.5) zoned area to that of a shooting range facility, including a shooting range, shooting building and parking area; and
2. the Regional District receives notification that the proposed shooting range facility conforms with Sections 4(2) or 4(3) of the *Riparian Areas Regulation*.

CARRIED

OCP/Rezoning Application D. & S. Hornell c/o J.R. Shortt

The Commission reviewed the application and noted that water and sewage could be a potential concern in the future for this area.

Moved and Seconded by Joe Deuling and Dave Sparks

That the Advisory Planning Commission Electoral Area "D" support the recommendations contained in the Planning Department Information Report dated May 1, 2014, that the application to amend the Electoral Areas 'D' and 'E' Official Community Plan land use designation and the zoning of the property legally described as Lot 1, District Lot 3736, ODYD, Plan KAP59750 and located at 16 Birch Road, Electoral Area "D" from Non-Urban to Small Holdings be supported in principle and staff be directed to prepare an Official Community Plan Amendment Bylaw and a Zoning Amendment Bylaw for First Reading only; and further,

That a Public Hearing not be held until the applicant has held a Public Information Meeting in accordance with the Regional District's Public Information Meeting Guide.

CARRIED

Next Meeting

The next meeting is June 24, 2014.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.

Certified Correct:



Chair



Recording Secretary