



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, July 30, 2014

Members:	Art Haycock Dale Winskowski Ed Columbus Richard Butters	Chair
Staff:	Lynda Fraser	Clerk, Planning (taking minutes)
Other:	Bob Fleming	Director, Electoral Area "B"

CALL MEETING TO ORDER

Chair Haycock called the meeting to order at 7:00 p.m.

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "B" – Regular Meeting of March 26, 2014

It was moved and seconded by Ed Columbus and Richard Butters
That the minutes of the March 26, 2014 regular meeting of the Advisory Planning Commission Electoral Area "B" be adopted as circulated.

CARRIED

NEW BUSINESS

Subdivision Application [For Information Only]

S. Price c/o Monashee Surveying
(14-0051-B-SUB)

The Commission received the application for information.

Rezoning Application

Six Star Holdings Ltd. c/o Brian Monaghan
(14-0155-B-RZ)

Discussion ensued:

- Access was discussed.
- Concern was expressed with septic issues. Can it be recommended that dual flush toilets or low flow options be considered?
- The Commission would like clarity on the storage of heavy equipment.

It was moved and seconded by Dale Winskowski and Ed Columbus

That the Advisory Planning Commission of Electoral Area "B" support the recommendations contained in the Planning Department Information Report, dated July 23, 2014 that Rezoning Bylaw No. 2652, 2014 which proposes to rezone the property legally described as That Part of Lot 2, Block 5 Lying East of the Road Shown on Plan H433, Sec 23, Twp 8, ODYD, Plan 749, Except Plans 33945 and H16713 and located at Highway 97, Electoral Area "B" from Country Residential (C.R) to Service Commercial (C.4) be given First and Second Readings; and be forwarded to a Public Hearing; and further,

That Final Adoption of Rezoning Bylaw No. 2652, 2014 be withheld until:

- 1) the applicant submits design recommendations from a consulting engineer regarding the proposed on-site sewage disposal and stormwater management systems and registers a covenant that would restrict permitted uses on the subject property to those which would generate a maximum daily sewage flow of 1400 litres per day or less; or
- 2) if the development would generate maximum daily sewage flow in excess of 1400 litres per day, the applicant submits:
 - a hydrological assessment from a hydrological engineer that reviews local groundwater and surface water conditions with consideration of possible contamination of Swan Lake or a tributary watercourse or ditch; and
 - a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield location which would be protected by a covenant; and
 - a design for a sewage disposal and stormwater management system prepared by a civil engineer; and
- 3) 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
- 4) the Ministry of Transportation and Infrastructure has endorsed the Bylaw in accordance with the requirements of Section 52(3) of the *Transportation Act*.

CARRIED

NEXT MEETING

The next meeting is scheduled for August 27, 2014.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:35 p.m.

Certified Correct:



Chair



Recording Secretary