



# REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ADVISORY PLANNING COMMISSION ELECTORAL AREA 'F'** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held at the Enderby Fire Hall on September 29, 2014

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- Members:** C. Dale Fennell  
Keith Gray  
Bob Honeyman  
Bernie Moubray  
Tilman Ernest Nahm  
Robert Whitley
- Other:** Jackie Pearase, Electoral Area "F" Director  
Monica Nahm, Recording Secretary
- Guests:** Walter Flathen, Harold Freeman, Betty Freeman
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## CALL MEETING TO ORDER

The Chairperson, Keith Gray called the meeting to order at 7:06 pm.

## A. ADOPTION OF MINUTES

**Advisory Planning Commission Electoral Area "F" – Regular Meeting of May 26, 2014.**

**Moved by:** Bernie Moubray                      **Seconded by:** Tilman Nahm

"That the minutes of May 26, 2014 regular meeting of the Advisory Planning Commission of Electoral Area "F" be adopted as circulated."

**CARRIED**

## NEW BUSINESS

**Development Permit with Variances Application  
River's End Estates Ltd. c/o Walter Flathen  
File No. 14-0028-F-DP**

**Moved by:** Robert Whitley                      **Seconded by:** Tilman Nahm

"Robert Whitley proposed that the APC should accept the Planning Departments recommendation. That upon consideration of input from adjacent landowners, a Development Permit with Variances be issued for the property legally described as Lot 2, Sec 22, Twp 20, R8, W6M, KDYD, Plan 1471 Except Plans 28790 and H809 located at 8192 Highway 97A, Electoral Area "F" to vary the following sections of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003:

1. Section 505.3 varying the maximum allowable height of cabins from the lesser of 8 metres (26.25 feet) or two storeys to the lesser of 9.75 metres (32.0 feet);
2. Section 505.10.c by varying the maximum allowable size of accessory buildings (sheds) from 7.432 m<sup>2</sup> to 9.9 m<sup>2</sup>;
3. Section 505.10.c by varying the maximum allowable size of the existing accessory building located at site LS42 from 7.432 m<sup>2</sup> to 11.15 m<sup>2</sup>;
4. Section 505.10.c by varying the maximum allowable size of a deck or sunroom attached

to a recreation vehicle from 50% of the Gross Floor Area of the recreational vehicle to 50.0 m<sup>2</sup>.

5. Section 505.10.c by varying the maximum allowable height of sunroom walls from three feet above the floor level to full wall height on the west side of the Park Model sunroom addition located at site LS16 only; and further;

That the Development Permit with Variances contain the following conditions:

1. The dimensions and siting of the cabin sites, campsites, building and parking areas on the land be in general accordance with the site plan attached as Schedule A to the Planning Department Report dated September 15, 2014;
2. The form and character of cabins to be constructed on the land be in general accordance with the elevations attached as Schedule b to the Planning Department Report dated September 15, 2014. This hereby amends the previous Development Permit No. 02-0474-F-DP issued on February 12, 2003 by replacing Schedule A.1;
3. The landscaping on the land be in general accordance with the landscape plan attached as Schedule C to the Planning Department Report dated September 15, 2014;
4. Accessory building (sheds) must be finished with material to match the recreation vehicle located on the same site. This hereby amends the previous Development Permit No. 02-0474-F-DP issued on February 12, 2003;
5. Development of the subject property shall be in accordance with Modification Covenant CA3940183; and further,

That issuance of the Development Permit with Variances be withheld until the Regional District of North Okanagan receives notification from the Ministry of Environment that their conditions have been satisfied; and further,

That an exemption to Section 1701.3.b.i. of the Regional District of North Okanagan Zoning Bylaw No. 12888, 2003 be approved for the property legally described as Lot 2, Sec 22, Twp 20, R8, W6M, KDYD, Plan 1471 Except Plans 28790 and H809 and located at 8292 Highway 97A, Electoral Area `E to permit the Shuswap River flood plain setback be reduced from 30 m to 26.34 m for above grade cantilevered decks attached to seasonal cabins located on Sites RS1 to RS16 as show on the site plan attached as Schedule A to the Planning Department Report dated September 15, 2014.

Discussion ensued including the following:

- Robert Whitley stated that he had been out to the site and his questions had all been answered regarding the sheds, sundecks, increase in height of cottages and size of the decks. Pleased to see the roads were fairly wide and they had a good fire system in place.
- Tilman Nahm questioned the cantilevered decks and the potential in the future to have supporting pillars added. Walter Flathen assured the APC that that would not be allowed and the decks had to be structurally engineered."

**CARRIED**

### **Referral Application – For Information Only**

#### **Aboriginal Affairs c/o Front Counter BC**

File No. 14-0257-F-REF

Discussion ensued including the following:

- Jackie Pearase on the map showing the highway and the light line is an old right away that is not used anymore and they are giving it back to the band.
- Keith Gray's only concern with this is it looks like some old accesses coming off the highway if you give it away and need it in the future for further road work, for example if you needed another road paralleling the old tracks, if they wanted to split the highway, you would just have to buy it back.

have to buy it back.

**Referral Application – For Information Only**  
**Baird Bros Ltd. c/o Ministry of Energy and Mines**  
File No. 14-0255-F-REF

Discussion ensued including the following:

- Dale Fennell wanted to know if there had been any objections yet from the homeowners in that area. There will be a lot of noise, truck traffic dust etc.
- Jackie Pearase said to her knowledge there had been nothing yet.
- Keith Gray noted there were notices in the paper and once the work begins it will be quite noisy and there could be complaints then.

**Referral Application – For Information Only**  
**Tolko**  
File No. 14-0256-B-REF

Discussion ensued including the following:

- Dale Fennell said this is an opportunity to look at work they have not done yet. The deadline for referral is September 15<sup>th</sup>; the Planning Department would have had a chance to look at this but by the time we see it has already expired. The other issue is you cannot make out the maps. The Regional District needs to understand that if there is such an important issue as this, we need more lead time to bring forth any of our concerns and it has to be something they can understand when they look at the map. Now Tolko and the ministry, they can all say they have done their due diligence but have they? More pressure must come from the Regional District.
- Jackie Pearase said there is an electoral area meeting on Thursday and she was going to bring up all of their objections again.

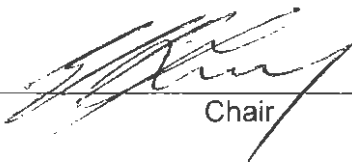
**APC Information only:**

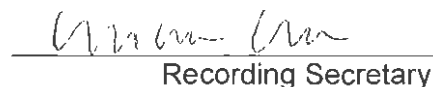
Keith Gray wanted the APC to know the ruling for Keith Richard and Anne Hadfield who have that piece of property that was at the top of the halfway out to Mabel Lake where we had said it was okay to have strip of land on that property to be included in the ALR, it has now been agreed by the Agricultural Land Commission to include that into the ALR.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:50 p.m.

**Certified Correct:**

  
Chair

  
Recording Secretary