



# 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, February 24, 2015

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**Members:** Butch Mindnich  
Dennis Richardson  
Joe Deuling  
Melanie Wenzoski

**Staff:** Ashley Bevan Executive Assistant

**Other:** Rick Fairbairn Electoral Area “D” Director  
Charles Ruechel Applicant

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## CALL MEETING TO ORDER

The meeting was called to order at 7:05 p.m.

## ELECTION OF ELECTORAL AREA “D” ADVISORY PLANNING COMMISSION CHAIR

The Electoral Area “D” Director called for nominations for the office of Chair of the Electoral Area “D” Advisory Planning Commission.

Joe Deuling was nominated, he declined. Dennis Richardson was nominated, he declined. Butch Mindnich was nominated, he accepted. There being no further nominations, Butch Mindnich was declared elected, by acclamation, Chair of the Electoral Area “D” Advisory Planning Commission.

## ELECTION OF ELECTORAL AREA “D” ADVISORY PLANNING COMMISSION VICE CHAIR

The Electoral Area “D” Director called for nominations for the office of Vice Chair of the Electoral Area “D” Advisory Planning Commission.

Dennis Richardson was nominated, he declined. Joe Deuling was nominated, he accepted. There being no further nominations, Joe Deuling was declared elected, by acclamation, Vice Chair of the Electoral Area “D” Advisory Planning Commission.

## APPROVAL OF AGENDA

### Advisory Planning Commission Electoral Area “D” – February 24, 2015

Moved and seconded by Melanie Wenzoski and Dennis Richardson  
That the agenda of the February 24, 2015 regular meeting of the Advisory Planning Commission Electoral Area “D” be adopted as presented.

**CARRIED**

**ADOPTION OF MINUTES**

Discussion ensued regarding the General Manager, Planning and Building attending a future meeting and the possibility of an APC session at the RDNO office.

**Advisory Planning Commission Electoral Area "D" – June 24, 2014**

Moved and seconded by Dennis Richardson and Melanie Wenzoski  
That the minutes of the June 24, 2014 Advisory Planning Commission Electoral Area "D" meeting be adopted as circulated.

**CARRIED**

**NEW BUSINESS****Subdivision Application [for information only]**

**Dee c/o J. Shortt**

File No. 14-0465-D-SUB

The Commission noted it was difficult to determine what the application was for.

Joe Deuling declared a conflict and exited the meeting.

**Agricultural Land Commission Application**

**R. & S. Meadahl c/o C. Ruechel**

File No. 14-0457-D-ALR

The applicant advised the following:

- the life lease isn't currently registered on title; however, a lawyer has been retained to do so
- would like to decommission one house and build a new house – no net change in number of houses on the property
  - would like to live in one of the houses (which would need substantial upgrades to do so) while building a new house
- currently the owner grazes approximately 15 horses, applicant would like to graze approximately 90 head of cattle – will actually be increasing the agricultural use of the land
- new house is proposed within the ALR; however not on the actual "farm land"

Discussion ensued regarding:

- possibility of agri-tourism
- decommissioning of one or two of the houses, retain the others and build a new house

Moved and seconded by Melanie Wenzoski and Dennis Richardson

That the Advisory Planning Commission Electoral Area "D" do not support the recommendations contained in the Planning Department Report dated February 12, 2015, that the application of Roger & Stacey Meadahl c/o Charles Ruechel under Section 20(3) of the *Agricultural Land Commission Act* to construct a new single family dwelling and retain three existing single family dwellings on the property legally described as District Lot 436, ODYD and located at 174 Headgates Road, Electoral Area "D" not be authorized for submission to the Agricultural Land Commission; and further,

That the application should be forwarded to the Agricultural Land Commission with the following recommendations:

- life lease should be registered on title
- retain the life lease house
- decommission two of the three remaining houses
- keep one house and upgrade to live in while building a new house

**CARRIED**

Joe Deuling re-entered the meeting.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:08 p.m.

**Certified Correct:**

  
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Chair

  
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Recording Secretary