



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, June 15, 2015.

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

Other: Herman Halvorson, Electoral Area "F" Director
Denis Delisle, Electoral Area "F" Alt. Director

Guests: John & June Dedood

CALL MEETING TO ORDER

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

APPROVAL OF AGENDA

Moved and seconded by Robert Whitley and Dale Fennell
That the Agenda of the June 15, 2015 Advisory Planning Commission Electoral Area "F" meeting be approved as presented, no late items.

CARRIED

ADOPTION OF MINUTES

Moved and seconded by Tilman Nahm and Bob Honeyman
That the minutes of the May 11, 2015 regular meeting of the Advisory Planning Commission Electoral Area "F" be adopted as circulated.

CARRIED

NEW BUSINESS

Agricultural Land Commission Application deDood, J. And J.

- Bob Honeyman likes the concept, great idea will bring the public in but he sees one problem – the exit and entrance from Highway 97 onto Grandview Bench Road
- Robert Whitley enquired about the well and was informed it was new last August. They have not put septic in until they get a permit for the store as it is very expensive. Robert also asked how much area had been used up between the barn and parking and was told about 7 – 8 acres. Questioned the land going out of farming and was told the barn would have been built and they do need that much room to turn milk trucks around.
- Dale Fennell too considered this a real benefit to the community and thinks the education aspect is great. He too has real concerns regarding the access on and off highway 97.

- When the deDood's were questioned about the access off of Highway 97 he stated he had gone to the Department of Highways and was told he would never get access off of Highway 97 even if it was further down towards Grindrod on the straight section of the highway.
- Tilman Nahm too was in favour of this application stated the 50% would be tough to achieve.

Moved and seconded by Bob Honeyman and Dale Fennell

That they accept the Planning Department Recommendation that the application of John and June deDood under Section 20(3) of the Agricultural Land Commission Act for a non-farm use (retail sales and food services) on the property legally described as Amended Lot 41 (DD204435F) DL 526, K (Formerly) DYD, Plan 1010, Except Plan 42675 and located at 15 Grandview Bench Road, Electoral Area "F" be authorized for submission to the Agricultural Land Commission subject to the following conditions:

1. At least 50% of the total sales area must be limited to the sale of farm products produced on the farm on which the retail sales are taking place; and
2. The total area, both indoors and outdoors, used for the retail sales of all products and for food services consisting of ice cream, coffee, tea, bakery items, soup and sandwiches may not exceed 300 m².

Moved and seconded by Bob Honeyman and Dale Fennell

That they amend the motion that the Department of Highways be approached regarding a stacking lane or left turn lane off of Highway 97 onto Grandview Bench Road.

CARRIED

Referral Application FrontCounterBC

- Dale Fennell noted that once again they have received another Referral Application with a requested response dated before the APC even received it. He really has concerns on why does it have to happen so fast. The Regional District has to go after the government to give them more lead time so they can put forward any comments.
- Bob Honeyman questioned how it would affect the caribou? This seems like a real disruption of their habitat.
- Herman Halvorson wondered if this proposal would interfere with parking etc the existing clubs have in place that they pay to maintain.
- Keith Gray asked if these clubs received a package like the one the APC received.
- Dale Fennell stated all the snowmobile clubs have agreements in place to collect fees and they are responsible for maintenance on the snowmobile cabins (garbage, firewood etc.)

Moved and seconded by Dale Fennell and Bob Honeyman


That the Regional District approach the Ministry and strongly advise that the APC needs at least 3 months lead time on these Crown land applications. Also that this proposal is referred to local snowmobile clubs and other interested groups in this area for their feedback on this referral to avoid any possible conflicts.

CARRIED

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 p.m.

Certified Correct:



Chair



Recording Secretary