



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA "E" ADVISORY PLANNING COMMISSION** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Cherryville Hall on Monday, June 29, 2015.

Members: I. Eggen (Vice Chair)
L. Larson
G. Rowan
C. Templeton
R. Werner

Absent: C. Whitecotton

Also Present: Director H. Cameron Electoral Area "E"
Alt. Director E. Foisy Electoral Area "E"

CALL MEETING TO ORDER

The meeting was called to order at 7:42 p.m.

APPROVAL OF AGENDA

Advisory Planning Commission Electoral Area "E" – June 29, 2015

Moved and seconded by L. Larson and G. Rowan
That the Agenda of the June 29, 2015 Advisory Planning Commission Electoral Area "E" meeting be approved as presented.

CARRIED

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "E" – June 1, 2015

Errors and omissions: Motion to have RDNO representatives come out to discuss the proposed building bylaw recommendations (made under New Business) should read: Moved and seconded by Rod Werner and Ian Eggen.

Moved and seconded by I. Eggen and C. Templeton
That the minutes of the June 1, 2015 Advisory Planning Commission Electoral Area "E" meeting be adopted as amended.

CARRIED

DELEGATIONS

Rob Smailes, RDNO

Discussion pertaining to Building Bylaw Recommendations:

R. Smailes:

- o (501) ensure general compliance with building code because it is the owner who is building the house, not the inspector. Therefore the owner is responsible for the

- building.
- (801) protects tax payers - prevents large claims against RDNO unless inspector is negligent.
 - the primary goal of the building code is public health and safety.
 - occupancy permit cannot be given with an authorization to construct.
 - with an authorization to construct, the builder is "on the hook" for it 100% for 10 years or longer if you have not met the building code requirements.
 - with a building permit, you will have an occupancy permit which provides more protection to the owner. Also, something to take to the bank - banks would rather lend money to people who have built with a building permit.
 - what about non-residency buildings? the focus should be on housing, therefore a balance needs to be discussed.
 - as long as setbacks and height requirements are met, a non-residency building 600sqft or less does not require a permit on rural properties (ie. sheds, coops, carports)
 - Bylaw will be for electoral areas and not municipalities at the end of this year.
 - Provincial consistency is the goal.
 - potable water - the code is specific: every dwelling shall be supplied with potable water; this is not the RDNO jurisdiction, it is dictated by IHA.
 - building inspectors are plumbing inspectors - dual designation.
 - Possibly reduce inspections on certain sizes of buildings.
 - possibly keep Authorization to Construct on auxiliary buildings.
 - Schedule C - MAP (802) - Cherryville is not included in surcharges; it is the outlining areas due to increased cost for building inspections.
 - would like to see the cost of a permit similar to the cost of an authorization to construct
 - Park models now require building permit.

There is time and room for change - directors can give feedback. The document needs to be complete by year end.

UNFINISHED BUSINESS

NEW BUSINESS

Development Permit with Variances Application Gostlin, K [File No. 15-0208-E-DP / 15-0227-E-DVP]

Planned building at Keefer Lake is 11 rooms plus a caretakers residence on the top floor.

- proposed spa, heli-skiing, cat skiing, mountain biking, horseback riding etc - multi seasonal.
- the proposed height variance is specific to this particular building only.
- IHA will have requirements for water systems.
- no traffic analysis is required.

Moved and seconded by L. Larson and R. Werner

The APC moves to support the staff recommendation on all variances as outlined on the June 22nd report [File No. 15-0208-E-DP / 15-0227-E-DVP].

CARRIED

BUSINESS ARISING FROM DELEGATIONS

From the committee:

- is there a possibility of fewer inspections? - lower the cost to the builder and RDNO


Moved and seconded by C. Templeton and R. Werner
The Commission would like to recommend that the proposed bylaw document be sent to the Regional Agriculture Advisory Committee for their consideration.

CARRIED

ADJOURNMENT

There being no further business the meeting was adjourned 10:15 p.m.

CERTIFIED CORRECT



Chair



Recording Secretary