



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA "C" ADVISORY PLANNING COMMISSION** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Boardroom at the Regional District Office on Wednesday, August 26, 2015

Members:	Paul Williamson Ray Ivey Cliff Day Randy McDermid	Chair Vice Chair
Staff:	Lynda Fraser	Planning Clerk
Other:	Mike Macnabb Members of the Public	Director, Electoral Area "C"

CALL MEETING TO ORDER

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

APPROVAL OF AGENDA

Advisory Planning Commission Electoral Area "C" – August 26, 2015

Moved and seconded by Randy McDermid and Ray Ivey
That the Agenda of the August 26, 2015 Advisory Planning Commission Electoral Area "C" meeting be approved as presented.

CARRIED

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "C" – July 29, 2015

Moved and seconded by Cliff Day and Randy McDermid
That the minutes of the July 29, 2015 Advisory Planning Commission Electoral Area "C" meeting be adopted as circulated.

CARRIED

NEW BUSINESS

Development Variance Permit Application MALLORY [15-0274-C-DVP]

Leanne and Margaret Mallory gave a brief overview of their application.

- The road running behind the garage is not a maintained road and is not used by many people.
- The potential safety issues of Glenhayes road mentioned in the report is not correct. In the last 30 years, there has not been an accident on this road.
- MoTI inspected the retaining wall and road and stated that the wall is holding up the road and that the wall couldn't be removed without compromising the road. MoTI also stated that if they developed the road it would have to be changed.
- Reasons for building after original DVP was denied:

- Overrun with mice and wanted vehicles stored inside.
- Mother has arthritis and wanted a warmer place for vehicles.
- The foundation was already there.
- There are no other suitable locations on the property.

The Commission reviewed the application and discussed the following matters:

- Concerned with the fact that they proceeded without the Board of Directors approval.
- Stated that there may be an inaccuracy in the report about a safety issue on Glenhayes Road.
- Would like more information about Glenhayes Road and clarification on the future and safety of the road.

Moved and seconded by Ray Ivey and Cliff Day

That the Advisory Planning Commission Electoral Area "C" not support the recommendations contained in the Planning Department Report dated August 11, 2015, that upon consideration of input from adjacent landowners, a Development Variance Permit not be issued for the property legally described as Lot 22, Sec 25, Twp 8, ODYD, Plan 1956 and located at 7909 Glenhayes Road, Electoral Area "C" to vary Section 701.9.a of the *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003* by reducing the north and east exterior side yard setbacks of an accessory residential building (detached garage) from 5.0 m to 0.3 m and 0.45 m respectively and as shown on the site plan and building elevations until more information and clarification is brought forward by staff regarding Glenhayes Road.

CARRIED

Development Variance Permit Application PETERSON [15-0158-C-DVP]

Don and Lorraine Peterson provided a brief overview of their application:

- The trailer was originally bought to travel in but Mr. Peterson became sick and had to leave it on their property.
- Stated they were told they could put a septic tank in and install power by someone at RDNO office and was that it has been inspected by IHA.
- They stated that they believe our zoning bylaw is outdated and that there are many longer trailers being purchased and stored on properties.

The Commission reviewed the application and discussed the following matters:

- Acknowledged that our zoning bylaw is 30 years old and may need to be reviewed and adjusted.
- Concerned with setting a precedence with approval of the DVP.

Moved and seconded by Cliff Day and Randy McDermid

That the Advisory Planning Commission Electoral Area "C" not support the recommendations contained in the Planning Department Report dated July 16, 2015, that upon consideration of input from adjacent landowners, a Development Variance Permit not be issued for the property legally described as Lot 1, Sec 25, Twp 8, ODYD, Plan 40112 and located at 7857 Glenhayes Road, Electoral Area "C" to vary Section 801.10.f.ii of the *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003* by increasing the maximum length of a travel trailer to be **stored** (unenclosed) on the subject property from 10 m to 13.08 m; and further,

That upon consideration of input from adjacent landowners, a Development Variance Permit not be issued for the property legally described as Lot 1, Sec 25, Twp 8, ODYD, Plan 40112 and located at 7857 Glenhayes Road, Electoral Area "C" to vary Section 305.4 of the *Regional District*

of North Okanagan Zoning Bylaw No. 1888, 2003 by increasing the maximum length of a trailer to be **used** on the subject property from 9 m to 13.08 m.

CARRIED

Referral Application

District of Coldstream Official Community Plan [15-0353-B-REF]

Director Macnabb provided an overview from the Open House he attended. The Commission accepted the referral for information.

NEXT MEETING

The next meeting is scheduled for September 30, 2015.

ADJOURNMENT

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

Certified Correct:



Chair



Recording Secretary