



# 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 October 19, 2015.

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**Members:** Keith Gray  
Bob Honeyman  
Tilman Ernest Nahm  
Robert Whitley

**Other:** Alternate Director D. Delisle                      Electoral Area "F"

**Guests:** Kevin Stefanyk  
Sean Poggemoeller

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## CALL MEETING TO ORDER

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

## APPROVAL OF AGENDA

Moved and seconded by Bob Honeyman and Tilman Nahm  
That the Agenda of the October 19, 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 June 15, 2015 regular meeting of the Advisory Planning Commission Electoral Area "F" be adopted as circulated.

Error: Robert Whitley's name had been misspelt.

**CARRIED**

## NEW BUSINESS

### Development Variance Permit Application STEFANYK, K. [15-0355-F-DVP]

- Kevin Stefanyk said they want the variances so they don't waste the land in case they ever need to build another barn in the future. They will plant the trees to avoid the noise and dirt from the adjoining properties.
- Bob Honeyman has no issues with this application as it makes no sense to waste the land with a barn being 100 feet away from a boundary, as long as they have the trees for noise and dust.
- Robert Whitley asked if they would have a compost incinerator and was informed by Kevin Stefanyk that they would have instead a screed in shed for the compost and most of it would be removed in a very short time. He too had no issues with this application.
- Keith Gray has no issues with this application.
- Tilman Nahm enquired about the fan noise and Kevin Stefanyk reported the fans are way quieter than the old ones; Tilman Nahm also has no issues with this application.

- Denis Delisle asked how did the neighbours feel about this application and was told by Kevin Stefanyk they had one neighbour who was concerned about the noise, smell and disease but the fans are very quiet, the compost does not stay very long and the chickens will be there for a very short time frame.

Moved and seconded by Bob Honeyman and Robert Whitley

That they accept the Planning Department Recommendation "That upon consideration of input from adjacent landowners, a Development Variance Permit be issued for the property legally described as Lot B, DL 526, KDYD, Plan KAP60768 and located at 51 Foxwood Road, Electoral Area "F" to allow a variance to Table 1 of Division 1601 of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 by reducing the front and side yard setbacks of a poultry barn from 30 m to 15 m and 9.14 m as shown on the plans attached to the Planning Department report dated October 2, 2015 subject to the following:

1. the existing stand of coniferous trees along the south and west property lines must be retained as shown on the plans attached to the Planning Department report dated October 2, 2015;
2. a solid double row of mixed coniferous plantings with foliage from base to crown and a finished height of at least 6 meters be planted along the west property line as shown on the plans attached to the Planning Department report dated October 2, 2015;
3. Fan hoods be used on the west side of the barn to vent exhaust towards the ground."

**CARRIED**

#### **Development Permit with Variances Application POGGEMOELLER, S. [15-0235-F-DP / 15-0236-F-DVP]**

- Bob Honeyman enquired about the designated loading/unloading areas. Mr. Poggemoeller said they load/unload in several areas and having designated spots does not work in a sawmill. We load and unload the trucks as close as we can to where they are going. They have about 15 logging trucks, 5 super B lumber trucks, 4-5 hog trucks and 2 chip trucks a day and it makes no sense to travel with a loaded wheel loader from a designated loading/unloading area all through the sawmill with all of their different product. When Bob enquired about the RDNO's need for 120 parking spots, Sean Poggemoeller said they have approximately 70 parking spots now. He has acquired a lease from CP and he could potentially park cars there if there is ever a need. He said the formula to figure out how many parking spots you need is based on the square footage of the buildings and NET does not have that many employees. There is about 90 and quite a few of them car pool from Vernon. Bob then asked about the screening and he was told that it is all about safety. The buffer between the ALR land and NET is something the neighbour Forster does not want. He said the trees will grow too big and create a lot of shade on that field, as it is on the south side of that field. It could impact 20 feet of his field.
- Tilman Nahm wanted to know why they are not putting in a left turn lane and Sean informed him that it is illegal for NET to put one in, you are only allowed a left turn onto a municipal road.

Moved and seconded by Bob Honeyman and Robert Whitley

That they do not support the Planning Department not to issue a Development Permit with Variances for the properties legally described as Lot 1, Sec 2, Twp 19, R9, W6M, KDYD, Plan 4734 AND Lot 2, Sec 2, Twp 19, R9, W6M, KDYD, Plan 1548 AND That Part NW 1/4, Sec 2, Lying W of the Spallumcheen River, Twp 19, R9, W6M, KDYD, Except: Plan R170 and Parcel A (DD134553F) and located at 6253, 6261 AND 6314 Highway 97A, Electoral Area "F" to allow variances to the following Sections of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003. We support the variances they approve and recommend the following:

1. The APC recommends the screening of evergreen trees on the west boundary, screening also is to be on the north boundary subject to his neighbour Dan Forster's approval and that the screening be excluded on the south boundary known as lot 1, Plan 4734.
2. The APC also recommend that there is enough designated parking to accommodate the staff for one shift.
3. The APC supports the Applicant request for a variance in not having defined loading areas. We see no practical way of implementing the defined loading and or unloading areas.

**CARRIED**

Moved and seconded by Bob Honeyman and Tilman Nahm

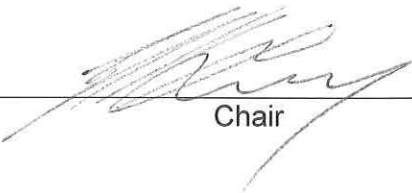
That the Regional District of North Okanagan approach the Highways Department and request that they reduce the speed limit from 100 km to 90 km from the City of Enderby to the intersection at Highway 97A and Highway 97 B.

**CARRIED**

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 p.m.

### **Certified Correct:**

  
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Chair

  
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Recording Secretary