



# REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA ADVISORY COMMITTEE** of the **REGIONAL DISTRICT OF NORTH OKANAGAN** held in the Boardroom at the Regional District Office on Thursday, November 5, 2015.

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<b>Members:</b> Director B. Fleming	Electoral Area "B"	Chair
Director M. Macnabb	Electoral Area "C"	Vice Chair
Director R. Fairbairn	Electoral Area "D"	
Director H. Cameron	Electoral Area "E"	
Alternate Director D. Delisle	Electoral Area "F"	

<b>Staff:</b> L. Mellott	General Manager, Electoral Area Administration
R. Smailes	General Manager, Planning and Building
G. Routley	Deputy Planning Manager
L. Frank	Regional Planning Projects Manager
*D. Sewell	Chief Administrative Officer
*D. McTaggart	General Manager, Engineering
C. Elley	Clerk, Electoral Area Administration

**Also** Public

**Present:**

\* Denotes presence for part of meeting

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## CALL MEETING TO ORDER

The meeting was called to order at 2:00 p.m.

## APPROVAL OF AGENDA

### Regular Agenda – November 5, 2015

Moved and seconded by Director Cameron and Alternate Director Delisle

That the Agenda of the November 5, 2015 Electoral Area Advisory Committee meeting be approved with the following additions:

- Item E.10 - Community Works Fund
- Item E.11- Safe Communities
- In Camera Item - 90(1)(k)

**CARRIED**

## ADOPTION OF MINUTES

### Electoral Area Advisory Committee – October 8, 2015

Moved and seconded by Directors Fairbairn and Macnabb

That the minutes of the October 8, 2015 Electoral Area Advisory Committee Meeting be adopted as circulated.

**CARRIED**

## **DELEGATIONS**

### **Vernon / North Okanagan Safe Communities Unit**

Moved and seconded by Directors Macnabb and Cameron  
That the report dated October 27, 2015 from the Vernon / North Okanagan Detachment – Safe Communities Unit be received for information.

**CARRIED**

### **Development Variance Permit Application**

**51 Foxwood Road, Electoral Area “F”**

**STEFANYK, K. [File 15-0355-F-DVP]**

Kevin Stefanyk (applicant) spoke in favour of the application.

Sean Poggemoeller 7094 Foothills Place spoke in favour of the application.

The Deputy Planning Manager, advised that one written submission had been received from the following persons:

- Terri Gardiner, Jason and Lori Paul, 51 Foxwood Road, Grindrod - Opposed

### **Rezoning Application**

**39 Specht Road, Electoral Area “E”**

**FOISY, E. and S. [File 15-0379-E-RZ]**

No one present to speak to the application.

### **Development Permit with Variances Application**

**6253, 6261 AND 6314 Highway 97A, Electoral Area “F”**

**POGGEMOELLER, S. [File 15-0235-F-DVP / 15-0236-F-DVP]**

Sean Poggemoeller (applicant) spoke in favour of the application.

The Deputy Planning Manager, advised that three written submissions had been received from the following persons:

- Michael Bouchard, 465 Brickyard Road, Enderby - Opposed
- June Ferguson, 6231 Hwy 97 A, Enderby - Opposed
- Iris and Roy van Ryswyk, 209 Glenmary Road, Enderby - In favour

### **Development Permit with Variances Application**

**7905 Greenhow Road, Electoral Area “B”**

**Castle at Swan Lake c/o Jacqueline Brooks [File 15-0360-B-DP / 15-0361-B-DVP]**

Jacqueline Brooks (applicant) spoke in favour of the application.

The Deputy Planning Manager, advised that one written submission had been received from the following person:

- Robert Barone, 7921 Greenhow Road, Vernon - In favour

## **NEW BUSINESS**

### **Development Variance Permit Application 51 Foxwood Road, Electoral Area “F” STEFANYK, K. [File 15-0355-F-DVP]**

Moved and seconded by Alternate Director Delisle and Director Fairbairn

That it be recommended to the Board of Directors, 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 metres 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**

**OPPOSED - Director Macnabb**

### **Rezoning Application 39 Specht Road, Electoral Area “E” FOISY, E. and S. [File 15-0379-E-RZ]**

Moved and seconded by Directors Cameron and Macnabb

That it be recommended to the Board of Directors, Zoning Amendment Bylaw No. 2698, 2015 which proposes to rezone the property legally described as Lot 1, Sec 27, Twp 57, ODYD, Plan 19296, Except Plans 24045 and 25218 and located at 39 Specht Road, Electoral Area “E” from the Non-Urban (N.U) Zone to the Country Residential (C.R) Zone be given First and Second Readings and be forwarded to a Public Hearing.

**CARRIED**

### **Development Permit with Variances Application 6253, 6261 AND 6314 Highway 97A, Electoral Area “F” POGGEMOELLER, S. [File 15-0235-F-DVP / 15-0236-F-DVP]**

Moved and seconded by Alternate Director Delisle and Director Cameron

That it be recommended to the Board of Directors, a Development Permit with Variances be issued 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:

1. Section 602.10.i by reducing the front yard setback of an outside storage area (log / lumber storage yard area) from 9 m to 2 m;
2. Section 1501.1.a.i by waiving the requirement to screen an outside storage area (log / lumber storage yard area);

3. Section 1501.2.a.ii by reducing the requirement for a 7.5 m wide landscaped buffer along the west side of the subject properties which are adjacent to Highway 97A to a 2 m wide landscaped buffer along a 230 m long portion of the west side of the subject properties;
4. Section 602.9.c by reducing the rear yard setback of a dry lumber storage building from 9 m to 0.5 m;
5. Section 602.9.c by reducing the rear yard setback of a dry kiln / dry lumber storage building from 9 m to 7.6 m;
6. Sections 602.9.c and 602.9d by reducing the rear and side yard setbacks of a fire truck / mechanic building from 9 m to 7.6 m and 6 m to 5.0 m respectively;
7. Section 602.9.d by reducing the side yard setback of a weigh scale control building from 6 m to 5.0 m;
8. Section 1101.2.e.iii by waiving the requirement that off-street parking areas be paved;
9. Section 1101.2.f by waiving the requirement that off-street parking areas be curbed;
10. Section 1201.6.c by waiving the requirement that off-street loading areas be curbed;
11. Section 1201.6.d. by waiving the requirement off-street loading areas be paved;
12. Table 3 of Section 1601 by reducing the front yard setback of an accessory farm building (hay storage) from 7.5 m to 5.8 m; and further,

That a Development Permit with Variances be issued 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" subject to the following:

1. the dimensions and siting of the buildings to be constructed on the land and the subdivision of the lands be in general accordance with the building location plan attached to the Planning Department report dated October 8, 2015;
2. 82 gravel parking spaces and associated maneuvering aisles be provided in accordance with the parking plan attached to the Planning Department report dated October 8, 2015;
3. 5 gravel loading spaces be provided in accordance with the parking plan attached to the Planning Department report dated October 8, 2015;
4. access aprons be paved in accordance with the specifications of the Ministry of Transportation and Infrastructure;
5. a portion of the outside storage areas shall be screened / landscaped in accordance the screening / landscaping plan attached to the Planning Department report dated October 8, 2015;
6. a buffer be provided between the subject properties and the adjacent lands to the north which are located in the Agricultural Land Reserve;
7. a Section 219 Restrictive Covenant be registered on the title of the subject properties to require that all construction meet the Floodplain Setbacks and Flood Construction Levels of the Shuswap River and to save harmless the Regional District from losses or damages that may be caused due to flooding;
8. the subject 4.9 ha portion of the property legally described as 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) be consolidated with the property legally described as Lot 2, Sec 2, Twp 19, R9, W6M, KDYD, Plan 1548; and further,

That prior to issuance of the Development Permit with Variances, security be provided in an amount equal to 1.25 times the estimated cost of installing the screening and landscaping and the gravel associated with the parking, loading and driveway areas. The estimate must be prepared by a qualified contractors.

**CARRIED**

**Development Permit with Variances Application  
7905 Greenhow Road, Electoral Area “B”  
Castle at Swan Lake c/o Jacqueline Brooks [File 15-0360-B-DP / 15-0361-B-DVP]**

Moved and seconded by Directors Fairbairn and Macnabb

That it be recommended to the Board of Directors, a Development Permit with Variances be issued for the property legally described as Lot B, Sections 25 and 26, Twp 8, ODYD, Plan 34092 and located at 7905 Greenhow Road, Electoral Area “B” to vary the following Sections of *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003*:

- Section 1401.4.j by waiving the requirement that free standing signs be placed in and co-ordinated with landscaped areas;
- Section 1401.7.a.ii by increasing the size of a free standing sign from 1.75 m<sup>2</sup> to 11.15 m<sup>2</sup>;
- Section 1401.7.c by increasing the height of a free standing sign from 6.0 m to 9.09 m.

**CARRIED**

**Bylaw 2670 - Building Bylaw**

Moved and seconded by Directors Macnabb and Cameron

That it be recommended to the Board of Directors, Building Bylaw No. 2670, 2015, be given Second Reading as amended; and further,

That Building Bylaw No. 2670, 2015 be given Third Reading; and further,

That Building Bylaw No. 2670, 2015 be Adopted.

**CARRIED**

**Shuswap River Ambassadors**

Moved and seconded by Director Fairbairn and Alternate Director Delisle

That the Shuswap River Ambassadors Year End Report dated September 25, 2015 and hand launch addendum, be received for information.

**CARRIED**

**Ministry of Agriculture - Draft Bylaw Standards on Agri-tourism and Farm Retail Sales**

Moved and seconded by Directors Cameron and Macnabb

That the report dated September 14, 2014 from the Ministry of Agriculture regarding regulation of agri-tourism and farm retail sales in the Agricultural Land Reserve be received for information.

**CARRIED**

**Climate Action Initiative**

Moved and seconded by Directors Macnabb and Fairbairn

That the invitation from the Climate Action Initiative regarding Okanagan agricultural adaptation strategies be received for information.

**CARRIED**

## **Engineering – Capital Projects**

The Electoral Area Directors put forward capital works projects for consideration:

### **AREA “B”**

- Looping project (Clover to Rimer to L&A)
- Looping project (Elmwood frontage to Meadowlark)

### **AREA “C”**

- Drainage
- Hydrants

### **AREA “D”**

- Whitevale water (new pumps and generators)
- Mabel Lake Hall – UV System
- Gazebo (Sewer and Water)

The General Manager, Engineering advised that the projects would be included for discussion at an upcoming Greater Vernon Advisory Committee meeting.

## **Community Works Fund – Project No. 103 (Liquid Waste Management Plan Scope of Work)**

Moved and seconded by Directors Fleming and Macnabb

That it be recommended to the Board of Directors that an additional \$25,000 of Community Works funding (Electoral Areas “B” and “C”) be approved for the Liquid Waste Management Plan Scope of Work project (CWF Project No. 103), bringing the total to \$40,000.

**CARRIED**

## **Safe Communities – Vehicle**

Moved and seconded by Directors Macnabb and Cameron

That it be recommended to the Board of Directors that the budget for Electoral Area Safe Communities (442) be amended to include an expenditure of \$26,000 for a vehicle, funded from the Operating Reserve.

**CARRIED**

## **REPORTS**

### **Advisory Planning Commission Meetings**

Moved and seconded by Director Fairbairn and Alternate Director Delisle

That the minutes of the following Advisory Planning Commission meetings be received for information:

- Electoral Area “B” – Meeting of October 28, 2015
- Electoral Area “E” – Meeting of October 26, 2015
- Electoral Area “F” – Meeting of October 19, 2015

**CARRIED**

### **Building Inspections Statistical Reports**

Moved and seconded by Directors Cameron and Macnabb

That the September 2015 Building Inspections Statistical Reports and the October 2015 Building Inspection Revenue Report be received for information.

**CARRIED**

### General Manager's Report

The General Manager, Electoral Area Administration provided an update on the following matters:

- Referendum - planning / preparation being finalized
- RDNO Christmas Party - December 4th – tickets available at Reception
- “B” and “C” website starting to be used for enquiries from the public

### IN CAMERA

Moved and seconded by Directors Fairbairn and Cameron

That, pursuant to Section 92 of the Community Charter, the regular meeting of the Electoral Area Advisory Committee convene In Camera to deal with matters deemed closed to the public in accordance with Section 90(1)(c)(k) of the Community Charter.

**CARRIED**

The regular meeting of the Electoral Area Advisory Committee adjourned to meet In Camera at 4:25 p.m.

The regular meeting of the Electoral Area Advisory Committee reconvened at 6:30 p.m.

### Inter-Municipal Emergency Operations Service Contract

Moved and seconded by Directors Macnabb and Cameron

That it be recommended to the Board of Directors that Inter-Municipal Emergency Operations Service Contract Withdrawal Bylaw No. 2699, 2015 be given First, Second and Third readings; and further,

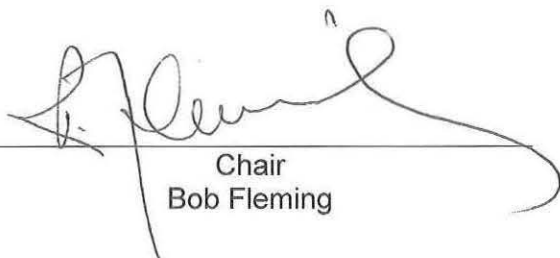
That Inter-Municipal Emergency Operations Service Contract Withdrawal Bylaw No. 2699, 2015 be Adopted.

**CARRIED**

### ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 p.m.

### CERTIFIED CORRECT

  
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Chair  
Bob Fleming

  
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General Manager  
Leah Mellott