



# 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, December 14, 2015.

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

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

**Guests:** Rob Furlong and Linda Furlong

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## CALL MEETING TO ORDER

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

## APPROVAL OF AGENDA

Moved by Bob Honeyman and Seconded by Tilman Nahm  
That the Agenda of the December 14, 2015 Advisory Planning Commission Electoral Area "F" meeting be approved as presented, no late items.

**CARRIED**

## ADOPTION OF MINUTES

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

**CARRIED**

## NEW BUSINESS

### 1. Development Permit with Variances Application FURLONG, R & L {15-0456-F-DP / 15-0457-F-DVP}

Moved by Tilman Nahm and seconded that they accept the Planning Department recommendation:

"That upon consideration of input from adjacent landowners, a Development Permit with Variances be issued for the property legally described as Lot A, Sec 23, Twp 18, R8, W6M, KDYD, Plan 18399 and located at 3772 Trinity Valley Road, Electoral Area "F" to allow variances to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003*:

1. Section 701.9.d by reducing the interior side yard setback of the walls of an addition to a single family dwelling from 2 m to 0.67 m;
2. Section 307.2 by decreasing the interior side yard setback of the eaves of an addition to a single family dwelling from 1.0 m to 0.37 m; and further

That a Development Permit with Variances be issued for the property legally described as Lot A, Sec 23, Twp 18, R8, W6M, KDYD, Plan 18399 and located at 3772 Trinity Valley Road, Electoral Area "F" subject to the following:

That a Development Permit with Variances be issued for the property legally described as Lot A, Sec 23, Twp 18, R8, W6M, KDYD, Plan 18399 and located at 3772 Trinity Valley Road, Electoral Area "F" subject to the following:


1. The dimensions and siting of the building addition to be constructed on the land be in accordance with the site plan, floor plan and building elevations attached to the Planning Department report dated December 8, 2015;
2. A Section 219 Covenant be registered as a priority charge on the title of the subject property to provide that:
  - a) no natural vegetation shall be removed or degraded within a horizontal distance of 15 m from the natural boundary of the Shuswap River nor shall any development occur which will preclude growth of natural vegetation except with the written authorization of Fisheries and Oceans Canada and/or the Ministry of Environment;
  - b) no building or structure or any part thereof, including any fixed equipment may be constructed, reconstructed, moved, extended or located, nor should any landfill, land clearing or other disturbance take place within a horizontal distance of 15 m from the natural boundary of the Shuswap River;
  - c) the use of the lower floor of the building addition be restricted to a garage use;
  - d) the Regional District does not represent that proposed building addition will not be damaged by flooding or erosion;
  - e) the Covenantor agrees not to claim damages or to hold the Regional District responsible for damages caused by flooding;
  - f) the Covenantor indemnifies and saves harmless the Regional District from any claims, demands, actions, and costs associated with losses or damages occurring as a result of the breach of any provisions of the Covenant by the Covenantor."

**CARRIED**

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:17 p.m.

#### **Certified Correct:**

  
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Chair

  
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Recording Secretary