



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, January 7, 2016.

Members: 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"	
Director H. Halvorson	Electoral Area "F"	

Staff: L. Mellott	General Manager, Electoral Area Administration
R. Smailes	General Manager, Planning and Building
C. Elley	Clerk, Electoral Area Administration

Also

Present: Public

CALL MEETING TO ORDER

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

ELECTION OF ELECTORAL AREA ADVISORY COMMITTEE CHAIR and VICE-CHAIR

The General Manager, Electoral Area Administration called three times for nominations for the office of Chair of the Electoral Area Advisory Committee.

Director Macnabb nominated Director Fleming. There being no further nominations, Director Fleming was declared elected, by acclamation, as Chair of the Electoral Area Advisory Committee.

The General Manager, Electoral Area Administration called three times for nominations for the office of Vice-Chair of the Electoral Area Advisory Committee.

Director Fairbairn nominated Director Macnabb. There being no further nominations, Director Macnabb was declared elected, by acclamation, as Vice-Chair of the Electoral Area Advisory Committee.

Director Fleming assumed the Chair.

APPROVAL OF AGENDA

Regular Agenda – January 7, 2016

Moved and seconded by Directors Fairbairn and Cameron
That the Agenda of the January 7, 2016 Electoral Area Advisory Committee meeting be approved with the following additions:

- Item E.4 – BC Timber Sales
- Item E.5 – Advisory Planning Commissions
- Item G.1 – Safe Communities Report
- Remove item E.2 from the In Camera agenda

CARRIED

ADOPTION OF MINUTES

Electoral Area Advisory Committee – December 10, 2015

Moved and seconded by Directors Halvorson and Macnabb
That the minutes of the December 10, 2015 Electoral Area Advisory Committee Meeting be adopted as amended:

- BC Timber Sales Notification Process - Amend date of slide to April 24, 2012

CARRIED

DELEGATIONS

Waiver of Lot Frontage Application COUGHLIN, J. and S. [15-0476-C-WVR] 7125 Tillicum Road, Electoral Area “C”

No one was present to speak to the application.

Waiver of Lot Frontage Application CREBO, B. and STOLIKER, R. c/o SHORTT, J. [15-0571-E-WVR] 280 Sugar Lake Road, Electoral Area “E”

Richard Stoliker of 280 Sugar Lake Road (applicant) spoke in favour of the application.

Development Permit with Variances Application FURLONG, R. and L. [15-0456-F-DP / 15-0457-F-DVP] 3772 Trinity Valley Road, Electoral Area “F”

Robert Furlong of 3772 Trinity Valley Road (applicant) spoke in favour of the application.

NEW BUSINESS

Waiver of Lot Frontage Application COUGHLIN, J. and S. [15-0476-C-WVR] 7125 Tillicum Road, Electoral Area “C”

Moved and seconded by Directors Macnabb and Fairbairn
That the memorandum from the Planning Department dated December 3, 2015 regarding Waiver of Lot Frontage Application for the property legally described as Lot 2, Sec 20, Twp 5, ODYD, Plan KAP81991 and located at 7125 Tillicum Road, Electoral Area “C” be received for information.

CARRIED

Moved and seconded by Directors Macnabb and Fairbairn

That it be recommended to the Board of Directors, the 10% minimum frontage requirement of Section 802.7 of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 be waived for the property legally described as Lot 2, Sec 20, Twp 5, ODYD, Plan KAP81991 and located at 7125 Tillicum Road, Electoral Area “C” by reducing the lot frontage of the proposed Remainder Lot 2 from 84.7 metres to 60.4 metres as shown on the subdivision plan attached to the Planning Department report dated December 3, 2015.

CARRIED

Waiver of Lot Frontage Application

CREBO, B. and STOLIKER, R. c/o SHORTT, J. [15-0571-E-WVR]

280 Sugar Lake Road, Electoral Area “E”

Moved and seconded by Directors Cameron and Fairbairn

That the memorandum from the Planning Department dated December 16, 2015 regarding Waiver of Lot Frontage Application for the property legally described as Lot 4, Sec 32, Twp 57, ODYD, Plan 24020, Except Plan KAP70269 and located at 280 Sugar Lake Road, Electoral Area “E” be received for information.

CARRIED

Moved and seconded by Directors Cameron and Fairbairn

That it be recommended to the Board of Directors, the 10% minimum frontage requirement of Section 802.7 of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 be waived for the property legally described as Lot 4, Sec 32, Twp 57, ODYD, Plan 24020, Except Plan KAP70269 and located at 280 Sugar Lake Road, Electoral Area “E” by reducing the lot frontage of proposed Lot B from 84.96 metres to 20.25 metres as shown on the subdivision plan attached to the Planning Department report dated December 16, 2015.

CARRIED

Development Permit with Variances Application

FURLONG, R. and L. [15-0456-F-DP / 15-0457-F-DVP]

3772 Trinity Valley Road, Electoral Area “F”

Moved and seconded by Directors Halvorson and Cameron

That it be recommended to the Board of Directors, 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 307.1.b 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:

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 21, 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; and further

That an exemption to Section 1701.3.b.i of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 be approved 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 permit the Shuswap River floodplain setback to be reduced from 30 m to 22.8 m for an addition to a single family dwelling as shown on the site plan attached to the Planning Department report dated December 21, 2015.

CARRIED

BC Timber Sales

Moved and seconded by Directors Macnabb and Cameron

That the letter dated December 21, 2015 from the Regional Planning Projects Manager and the letter dated December 17, 2015 from the Water Quality Manager in response to a referral regarding proposed BC Timber Sales cutblocks within the Okanagan Timber Supply Area (TSA) (File 18046-30 / BCTS FSP 2006) be referred to the Board of Directors for information.

CARRIED

Advisory Planning Commissions

Discussion took place regarding organization of a workshop for Advisory Planning Commission members in spring 2016. It was suggested that upcoming Advisory Planning Commission agendas include a request for input regarding topics to be discussed during the workshop.

REPORTS

Safe Communities Coordinator

Moved and seconded by Directors Fairbairn and Cameron

That the report dated December 30, 2015 from the Safe Communities Coordinator be received for information.

CARRIED

Advisory Planning Commission Meetings

Moved and seconded by Directors Halvorson and Fairbairn

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

- Electoral Area "F" – Meeting of December 14, 2015

CARRIED

Building Inspections Statistical Reports

Moved and seconded by Directors Macnabb and Cameron

That the November 2015 Building Inspections Statistical Reports and the December 2015 Building Inspection Revenue Reports be received for information.

CARRIED

General Manager's Report

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

- Electoral Area Directors Forum (February 2-3, 2016)
- LGLA Respectful Leadership Course (February 3-5, 2016)
- Community Works Fund responsibility reallocation
- Discretionary Grants
- BC Timber Sales meeting and political involvement

IN CAMERA

Moved and seconded by Directors Fairbairn and Macnabb

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) of the Community Charter.

CARRIED


The regular meeting of the Electoral Area Advisory Committee adjourned to meet In Camera at 2:40 p.m.

The regular meeting of the Electoral Area Advisory Committee reconvened at 3:40 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:55 p.m.

CERTIFIED CORRECT



Chair
Bob Fleming



General Manager
Leah Mellott