



REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of a **REGULAR** meeting of the **ELECTORAL AREA ADVISORY COMMITTEE** held in the Board Room at the Regional District Office on Thursday, August 4, 2011

Members: Director R. Fairbairn Electoral Area "D" Chair
Director E. Foisy Electoral Area "E" Vice Chair
Director M. Gavinchuk Electoral Area "B"
Director M. Macnabb Electoral Area "C"
Director H. Halvorson Electoral Area "F"

Staff: L. Mellott General Manager, Electoral Area Administration
A. Badke General Manager, Engineering
R. Smailes General Manager, Planning and Building
A. Kittel Regional Growth Strategy Coordinator
A. Page Sustainability Coordinator
L. Frank Sustainability Coordinator / Planning Technologist (Temporary)
L. Schrauwen Clerk, Electoral Area Administration / Human Resources (taking minutes)

Others: Alternate Director S. Price Electoral Area "B"
R. Morgan Regional Crime Prevention Coordinator, City of Vernon

Public

CALL MEETING TO ORDER

The Chair called the meeting to order at 10:37 a.m.

APPROVAL OF AGENDA

Moved and seconded by Directors Halvorson and Gavinchuk
That the Agenda of the August 4, 2011 Electoral Area Advisory Committee meeting be approved with the following amendments:

- Addition of Item F.11 - Lagerquist: Waiver of Lot Frontage Request
- Addition of Item F.12 - Accountability for RDNO Grants

CARRIED

ADOPTION OF MINUTES

Moved and seconded by Directors Foisy and Macnabb
That the minutes of the July 7, 2011 Electoral Area Advisory Committee Meeting be adopted as circulated.

CARRIED

PETITIONS AND DELEGATIONS

Vernon / North Okanagan Safe Communities Unit

Moved and seconded by Directors Halvorson and Foisy

That the July 22, 2011 Vernon / North Okanagan Detachment – Safe Communities Unit report be received for information.

CARRIED

The following was noted:

- The road signs in Cherryville are still in the process of being installed
- It was requested that local community gardens be patrolled occasionally
- Issues at Upper Hartnell Road are being addressed

Riparian Areas – Presentation from Jason Schleppe, Ecoscape Consulting

Jason Schleppe, Ecoscape Consulting lead a PowerPoint presentation entitled “Foreshore Inventory and Mapping / Large River Inventory and Mapping & Aquatic Habitat Index for Mabel Lake and the Lower Shuswap River” which provided details on the current state of riparian areas in the noted watersheds.

The presentation addressed the following:

- Shoreline Management
- Biophysical Conditions
- Shoreline Modifications
- Land Use
- Change Monitoring
- Mapping of Mabel Lake and the Lower Shuswap River
- Sensitivity of Mabel Lake and the Lower Shuswap River
- Next Steps: How can government use the FIM / LRIM?
- Important Considerations Critical to Success

It was emphasized that, where there is development, the shoreline modification is at a similar intensity on Mabel Lake as it is on Okanagan Lake.

It is anticipated that the mapping and inventory work completed on Lower Shuswap River and Mabel Lake will inform policy development in the Shuswap River Watershed Sustainability Plan.

It was noted that the Riparian Area Regulations are a minimum only and local governments have the ability to exceed the Regulations.

Bylaw 2516 - Rezoning MAKOWICHUK, Wanda

No one was present to speak to this application.

Legal Document Request WGP 202 c/o ARDA CONSULTING – David Pauls

David Pauls advised that he was representing the property owner, and he spoke in support of the application.

Director Foisy left the meeting citing a conflict of interest as the applicant is a relative.

**Official Community Plan / Zoning Amendment Application
FOISY, Charles and Lois c/o J.R. Shortt**

Charles Foisy spoke in support of the application.

Director Foisy returned to the meeting.

REPORTS

Advisory Planning Commission Meetings

Moved and seconded by Directors Macnabb and Halvorson

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

- Electoral Area "B" – Meeting of July 5, 2011
- Electoral Area "B" – Meeting of July 27, 2011
- Electoral Area "C" – Meeting of July 27, 2011
- Electoral Area "D" – Meeting of July 28, 2011

CARRIED

Bylaw Enforcement Second Quarter Report

Moved and seconded by Directors Macnabb and Foisy

That the Bylaw Enforcement 2011 Second Quarter Report dated July 7, 2011 be received for information.

CARRIED

Planning and Building Second Quarter Report

Moved and seconded by Directors Gavinchuk and Foisy

That the report dated July 1, 2011 from General Manager, Planning and Building regarding Planning and Building – 2nd Quarter Summary be received for information.

CARRIED

It was noted that the timeline for planning applications to be processed is currently at 12 weeks due to activity levels.

Bylaw 2500 - North Okanagan Regional Growth Strategy (Submission for Endorsement)

Moved and seconded by Directors Halvorson and Macnabb
That the letter dated July 7, 2011 from the Regional Growth Strategy Coordinator regarding Submission of the North Okanagan Regional Growth Strategy Bylaw No. 2500, 2011 for endorsement by the Electoral Area Advisory Committee be received for information.

CARRIED

Moved and seconded by Directors Macnabb and Halvorson
That a special meeting be scheduled to discuss Bylaw 2500 – North Okanagan Regional Growth Strategy.

CARRIED

The General Manager, Electoral Area Administration was requested to set up a meeting within the next 30 days.

NEW BUSINESS

Bylaw 2485 – Electoral Areas “D” and “E” Official Community Plan

Moved and seconded by Directors Foisy and Gavinchuk
That further consideration of Electoral Areas “D” and “E” Official Community Plan Bylaw No. 2485, 2011 be postponed until the Electoral Area “D” and “E” Advisory Planning Commissions have reviewed the recommended changes for Second Reading.

CARRIED

**Bylaw 2516 - Rezoning
MAKOWICHUK, Wanda [File No. 11-0221-D-RZ]**

Moved and seconded by Directors Gavinchuk and Foisy
That it be recommended to the Board of Directors that Rezoning Bylaw No. 2516, 2011 which proposes to rezone the property legally described as Lot 9, District Lot 418, Osoyoos Division Yale District, Plan 19560 and located at 758 Fraser Road, Electoral Area ‘D’ from the Residential Manufactured Home Subdivision Zone (R.4) to the Residential Single Family Zone (R.1) be given First and Second Readings and referred to Public Hearing.

CARRIED

**Agricultural Land Commission Application
SCHROEDER, Larry [File No. 11-0111-C-ALR]**

Moved and seconded by Directors Macnabb and Halvorson
That it be recommended to the Board of Directors that the application under Section 21(2) of the *Agricultural Land Commission Act* to subdivide by homesite severance a 0.35 ha portion of the property legally described as Lot 13, Sec. 36, Tp. 9, O.D.Y.D., Plan 351, Except Plan 13223, located at 3028 East Vernon Road, Electoral Area “C” be authorized for submission to the Agricultural Land Commission.

CARRIED

Agricultural Land Commission Application
DE LEEUW, Alvina c/o Jim De Leeuw [File No. 11-0200-C-ALR]

Moved and seconded by Directors Macnabb and Halvorson

That it be recommended to the Board of Directors that the application under Section 21(2) of the *Agricultural Land Commission Act* to subdivide by homesite severance a 1.0 ha portion of the property legally described as Lot 1, Sec 19, Twp 5, ODYD, Plan 19175 and located at 7789 Keddleston Road, Electoral Area “C” be authorized for submission to the Agricultural Land Commission.

CARRIED

Director Foisy assumed the chair.

Agricultural Land Commission Application
RUECHEL, Charlotte c/o Peter Tassie [File No. 11-0165-D-ALR]

Director Fairbairn spoke in support of the application.

Moved and seconded by Directors Fairbairn and Halvorson

That it be recommended to the Board of Directors that the application of Charlotte Ruechel c/o Peter Tassie under Section 30(1) of the *Agricultural Land Commission Act* to exclude from the Agricultural Land Reserve a 1.0 ha portion of the property legally described as Block A (Plan B4159) of DL 394, ODYD and located at 730 Whitevale Road, Electoral Area “D” be authorized for submission to the Agricultural Land Commission.

CARRIED

Director Fairbairn assumed the chair.

Legal Document Request
WGP 202 c/o ARDA CONSULTING – David Pauls [File No. 10-0685-B-LD]

Moved and seconded by Directors Gavinchuk and Halvorson

That it be recommended to the Board of Directors that the request to discharge or modify Covenant KW5195 registered on the title of the property legally described as Lot 1, Sec. 5, Twp 9, ODYD, Plan KAP80583, located at 415 High Ridge Road, Electoral Area “B”, be referred to a Public Hearing; and further,

That the request to discharge or modify Covenant KW5195 be considered concurrently with a Development Variance Permit application which proposes to vary Section 402 of the Subdivision Servicing Bylaw No. 726, 1986 to negate the need for a community water system related to the proposed subdivision of the subject property.

CARRIED

Director Foisy left the meeting citing a conflict of interest as the applicant is a relative.

**Official Community Plan / Zoning Amendment Application
Foisy [File No. 11-0201-C-OR]**

Discussion took place that approval of this application could set a precedent for other properties in the area.

Moved and seconded by Directors Macnabb and Halvorson

That consideration of the OCP / Rezoning application 11-0201-C-OR be postponed until the Electoral Area Advisory Committee can consider a report from staff regarding sale of the adjacent piece of property owned by the Greater Vernon Water Utility.

CARRIED

Director Foisy returned to the meeting.

Regionally Significant Projects

Moved and seconded by Directors Halvorson and Foisy

That the provision of Internet services to Cherryville and Rural Lumby residents be submitted to the Regionally Significant Project Working Group for consideration under project category 3).

CARRIED

Moved and seconded by Directors Macnabb and Foisy

That the Electoral Area Annexation Impact Study be submitted to the Regionally Significant Project Working Group for consideration under project category 3).

CARRIED

Community Works Fund Project #063

Moved and seconded by Directors Halvorson and Gavinchuk

That it be recommended to the Board of Directors that the drilled well at Putula Park be funded from the Community Works Fund at a cost of up to \$22,000.

CARRIED

2011 UBCM Convention: Electoral Area Directors' Forum

Moved and seconded by Directors Macnabb and Gavinchuk

That the following three topics be submitted to the 2011 UBCM Convention: Electoral Area Directors' Forum:

- Annexation Impact
- Access to Crown Land
- Riparian Area Regulations

CARRIED

Discussion took place regarding the addition of Riparian Area Regulations to all of the Official Community Plans.

**Waiver of Lot Frontage Request
Lagerquist**

Moved and seconded by Directors Gavinchuk and Halvorson

That it be recommended to the Board of Directors that the 10% minimum frontage requirement of Section 802.7 of the RDNO Zoning Bylaw No. 1888, 2003 be waived for the property legally described as Lot 2, Plan 33142 located on Pine Road in Electoral Area E by reducing the lot frontage of the remainder to 90 m.

CARRIED

Moved and seconded by Directors Foisy and Halvorson

That it be recommended to the Board of Directors that until Bylaw changes for delegation of Lot Frontage Waivers are adopted, lot frontage waiver requests be forwarded directly to the Electoral Area Advisory Committee for consideration without the need for a staff report provided the proposed subdivision complies with all other RDNO bylaws, no variances are needed and reasonable road frontage is provided.

CARRIED

Accountability for RDNO Grants

Moved and seconded by Directors Gavinchuk and Macnabb

That it be recommended to the Board of Directors that recipients of grant funds from the RDNO be required to submit an itemized accounting of how the funds were spent.

CARRIED

ADJOURNMENT

There being no further business the meeting was adjourned at 1:05 p.m.

Certified Correct:

Chair

Corporate Officer