



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, October 15th, 2019 at 7:30 p.m.

OAP Hall, 330 - 3rd Street, Naramata, BC

Present:

Members: Bruce Clough (Chair, Electoral Area 'E' APC), Don Mancell, Heather Fleck, Richard Roskell

Absent: Phil Janzen

Staff: Christopher Garrish (RDOS Planning Manager), Cory Labrecque (RDOS Planner)

Guests: Karla Kozakevich (RDOS Area 'E' Director)

Recording Secretary: Heather Lemieux

Delegates: Brad Elenko left meeting at 8:04 p.m., Randy Kowalchuk left meeting at 8:04 p.m., Laura Kowalchuk left meeting at 8:04 p.m., Lynda Partone left meeting at 8:04 p.m., Garlen Knox left meeting at 8:15 p.m.

1. ADOPTION OF AGENDA

The meeting was called to order at 7:37 p.m. Quorum Present.

MOTION

It was Moved and Seconded THAT the Agenda be adopted as presented.

CARRIED

2. APPROVAL OF MINUTES

MOTION

It was Moved and Seconded by the APC THAT the Minutes of August 12th, 2019 be approved.

CARRIED

3. DELEGATIONS

- 3.1 Partone, Lynda for Temporary Use Permit Application E00642.000 (E2019.009-TUP)
- 3.2 Naramata Benchland Properties Ltd. For Zoning Bylaw Amendment
Application Agent: Elenko, Brad; Kowalchuk, Randy & Laura
E07171.100 (E2019.007-ZONE)
- 3.3 Robertson, James & Gail, not present, for Development Variance Permit
Application E00754.030 (E2019.028-DVP)
- 3.4 Beliveau, Jean Guy & Leslie, not present, for Development Variance Permit
Application Agent: Beliveau, Jean Guy
E00694.009 (E2019.026-DVP)
- 3.5 Knox, Garlen, for Development Variance Permit Application
E00619.000 (E2019.008-DVP)

4. DEVELOPMENT APPLICATIONS

- 4.1 E00642.000 (E2019.009-TUP) - Temporary Use Permit Application
Administrative Report submitted by JoAnn Peachey, Planner

MOTION

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved with the following conditions:

- i) Period of use (May-October);
- ii) Posting of information within vacation rental;
- iii) Maximum number of bedrooms (2);
- iv) Maximum occupancy (4);
- v) Minimum number of on-site parking stalls (2);
- vi) Prohibition of camping or use of RVs or accessory buildings for vacation rental occupancy;
- vii) Providing TUP and contact information to neighbours.

CARRIED

- 4.2 E07171.100 (E2019.007-ZONE) - Zoning Bylaw Amendment Application
Administrative Report submitted by Cory Labrecque, Planner

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board of Directors that the subject bylaw be adopted.

CARRIED

- 4.3 E00754.030 (E2019.028-DVP) - Development Variance Permit Application
Administrative Report submitted by Jeff Thompson, Planning Technician

The Area 'E' APC voted to defer the application to the next meeting so that RDOS staff can provide additional information, specifically the distance between the neighbouring building to the south and the property line.

- 4.4 E00694.009 (E2019.026-DVP) - Development Variance Permit Application
Administrative Report submitted by JoAnn Peachey, Planner

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the subject development application be approved.

CARRIED

- 4.5 E00619.000 (E2019.008-DVP) - Development Variance Permit Application
Administrative Report submitted by Christopher Garrish, Planning Manager

MOTION

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:

i) a low profile fence be installed along the front parcel line of the subject property in order demarcate its boundary with the public lake access.

CARRIED

5. OTHER

5.1 E2019.014-CROWN - For Information Only

The Area 'E' APC recommends that all local legislation be applied and enforced on all applications, including on Crown Land that do not possess a CPCM (Certificate of Public Convenience and Necessity) or an exemption for the need for one. Most notably the Crown should ensure that issues that involve the height of structures and protection of sensitive ecosystems go through the appropriate regulatory processes.

5.3 Date of next meeting - Novemeber 12, 2019

6. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:56 p.m.

CARRIED



Bruce Clough, Chair of the Area 'E' Advisory Planning Commission



Advisory Planning Commission Recording Secretary / minute taker