

Minutes

Electoral Area “D” Advisory Planning Commission

Meeting of Tuesday, May 8, 2018

Okanagan Falls Community Centre (Gymnasium)

1141 Cedar Street, Okanagan Falls, BC

Present: Tom Siddon, Director, Electoral Area “D”

Members: Jerry Stewart, Robert Handfield, Ron Obirek, Robert Pearce, Don Allbright, Navid Chaudry, Doreen Olson, Doug Lychak

Absent: Jill Adamson, Bob Haddow

Staff: Evelyn Riechert, Planner
Brad Dollevoet, Development Services Manager
Emily Williamson, Recording Secretary

Delegates: Andy Orr, Anita Miller, Duncan Gordon

1. CALL TO ORDER

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

2. APPROVAL OF PREVIOUS MEETING MINUTES

There was a request for additional information in future Minutes.

It was Moved and Seconded by the APC that the Minutes of April 10, 2018 be approved.

The Chair called for errors or omissions and there were none.

MOTION

CARRIED (UNANIMOUSLY)

3. ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

4. DEVELOPMENT APPLICATIONS

4.1 D2018.052 (737 Main Street) – Zoning Bylaw Amendment Application

Delegates: None.

Evelyn Riechert noted an error in the purpose statement of the report.

Discussion

- None.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be Approved.

CARRIED (UNANIMOUSLY)

4.2 D00998.010 (D2018.054-TUP) – South Skaha Housing Society – Temporary Use Permit Application

Delegates: Andy Orr, Graeme Lindsay, and team of 3 people.

Andy Orr gave an overview of proposed 26-unit, independent living 55+ BC Housing project. TUP is to allow building to proceed without providing a commercial use.

Discussion

- As part of TUP requesting a reduction in parking; providing 28 stalls.
- Concern over reduction in parking. Would like to see double the number of handicap spaces. No public transportation options in OK Falls.
- Applicant clarified based on data collected for similar projects in smaller communities, providing 0.75 parking seems adequate for senior housing. 24 out of 26 units are 1 bedroom units. Additional property available to the south if parking area needs to expand.
- No balconies provided based on BC Housing's requirements for energy modelling; operators typically would leave balcony doors open. Garden areas are provided in the rear of the development.
- 4 metre pedestrian access provided as indicated in OK Falls Town Centre Plan.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be Approved.

CARRIED (UNANIMOUSLY)

4.3 D00989.010/015/020/025/030 (D2018.041-ZONE) – Miller, Doug – Zoning Bylaw Amendment Application

Delegates: Anita Miller, Don Miller

Anita Miller gave an overview of application and said process has been ongoing for two years. Expressed frustration with Irrigation District and noted neighbours had concerns regarding proposal. Notified APC that the application will be withdrawn.

Discussion

- Clarified the APC has an advisory role and is not an approving authority; the APC makes a recommendation to the Board.
- Staff are supportive of application.
- Can pursue a secondary suite as an alternative option.

4.4 D03459.000 (D2018.064-IDP) – Shuttleworth Properties (Agent: Sunniva Medical Inc.) – Industrial Development Permit Application

Delegates: Duncan Gordon, Roger Green, Will, and Jeff

Duncan Gordon gave a PowerPoint presentation outlining proposed development.

Discussion

- Clarification that no pesticides will be used; using biological control. Bugs used will be native species to this area and contained in a closed facility.
- Confirmed no retail sales on site.
- Anticipate that construction will be completed in a year. Greenhouse structure goes up quickly; many components are coming from the Netherlands. Already broken ground at site.
- Golder Associates working on site contamination and mitigation measures. Existing contaminated soils will need to be excavated and removed. One existing well and another will be sunk; Electoral Area 'D' requires well protection as part of DP process. Facility is a closed system and will not be expelling water.
- Submitted a TIA to MoTI; looking at employee and truck traffic impacts. Entering negotiations with MoTI, Weyerhaeuser, and the RDOS for the purchase, upgrade, and long-term maintenance plan for Weyerhaeuser Rd. Will enter a memorandum of understanding for the road; intent is for the road to be public and not continue as a private road.
- Have considered solar power and there is the opportunity to put it in later.
- For odour suppression will use environmentally friendly odour neutralizers.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be Approved.

CARRIED (UNANIMOUSLY)

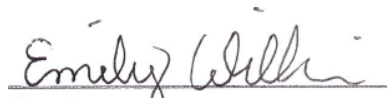
5. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:30 pm.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary