



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, November 14th, 2016
OAP Hall, 330 - 3rd Street, Naramata, BC

Present:

Members: Bruce Clough (Chair, Electoral Area "E" APC), David Kopp (Vice Chair), Heather Fleck, Tim Forty, Phil Janzen, Tom Hoenisch

Absent: Judi Harvey, Don Mancell

Staff: Christopher Garrish (RDOS Planning Supervisor)

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

Recording Secretary: Heather Lemieux (Recording Secretary) via transcription

Delegates: Carol Taylor, Grant Taylor, Corinne Desampaio for Kathy Robbins, Nancy South, Iain Mant

1. ADOPTION OF AGENDA

The meeting was called to order at 7:32 p.m. Quorum Present.

It was noted that the Agenda contains Temporary Use Permit (TUP) file numbers that do not correlate with the Development Applications and Administrative Report file numbers.

The APC will refer to Applicant names and Civic addresses to reference the TUP's, Delegations and Development Applications.

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Partone, Lynda for Temporary Use Permit Renewal Application - Civic: 3985
1st Street, Naramata

2.2 Minchau, David for Temporary Use Permit Renewal Application - Civic: 780
Languedoc Road, Naramata

2.3 Taylor, Allan for Temporary Use Permit Renewal Application - Civic: 380
Gwendoline Avenue, Naramata

- 2.4 Ashbrook, Lia & Cresswell, Blair for Temporary Use Permit Renewal Application - Civic: 3189 3rd Street, Naramata
- 2.5 Riccio, Lucio & Patricia for Temporary Use Permit Renewal Application - Civic: 3055 Hayman Road, Naramata
- 2.6 Richards, Allan & Betty for Temporary Use Permit Renewal Application - Civic: 4383 Mill Rd., Naramata
- 2.7 Hollyhock Trust / Robbins, Kathy for Temporary Use Permit Renewal Application - Civic: 4245 Mill Road, Naramata
- 2.8 South, Nancy & Mant, Iain for Zoning Bylaw Amendment Application Agent: Okanagan Development Consultants
E02062.000 / E2016.100-ZONE

3. DEVELOPMENT APPLICATIONS

- 3.1 Civic: 3985 1st Street, Naramata - Applicant: Partone, Lynda - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor

It was noted that in the Administrative Report states under Site Context that the former BC Tree Fruits packing shed is along its western boundary, which is no longer applicable.

Discussed parking issues and road parking involving Ministry of Transportation (MOT).

Concern heard in regards to a report submitted by a Registered Waste Water Practitioner allowing the use of cement tiles on the ground surface, above the septic field.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.2 Civic: 780 Languedoc Road, Naramata - Applicant: Minchau, David - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor

APC members commented on the inclusion of specific works to be undertaken in the Administrative Report. Christopher Garrish (RDOS Planning Supervisor) clarified and confirmed compliance.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.3 Civic: 380 Gwendoline Avenue, Naramata - Applicant: Taylor, Carol - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor**

Discussed the health and safety recommendations follow up, proof of septic provided and the term of this TUP valid to December 31st, 2015.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.4 Civic: 3189 3rd Street, Naramata - Applicant: Ashbrook, Lia & Cresswell, Blair - for Temporary Use Permit Renewal Application**

Discussed the addition of parking.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.5 Civic: 3055 Hayman Road, Naramata - Applicant: Patricia Riccio - Temporary Use Permit Renewal Application Administrative Report submitted by Susan Lightfoot, Planning Technician**

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.6 Civic: 4383 Mill Rd., Naramata - Applicant: Richards, Allan & Betty - Temporary Use Permit Renewal Application Administrative Report submitted by Susan Lightfoot, Planning Technician**

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.7 Civic: 4245 Mill Road, Naramata - Applicant Hollyhock Trust / Robbins, Kathy - Temporary Use Permit Renewal Application - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor**

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

Carol Taylor, Grant Taylor and Corinne Desampaio left meeting at 8:03 p.m.

- 3.8 E02062.000 (E2016.100-ZONE) - Zoning Bylaw Amendment Application Administrative Report submitted by Evelyn Riechert, Planner**

Delegates Iain Mant and Nancy South addressed APC Members and guests. Detailed discussions and questions heard regarding bylaws, zoning and parcel coverage.

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 (UNANIMOUSLY)

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of July 11th, 2016 be approved.

CARRIED (UNANIMOUSLY)

5. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:34 p.m.

CARRIED (UNANIMOUSLY)

Next Electoral Area 'E' Advisory Planning Commission Meeting

Monday, January 9th, 2016 at 7:30 p.m.

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker