



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, March 14th, 2016

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

Present:

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

Absent: None

Staff: Christopher Garrish (Planning Supervisor), Evelyn Riechert (Planner)

Guests: Karla Kozakevich (Area 'E' Director), Ed Marbach left meeting at 8:01 p.m.

Recording Secretary: Heather Lemieux (Recording Secretary) via transcription

Delegates: Graham Birds (Ecora Engineering) left meeting at 8:01 p.m., Laurie Wheeler left meeting at 8:01 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:38 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Riccio, Lucio & Patricia for Temporary Use Permit Application E02120.001 / E2016.006-TUP

Delegates, Riccio, Lucio & Patricia, not present.

Discussion: No concerns with the application. Permit to expire December 31st, 2016.

MOTION

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

CARRIED (UNANIMOUSLY)

2.2 Palomino Estates Ranch & Vineyard and Ryland, D. & W. for OCP / Zoning Bylaw Amendment Application

Delegates, Graham Birds (Ecora Engineering) and Laurie Wheeler, present.

Discussion: Lot lines, designs on new lot line configuration to allow access to an upper lot.

MOTION

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

CARRIED (UNANIMOUSLY)

3. DEVELOPMENT APPLICATIONS

- 3.1 E02120.000 - Temporary Use Permit Application, Administrative Report submitted by Susan Lightfoot, Planning Technician. Agent: ~~Ecora Engineering~~ *revised*
- 3.2 E07146.000 - OCP / Zoning Bylaw Amendment Application Administrative Report submitted by Evelyn Riechert, Planner
Agent: *Ecora Engineering*

4. OTHER

4.1 Update of General Regulations for Agriculture Uses & Development Administrative Report submitted by Christopher Garrish, Planning Supervisor

AMENDMENT Bylaw: Electoral Area Zoning Bylaw and Update of Agriculture Zones and Regulations Electoral Area 'E'.

Delegate: Christopher Garrish (Planning Supervisor) present.

4.1.1 Keeping of Livestock

Administration recommends that the ability to keep livestock (i.e. chicken, horses, ducks, rabbits, etc.) be based upon "single detached dwellings" being a permitted use in a zone, as opposed to the current requirement that "agriculture" be a permitted use; and the ratio of animals to land area is modified.

4.1.2 Setbacks for Buildings, Structures & Farm Areas for Farm uses

Updating the “Setbacks for Buildings, Structures & Farm Areas for Farm uses” regulations and applying these to the Resource Area (RA), Agriculture (AG1, AG2 & AG3); Large Holdings (LH) and Small Holdings One (SH1 & SH2) Zones:

Administration is proposing to delete the current setback table for commercial agricultural uses currently found at Section 7.22 of the Electoral Area “E” Zoning Bylaws, and to replace this with a limited number of setback provisions within each of the Rural Zones, including a reduction to the setback for livestock structures from 30.0 meters to 15.0 meters.

4.1.3 Kennels

Administration proposes to introduce the following as a new set of general regulations to Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that No kennel shall be permitted on a parcel less than 2.0 hectares in size; and All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

4.1.4 Floor Area Limitations for Agricultural Uses

Administration proposes to reduce the maximum parcel coverage from 15% to 5% in the AG1 Zone; and introduce a 70% coverage allowance for greenhouses (in accordance with ALC Regulations). The 5% coverage represents an amalgamation of the 3% parcel coverage and the 600 m2 residential footprint allowance.

4.1.5 Temporary Farm Worker Housing

The “temporary farm worker housing” concept allows for this floor area to be built in the form of a single dwelling unit. Administration is proposing changes to Density Provisions.

4.1.6 Accessory Dwelling and 1.0 ha Policy

In order to bring introduce consistent provisions across the Electoral Areas, Administration is proposing to increase the land area required for an accessory dwelling in the AG1 Zone to 4.0 ha

4.1.7 Review of Site Specific Amendments

Proposed amendments to parcel coverage and floor area restrictions for wineries and packinghouses. Administration reviewed all of the AG1s Zones and is proposing a majority of these be deleted from the bylaw.

4.1.8 Definitions

Administration recommendation on significant amendment to the definitions of agriculture related uses in the Zoning Bylaw.

MOTION

It was Moved and Seconded in favour of Option 2 THAT the APC recommends to the RDOS Board that the proposed amendments to update the Agriculture Zones and Regulations be approved with conditions:

- i) With regard to livestock regulations the Area 'E' APC **neither supports or opposes the amendment** to base Keeping of Livestock upon "Single detached Dwellings" rather than an Agriculture requirement.
- ii) Re: "Setbacks for Buildings, Structures & Farm Areas for Farm uses" - The Area 'E' APC supports reduction of setbacks for livestock structures and in cases of anything less, that builders should apply for variances.
- iii) Re: Kennels - new Kennel regulations are supported by the APC as well as an amendment listing kennels as an accessory use.
- iv) Re: Floor Area and parcel coverage restrictions for Agricultural uses - Amendments to protect Agricultural land use are supported as are the site specific amendments later discussed.
- v) Re: Temporary Farm Worker Housing - The concept of Temporary Farm Worker Housing is supported; but
- vi) Re: Accessory Dwellings and the 1.0 ha Policy - The Area 'E' APC still supports an eligible minimum size of 1.0 ha, can live with a 2.0 ha size, but **opposes a 4.0 ha minimum size requirement.**

CARRIED (UNANIMOUSLY)

5. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of February 9th, 2016 be approved.

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

4.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 9:56 p.m.

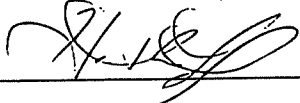
CARRIED (UNANIMOUSLY)

Next Electoral Area 'E' Advisory Planning Commission Meeting

Monday, April 11th, 2016



Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker