

MINUTES
Electoral Area F Advisory Planning Commission
Meeting of Thursday June 9 2016
RDOS 101 Martin Street, Penticton

Present

Members:

Sandy Berry

Bob Nicholson

Stewart Patterson, Secretary

Don Barron

Absent:

Natalie Minunzie, Chair

Hillary Ward ,Vice-Chair

Staff:

Chris Garrish, RDOS Planning Supervisor

Also Present:

Michael Brydon, RDOS Director Area F

1. CALL TO ORDER:

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

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of Thursday May 6 2016 be approved.

CARRIED

3. DEVELOPMENT APPLICATIONS

3.1 Development Variance Permit Application -Smith, Darick (Agent)

F07395.005 / Project # F2016.039-DVP

Legal: Lot 2, Plan KAP26033, DL 5076, SDYD, Except Plan KAP51065

Delegates: Paddy & Sharon Mullaney (not present); Smith, Darick (Agent) (present)

Discussion

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject Development Application be approved.

CARRIED (UNANIMOUSLY)

Rationale: We addressed our concerns about the applicant proceeding to replace an existing horse barn without a permit.

We were also concerned that the applicant would have been denied a permit to replace the existing barn, that was in poor repair, under the current bylaws, which seemed completely unfair as he is buying it with the intent of keeping horses on the property as had previous owners.

The APC feels that this is a good example why our community plan and bylaws need to be reviewed and updated more often, so as to actually reflect the situation in the community – a new demographic of owners, making different uses on smaller parcels than was the historic norm.

4. OTHER 5.1 X2016.057-ZONE

Review of Zoning Bylaw Regulations – Modular and Mobile Homes Administrative

Administrative Report submitted by Christopher Garrish, Planning Supervisor

Discussion

MOTION

THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved, with specific reference to the following questions:

1. Should modular homes be permitted as a form of “single detached dwelling” in all zones? **YES**
2. Should modular homes be permitted as an allowable form of “accessory dwelling” in all zones? **YES**
3. Should mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones? **NO**
4. Should mobile homes be permitted as an allowable form of “accessory dwelling” in the RA, LH and AG zones? **YES**
5. Should consistent building width requirement for principal dwelling units be introduced in SH and RS Zones? **YES**

CARRIED (UNANIMOUSLY)

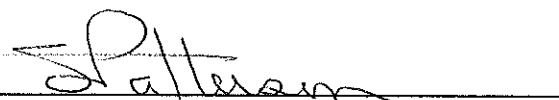
5. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:50pm.

CARRIED

For Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary