

Advisory Planning Commission Minutes

RDOS Electoral Area A

Monday July 11, 2016

Sonora Centre, Osoyoos B.C.

Present: Chair Peter Beckett, Gerald Hesketh, Bill Plaskett, Dwayne Svendsen, Bonnie Douglas (Secretary)

Absent: Vice Chair Mark McKenney, Grant Montgomery

In Attendance: Area A Director Mark Pendergraft

Evelyn Riechert, Planner RDOS

Guests: Eileen Schultz, Elaine Harper, Doug Harper, Laura Venables, Kelly Venables

Meeting was called to order at 7:01 pm

Minutes of previous meeting were adopted by consensus

Agenda adopted by consensus

Development Applications

Agenda Item 3.1 A05956.010(A2016.048-TUP) Eileen Schultz

To allow for placement of a mobile home as a temporary accessory dwelling for 3 years.

Evelyn Riechert presented the application. There were questions asked about sewer and water connections. The sewer connection has been discussed with the Town of Osoyoos and they can hook up to the existing sewer. There is a well on the existing property which they will hook up to.

Motion: by Bill Plaskett, seconded by Dwayne Svendsen.

That the APC recommends to the RDOS Board that the proposed temporary use be approved.

Vote: All in favor

Agenda Item 3.2 A07108.130 (A2016.070-TUP) Kelly Venables

To allow for placement of a mobile home as an accessory use to the existing gravel pit operation for a period not to exceed 3 years.

Evelyn Riechert presented the application. Questions were asked what the purpose the mobile was for. The applicant responded they wanted someone to live there for security reasons as

there is equipment on site. There is a well in place and they would need to put in a septic system.

Motion: by Gerry Hesketh, seconded by Bonnie Douglas

That the APC recommends to the RDOS Board that the proposed temporary use be approved.

Vote: All in favor

Other

4.1 X2016.057-ZONE

Evelyn Riechert discussed The Zoning Bylaws in regards to Modular and Mobile Homes. There was discussion about the difference between modular and mobile homes, and about wording of current by-law.

Summary of Questions 1-5 and APC recommendations:

#1 Modular Homes to be permitted as a form of "single detached dwelling" in all zones.

Vote: All in favor

#2 Modular homes to be permitted as an allowable form of accessory dwelling in all zones.

Vote: All in favor

#3 Mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones.

Vote: 4 in favor, 1 abstained

#4 Mobile homes be permitted as an allowable form of accessory dwelling in the RA, LH, and AG zones.

Vote: All in favor

#5 Should consistent building width requirement for principal dwelling units be introduced in SH and RS Zones?

There was discussion on this question, is this being targeted on single wide mobile homes?

Vote: 4 no, 1 yes

More discussion, all in favor of the building width requirement for RS Zone but not for the SH size. The APC felt there was too much discrepancy in the size of Small Holdings.

Motion to adjourn by Peter Beckett at 8:11 pm.