



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, July 11th, 2016

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

Present:

Members: Bruce Clough (Chair, Electoral Area "E" APC), Heather Fleck, Phil Janzen, Judi Harvey, Tom Hoenisch

Absent: David Kopp (Vice Chair), Don Mancell, Tim Forty

Staff: Donna Butler (Development Services Manager, RDOS)

Guests: Mary Simonin, Justin Skidmore, Noelle Starzynski, Mary Jane Szel, Kalman Szel, Robert Van Westen, Jake Van Westen Sr., Karla Kozakevich (Area 'E' Director)

Recording Secretary: Heather Lemieux (Recording Secretary) via transcription

Delegates: Heidi Noble (Joie Farm Winery), Chase Tracy (Richie Custom Homes), Nicholas Hill (Richie Custom Homes)

1. ADOPTION OF AGENDA

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

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Noble, Heidi for Zoning Bylaw Amendment Application Agent: People Plus Space (Shedden, Heather) E02140.000 / E2016.063-ZONE

Heather Fleck, APC member, recused herself as meeting participant at 7:41 p.m. to passively observe from the audience. Quorum not maintained.

Heidi Noble addressed guests and APC members regarding the rezoning application AG1 to the site specific AG1s. Discussed proposed bylaw amendments, detailed planning and project timelines.

Roundtable discussion held in regards to the application. Concerns heard about the parking, vehicle accessibility and the role of the Ministry of Transportation.

3. DEVELOPMENT APPLICATIONS

- 3.1 E02140.000 (E2016.063-ZONE) - Zoning Bylaw Amendment Application Administrative Report written by Christopher Garrish, Planning Supervisor & presented in his absence by Donna Butler (Development Services Manager, RDOS).

No Motion was made due to unmaintained Quorum, but Karla Kozakevich (Area 'E' Director) & Donna Butler (Development Services Manager, RDOS) gained insight into matters regarding the application.

Heather Fleck, APC member, rejoined commission as active participant at 8:18 p.m. restoring Quorum for remaining matters.

Departure of all public guests at 8:19 p.m., except Justin Skidmore & Heidi Noble who left at 8:30 p.m.

4. OTHER

4.1 X2016.057-ZONE

Review of Zoning Bylaw Regulations - Modular and Mobile Homes Administrative Report submitted by Christopher Garrish, Planning Supervisor

Delegate: Christopher Garrish (Planning Supervisor) not present. Donna Butler (Development Services Manager, RDOS) present.

Donna Butler (Development Services Manager, RDOS) presented details of the review. Discussed definitions, current bylaws and zoning for mobile vs. modular (manufactured) homes.

The APC then considered the following questions before making their recommendation to the Board regarding the proposed changes to the Electoral Area Zoning Bylaws:

4.1.1 *Should modular homes be permitted as a form of "single detached dwelling" in all zones?*

Yes, subject to same limitations as in any normal home dwelling.

4.1.2 *Should modular homes be permitted as an allowable form of "accessory dwelling" in all zones?*

Yes, subject to same limitations as in any normal home dwelling.

4.1.3 *Should mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones?*

Yes, in RA & LH zones and only in AG zones on lot sizes of greater than 5 acres.

4.1.4 *Should mobile homes be permitted as an allowable form of “accessory dwelling” in the RA, LH and AG zones?*

Yes, but only for the RA & LH zones and only on AG zones greater than 10 acres.

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

Yes, but with no mobile homes in SH & RS zones and modular homes permitted only for greater than a 5 metre width.

MOTION

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board of Directors that the proposed textual amendments addressing the placement of modular and mobile homes be approved with the following conditions:

- i) THAT modular homes be permitted as single detached dwellings in all zones, subject to the same limitations as any ‘normal’ homes.
- ii) THAT modular homes be permitted as accessory dwellings in all zones, subject to the same limitations as any ‘normal’ homes.
- iii) THAT mobile homes be permitted as an allowable principal dwelling unit in RA & LH, but in AG zones only on lot sizes of greater than 5 acres.
- iv) THAT mobile homes be permitted as an allowable form of accessory dwelling in the RA & LH zones and only on AG zones with lot sizes greater than 10 acres.
- v) THAT consistent building width requirements for principal dwelling units be introduced for RS and SH zones but no mobile homes to be permitted and modular homes only with a greater than 5 metre width.

CARRIED (UNANIMOUSLY)

5. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

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

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

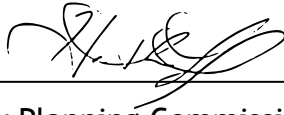
4.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 8:59 p.m.

CARRIED (UNANIMOUSLY)

Next Electoral Area 'E' Advisory Planning Commission Meeting
Monday, August 8th, 2016 at 7:30 p.m.

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker