



# APC MEETING MINUTES

## ELECTORAL AREA “D”

Meeting of Monday, November 10, 2020

Okanagan Falls Seniors Centre

1128 Willow Street, Okanagan Falls, BC

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- Present: Ron Obirek, Director, Electoral Area “D”
- Members: Doug Lychak, Chair                      Almira Nunes                      Alf Hartviksen  
                 Jill Adamson                      Navid Chaudry                      Don Albright  
                 Bob Pearce
- Absent: Malcolm Paterson, Kelvin Hall, Kurtis Hiebert, Norm Gaumont, Jerry Stewart
- Staff: JoAnn Peachey, RDOS Planner I  
                 Chris Garrish, Planning Manager
- Delegates: Robert Cesnik, HDR Architecture

### 1. CALL TO ORDER

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

### 2. ADOPTION OF AGENDA

#### MOTION

It was Moved and Seconded that the Agenda be adopted.

**CARRIED**

### 3. APPROVAL OF PREVIOUS MEETING MINUTES

#### MOTION

It was Moved and Seconded by the APC that the Minutes of July 14, 2020 be approved.

The Chair called for errors or omissions and there were none.

**CARRIED**

### 4. OTHER

**4.1** D00998.010 (D2020.015-ZONE) – South Skaha Housing Society

Delegates: Robert Cesnik, HDR Architecture Associates, Inc.

Discussion

**MOTION**

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be approved.

**DEFEATED**

**MOTION**

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject development application be approved, subject the following conditions:

- i) there is no relief granted to the setback from Highway 97; and
- ii) there are no 3-bedroom units in the proposed apartment building.

**DEFEATED**

**MOTION**

It was Moved and Seconded that the APC recommends to the RDOS Board to consider the impacts of the three big changes to the zoning bylaw (parking, front setback and density) in this development application.

**CARRIED**

**4.2** Proposed Solar Energy System Zoning Regulations

Discussion

**MOTION**

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject bylaw be adopted, subject to the following conditions:

- i) To reduce the parcel size requirement to 0.5 ha for ground mounted systems; and
- ii) To relax the setback regulations for ground mounted systems less than 1.5 metres (5 feet) in height.

**DEFEATED**

**MOTION**

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject bylaw be adopted, subject to the following conditions:

- i) To reduce the parcel size requirement to 0.25 ha for ground mounted systems; and
- ii) To relax the setback regulations for ground mounted systems less than 1.5 metres (5 feet) in height.

**CARRIED**

- 4.3** Proposed OCP Amendments – Environmentally Sensitive Development Permit (ESDP) Areas  
Discussion

**MOTION**

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the proposed amendments to the Environmentally Sensitive Development Permit (ESDP) Area designation be approved, subject to the following conditions:

- i) a trigger for the issuance of a permit continue to include the “alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.”

**CARRIED**

- 4.4** Proposed OCP Bylaw Amendments – Agricultural Land Reserve (ALR) Exclusion Applications

Discussion

**MOTION**

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the the proposed ALR Exclusion policies be supported.

**CARRIED**

**5. ADJOURNMENT**

**MOTION**

It was Moved and Seconded that the meeting be adjourned at 9:35 pm.

**CARRIED**

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Advisory Planning Commission Chair

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Advisory Planning Commission Recording Secretary