



Minutes

Electoral Area 'A' Advisory Planning Commission

Meeting of Monday, November 9, 2020

At Sonora Centre

Present:

Members: Mark McKenney (Vice-chair), Grant Montgomery, Dwayne Svendsen, Gerry Haskell; Mark Pendergraft – Area A Director

Absent: Peter Beckett (Chair), Manfred Freese, Bill Plaskett

Staff: Christopher Garrish, Planning Manager

Recording Secretary: Mark Pendergraft

Delegates: None

1. CALL TO ORDER

The meeting was called to order at 5:05 p.m

ADOPTION OF AGENDA

The agenda circulated by RDOS was tabled.

MOTION

It was Moved and Seconded that the amended Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Delegation:

No delegations

3. OTHER

There being no other business, beyond Item 4. below, no motion was made

4. REVIEW OCP PROJECT

There were two items discussed at the Nov 9th APC meeting. Christopher Garrish of the RDOS led the discussion.

Item 4.1- Area A OCP review update, Presentation from Chris Garrish

- APC raised concerns about the old mapping for fire danger ratings – suggested that wording be added that the mapping needs updating in the future.
- APC suggested that a summary of the Review be mailed out to all residents along with an invite to a virtual meeting.
- APC also requested that RDOS staff send each APC member the final DRAFT OCP document, bound, with all schedules included for our review. (Chris said he'll get that to us in a week)
- APC requested that another virtual Public Meeting be convened, well-advertised so that all rate payers interested can be briefed and be allowed comment on the final DRAFT OCP document, **prior to** it being sent to the RDOS Board for consideration.

Item 4.2- Proposed Amendments to the ESDP areas. Presentation from Chris Garrish

Discussion: The APC reiterated that the implementation of ESDP policy must not conflict with FireSmart activities or practices. Mr. Garrish commented that staff are intent in removing conflicts between ESDP wording and FireSmart activities on private properties.

Motion – Seconded and carried

- THAT the APC recommends to the RDOS Board of Directors that the proposed amendments to the Environmentally Sensitive Development Permit (ESDP) Area (see wording below) designation be approved with the following conditions:
- That parcel coverage percentage reductions be considered (dealing with what square footage a building can be vs. size of the lot)
- That Site-Specific re-zonings may need to be exempt on a case by case basis.

The recommended amended wording is as follows:

Development requiring a permit

A development permit is required, except where exempt under Section 18.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

a) **subdivision**;

~~b) the construction of, addition to or alteration of a building or other structure; and~~

~~c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.~~

If passed this would mean only subdivision applications would require an ESDP.

5. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of June 22, 2020 be approved.

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

4.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 6:55 pm.

CARRIED (UNANIMOUSLY)

Mark McKenney
Advisory Planning Commission Vice-Chair


_____ Advisory Planning Commission Recording Secretary / minute taker