

APC MEETING AGENDA

ELECTORAL AREA “A”

Monday June 14, 2021 7:00 p.m.

Location: <https://rdos.webex.com> / 1-833-311-4101

Attendees:

Director: Mark Pendergraft

APC Members:

Peter Beckett (Chair) Jim Thornton, Dwayne Svendsen, Bill Plaskett,
Grant Montgomery, Manfred Freese

Staff: Christopher Garrish (Planning Manager)

ADOPTION OF AGENDA 1.1

That the Agenda for the Electoral Area “A” Advisory Planning Commission (APC) meeting of June 14, 2021 be adopted.

Moved: Jim Thornton – 2nd: Dwayne Svendsen - Carried

ADOPTION OF MINUTES 2.1

That the Minutes of the April 12, 2021, Electoral Area “A” Advisory Planning Commission (APC) meeting be adopted

Moved: Dwayne Svendsen – 2nd: Manfred Freese - Carried

**5.1 Official Community Plan (OCP) & Zoning Bylaw Amendment
Administrative Report submitted by Christopher Garrish, Planning
Manager**

A2021.003-ZONE

**Amendment of the Electoral Area "A" OCP Bylaw No.
2905, 2021, & Zoning Bylaw No. 2451, 2008**

Project No: A2021.003-ZONE
Project Type: OCP & Zoning Bylaw Amendment
Application Date: March 31, 2021
Applicant: Infinity Properties
(Josh Turner)
Civic Address: 9330 202nd Avenue
Purpose: To facilitate a 70-lot subdivision, creation of a conservation area and
dedication of parkland area
Christopher Garrish
RDOS Contact: 250-490-4101

cgarrish@rdos.bc.ca

Presenting: Brad Elenko (McElhanney), Josh Turner (Infinity)

Chris Garrish gave a brief historical overview of the property.

Discussion/Questions:

- Will the Houses have Suites? If so, will the existing Sewer system handle this increased load?
- How will potable water be supplied?
- Was the 278.4m elevation used for the Riparian Report or did they just use the existing shoreline? Could make an impact.
- Will there not be any boat docks?
- Boat Trailer Parking?
- Designated Park Area – Parking, Washroom, ...

- The Layout of the Lots used in the Presentation was different than what was submitted to the RDOS for us to review prior to the meeting. (The two large lakefront lots (Owners) were indicated as eight smaller lots).
- How will they deal with the large differential in Floodplain Elevation and existing grade?

Motion: 3. THAT the APC recommends to the RDOS Board of Directors that the proposed rezoning of the “Willow Beach” property be denied.

Moved: Grant Montgomery 2nd Manfred Freese

Defeated 4 to 2

Motion: 1. THAT the APC recommends to the RDOS Board of Directors that the proposed rezoning of the “Willow Beach” property be approved.

Moved: Bill Plaskett 2nd Jim Thornton

Carried 4 to 2

5.2 Renewal of Vacation Rental Temporary Use Permits (TUPs) Administrative Report submitted by Christopher Garrish, Planning Manager

Motion: 1. THAT the APC recommends to the RDOS Board of Directors that the proposed amendments to the processing procedures for vacation rental TUP renewals be approved.

Moved: Grant Montgomery 2nd Dwayne Svendsen

Carried 6 to 0

Meeting adjourned 8:48pm

Recording Sec. Grant Montgomery

APC Chair – Peter Beckett