



REGIONAL DISTRICT OKANAGAN SIMILKAMEEN

ELECTORAL AREA 'E' ADVISORY PLANNING COMMISSION

MINUTES

MONDAY, JAN 11th 2011 at 7:30 pm
3rd and Ritchie Avenue, Naramata, BC

PRESENT:

Zoe Kirk, Recording Secretary

Members:

- Bruce Clough: chair
Tom Hoenisch
Heather Fleck
Phil Janzen
Doug Mathias
David Kopp
Tim Forty
Glenda Payzant

ABSENT: none,

GUESTS: Randy Kowalchuk: Naramata Benchlands, Brad Elenko: Consultant to NBL
RDOS Staff: Donna Butler: Development Services Manager, and Stephen Juch: Subdivision Supervisor
Tom Chapman: Area E Director

Bruce Clough called meeting to order at 7:33 pm

Terms of Reference requires election of Chair and Vice Chair each January
Tom Hoenisch nominated Bruce Clough as Chair; 2nd Phil Janzen,

CARRIED

Bruce Clough nominated David Kopp as Vice Chair; 2nd Phil Janzen

CARRIED

Adoption of minutes of Dec 13th 2010:

1st Glenda Payzant, 2nd Phil Janzen

CARRIED

1. ADOPTION OF AGENDA:

1st Tom Hoenisch 2nd Tim Forty

CARRIED

2. DELEGATION:

2.1 Naramata Benchland Properties Ltd for OCP / Zoning Amendment Application
Folio # E10-06834.000.

Brad Elenko began his presentation providing short history of events leading up to Application;
citing letter submitted to RDOS subsequent to application to address staff and APC concerns.

Mr. Elenko also had eight points of clarification regarding Administration Report dated January
11th 2010. Note: Short discussions interlaced each of the following points:

- 1) Lot 2 Roadway standards and upgrading: Naramata Benchlands (NBL) has contacted both Min of
Forests and Transportation for dedication of this stretch and possibly 50 to 100 more yards at a
later date.
2) Wildlife Corridor preservation through lot 2: Ungulates currently utilizing public/private lands
and may elect to use roadways crossing through or adjacent to 3-4 lots in order to access low
elevation wintering habitat on subject lands.

At this point it was suggested by the chair, agreed to by the applicants; to keep on top of content , comments and
questions from the RDOS representatives, Area E director Chapman (attending as an additional resource), and
commission members, would be accepted during the applicants address rather than reserved until after the
presentation

- 3) **Bonus Density:** NBL asking for same zoning and benefits on Lot 2 – with more discussion on this later combined with Zoning Changes
- 4) **Comprehensive Development Plan request:** Mr. Elenko reiterated the previous studies and documentation submissions to address infrastructure capacity issues and future density possibilities and is reluctant to undertake the entire process again. NBL also spoke to Area E not meeting the slow growth targets of growth at present, therefore previous submissions cover this concern, and speak to both bonus density and growth ideals. Both Mr. Kowalchuk and Mr. Elenko expressed the desire to work with staff to present what additional Development Plan information would be required to satisfy the RDOS and the APC
- 5) **Water and waste concerns:** NBL expects to meet or exceed the requirements for water and waste through building future capacity into the facilities (current water reservoir and future community sewage system) eluding to the possibility the facilities may possibly be brought under the RDOS jurisdiction – and a collaboration when design decisions are undertaken
- 6) **Water Reservoir:** NBL expects to work with Engineers to establish a holding area site, style and type of structure required; possibly having fire suppression capabilities available to the greater community
- 7) **Fire Hazard Report:** NBL commissioned a study to address this in the phase 1 development. 28 ‘practical’ and ‘logical’ recommendations were implemented in phase 1. NBL expecting to incorporate them into this application
- 8) **Zoning issues:** NBL would prefer to keep Lot 2 zoning same as Lot 1. A lively discussion surrounding zoning currently in place for each lot in question; the pros and cons of rezoning to lower density – larger lot size. NBL explained the rationale to allow for a few smaller lots for those not desiring to care for larger parcels and to provide the flexibility to leave a ‘common area’ of undeveloped land for residents and community.

Mr. Elenko and Mr. Kowalchuk thanked the APC for the opportunity to openly discuss the application.

Chair: Bruce Clough, invited input or comment from RDOS staff, Tom Chapman and the APC members.

Stephen Juch - RDOS: Would like more information on NBL plans for sewage; who eventually operates the system; how ownership is structured; strata or community, and also site zoning for a sewage plant would need to be addressed. Mr. Juch felt that the water issues and road access can be worked with (using phase 1 as a template)

Donna Butler - RDOS expressed concern for allowing the same zoning lot size on a property further into the margins of wild lands, [excerpt] “Our feeling today is that small parcels are better suited to village area, and upper neighbourhoods should strive for larger lots”. Also, the present application for smaller lots and possibly higher density outside the town site area is not keeping with the present OCP.

APC members are concerned about a precedent being set if present zoning for Lot 1 was allowed to overlay Lot 2.

Tom Chapman – Area E Director expressed his support for the application as wildlife habitat is disappearing, wildlife is being forced out without protected corridors and lands to provide refuge. This parcel acquisition (through land exchange) would benefit all. The parcel in question is known as PP Stage 1, a low elevation winter habitat which is in precariously short supply.

After hearing the comments and concerns, Mr. Elenko and Mr. Kowalchuk stated that: NBL would be prepared to amend their current application to satisfy the RDOS staff, and to a zoning that would meet both their aspirations i.e. to remain in the larger Lot size format, excepting approximately 6 Lots

ADMINISTRATIVE RECOMMENDATION:

Motion:

Moved by Heather Fleck 2nd Bruce Clough: “That the APC defers consideration of the subject development property” understanding that RDOS staff and NBL will work out zoning and planning concerns and the application returned to the APC at a later date.

CARRIED UNANIMOUSLY

4. OTHER:

4.1 Madsen, Don and Leslie for ILMB Referral Request accepted as received for information purposes

5. ADJOURNMENT: Bruce Clough adjourned the meeting at 9:10 pm

CARRIED

NOTE: MEETING DATE CHANGE: Next meeting: Wednesday, February 16th 2011 7:30 PM OAP Hall