

REGIONAL DISTRICT OKANAGAN SIMILKAMEEN

ELECTORAL AREA 'E' ADVISORY PLANNING COMMISSION

MINUTES

WEDNESDAY , Feb 16<sup>th</sup> 2011 at 7:30 pm  
3<sup>rd</sup> and Ritchie Avenue, Naramata, BC

---

**PRESENT:**

Zoe Kirk, Recording Secretary

**Members:** David Kopp Vice Chair

Tom Hoenisch

Heather Fleck

Tim Forty

Phil Janzen

Glenda Payzant

Tom Chapman Area E Director

**ABSENT:** Bruce Clough – with regrets, Doug Mathias, Tom Hoenisch

**GUESTS:** Randy Kowalchuk: Naramata Benchlands Properties, Brad Elenko: Consultant to NBL  
RDOS Staff: Christopher Garrish – Planner and Stephen Juch: Subdivision Supervisor

David Kopp called meeting to order at 7:30 pm

Adoption of meeting minutes of Jan 11<sup>th</sup> 2011:

**1<sup>st</sup> Tim Forty, 2<sup>nd</sup> Phil Janzen**

**CARRIED**

**1. ADOPTION OF AGENDA:**

**1<sup>st</sup> Tim Forty 2<sup>nd</sup> Heather Fleck**

**CARRIED**

**2. DELEGATION:**

**2.1 Naramata Benchland Properties Ltd for OCP / Zoning Amendment Application**

Folio # E10-06834.000.

Brad Elenko began by referring to the letter submitted to RDOS subsequent to the last meeting to address the unresolved issues. He recapped the issues that have been amended to the satisfaction of both parties and then raised two points of concern regarding the subsequent Administration Report dated Feb 16<sup>th</sup> 2011. A question and answer discussion accompanied each of the following points:

- 1) Timing of requirements for staking the covenant on the small triangular section of the north west corner of 3480 Arawana Rd., prior to actually considering development. Randy Kowalchuk added that he hesitated to commit to anything until they have a 'study' and a 'plan'. He prefers to leave it alone at present; allowing the conservation and free movement of ungulate 'words' to remain. A wildlife professional will be retained to advise NBL when it becomes necessary for moving forward with a development plan for that sector. *Refers to Administration Recommendations #'s 1,2,3,6*
- 2) The reluctance of NBL to undertake a second Comprehensive Development Plan (CDP). Having already undertaken a CDP on the lands currently being developed, another plan which would basically mimic the current plan, and NBL feels is redundant and an extra cost which may be better spent elsewhere. *Refers to Administration recommendation # 7*

At this point that the chair asked for any further comments or questions from the RDOS representatives, the APC members or Area E Director Chapman. The NBL answered more questions on items to clarify where 'timing' was deemed an issue.

Christopher Garrish commented that Area E is the only region to have the requirement of a CDP for developments of five lots or more in their OCP; and this is the first test of that clause. Stephan Juch added other areas had a larger parcel trigger, and other criteria which predicated a CDP. Christopher was asked for some examples of development sizes: responding between 5 (Naramata) to 30 (in another Area in RDOS).

Questions arose surrounding the stewardship of the rezoned property:

- what type of 'Park' designation would be appropriate
- who would be the eventual guardian for the property
- the Eco gift constraints – how they are undertaken
- what percentage of development(s) is dedicated to green space 'Park'

Both RDOS representatives were looking to some idea of direction to the above questions. After a discussion, NBL and the RDOS felt they could negotiate in good faith, based on the historical equitable dealings of a similar nature.

Area E Director Tom Chapman suggested: that if the rezoning and exchange is finalized, could NBL imbed into property purchase/development guidelines, the requirements for a bear proof garbage receptacle. This posed as due to the geographic location of the development. NBL confirmed this was both appropriate and possible.

The chair asked for any further questions or comments, and seeing/hearing none, asked for the APC members to review the Administrative Recommendations and options outlined in the folio and,

**ADMINISTRATIVE RECOMMENDATION: *third option page 8***

**Motion: Moved by Phil Janzen 2<sup>nd</sup> Glenda Payzant:**

**“That the APC recommends to the RDOS Board that the subject development application be approved with the following condition:**

- **the elimination the necessity of clause #7 (the requirement of a CDP)”**

**CARRIED UNANIMOUSLY**

**3. DEVELOPMENT APPLICATIONS:**

3.1 understood to be included in above discussion and resolution

**4. OTHER:**

4.1 Appointment of recording – overlooked – to be placed on agenda for next meeting

**ADJOURNMENT: Tim Forty motioned to adjourn at 8:40 pm**

*Note: Chair will clarify whether to add a review of the clause in the Area E OCP where a Comprehensive Development Plan is required on the agenda of the next or future APC meeting*

**Next meeting: Wednesday March 14<sup>th</sup> 7:30 PM OAP Hall**