

Minutes

Electoral Area “D” Advisory Planning Commission

Meeting of Tuesday, June 12, 2018

Okanagan Falls Community Centre (Gymnasium)

1141 Cedar Street, Okanagan Falls, BC

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- Present: Tom Siddon, Director, Electoral Area “D”
- Members: Jerry Stewart, Robert Handfield, Ron Obirek, Robert Pearce, Don Allbright, Navid Chaudry, Doreen Olson, Doug Lychak, Jill Adamson.
- Absent: Bob Haddow
- Staff: Evelyn Riechert, Planner
Jeff Thompson, Recording Secretary
- Delegates: Suki Sekhon

1. CALL TO ORDER

The meeting was called to order at 7:24 p.m.

2. APPROVAL OF PREVIOUS MEETING MINUTES

It was Moved and Seconded by the APC that the Minutes of May 8, 2018 be approved.

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

MOTION

CARRIED (UNANIMOUSLY)

3. ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

(UNANIMOUSLY)

CARRIED

4. DEVELOPMENT APPLICATIONS

4.1 D02342.001 / D02343.000 / D2017.069-ZONE – Zoning Bylaw Amendment Application

Delegates: Suki Sekhon

Suki Sekhon gave an overview of the proposed development at Twin Lakes.

Discussion

- Concern over phasing process and feasibility/impact of phase 2 of the project.
- Concerns regarding escape routes for fire, and potential impacts to Dominion Radio Astrophysical Observatory if local traffic / population is to increase. Traffic to be strongly discouraged to use White Lake Rd to Hwy 97.
- Possibility of placing a 'no build' covenant on portion of hillside that is to become a Resource Area (RA).
- The RA zone currently permits a campground use, applicant is also using some land for agriculture. It was noted that the hillside is an Environmentally Sensitive Development Permit Area.
- Confirmed that the wastewater system will conform to modern standards and will be able to accommodate vacation rentals – who typically used more water than traditional users.
- Concerns regarding water supply and usage; including how much water will be used during construction.
- Applicant indicated that the Golder report stated that water supply would not be an issue for the first phase of the development (~46 units).
- Ultimately the longevity of the water supply is difficult to predict. For phase 2, a gravity-based reservoir system would be built. It was noted that water monitoring is required for the development, but there is currently no monitoring for private wells in the area.
- The intent of this process is to place a no build covenant on the second phase of the project to allow for monitoring and assessment of the water supply. It may be more appropriate to place a condition and time frame on the completion of the final unit in phase 1 before moving on to phase 2. This will allow for an assessment of the water supply.
- Applicant may keep the RV park, with potential of relocating it towards the highway.
- Development is marketed primarily towards young families and seniors.

MOTION

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

1. THAT a 'no build' covenant be registered on the title of "Lot A" prior to adoption of Amendment Bylaw 2457.20 in order that those areas identified as "Phase 2" cannot

proceed until groundwater sustainability and availability can be proven to warrant further development *and that "Phase 2" may not proceed until the completion of "Phase 1" and an assessment of the local water supply has been completed**;

2. THAT the property owner enter into a servicing agreement with the Regional District prior to adoption of Amendment Bylaw 2457.20 in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP;
 3. THAT the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Areas for the community water and sanitary systems; and
 4. THAT the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Area for the monitoring and regulation the existing irrigation wells utilized for the golf course.
- **NOTE additional wording of condition 1.*

CARRIED (1 Opposed)

5. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:26 pm.

CARRIED

(UNANIMOUSLY)

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary