

## Columbia Shuswap Regional District

## Electoral Area "D" Advisory Planning Commission Minutes

August 23, 2017  
2:00 pm  
CSRD Office Board Room

Members Present:

John Coulson	Chair
Kerry Orchard	Secretary
Kevin De Vos	
Howard Hunt	
Barry Wilson	

Staff:

Rene Talbot (Area "D" Director), Jennifer Sham

Guests:

Bob Holtby, Lindsay Hall, Jessica Walters

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<input type="checkbox"/> Eco Dev	<input type="checkbox"/> Staff to Report	Ack Sent:
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- 1) Meeting called to order at 2:00 pm.
- 2) Adoption of Agenda. Addition of next meeting date under new business. Moved by Barry Wilson to adopt agenda. Seconded by Howard Hunt.
- 3) Minutes of Previous Meetings Minutes of the July 19, 2017 meeting reviewed and no changes called for. Moved by Howard Hunt to accept the minutes of the previous meeting. Seconded by Barry Wilson.
- 4) Agricultural Land Commission Application LC2538D and LC2539D John Coulson asked staff to speak to this application. Jennifer Sham presented an overview of the applications. LC2538D is a proposed 2 lot subdivision of the subject property that is divided by Yankee Flats Road. LC2539D is a proposal for inclusion into the ALR of that portion of the second lot to the east of Yankee Flats Road that is not already in the ALR and the inclusion into the ALR of an additional portion of the remainder lot to the west of Yankee Flats Road.

Howard Hunt asked what the implications would be if LC2539D was approved but LC2538D was not approved. Bob Holtby indicated that the applicants would likely not proceed with either application unless both were approved.

Bob Holtby was asked to speak to the application. The application has been renewed because of the death of one of the registered owners. Bob spoke to the viability of the proposed parcels for agricultural uses.

Howard Hunt questioned how many residences would be allowed should the applications be approved. Jennifer Sham stated that each new parcel could have up to two residences allowing the potential for four residences in total. This would be an additional two residences over the existing two residences. The inclusion of the additional land into the ALR would not change this.

Kevin De Vos asked for clarification that all the eastern parcel would be in the ALR under this proposal. Bob Holtby stated it would.

Howard Hunt asked if the properties had additional water sources over the 500 imperial gallons per day of water rights. Lindsay Hall and Jessica Walters indicated both properties had access to wells in addition to the water rights that would be sufficient for their agricultural needs.

Kevin De Vos stated that Yankee Flats Road is a logical subdivision line for the properties and that the proposed additional hobby farm fits in with the surrounding area.

Barry Wilson questioned how application LC2538D differed from LC2479 (which was recommended by the CSRD Board but refused by the ALC) and if the APC would be going against the previous ruling. Jennifer Sham stated that LC2538D included a written report from an Agrologist (Bob Holtby) and the inclusion of additional land in the ALR (LC2539D).

Howard Hunt asked the significance of the picture of the 60km cautionary sign included in the staff report. Jennifer Sham stated this picture was to show that the 60km was a cautionary sign only and that 80km was still the speed limit on this section of the road. The applicants stated that entering Yankee Flats Road from their driveways required caution at all times. This could impede the movement of farm equipment from one part of the property to the other.

Kerry Orchard agreed with the application and the potential to enhance agriculture in the area.

**Moved by Kevin De Vos that the APC Area "D" recommend both application LC2538D and application LC2539D. Seconded by Howard Hunt. Passed unanimously.**

5) Election of Vice-Chair John Coulson asked for nominations for the position of Vice-Chair. Kerry Orchard nominated Kevin De Vos. Kevin De Vos accepted the nomination. John Coulson called for a vote to confirm the election of Kevin De Vos as Vice-Chair. Passed unanimously.

6) New Business. John Coulson called for our next meeting to be on September 20, 2017 at 2:00 pm at the CSRD board office. BL2558 to be considered and Bylaw 751 Ranchero Deep Creek Zoning Bylaw to be considered.

7) Moved by John Coulson to adjourn the meeting at 2:25 pm.

  
KERRY ORCHARD  
SECRETARY, APC "D"