

Columbia Shuswap Regional District

Electoral Area "D" Advisory Planning Commission Minutes

October 18, 2017

2:00 pm

CSRD Office Board Room

Members Present:

Kevin De Vos Chair
Kerry Orchard Secretary
Howard Hunt

Members Absent:

Barry Wilson
Kurstin Barta

Staff:

Rene Talbot (Area "D" Director), Jan Thingsted

- 1) Meeting called to order: at 2:02 pm.

- 2) Adoption of Agenda: Moved by Howard Hunt to adopt agenda. Seconded by Kerry Orchard.

- 3) Minutes of Previous Meetings: Minutes of the September 20, 2017 meeting reviewed and no changes called for. Moved by Kevin De Vos to accept the minutes of the previous meeting. Seconded by Howard Hunt.

- 4) Ranchero/Deep Creek Zoning Bylaw 751 Review: Jan Thingsted reviewed the changes made to the August 2017 version of Bylaw 751 resulting from input from the APC "D" and the OCP Working Group.

Home Occupation (3.17): Jan reviewed the changes relating to the maximum area of the home occupation and the maximum number of non-resident employees is now tied to the size of the property. Howard asked for clarification if the maximum number of employees was per shift or in total. Jan indicated he would clarify this.

Secondary Dwelling (3.16): Jan reviewed the change to the maximum size of a secondary dwelling. The maximum is no longer based on a percentage the primary dwelling size but is an absolute maximum of 90 square metres.

Shipping Container (3.25): Jan indicated that the number of containers was no longer regulated, but the total allowable length of all containers was limited to 12.2 metres. Howard questioned the time limit of 3 months suggesting that 6 months was a more realistic limit. Jan will review.

Inspection (1.7): Discussion of CSRD bylaw enforcement policy. Jan discussed why the CSRD may need to inspect a property without prior notice or consent from the property owner or

occupant. Jan indicated the CSRD has a specific bylaw enforcement policy in place. Howard stated that the inspection policy needs to be clear and that the CSRD may expect some resistance from the public.

Setbacks from Highway 97B (3.3): Howard questioned how the setback distance was determined and where the centre line of the highway was located. Jan indicated he would review this.

Moved by Kerry Orchard that the APC Electoral Area "D" recommend approval of Rancho/Deep Creek Zoning Bylaw 751 (October 2017) as presented. Seconded by Howard Hunt. Passed unanimously.

5) Rancho/Deep Creek Official Community Plan Bylaw Amendment 750-02 Review: Jan presented a review of the changes to date. Key changes are the addition of the foreshore zones and the changes to the cannabis regulations. Kerry asked for clarification on the different definitions and zoning descriptions of various CSRD bylaws.

Moved by Kerry Orchard that the APC Electoral Area "D" recommend approval of Rancho/Deep Creek Official Community Plan Bylaw Amendment 750-02 (October 2017) as presented. Seconded by Kevin De Vos. Passed unanimously.

6) New Business: Howard asked for a breakdown of the timeline to adopt Bylaw 750-02 and 751. Jan outline the procedure that the CSRD would follow. The date of the public open house would be announced when set.

7) New Business: Kevin asked for an update on the membership of the APC "D". Jan indicated that there were more members of the APC "D" that may be appointed shortly and that the CSRD will be actively looking for new members in the future.

8) New Business: Kerry advised that former APC "D" member John Coulson has passed away.

9) Adjournment Kerry Orchard moved that the meeting be adjourned. Meeting adjourned at 3:13 pm.