

Columbia Shuswap Regional District

Electoral Area "D" Advisory Planning Commission Minutes

November 29, 2017

2:00 pm

CSRD Office Board Room

Members Present:

Kevin De Vos                      Chair

Kerry Orchard                      Secretary

Howard Hunt, Barry Wilson, Kurstin Barta, Stephanie Lafazan

Staff:

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

Public Members:

Clarence and Geri Vandelinde (applicants),

Tracy Trelenberg, Delores Karbonik, Len Kliewer, Colin Napier, Richard Stawley, Martin Visser

- 1) Meeting called to order: at 2:06 pm.
  
- 2) Adoption of Agenda: Kevin De Vos added APC "D" Dinner discussion under New Business. Kerry Orchard added 2018 APC"D" meeting schedule under New Business.  
Moved by Barry Wilson to adopt agenda. Seconded by Howard Hunt.
  
- 3) Minutes of Previous Meetings: Minutes of the October 18, 2017 meeting reviewed and no changes called for. Moved by Howard Hunt to accept the minutes of the previous meeting. Seconded by Stephanie Lafazan.
  
- 4) ALC Application LC2542 Clarence Vandelinde: Jennifer Sham spoke to the application outlining the request for non-farm use of the agricultural land reserve property to allow for a mobile home park consisting of 30 sites and a water and septic system for the 30 sites.  
Clarence Vandelinde spoke to his application. Clarence stated that he purchased the property October 16, 2017. Clarence indicated that the property would remain in the ALR and he was applying for a non-farm use.  
Kerry Orchard asked the applicant what he might do with the property if the application for a non-farm use was not approved. Clarence suggested he would likely sell the property.  
Howard Hunt questioned the accuracy of the site plan. Jennifer Sham indicated that the hand drawn site plan was not to scale and the dimensions on the plan were not accurate. Howard suggested that the site plan should be accurate to allow the APC"D" to make a better-informed decision.  
Kevin De Vos granted Delores Karbonik five minutes to speak on behalf of a delegation representing neighbouring properties to the property in question.  
Delores Karbonik outlined the objections of the delegation to the proposed non-farm use as follows:
  - the proposal is a high density use in an agricultural area
  - the increased residential density represents an increased fire risk
  - there would be a substantial increase in vehicle traffic
  - the Silver Creek area does not have the infrastructure in place to accommodate the proposal
  - there is no public transit to help mitigate the increased vehicle traffic

- the CSRD should be supporting the preservation of agricultural land
- smaller parcels can be used for agricultural purposes

Delores also questioned if the signage on the current Mobile Home park indicating "Phase 3" was additional expansion of the MHP.

Barry Wilson discussed the area and zoning and the future effects of new businesses, specifically how marijuana production may impact rural areas. Barry also stated that it was not clear that the property was currently non-productive. Barry indicated that he felt the proposal was not consistent with Rural Holdings zoning. Barry suggested that the gully on the property was an old oxbow from the Salmon River. This and the marshy area on the property would indicate that water was not a limit to agricultural use of the land. Barry stated that increasing density to support the area's school was not a reason for development. Barry also suggested that the property could be used for community gardens without developing it.

Howard Hunt asked for clarification on the sign on the existing MHP indicating "Phase 3". Clarence Vandelinde answered that the sign applied to the existing MHP and not this application. Howard asked for clarification on the number of pads approved for the existing MHP as it appeared that approval was given for 39 pads (23 in 1975 and 16 in 1983) but there are 53 manufactured homes in the existing MHP. Clarence Vandelinde indicated that the existing MHP has been approved for up to 62 sites. Jennifer Sham suggested that the CSRD records for the existing MHP may not be complete. Howard asked if the proposed water system would meet CSRD standards and if the CSRD would take over the water system. Jennifer Sham indicated that the CSRD would only take over water systems with 50 or more homes. Howard asked for clarification of the dotted line on page 7 of the APC Report. It was determined that the line is an elevation line.

Stephanie Lafazanous questioned how the proposed development would affect the wetland area on the property, particularly how a septic system would be accommodated. Jennifer Sham indicated that should the ALC approve the application the development would need engineering and environmental reports to determine if a septic system could be put in place.

Howard Hunt suggested there was not enough information to make a recommendation on the application. Howard asked if the APC"D" was being asked to approve the application or a rezoning. Jennifer Sham indicated that the APC"D" was reviewing the application for a non-farm use of ALR lands and the rezoning would follow if the ALC approved the application.

Stephanie Lafazanous asked if the property was being used for hay production. Martin Visser indicated that he has taken hay crops off the property for the last three years.

Kevin De Vos stated that the property is agricultural land and has potential as a viable small farm. Kevin also stated that the property is not zoned for MHP and the proposed MHP could be located in a non-farming area.

**Moved by Kevin De Vos that the APC area "D" advise the CSRD Board that the ALC application LC2542 not be approved. Seconded by Barry Wilson. Motion passed unanimously.**

5) New Business: Kevin De Vos stated that December 5, 2017 has been set as the date for a dinner hosted by Director Talbot. APC "D" members were asked to confirm their attendance.

Kerry Orchard asked if the APC"D" could set the meeting schedule for 2018. It was agreed that the third Wednesday of the month at 2:00 pm at the CSRD office would work for everyone. Kerry will contact the CSRD and confirm the dates and booking of the board room for the meetings.

Kevin De Vos scheduled the next APC"D meeting for January 17, 2018 at 2:00 pm at the CSRD offices.

6) Adjournment: Meeting adjourned at 2:53 pm.