



**District of Summerland
Advisory Planning Commission
Meeting Minutes**

Friday October 28th 2016
Council Chambers
13211 Henry Avenue, Summerland, BC

Members Present:

B. Sage	F. Kappel
T. Kinvig	K. Haddrell
J. Dorn	D. Hudgeon
C. Ohmenzetter	

Members Absent:

R. Melle

Staff Present

A. Kondor
I. McIntosh

1. Call to Order
9:02am

2. Adoption of Minutes

2.1. Adoption of Minutes

Recommendation:

THAT the Advisory Planning Commission meeting minutes dated July 22nd 2016 be adopted.

Moved, seconded

Carried

3. New Business

3.1. OCP/Zoning Bylaw Amendment Application – 13610 Banks Crescent

- Planner presented the application
 - Mentioned site geography including access points
 - Described current OCP policy
 - Explained proposed development and new zone
 - Particular attention to building height

- There was much discussion around implications on the BC Freshwater Fisheries Society Fish Hatchery water source.
 - Particularly during the construction period
- The developers were in the gallery and presented their vision and commitment to work with the Fish Hatchery to ensure their water source was protected.
- APC members asked about the measures to protect the water source
- The developer explained the construction will not impact the underground source as the construction is primarily above existing grade
 - There will be silt fencing to prevent erosion and keep construction material from draining into the source
 - There will be dust mitigation during construction to keep dust from entering the water source
 - There will be little vibration as the material to be excavated is soft and easy to remove.
- APC members discussed the need for such a facility and whether this was an appropriate site.
- Developers advised their research indicated that this is the best sight given its size, proximity to medical facilities, central location and views.

Moved that the application be supported with the condition that a resolution to the protection of the Fish Hatchery water source satisfactory to the District be provided.

Failed for lack of a seconder

Moved that the application not be supported

Seconded

Defeated 4 – 3

Discussion over whether the application could be supported if the Fish Hatchery water source protection was resolved.

Moved that the application be supported subject to support from the BC Freshwater Fisheries Society

Seconded

Carried 4-3

3.2. OCP/Zoning Bylaw Amendment Application – 11714 Quinpool Road

This item was presented first at the request of the Chair.

- Planner presented application
 - Spoke on the issue of RSD1 vs RDH and that applicant may amend application.
 - There was discussion around the implications of the two zones.

Recommendation:

THAT the Advisory Planning Commission recommend support of the application for either RSD1 as submitted or RDH.

Moved, Seconded

Carried

4. Adjourn

Meeting adjourned at 10:45am

Certified Correct:



Chair



Corporate Officer

