

THE CORPORATION OF THE DISTRICT OF COLDSTREAM

ADVISORY PLANNING COMMISSION

Thursday, March 27, 2008  
Municipal Hall Council Chambers  
9901 Kalamalka Road  
Coldstream, BC

MINUTES

CALL TO ORDER: Joe Pearson called the meeting to order at 7:05 p.m.

PRESENT: Patricia Andrews  
Paul Christie  
Joe Pearson  
Wayne Samland  
Pamela Sharman  
Nancy Tindall  
Rod Willis

ALSO PRESENT: Councillor Jim Garlick  
Craig Broderick, Director of Development Services  
Michelle Austin, Planning Technician

1. Appointment of a Chairperson

Moved by Wayne Samland, seconded by Paul Christie,

THAT Joe Pearson be appointed the Advisory Planning Commission Chairperson.

No. APC2008-0001 CARRIED

2. Adoption of Minutes of the July 19, 2007 Meeting

Moved by Joe Pearson, seconded by Wayne Samland,

THAT the minutes of the Advisory Planning Commission meeting held July 19, 2007,  
be adopted as circulated.

No. APC2008-0002 CARRIED

3. Adoption of Agenda of March 27, 2008 Meeting

Moved by Joe Pearson, seconded by Wayne Samland,

THAT the agenda of the Advisory Planning Commission meeting held  
March 27, 2008, be adopted with the following addition:

- a. "Update on the Agricultural Area Plan" as item 9.a.

No. APC2008-0003 CARRIED

4. Application for rezoning 07-017-ZON (Dalgarno)

**Proposal:** To rezone the property from General Commercial (C.1) to Highway and Tourist Commercial (C.2), with the intent to develop a campground, including cabins.

**Applicant:** Tom and Darren Dalgarno (Dalgarno Holdings Inc.)

The applicant, Mr. Darren Dalgarno, presented his development proposal to the Advisory Planning Commission. He would like to construct 24 foot by 24 foot cabins, with full basements, to be rented to tourists. The applicant intends to landscape the area using ecoscape techniques. The Advisory Planning Commission members raised concerns regarding full basements, full-time occupancy, length of use, ownership structure, and enforcement.

Moved by Nancy Tindall, seconded by Paul Christie,

THAT the Advisory Planning Commission does not support the zoning change from General Commercial (C.1) to Highway and Tourist Commercial (C.2) based on the proposal presented.

No. APC2008-0004 CARRIED

Moved by Paul Christie, seconded by Wayne Samland,

THAT the Advisory Planning Commission supports the concept of using the property for tourism-related campground use and that staff and Council be encouraged to work with the applicant to this end.

No. APC2008-0005 CARRIED (with Patricia Andrews abstaining)

5. Applications for rezoning & Official Community Plan amendment 08-004-ZON & 08-005-OCP (Ross / Sugoi)

**Proposal:** To rezone the property from Rural Two (RU.2) to a combination of Residential Apartment & Multi-family (R.3) and Residential Medium Density Single Family (R.1-A) OR all R.3; and, to change the land use designation from Residential (R) to a combination of R and Multi-family Residential (MF) OR all MF, with the intent to develop a residential neighbourhood.

**Applicant:** Sugoi Property Management Inc.

Proponents, Terry Jones, Ken Chung, & Clive Mackenzie, presented their development proposal to the Advisory Planning Commission. The proponents discussed two options:

mixed single-family/multi-family (50 units) or entirely multi-family (78 units). A major point of discussion was with regard to sewer servicing of the proposed development. The District of Coldstream has asked the applicant fund most of the cost of extending sewer services from the new Coldstream Fire Hall, up Aberdeen, to the subject property. According to the consulting engineer's report, the existing Aberdeen/Sarsons lift station's capacity would be sufficient to support the proposed mixed single family/multi-family option, but not the full multi-family option. Some Commission members felt that, from a philosophical perspective, the density of the project should not be contingent upon the amount of monies required to pay for the sewer extension, but rather, that the amount of monies collected should be derived from the most suitable and attractive development for the area.

Moved by Paul Christie, seconded by Rod Willis,

THAT the Advisory Planning Commission supports a change of zoning and amendment to the Official Community Plan to allow higher density residential.

No. APC2008-0006

CARRIED (with Nancy Tindall and Wayne Samland opposed)

Note: As a point of clarification, the intent of the above-noted motion is that either land use option would be supported.

6. Applications for rezoning & Official Community Plan amendment 08-009-ZON & 08-010-OCP (Cookson)

**Proposal:** To rezone the property from Residential Single Family (R.1) to Recreation Commercial (C.5), with the intent to develop a kayak and canoe club; and, to change the land use designation from Residential (R) to Commercial (C), with the intent to develop a kayak and canoe club.

**Applicant:** Douglas James Cookson

The applicant, Mr. Jim Cookson, presented his development proposal to the Advisory Planning Commission. Mr. Cookson proposes to use the existing property as the base for two non-profit societies, the Society for the Protection of Kalamalka Lake and the Kalamalka Kayak and Canoe Club. With respect to the Kalamalka Kayak and Canoe Club, the applicant foresees limiting membership to about 200 families due to the size of the property. Commission members raised concerns about limited on-site parking, noise, and the potential for future undesirable commercial uses on the site.

Moved by Nancy Tindall, seconded by Wayne Samland,

THAT the Advisory Planning Commission supports the designation from R.1 to C.5 and the OCP land use change from R to C, with staff to explore a restrictive covenant to ensure the long term use for the intended use.

No. APC2008-0007

CARRIED

7. **Update on the Agricultural Area Plan**

Craig Broderick provided the Commission with a verbal update of the Agricultural Area Plan. The District of Coldstream has received a commitment of \$43,500 towards the Agricultural Area Plan (\$10,000 from the Ministry of Agriculture and Lands, \$13,500 from the Agriculture Investment Foundation, and \$20,000 from the District of Coldstream). A draft Terms of Reference and a draft Request for Proposals has been prepared by staff. An Agriculture Advisory Committee meeting is to be scheduled in the near future.

8. **Adjournment**

Moved by Joe Pearson, seconded by Rod Willis,

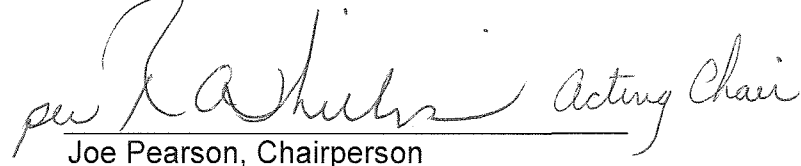
THAT the meeting of the Advisory Planning Commission be adjourned.

No. APC2008-0008

CARRIED

The meeting adjourned at 10:57 p.m.

Certified correct

 Acting Chair  
Joe Pearson, Chairperson