

THE CORPORATION OF THE DISTRICT OF COLDSTREAM

ADVISORY PLANNING COMMISSION

Wednesday, November 26, 2008  
Municipal Hall Council Chambers  
9901 Kalamalka Road  
Coldstream, BC

MINUTES

CALL TO ORDER: Joe Pearson called the meeting to order at 7:09 p.m.

PRESENT: Paul Christie  
Joe Pearson, Chairperson  
Pamela Sharman

ALSO PRESENT: Councilor Jim Garlick  
Craig Broderick, Director of Development Services  
Michelle Austin, Planning Technician  
Carol Brown (Applicant)

1. Adoption of Minutes of the September 11, 2008 Meeting

Moved by Paul Christie, seconded by Pamela Sharman,

THAT the minutes of the Advisory Planning Commission meeting held September 11, 2008, be adopted as circulated.

No. APC2008-0014 CARRIED

2. Adoption of Agenda of the November 26, 2008 Meeting

Moved by Pamela Sharman, seconded by Paul Christie,

THAT the agenda of the Advisory Planning Commission meeting held November 26, 2008, be adopted as circulated.

No. APC2008-0015 CARRIED

3. Application for Land Use Contract 681 amendment 08-023-ZON (Brown/Parkins)

Proposal: To amend Land Use Contract (LUC) 681 to allow for Bed and Breakfast Use.

Applicant: Carol Brown

The Director of Development Services gave an overview of Land Use Contracts in BC. He explained that the area, within which the subject property is located, is covered by two types of zoning, the LUC 681 and the Residential Estate zone. However, land use in the area is ultimately governed by LUC 681.

Mr. Broderick provided a brief description of the proposal, explaining that it is intended to be a modest Bed and Breakfast (B & B) with two rooms.

The applicant, Carol Brown, provided a description of, and rationale for, the proposal. She explained that the intent of the B & B is to provide a place of rest for people who come to the Vernon area for health reasons (i.e. physiotherapy, naturopath treatments). The appeal of the property is that it is quiet and peaceful and located close to the Grey Canal Trail. An outdoor hot tub is not planned.

Commission members discussed the proposal and expressed concerns about the B & B being occupied and operated by a tenant versus an owner. The District's Zoning Bylaw regulations for the Rural Two and Residential Bed and Breakfast zones require that Bed and Breakfast dwelling units be occupied by at least one owner. Off-street parking must also be provided to meet the Zoning Bylaw standards.

Moved by Pamela Sharman, seconded by Paul Christie,

THAT the Advisory Planning Commission generally supports the proposed text amendment to LUC 681 to permit Bed and Breakfast Use.

AND THAT the Advisory Planning Commission has concerns about the proposed Bed and Breakfast being occupied and operated by a tenant rather than an owner. The issue of occupancy by a tenant versus an owner should be addressed and considered by Council.

No. APC2008-0016 CARRIED

#### 4. Adjournment

The meeting was adjourned by Joe Pearson at 7:44 p.m.

Certified correct

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Joe Pearson, Chairperson