

THE CORPORATION OF THE DISTRICT OF COLDSTREAM

ADVISORY PLANNING COMMISSION

Thursday, September 11, 2008  
Municipal Hall Council Chambers  
9901 Kalamalka Road  
Coldstream, BC

MINUTES

CALL TO ORDER: Rod Willis called the meeting to order at 7:05 p.m.

PRESENT: Patricia Andrews  
Pamela Sharman  
Rod Willis, Acting Chairperson

ALSO PRESENT: Councillor Jim Garlick  
Craig Broderick, Director of Development Services

1. Adoption of Minutes of the March 27, 2008 Meeting

Moved by Pamela Sharman, seconded by Patricia Andrews,

THAT the minutes of the Advisory Planning Commission meeting held March 27, 2008, be adopted as circulated.

No. APC2008-0009 CARRIED

Staff and Councillor Garlick provided an oral update on the Agricultural Area Plan and applications that were discussed at the March 27, 2008 Advisory Planning Commission Meeting (i.e. Dalgarno, Sugo, Cookson).

2. Adoption of Agenda of the September 11, 2008 Meeting

Moved by Pamela Sharman, seconded by Patricia Andrews,

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

No. APC2008-0010 CARRIED

3. Application for zoning amendment 08-015-ZON (Trintec)

Proposal: To amend the Shopping Center Commercial (C.6) Zone Sec. 504.1 to permit town houses and an apartment building and Sec. 504.3

**to permit the maximum height of town houses and an apartment to be 8 m (26.25 ft) and 12 m (39.37 ft), respectively.**

**Applicant: Trintec Enterprises Inc. (Inc. No. 300343) (R.J. McKay)**

The applicant, Mr. Bob McKay, presented his development proposal to the Advisory Planning Commission. Mr. Norm Brenner, realtor, provided some market information related to the need for a mix of housing forms and provided an historical perspective on the land uses that had been previously proposed for the site. Mr. Rick Jones, architect/designer, described the project in detail and presented drawings of the project.

The Commission members asked the applicants about certain aspects of the project (i.e. height of apartments, access through development for pedestrians and cyclists). In general, there was consensus that the proposed multi-family project will fit in well to the overall area. Further, it was suggested that having more residential will allow the commercial to be built. It was also suggested that the proposed residential project will lead to a smaller commercial project (i.e. neighbourhood commercial rather than big box retail). Concerns were raised about the 3 story height (12 m / 39.4 ft) of the apartments, impacts on views of existing residents, and the overall crowding of the site, especially near the existing residences.

Moved by Pamela Sharman, seconded by Patricia Andrews,

THAT the Advisory Planning Commission support the proposed zoning amendment to allow multi-family residential to be part of the C.6 zone.

No. APC2008-0011

CARRIED

4. **Application for a home site severance subdivision in the Agricultural Land Reserve 08-019-ALR (Hartwig)**

**Proposal: Subdivision in the Agricultural Land Reserve (ALR): To subdivide 0.44 acres from a larger parcel, as per the Provincial Agricultural Land Commission's Homesite Severance policy.**

**Applicant: Harry Hartwig and Reinhard Hartwig**

Mr. Hartwig provided a brief description of the proposal and indicated that his family has owned the land since the 1950s.

Moved by Pamela Sharman, seconded by Patricia Andrews,

THAT the Advisory Planning Commission supports the application for a home site severance.

No. APC2008-0012

CARRIED

5. **Adjournment**

Moved by Pamela Sharman, seconded by Patricia Andrews,

THAT the meeting of the Advisory Planning Commission be adjourned.

No. APC2008-0013

CARRIED

The meeting adjourned at 9:20 p.m.

Certified correct

  
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Rod Willis, Acting Chairperson

pp. Rod Willis