



DISTRICT OF SUMMERLAND

MINUTES OF
THE ADVISORY PLANNING COMMISSION
HELD AT DISTRICT OF SUMMERLAND
COUNCIL CHAMBERS
13211 HENRY AVENUE, SUMMERLAND, BC
ON October 17 2014

MEMBERS PRESENT: Chairperson, Carla Ohmenzetter

Frank Kappel, Don Hudgeon, Julian Scholefield, Ken Haddrell Andre Roman

MEMBERS ABSENT: Robert Melle, George Lerchs ,Tom Kinvig, Linda Beaven

STAFF PRESENT: Alex Kondor, Development Planner

1. **CALL THE COMMITTEE MEETING TO ORDER**

The meeting was called to order at 9:00 am

2. **ADOPTION OF MINUTES**

Moved and Seconded,

THAT the Advisory Planning Commission meeting minutes dated August 22, 2014 be adopted with the amendment of adding Andre Roman to the absentee list.

Carried.

3.

Zoning Bylaw text amendment application to create a new temporary use permit area and consider a temporary use permit for Lot 1, DL 473, ODYD, Plan 35935 being 9310 Jubilee Road)

The planner explained:

- The basis for the temporary use permitting process as being a stop gap for an area in transition.
- A temporary use permit is valid for 3 years as per The Act.
- The Temporary Use Permit would allow for alternate uses.
- Yes there are fees associated with any applications that come forward looking for this type of amendment.
- The committee was concerned that a 3 year term is too short. Any business plan required for a bank would need to be 6 to 10 years.
- The committee and Planner discussed the reasoning behind temporary uses versus just permanently rezoning. The Planner explained the process behind an OCP review and how this process is to determine the most appropriate use for the areas.
- The committee voiced concern over any such OCP review taking place and then not allowing the existing uses to still be able to take place there.

- It was reiterated to the Committee that a Temporary Use Permit does not have to be limited to Recreation, the use is determined by each application

Moved

THAT the Advisory Planning Commission support adding Temporary Use Permits To the CM Zone.

Seconded, Carried

- Further to the discussion, there is currently an application for a Temporary Use Permit to allow indoor recreation at 9308 Jubilee Road in the location that the Sears Warehouse used to occupy.
- The OCP currently does not allow for recreation
- This would be considered “up zoning” allowing more flexibility in use.
- Staff could amend the OCP however there is not future vision in place for this area, and that needs to be explored before any permanent changes take place.
- The committee wondered if they could recommend a lengthier term? The Planner explained that the Act does not allow for more than three years however the committee could recommend an auto renewal.
- This particular application would limit the Temporary Use to the specific floor area that used to be the Sears location.
- The Committee was concerned that should a recreation based business fail in this location that the use would now be limited to any new tenants going into the property. This is not the case.

Moved

THAT the Advisory Planning Commission support the current application to allow Indoor Recreation as a Temporary use at Lot 1, DL 473, ODYD, Plan 35935 being 9310 Jubilee Road)

Seconded, Carried

Moved

THAT the Advisory Planning Commission recommend the temporary Use Permit be for a length of 6 years or greater.

Seconded, Carried

Moved

THAT the Advisory Planning Commission recommend that Staff review the OCP for Commercial Zoning in a timely manner.

Seconded, Carried

4. **ADJOURN**

The meeting was adjourned at 9:41 am

Certified Correct:

(Chairperson)

Carla Ohmenzetter

(Corporate Officer)