



# COLUMBIA SHUSWAP REGIONAL DISTRICT

## Columbia Shuswap Regional District Electoral Area 'C' Advisory Planning Commission Minutes

Date: 29-January-2018  
Time: 7 pm  
Location: Cedar Heights Centre

### **Members Present:**

Steve Wills	Chair
Simon Brown	Vice-Chair
Cal Cosh	Secretary
Brian Morris	Member
Reg Walters	Member

### **Members Absent:**

Millie Barron	Member
Ted Vlooswyk	Member
Alan Cook	Member
Glen Johanson	Member

Staff: None

Guests: One member of the public  
No representatives from the applicant strata

Meeting called to order at 7:03pm

Moved Brown / Cosh  
Accept the agenda as circulated – carried

### **AGENDA:**

1. South Shuswap Zoning Amendment Bylaw No. 701-89 (Lindblad)  
#1 - #6, 1541 Blind Bay Road

**SHORT SUMMARY:** The owners of Strata Plan EPS162 have applied for a rezoning amendment to address several illegal non-conforming issues, as a result of bylaw enforcement action. The property is currently regulated by a special regulation within the CH2 - Cluster Housing 2 Zone, which does not reflect on the current site development. LEGAL DESCRIPTION: Strata Lots 1 to 6, Section 15, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Strata Plan EPS162 CIVIC ADDRESS: 1 to #6, 1541 Blind Bay Road Owner/Agent: Ron Lindblad / Rick Renard The applicant has applied to amend the current special regulation within the CH 2 – Cluster Housing – 2 Zone which regulates the subject property. The subject property was rezoned to a special regulation within the CH 2 zone and a DVP was issued to allow what was existing on the site at that time. Subsequent to this, the owners demolished all of the existing development on the site and redeveloped in violation of the zone and the DVP. This application is a response to bylaw enforcement action, and, if supported by the Board would sanction all of the illegal non-conforming elements of the new development.

Moved

Morris / Walters

To support the Zoning Amendment 701-89 to re zone the Capri Cabins Strata EPS162 to the CH 2 zoning as circulated.

**Commission Discussion:**

There was no representative of the applicant in attendance. The Commission reviewed the information provided and discussed the many issues and requirements that had been addressed over the years this has been active. There seemed to be a general support for bringing the matters to a close and moving forward. The many studies, reports and commitments were discussed and the summary memos and details reported a number of unknown factors regarding property details and the completion of follow-up matters from the variety of recommendations in place.

There is a general concern beyond this single property that when commitments are made they should be completed and reported – for example the Riparian Study outlined planting requirements and we were unable to tell from the materials and reporting available if those plantings had been completed. The riparian matters are but one aspect of the many reports referenced and we would have preferred to have a representative of the owners walk the Commission through the document with some reporting on the successes and the work they have completed. Without some discussion it felt too much like being asked to be a rubber stamp and not to question.

The motion failed

For: Wills / Morris  
Against: Walters / Brown / Cosh

2. Electoral Area C Official Community Plan Amendment – 725-10

This OCP Amendment is intended to recognize the increased density on the property at 1541 Blind Bay Road

Moved  
Motion carried

Moved: Morris / Brown

3. Electoral Area C happenings and property related news.

Moved Adjournment

Brown / Walters  
Carried 8:08 pm