



COLUMBIA SHUSWAP REGIONAL DISTRICT

NOTICE OF MEETING

Electoral Area C Advisory Planning Commission

DATE: Monday, March 25, 2019
TIME: 7:00 PM
PLACE: Main Floor, Cedar Centre
2316 Lakeview Drive, Blind Bay

AGENDA:

1. Development Variance Permit 701-84

Civic Address: 711 Viel Road

Legal Description:

Lot 10, Section 19, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan 14328. (PID: 009-034-129)

Owner: Frederick and Eleanor Clark

Short Summary:

The subject property is located at 711 Viel Road in the Cruikshank Point area of Sorrento, in Electoral Area C, and is waterfront to Shuswap Lake. The property is subject to the South Shuswap Zoning Bylaw No. 701 and Electoral Area C Official Community Plan Bylaw No. 725. The owners have replaced the previously existing masonry and gabion retaining walls with an engineered rock retaining wall. Retaining structures that are 1.2 m or greater in height are required to meet the zoning bylaw setback requirements. The new retaining wall is up to 1.92 m in height and requires a variance for the rear and interior side parcel line setbacks. A terrace was also reconstructed within the north interior side parcel line setback and requires a variance. Additionally, the owners are proposing to recognize the location of the other pre-existing buildings and structures on the property, including the house with attached carport and deck, the sleep out shed, and the garage with attached covered area, which are located within various parcel line setbacks and are currently considered lawful non-conforming as they predate the South Shuswap Zoning Bylaw No. 701.

2. Electoral Area C Official Community Plan Amendment (Zappone) Bylaw No. 725-15

Civic Address: 3453 Ford Road, Tappen

Legal Description:

Lot 1, Section 22, Township 21, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 38427. (PID: 008-096-937)

Owner: 688490 BC Ltd.

Applicant: Mike and Rhonda Zappone

Short Summary:

The owners of the subject property have made application to subdivide a 2 ha parcel from the 18.27 ha parent parcel. One of the conditions of subdivision approval is successful redesignation of the parcel from MH – Medium Holdings to RR2 – Rural Residential 2. Staff are recommending that Bylaw No. 725-15 be read a first time and that staff be directed to refer the bylaw to agencies and First Nations for comment.

3. Development Variance Permit 701-87

Civic Address: 3778 Eagle Bay Road

Legal Description:

Lot 6, Section 2, Township 23, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP62357. (PID: 024-205-681)

Owner: Rodney and Allyson Hannaford

Short Summary:

The subject property is located at 3778 Eagle Bay Rd in Eagle Bay of Electoral Area C, and is semi waterfront to Shuswap Lake. The property has an existing single family dwelling with attached garage and the owners are proposing to construct a detached garage. The proposed detached garage is within the front parcel line setback and requires a variance to the South Shuswap Zoning Bylaw No. 701 from 5 m to 1.65 m for the front parcel boundary, prior to construction.

4. Development Variance Permit 701-85

Civic Address: 14 - 6421 Eagle Bay Rd

Legal Description:

Strata Lot 14, Section 18, Township 23, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Strata Plan KAS1797, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1. (PID: 023-518-332)

Owner: Steven and Christine Hardy

Short Summary:

The subject property is located at 14 - 6421 Eagle Bay Road in Wild Rose Bay of Electoral Area C. The property has an existing cabin and the owners are proposing to place a shed in the south east corner of lot. The proposed shed is 7.43 m² (80 ft²) and within the front parcel line setback and side parcel line setback and requires a variance to the South Shuswap Zoning Bylaw No. 701 from 5 m to 0 m for the front parcel boundary and 2 m to 0.03 m for the side parcel boundary, prior to construction.