



COLUMBIA SHUSWAP REGIONAL DISTRICT

NOTICE OF MEETING

Electoral Area C Advisory Planning Commission

DATE: Monday, January 28, 2019
TIME: 7:00pm
PLACE: Main Floor, Cedar Centre
2316 Lakeview Drive
Blind Bay

Agenda:

1. Development Variance Permit No. 701-82 Berezan

Civic Addresses: 1374 Gillespie Road

Legal Description and PID:

Lot 2 Section 15, Township 22, Range 11, W6M KDYD Plan 24433; PID: 005-922-119

Owner: Ralph and Lorraine Berezan
Agent: Duncan Morris, Traditional Log Homes Ltd.

Short Summary:

The subject property is a waterfront parcel located at 1374 Gillespie Road in Sorrento of Electoral Area C. The property has an existing single family dwelling and attached deck located on it, situated near Shuswap Lake. The owners want to demolish the existing single family dwelling and rebuild on the existing foundation with an addition added onto the single family dwelling on the southeast and southwest sides, away from Shuswap Lake. The existing deck and proposed single family dwelling footprint are within the rear and interior side parcel line setbacks and require setback variances prior to construction.

2. Development Variance Permit No. 701-83 Timothy and Tara Gallant

Civic Addresses: 2401 Blind Bay Road

Legal Description and PID:

Lot 3, Section 19, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 8590; PID: 009-796-070

Owner: Timothy and Tara Gallant

Short Summary:

The subject property is located in the Blind Bay area of Electoral Area C, at 2401 Blind Bay Road, and is subject to South Shuswap Zoning Bylaw No. 701 and Electoral Area C Official Community Plan Bylaw No. 725. The owners are proposing to tear down the existing single family dwelling and construct a new single family dwelling with an attached deck and garage. The owners are also proposing a stacked rock retaining wall along the shoreline of the subject property for foreshore erosion protection. Retaining structures that are 1.2 m or greater in height are required to meet the zoning bylaw setback requirements. The proposed retaining wall, will be up to 1.5 m in height and requires a variance from 5 m to 0 m for the rear parcel boundary and 2 m to 0 m for both the west and east interior side parcel boundaries.

3. Development Variance Permit No. 701-88 and Development Permit 725-176 Finz Resort Inc.

Civic Addresses: 2000 Eagle Bay Road

Legal Description and PID:

Lot 1, Sections 17 and 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP51931; PID: 029-708-955

Owner: Finz Resort Inc.

Agent: Franklin Engineering Ltd. c/o Mr. Mike Casol

Short Summary:

The subject property is located in Blind Bay of Electoral Area 'C' and is subject to Electoral Area C Official Community Plan Bylaw No. 725 and the regulations of South Shuswap Zoning Bylaw No. 701. The property is designated commercial and therefore requires a form and character Development Permit. The owner is applying to vary the front parcel line and both interior side parcel line setbacks for 9 new tourist accommodation cabin structures.

4. Other Items to be discussed.

Rejected ALC applications – sewer and septic related
Follow up regarding suggested changes for APC procedures
Area C round table
Discussion with the Director