



COLUMBIA SHUSWAP REGIONAL DISTRICT

NOTES ON THE MEETING

Electoral Area 'C' Advisory Planning Commission

DATE: Monday, January 28, 2019
TIME: 7:00pm
PLACE: Upper Level
Cedar Centre
2316 Lakeview Drive
Blind Bay BC V0E 2W2

Members Present:

Steve Wills	Chair
Simon Brown	Vice-Chair
Cal Cosh	Secretary
Ted Vlooswyk	Member
Brian Morris	Member
Reg Walters	Member
Millie Barron	Member

Director, Area 'C': Paul Demenok

Members Absent:

Glenn Johanson	Member
Alan Cook	Member

Staff:

Applicants / agents in attendance: Craig Russenholt

Agenda:

Call to order 7 pm

Review of Agenda Material moved to accept – Morris / Brown

In order to accommodate the only applicants in attendance for the meeting, the Finz Resort application was addressed first.

Carried unanimous

**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.

Craig Russenholt, owner / applicant attended and outlined the applications in front of the Commission.

The setback variances requirements were addressed by the applicant – DVP 701-88 -and explained the road set back variances were required by the retail building and septic plant - both of which extended into the front set back areas and that the side set backs were required for utilities and internal drives serving the rear – upper areas of the site.

That DVP701-88 be supported for the set back variances outlined.

Moved: Morris / Walters
Carried: unanimous

DP725-176 – the Form and Character development permit for the proposed 9 duplex cottages (18 units) was given support from the Commission after Mr Russenholt outlined the expected finishing details and colours. This information was not in the materials circulated and the applicants expect to submit further details to CSR D staff to complete the Form and Character DP requirements.

The cottages are expected to be hardi board and smart trim finished with fibreglass / asphalt shingles and will be finished in a range of earth tone colours.

To support the form and character (design) as outlined by Mr. Russenholt and to be submitted.

Moved
Carried

Morris / Vlooswyk
unanimous

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.

There were no representatives in attendance to support or explain this DVP application. The Commission reviewed this application and felt the considerable professional studies commissioned on this property would be given most weight in the final approvals and support of the set back variances was seen as facilitating the redevelopment process.

To support the variance application as outlined.

Moved
Carried

Morris / Vlooswyk
unanimous

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

Civic Addresses: 2401 Blind Bay Road
Owner: Timothy and Tara Gallant

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

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.

The applicants had been in contact regarding their application and outlined the work and studies underway to support the reconstruction of their cottage and the importance of the flood mitigation wall when the neighbouring property on either side has fully developed retaining walls in place.

To support the required set back variances for the east and west ends of the retaining wall.

Moved
Carried

Morris / Vlooswyk
unanimous

4. Other Items to be discussed.

Rejected ALC applications – sewer and septic related

Area C round table
Discussion with the Director