



COLUMBIA SHUSWAP REGIONAL DISTRICT

NOTICE OF MEETING

Electoral Area C Advisory Planning Commission

DATE: Friday, January 17, 2020
TIME: 2:00 PM
PLACE: Cedar Heights Community Hall
2316 Lakeview Drive Blind Bay BC

AGENDA:

1. **Call to Order:**
 2. **Adoption of Agenda**
 3. **AGENDA**
- **Electoral Area C Official Community Plan Bylaw Amendment (Barnard-Western Tree Seeds Ltd.) Bylaw No. 725-18 and South Shuswap Zoning Amendment (Western Tree Seeds Ltd. Bylaw No. 701-96**

Civic Address: 1. 2288 and 2304 Blind Bay Road
2. Lot 17, Plan 12829

Legal Description: 1. Lot A Section 24 Township 22 Range 11 W6M KDYD Plan 24995
PID: 005-742-927
2. Lot 17 Section 24 Township 22 Range 11 W6M KDYD Plan 12829
PID: 001-812-041

Owners/Applicant: 1. David Barnard
2. Western Tree Seeds Ltd., Inc. No. 61766

Agent: Blake Lawson

Short Summary: The agent has applied to re-designate and rezone the subject parcels 2288/2304 Blind Bay Road (subject parcel 1) and the neighbouring parcel Lot 17, PL12829 (subject parcel 2) in the Blind Bay area of Electoral Area C.

The northern portion of the properties are proposed to be re-designated from RR – Rural Residential to NR – Neighbourhood Residential and rezoned from RR1- Rural Residential to R1- Low Density Residential to facilitate a 5-lot bare land strata subdivision.

The southern and easterly portion of the properties are proposed to be re-designated from RR to PK – Parks and Open Spaces and rezoned from RR1 and R1 to P1 – Public and Institutional to facilitate the creation of a lot to be used as CSRD park.

➤ **South Shuswap Zoning Amendment (Venier) Bylaw No. 701-97**

Civic Address: 1510 Trans-Canada Highway, Sorrento

Legal Description: Lot 6 Section 15 Township 22 Range 11 West of the 6th Meridian
Kamloops Division Yale District Plan 6283
PID: 003-263-690

Owners / Applicant: Aldo Venier

Short Summary: The owner of the subject property has made application to amend the zoning bylaw to recognize the existing use of the property as a mobile home park. Staff are recommending that the bylaw be given first reading and sent to applicable referral agencies.

➤ **Electoral Area C: Agricultural Land Commission (ALC) Application LC2573 Rock Ranch Holdings Ltd., Inc. BC1210471**

Civic Address: 3555/3622 Ford Road, Tappen

Legal Description: The Northeast ¼ of Section 22 Shown on Plan of the Northeast ¼ of Said Township Dated at Ottawa the 9th of March 1917, Township 21, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Except Plans 38427, KAP53025 and KAP89675
PID: 004-644-034

Owners: Rock Ranch Holdings Ltd., Inc. No. BC1210471
Agent: Regency Consultants Ltd. c/o Bob Holtby

Short Summary: This application is to allow relocation of an existing log home construction business previously approved as a non-farm use in the ALR for a property located at 1738 White Lake Road to the current subject property which is located at 3622 Ford Road.

➤ **Develop Variance Permit No. 701-90 (Dvorak)**

Civic Address: 4011 Eagle Bay Road

Legal Description: Lot 7, Section 1, Township 23, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 10924
PID: 009-533-770

Owners/Applicant: Marcel and Susan Dvorak

Short Summary: The subject property is located at 4011 Eagle Bay Road in Eagle Bay of Electoral Area C, and is waterfront to Shuswap Lake. The property has an existing single family dwelling and boat house, and the owners have partially constructed a two-story detached garage with a proposed workshop in the lower level ("proposed garage") without the required CSRD approvals. The proposed garage is over the maximum height regulation and requires a height variance to the South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701) from 6 m to 6.57 m. The proposed garage is also within the front and interior side parcel line setbacks and requires a setback variance to Bylaw No. 701 from 5 m to 2.64 m for the front parcel line and from 2 m to 0.89 m for the interior side parcel line.

➤ **Agricultural Land Commission (ALC Application) No. 2572C Section 20.1(2) – Non-adhering residential use in the ALR (Moniz)**

Civic Address: 1939 Wellbanks Road

Legal Description: Lot 3 Section 11 Township 22 Range 11 W6M KDYD Plan27305
PID: 004-845-200

Owners/Applicant: Una St. Clair-Moniz and Ernest Moniz

Short Summary: The Applicant is applying for a non-adhering residential use in the ALC for a second dwelling for the owner's son and family to live on the farm