



# COLUMBIA SHUSWAP REGIONAL DISTRICT

## NOTICE OF MEETING

### Electoral Area C Advisory Planning Commission

**DATE:** Thursday, June 6, 2019  
**TIME:** 6:00 PM  
**PLACE:** Blind Bay Community Centre  
2510 Blind Bay, Blind Bay

#### AGENDA:

##### 1. Electoral Area C Development Variance Permit 701-77 (LeClair)

**Civic Address:** 1585 Blind Bay Road

**Legal Description:**

Lot 1, Section 15, Township 22, Range 11, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan EPP19912 (PID: 028-875-851)

**Owner:** LeClair Holdings Ltd./ Bill LeClair

**Agent:** Sharon LeClair

**Short Summary:**

The subject property is located in Blind Bay, at 1585 Blind Bay Road and is subject to South Shuswap Zoning Bylaw No. 701 and Electoral Area 'C' Official Community Plan Bylaw No. 725. The owner would like to bring the setbacks for an existing boathouse/storage building and an existing detached garage located on the property into compliance. This requires variances to the front, rear and interior side parcel line setbacks.

##### 2. Electoral Area C Development Variance Permit 701-89 (Lojstrup)

**Civic Address:** 3230 and 3236 Berke Road, Blind Bay PID's: 023-292-679 and 023-292-687

**Legal Description:**

Lots 15 and 16, Section 30, Township 22, Range 10, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan KAP56039

**Owner:** Svend Lojstrup

**Applicant:** Cates Ford EPP Barristers and Solicitors c/o Morgan R. Elander

**Agent:** Morgan R. Elander

**Short Summary:**

The applicant would like to resolve a building encroachment that occurred prior to his purchase of the subject properties. The western side of the house constructed on Lot 16 is encroaching

5 m onto Lot 15 and the deck attached the house is encroaching 6.9 m onto Lot 15. The applicant is requesting a variance from 2 m to 0 m for these structures and is offering to register an easement on Lot 15.

**3. Electoral Area C Development Variance Permit 701-92 (Trozzo)**

**Owners:** Chris and Lisa Trozzo

**Civic Address:** 2495 Rocky Point Road, Blind Bay

**Legal Description:**

Lot 10 Block 2 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 9989

**Short Summary:**

The subject property is located on Reedman Point in Electoral Area C 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 construct a new detached garage near the east exterior side parcel line, which is adjacent to the unconstructed McArthur Road. The proposed garage requires a Development Variance Permit to vary the exterior side parcel line setback from 4.5 m to 1 m.

**4. Electoral Area C Official Community Plan Amendment (Factory Direct Doors Ltd.) Bylaw No. 725-16 and South Shuswap Zoning Amendment (Factory Direct Doors Ltd.) Bylaw No. 701-94**

**Owners:** Factory Direct Doors

**Applicant:** Tynan Schielke

**Civic Address:** 1336 Taylor Road, Notch Hill

**Legal Description:**

The East ½ of the Southeast ¼ of Section 4 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District

**Short Summary:**

The applicant would like to establish a cannabis production facility on the subject property. They have applied to rezone a portion of the subject property from LH – Large Holdings to M2 – General Industrial and to rezone an area of the property currently zoned M2 to LH. The subject property currently has a special regulation restricting the uses on the M2 zoned portion of the property to manufacturing, fabricating and processing industries (including forest and wood product industries) and log home manufacturing only. It is recommended that the special regulation be amended to allow "cannabis production facility" as the only permitted use for the M2 zoned portion of the subject property. It is further recommended that the portions of the property that will not be zoned M2 be redesignated LH Large Holdings to align with the LH zoning of these areas of the property.