

MINUTES

CSRD AREA "C" ADVISORY PLANNING COMMISSION

May 28, 2013, 7:00 p.m.
Cedar Heights Centre, Blind Bay, BC

Members present, Chair Ted Vlooswyk, Vice-Chair Stephen Wills, Secretary Edith Rizzi, Cal Cosh, Brian Morris

Absent: Samara Sonmor, Glenn Johanson

Also in attendance: Area "C" Director Paul Demenok

Applicants: Susan Cashen, Irvin & Shirley Bengert, Peter Long, Shoreline Holdings Ltd.

Chair Ted Vlooswyk called the meeting to ORDER

**Re: CSRD File LC 2476C
Agricultural Land Commission Application
Section 21(2) Subdivision within the ALR
To subdivide 6.5 ha from the 59.30 ha parcel
2321 Salo Rd., White Lake
Applicant: Susan Cashen**

Discussion: APC members viewed the property and make the following comments and recommendations:

- the portion being applied for is inaccessible from the rest of the property due to a very large, swampy, pond/creek area
- that this is a reasonable request, to have family living near her, and that the ALC should support the rationale for family heritage division.
- that this division would in no way adversely affect the surrounding agricultural lands, and would, in fact, enhance it, as it cannot be farmed as it is, without access.
- APC members encouraged Ms. Cashen, should this application fail, to apply through other avenues available within the ALR regulations.

**The APC would like to know the results of the ALC decision on this matter.

MOVED by Brian Morris THAT the Area "C" APC recommend APPROVAL of this application. SECONDED by Cal Cosh. CARRIED. Unanimous.

Meeting continued.

**Re: CSRD File DV?P 701-55 and EX 701-09
Development Variance Permit 701-55 and
Floodplain Specifications EX 701-09
Front parcel set-back maximum height, and floodplain set-back
4117 Eagle Bay Rd.
Applicants: Irvine & Shirley Bengert**

Discussion: APC members were satisfied, by a site visit and a walk through the project, that due diligence has been done by the applicants.

- The APC members stress the importance of the RAR report being done and filed with the CSRD. (The applicants are presently awaiting the QEP.)

MOVED by Brian Morris THAT the Area “C” APC recommend APPROVAL of this application subject to the receipt of the RAR report to the CSRD. SECONDED by Steve Wills. CARRIED. Unanimous.

Meeting continued.

**Re: CSRD Files BL 701-74 and BL 900-03
South Shuswap Zoning Amendment (Shoreline Holdings Ltd.)
Bylaw 701-74 and
Lakes Zoning Amendment (Shoreline Holdings Ltd.)
Bylaw No. 900-03
2509 Blind Bay Rd.**

A prior site visit was attended by APC members with CSRD staff member Dan Passmore present, who explained the unique situation of this application.

Discussion:

MOVED by Brian Morris THAT the Area “C” APC recommend APPROVAL of BL 701-74 and BL 900-03. SECONDED by Cal Cosh. CARRIED. Unanimous

**Note: The Area “C” APC wishes to emphasize the importance of development of clean, responsible tourist-attraction facilities such as this, for the economic health of the region, and where every measure has been met to deal with sewage disposal and to protect the lake from environmental harm.

Meeting adjourned..