

COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Tuesday, July 17, 2018 at 2:00 p.m. at the Board Room of the CSRD Offices, 555 Harbourfront Drive NE, Salmon Arm, B.C, regarding proposed Bylaw No. 751-01.

PRESENT: Chair Rene Talbot – Electoral Area D Director
Dan Passmore – Senior Planner, Development Services
2 members of the public

Chair Talbot called the Public Hearing to order at 2:00 pm. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Ranchero/Deep Creek Zoning Amendment (Linda Parker) Bylaw No. 701-01.

The Planner explained the requirements of Section 470 of the Local Government Act and noted that the Public Hearing Report will be submitted to the Board for consideration at its August 16, 2018 meeting. The Planner explained the notification requirements set out in the Local Government Act and noted the Public Hearing was placed in the Shuswap Market News on July 6 and 13, 2018.

The Planner provided background information regarding these proposed bylaw amendments and reviewed the purpose of the bylaws.

The Chair opened the floor for comments.

██████████ advised that he is representing the owner who is his sister, and would like to see their zoning issues finally resolved. He stated that 2 dwelling units have been on the property since 1993, and that his sister has owned the property since 2011. He stated that they were aware of issues regarding the zoning but did not know how serious they might be. In order to resolve the Bylaw Enforcement action, they took the necessary steps to apply for re-zoning, and paid for a great deal of tests to show that their proposed use could be supported on the property. He advised that he was aware that a bylaw enforcement action had been launched against the previous owner, which he had resolved. He stated that he was hoping that some kind of grandfather protection would apply as it was not practical to tear down one of the dwelling units. He finished by stating that he just wanted to bring the property into compliance with the bylaws.

██████████ advised he was frustrated that the CSRD has not been enforcing their bylaws. He stated that he filed a complaint when the previous owner built a third house on the property a number of years ago and nothing seems to happen. He stated that he does not agree with the bylaw amendment, as there should only be a single family dwelling on the property. He then directed a number of questions to staff regarding the technical servicing aspects of the application.

Dan Passmore, Senior Planner, answered his questions and directed his attention to the public information binders that contain all of the technical information regarding the application.

██████████ complained to the Chair that staff present were not being helpful. He asked about the location of his well on the neighbouring property, and was directed to the septic design information, which had been amended to show this well.

The Chair showed ██████████ the map indicated.

██████████ advised that the Engineer that designed the new septic system never came to him. He advised that Ernie's well is also not shown on the plan. He complained that test pits for the septic design were dug in November when the groundwater level was not high. He went on to describe that this spring the groundwater level was quite high and that this sewer system design will impact on neighbouring wells, particularly if the water table becomes as high as this year.

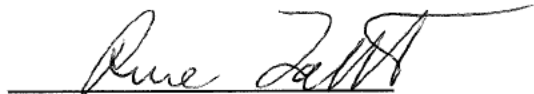
██████████ advised that he was not understanding ██████████ assertions regarding run-off from his property. He advised that he had hired an Engineer to design a state-of-the-art sewage treatment system that would handle all anticipated loading. He stated that the system had been designed with raised sand mounds to clear the groundwater table. He stated that the Engineer had not originally known of the proximity of the neighbouring well, simply because it was inactive, and still is not used by the neighbouring property owner, as he doesn't have a house on his land. Regardless of this, he advised the Engineer when made aware of the well revised the system design to move all components outside of the 30.0 m setback area. He conceded that it is true that he and his neighbor, ██████████ don't get along too well.

██████████ stated that the property's septic system daylighted this past spring and sewage was running on the ground surface. He reiterated the concern he had about the on-site well as well as the neighbouring wells. He then stated that the access driveway into the property is a shared driveway protected by an easement, and that having 2 dwelling units on the property will increase the usage of the driveway. He asked if the owner could build their own driveway and not use the easement.

██████████ advised that the driveway is on his property for his use, and that the easement is in favour of ██████████ to cross the property to his.

Hearing no representations or questions about proposed Bylaw No. 751-01 the Chair called three times for further submissions before declaring the public hearing closed at 2:25 pm.

CERTIFIED as being a fair and accurate report of the public hearing.



Director Rene Talbot
Public Hearing Chair



Dan Passmore
Senior Planner