

# COLUMBIA SHUSWAP REGIONAL DISTRICT

555 Harbourfront Drive NE, PO Box 978, Salmon Arm, BC V1E 4P1  
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July 19, 2018

File No: DP725-133  
PL20180004

Herald's Bay Developments Ltd.  
10260-112 Street  
Edmonton AB T5K 1M4

## **Re: Development Permit No. 725-133**

Please be advised that on July 18, 2018, the Manager of Development Services denied issuance of Development Permit No. 725-133 for Parcel A (DD148402F and Plan B6878) of the SE ¼ of Section 21 Township 21 Range 9 W6M KDYD. The Riparian Area Regulation (RAR) Development Permit (DP) was denied for the following reasons:

- the RAR DP application is for works associated with the creation of 14 waterfront residential lots on a property designated Industrial in Bylaw No. 725 – this industrial designation does not support waterfront industrial or residential development;
- Bylaw No. 725 residential policies and densities do not support this proposal;
- the proposed residential use and density is not supported outside of the primary or secondary settlement areas; and,
- a DP cannot alter permitted uses or density, as being requested by the applicant.

As per the Development Services Procedures Bylaw No. 4001 (Bylaw No. 4001), you are entitled to have the CSR D Board of Directors reconsider the decision of the Manager regarding this development permit application. The reconsideration must be delivered in writing to the Corporate Officer within 30 days of the decision of the Manager and will include the grounds upon which you consider the decision of the Manager to be inappropriate and what decision you consider the Board ought to substitute. The reconsideration will be on the agenda of a regular meeting of the CSR D Board. Owners and tenants within 100 m of the subject property will be given notice of the date of the meeting which reconsideration by the Board will occur. The reconsideration, including the staff report and attachments, will be available to the public when the regular meeting Agenda is published on the CSR D website. At the meeting, the Board may hear from you and any other person interested in the matter under reconsideration who wishes to be heard. The Board may either confirm the decision of the Manager, amend the decision of the Manager, or substitute its own requirement or decision. For your convenience, Bylaw No. 4001 and Development Approval Information Bylaw No. 644 including the request for reconsideration form, is enclosed.

Should you have any questions, please contact the undersigned.

### ELECTORAL AREAS

A. GOLDEN-COLUMBIA  
B. REVELSTOKE-COLUMBIA

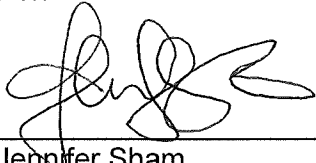
C. SOUTH SHUSWAP  
D. FALKLAND-SALMON VALLEY

E. SICAMOUS-MALAKWA  
F. NORTH SHUSWAP-SEYMOUR ARM

### MUNICIPALITIES

GOLDEN  
REVELSTOKE  
SALMON ARM  
SICAMOUS

Yours Truly,  
**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
Per:

A handwritten signature in black ink, appearing to read 'Jennifer Sham', is written over a horizontal line.

Jennifer Sham  
Planner

Enclosures

cc: Agent, David Cunliffe (via email)  
CSR District Electoral Area C Director, Paul Demenok (via email)