



COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194

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Staff Contact: Jennifer Sham

jsham@csrd.bc.ca

BYLAW NO.:900-22

RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☐ Approval Recommended Subject to Conditions Below.

☐ No Objections

☒ Interests Unaffected by Bylaw.

☐ Approval not Recommended Due To Reasons Outlined Below.

<input type="checkbox"/> CAO <input type="checkbox"/> Works <input type="checkbox"/> DS <input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Agenda: <input type="checkbox"/> Reg Board <input type="checkbox"/> In Camera <input type="checkbox"/> Other Mtg.	Ownership: File #
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Signed By: J. Sham

Title Manager, Financial Services

Date: April 4/18

Agency CSR District

0360 50
BL900-22 PL20170000149
4051 00 26 CE20140000104 & CE 20150000086
BL701-85 PL20160000064
BL725-11 PL20170000240

4050 02 73 CE20150000245
DVP701-79 PL20180000037
DP725-139 PL20180000036
DP725-137 PL20180000028



COLUMBIA SHUSWAP REGIONAL DISTRICT

Columbia Shuswap Regional District Electoral Area 'C' Advisory Planning Commission Minutes

Date: 26-March-2018
Time: 7 pm
Location: Upper Level
Cedar Centre
2316 Lakeview Drive, Blind Bay

Members Present:

Steve Wills	Chair
Simon Brown	Vice-Chair
Cal Cosh	Secretary
Ted Vlooswyk	Member
Alan Cook	Member
Brian Morris	Member
Reg Walkers	Member
Millie Barron	Member

Director, Electoral Area 'C': Paul Demenok

Members Absent:

Glenn Johanson Member

Staff: None

Guests: Gloria Ullay, Lloyd Ullay, Nadine Gray, Tim Thompson, Jordie Wiens, Edith Rizzi

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7 pm - Call to order
Moved Walters / Barron

4050 02 73 CE20150000245

DVP701-79 PL20180000037

DP725-139 PL20180000036

DP725-137 PL20180000028

unanimous

Notes on the proceedings:

1. Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22

Civic Address: 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

Legal Description: Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V

Owner/Agent: Gloria Ulry

Short Summary: The owners would like to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

Moved Morris / Walters

carried

Against : Barron

Notes on the proceedings

The agent for the application outlined the application and both the reasons for this change and the general workings of the sites. The proposed change will resolve issues related to the walkway for the dock as the regulations are different for a multi-family dock. The shallow nature of the Bay requires a long walk way. The proposed changes will include recognition of the existing dock and the 8 buoys associated with 2 strata lots. The agent outlined the number of residential units in place for each of the two strata lots.

The Commission discussed the steps the applicants had followed and clarified the ownership of the buoys as outlined on the maps and photos in the supporting materials. Each of the two strata lots has three cottages / houses and a single serviced RV site.

The Commission did note additional buoys in the area with uncertain links to properties in the area.

The Commission supported the rezoning application and thanked the applicants for their attendance and the details of their plans.

2. South Shuswap Zoning Amendment (Thompson) Bylaw No. 701-85 and Electoral Area C Official Community Plan Amendment (Thompson) Bylaw No. 725-11

Civic Address: 2009 Eagle Bay Road

Legal Description: Amended Lot 24 (C32100F), Section 20, Township 22, Range 10, West of the 6th

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DP725-139 PL20180000036

DP725-137 PL20180000028

Meridian, Kamloops Division Yale District, Plan 6612

Owner/Agent: Tim and Tracy Thompson

Shuswap Zoning Amendment (Thompson) Bylaw No. 701-85 and Electoral Area C Official Community Plan Amendment (Thompson) Bylaw No. 725-11

Short Summary: The owner of the subject property at 2009 Eagle Bay Road has applied for an OCP/Rezoning Amendment to allow a Commercial use of the property. The owner would like to operate the existing single family dwelling on the lakeshore portion of the subject property as a weekly vacation rental and to utilize the area upland of Eagle Bay Road for a printing and retail sales shop, boat storage and for a Recreational vehicle and a Park Model.

The application outlined a number of questions and needs for additional information and data from other agencies and owners. The Commission felt the application need much additional data and considered the matters as a planning direction and felt the question at this meeting was a matter of principle and considered the vote as an indication of approval in principle.

Moved : Morris / Walters

Carried

Against:

Vlooswyk

Notes on the proceedings

Tim Thompson was in attendance and outlined the application and what brought this to the current situation. He indicated there is no commercial boat storage involved and that the 3 boats on the site are owned by himself and his brother. The desire to provide a serviced RV site needs to be clarified. The concept is for using the home as a vacation rental, seasonal accommodation for the owner in the upland park model and for the development of a double garage / shop on the upland portion of the property to house a printing shop and to utilize the existing Yurt as a gallery and for retail sales of the prints / pictures produced in the on site shop.

The Commission felt the application required additional information, copies of relevant agreements and an overall review of the total site.

In particular the Commission felt the relationship between the existing dock and the expanded docks at Finz – next door should be reviewed; the water and septic systems for the entire site – all of the buildings needs clarification and much bigger than just this application the issue of vacation rentals is a matter that seems to need additional clarification in the area zoning.

3. Development Permit 725-139 and Development Variance Permit 701-79

Civic Address: 3107 Trans Canada Highway

Legal Descriptions: Parcel A (Plan B6049) of the SE ¼, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District (PID: 006-268-978)

Owner/Agent: 1133071 BC Ltd. c/o Mr. Jordie Wiens

Short Summary: The subject property is located in Blind Bay of Electoral Area C and is subject to the

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BL725-11 PL20170000240

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DP725-139 PL20180000036

DP725-137 PL20180000028

Electoral Area C Official Community Plan Bylaw No. 725 and the regulations of South Shuswap Zoning Bylaw No. 701. The property is designated commercial and therefore requires a form and character Development Permit. The owner is applying to vary the front parcel line and exterior side parcel line setback for a new gas pump canopy structure.

That DP 725-139 – for the reduced set backs for the planned developments (the new canopy)

Moved Morris / Cook unanimous

That DVP 701-79 – for the form and character permit for the new canopy

Moved Cosh / Brown unanimous

Notes on the proceedings

Jordie Wiens was in attendance and outlined the development of the New Balmoral Store and Chevron Station. The existing building has been upgraded and is expected to be retained in use for some time – with a longer term plan to replace. In the short term the plans call for the introduction of a Chevron branded canopy over the new pumps and this canopy will extend into the set back area between the site and the Highway – MOTI has reviewed the plans and has indicated approval will follow.

The Commission extend congratulations to Jordie for the great progress to date and welcomed the new business in the area.

4. Development Permit 725-137

Civic Address: 4162 Galligan Road

Legal Description: Lot 1, Section 4, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 43738

Owner/Agent: Elizabeth Anne Robertson Shepherd / Nadine Mayer, Triton Docks Short Summary: The applicant is proposing to install a dock on the foreshore adjacent to the subject property. A Development Permit is required for all dock and buoy installations. The proposed dock exceeds the size requirements outlined in Lakes Zoning Bylaw No. 900 by more than 10%. As such the Development Permit must be approved by the Regional District Board in accordance with Development Services Procedures Bylaw No. 4001.

Moved Barron / Vlooswyk unanimous

Notes on the proceedings

No applicant in attendance.

This was explained as the recurring problem that exists with the Imperial measurement from the standard manufacture of docks and the metric specifications of the bylaw.

Adjournment.



COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1

Telephone: 1-250-832-8194 Fax: 1-250-832-3375

Staff Contact: Jennifer Sham

jsham@csrd.bc.ca

BYLAW No:

900-22

RESPONSE SUMMARY

☐ Approval Recommended for Reasons Outlined Below

☒ Approval Recommended Subject to Conditions Below

☐ No Objections

☐ Interests Unaffected by Bylaw

☐ Approval not Recommended Due To Reasons Outlined Below

Thank you for the opportunity to review the rezoning which will recognize an existing shared dock and existing 8 private mooring buoys associated with the 2 Lot Strata development.

Interior Health would recommend that the dock and moorage area location be reviewed to determine if a drinking water intake is within 30 meters of this proposal. The depth and location of the water intake can be of concern to a drinking water supply system since water quality may be affected the boating activity owing to the dock and moorage area.

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Signed By: 

Title Environmental Health Officer

Date: December 28, 2017

Agency Interior Health

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

P.O. Box 978 SALMON ARM, BC V1E 4P1
Telephone: 1-250-832-8194 Fax: 1-250-832-1083

FILE NO.

BL900-22

DATE RECEIVED:

OPERATIONS MANAGEMENT**Comments:**

Terry Langlois
Team Leader Utilities

Derek Sutherland
Team Leader
Protective Service

Sean Coubrough
Fire Services Coordinator

Ben Van Nostrand
Team Leader
Environmental Health

Ryan Nitchie
Team Leader
Community Services

Darcy Mooney
Manager
Operations Management



December 18, 2017

Applicant File Number: **900-22**

Columbia Shuswap Regional District
PO Box 978
Salmon Arm, BC V1E 4P1

Attention: Jennifer Sham

Re: Rezoning existing shared dock at 3965, 3967, 3970, and 3972 Sunnybrae-Canoe Point Road, Sunnybrae

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD) has reviewed the above noted referral. We understand that the application is for rezoning an existing dock.

1. Any further works in and about a stream require an application under Section 11 of the Water Sustainability Act and docks must follow the general permission guidelines. The following links contain additional information:

<http://www.frontcounterbc.gov.bc.ca/guides/water/changes-in-about-stream/overview/>

<https://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

2. It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*.

Please contact the undersigned if you cannot follow the recommendations provided in this referral response at *Robyn.Reudink@gov.bc.ca* or 250-371-6246 or if you have further questions or require additional information.

Sincerely,

Robyn Reudink
Ecosystems Biologist
Thompson Okanagan Region

Kamloops, BC