



**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](mailto:jsham@csrd.bc.ca)

BL2558

August 21, 2017

**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.

Ministry of Forests Land Natural Resource Operations have no comments on this application

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Signed By: \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

Agency \_\_\_\_\_

**Marianne Mertens**

**From:** FLNR DOS Referrals CSNR:EX <FLNRDOSReferrals@gov.bc.ca>  
**Sent:** Friday, September 22, 2017 1:23 PM  
**To:** Marianne Mertens  
**Subject:** RE: CSRD Referral package for BL2558 - Comments Due - September 21, 2017 noon  
**Attachments:** BL2558 Referral return form.doc

Hi Marianne. No comments from our Ministry. Eric

**From:** Marianne Mertens [mailto:mmertens@csrd.bc.ca]  
**Sent:** Tuesday, September 5, 2017 12:02 PM  
**To:** Maxwell, Andree FLNR:EX  
**Cc:** Jennifer Sham  
**Subject:** CSRD Referral package for BL2558 - Comments Due - September 21, 2017 noon

**Subject:** Referral package for BL2558 - Agency

BL2558  
 CV: PL20160000145

Good afternoon:

You are requested to comment on the attached Bylaw Amendment for potential effect on your Agency's interests. We would appreciate your response by **Wednesday, September 20, 2017**. If no response is received within that time, it will be assumed that your Agency's interests are unaffected.

Have a great day.

Respectfully,

Marianne Mertens | Clerical Assistant  
 Development Services  
**COLUMBIA SHUSWAP REGIONAL DISTRICT**  
 PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1  
 T 250.833.5924 | F 250.832.3375  
 E [mmertens@csrd.bc.ca](mailto:mmertens@csrd.bc.ca) | W [www.csrd.bc.ca](http://www.csrd.bc.ca)

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## Jennifer Sham

**From:** Vieira, Cristina <Cristina.Vieira@fortisbc.com>  
**Sent:** September 21, 2017 10:23 AM  
**To:** Jennifer Sham  
**Subject:** FW: Columbia Shuswap Regional District - Hwy 97 Falkland - File BL2558 CV20160145  
**Attachments:** Scanned from a Xerox Multifunction Device.pdf

**Importance:** High

**Categories:** CityView Planning Attachment

FortisBC has a 323mm Transmission Pressure pipeline that runs through the lot in question. FortisBC does not allow any buildings, structures or storage of vehicles or boats any kind within the right of way. Please be advised that during any construction there will be no storage of any building materials within the right of way. In addition, if there is going to be heavy equipment crossing a right of way a permit must be obtained. Any work within 10m of this line or within the right of way will require a permit. You must obtain a BC one call ticket number prior to obtaining a permit. You can apply online for a permit at [www.fortisbc.com/rightofway](http://www.fortisbc.com/rightofway).

If you should have any further questions please contact the FortisBC permit desk at 604-576-7021. Thank you.

### Cristina Vieira, SR/WA

Right of Way Service Representative  
Property Services, FortisBC Energy Inc.  
16705 Fraser Hwy, Surrey, BC V4N 0E8  
Direct Phone (604)-576-7254, Toll Free 1-800-773-7001



JS

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ATB x3

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0360-40

BL 2558-PL2016-0145

BL 751-2017-0031

Columbia Shuswap Regional District

Electoral Area "D" Advisory Planning Commission Minutes

September 20, 2017  
2:00 pm  
CSRD Office Board Room

Members Present:

Kevin De Vos Vice-Chair  
Kerry Orchard Secretary  
Howard Hunt

Members Absent:

Barry Wilson  
Kurstin Barta

Staff:

Rene Talbot (Area "D" Director), Jennifer Sham, Jan Thingsted

Guests:

Bip Thind (applicant BL 2558), Jeff Gaudette (MMJ Total Health Care Inc.)

- 1) Meeting called to order: at 2:04 pm.
- 2) Adoption of Agenda: Addition of discussion of vacant Chair position, thank you to former Chair John Coulson, APC Membership under new business. Moved by Kerry Orchard to adopt agenda. Seconded by Howard Hunt.
- 3) Minutes of Previous Meetings: Minutes of the August 23, 2017 meeting reviewed and no changes called for. Moved by Howard Hunt to accept the minutes of the previous meeting. Seconded by Kevin De Vos.
- 4) Salmon Valley Land Use Amendment (674816 BC Ltd) Bylaw No. 2558 Bip Thind: Jennifer Sham gave a presentation on the application. Jennifer indicated that the CSRD has had a response from the following agencies:  
Ministry of Transportation and Infrastructure has no concerns with the application  
BC Hydro has no concerns with the application  
CSRD has indicated that all costs associated with the application are to be paid by the applicant

Bip Thind spoke to his application and indicated that he would like to subdivide the property as residential property had a stronger market now than commercial property. Bip also stated that it was an oversight to not apply for outdoor storage of vehicles, recreational vehicles, boats, and trailers on Bylaw 2554 amendment application.

Kerry Orchard asked for clarification that only lot 5 would have outdoor storage. Jennifer Sham indicated that this was the case.

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Howard Hunt questioned why the recommendation of the APC "D" on Bylaw 2554 that access to the commercial property be restricted to Wetaskiwin Road wasn't carried through on Bylaw 2558. Jennifer Sham indicated that Ministry of Transportation and Infrastructure has no concerns with the application and didn't require any restriction on the road access.

Howard Hunt questioned how the Fortis Gas right of way would affect residential lot 4. Jennifer Sham indicated that the CSRD had not received a response from Fortis on the application. Jennifer also suggested Fortis would likely restrict where any permanent structures could go so as not to interfere with the right of way.

Howard Hunt asked what stage the application was at and if the CSRD had approved the application. Jennifer Sham indicated that there were several more steps to be done before the application was completed.

Kevin De Vos was not in favour of the panhandle lot. Jennifer Sham indicated that the CSRD and the Ministry of Transportation and Infrastructure have no concerns with the panhandle lot.

Kevin De Vos wondered if the two panhandles for lots 2 and 3 would effectively become one wide panhandle. Jennifer Sham indicated that screening is required on lot 2 and that would ensure the panhandles were separated.

Kerry Orchard asked how the outdoor storage provision on lot 5 would be separated from lots 1 and 2. Jennifer Sham indicated that this would be a bylaw enforcement issue and likely would not be a problem once lots 1 and 2 were sold.

**Moved by Howard Hunt that the APC Electoral Area "D" recommend approval of Salmon Valley Land Use Amendment Bylaw 2558 as presented. Seconded by Kerry Orchard. Passed unanimously.**

5) Bylaw 751 Ranchero/Deep Creek Zoning Bylaw Review: Jan Thingsted reviewed some of the issues that still require resolution. Jan indicated that the Bylaw 751 working group made progress on many of the issues at their meeting September 19, 2017.

**Home Occupation:** Discussion of what constitutes a Home Occupation, what size restrictions are appropriate, how this would fit in with residential areas and how basing size limit of the principal residence may not be the best approach.

**Bylaw Enforcement:** Howard Hunt suggested adding wording to Part 1.7 to bring the Bylaw and current practice into alignment.

**Mobile Home Park Zone:** Howard Hunt had several suggestions regarding screening, fencing, servicing, accessory buildings, and separation between units.

**Public and Institutional Zone:** Howard Hunt indicated that parking requirements for some institutions should be reduced if the student of those institutions were online rather than at a physical building.

**Signage:** Discussion of type, size and number of signs that may be used.

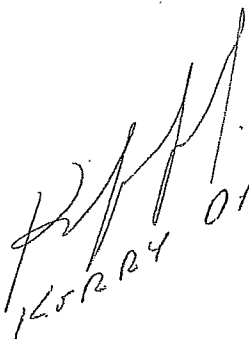
Secondary Dwelling Unit: Discussion of size requirements. 90 m2 was felt to be adequate.

Public Open House: Discussion of timing of public open house and what input public would have.

Cannabis Production Facilities: Jan Thingsted indicated that the CSRD was restricting Cannabis Production Facilities to AG1 zone on ALR portion only. All other requirements would be Federal or Provincial issues and regulated by those levels of government.

Jan Thingsted indicated that he would incorporate the latest recommendations for Bylaw 751 and update the Rancho/Deep Creek Official Community Plan and forward both documents to the APC "D" members for review at the next APC "D" meeting (October 18, 2017).

- 6) New Business: Kevin De Vos Called for the next meeting of the APC "D" to be on October 18, 2017 at 2:00pm at the CSRD Board office.
- 7) New Business: Kevin De Vos asked that the CSRD recognize the service of John Coulson. Rene Talbot indicated that the CSRD Board would deal with this issue and inform the APC "D" members. This issue has been deferred to the next meeting of the APC "D".
- 8) New Business: Vacant Chair Position. Rene Talbot recommended that the APC "D" not deal with this issue until our next meeting when more members would be present. This issue has been deferred to the next meeting of the APC "D"
- 9) New Business: APC "D" membership. Jennifer Sham indicated that the CSRD is looking to add members to the APC "D". Jennifer indicated that there may be a person that is currently interested in sitting on the APC "D" and that the CSRD is considering advertising for additional members.
- 10) Adjournment Howard Hunt moved that the meeting be adjourned. Meeting adjourned at 3:43 pm.

  
HOWARD HUNT



Columbia Shuswap Regional District  
Box 978  
Salmon Arm, British Columbia V1E 4P1  
Canada

Your File #: BL2558  
eDAS File #: 2017-05256  
Date: Aug/25/2017

**Re: Proposed Bylaw 2558 for:**

Lot A, Sec 3, Twp 18, R 12, W6M, KDYD Plan KAP49754, except Plans  
KAP49757 and EPP58847

Preliminary Approval is granted for the rezoning for one year pursuant to section  
52(3)(a) of the *Transportation Act*.

Please forward the bylaw to myself, for endorsement, after third reading.

If you have any questions please feel free to call Desiree Lantenhammer at (250) 503-3609.

Yours truly,

Desiree Lantenhammer, BSc  
Development Approvals Technician

Local District Address

Vernon Area Office  
4791 23rd Street  
Vernon, BC V1T 4K9  
Canada  
Phone: (250) 503-3664 Fax: (250) 503-3631



**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.

DATE RECEIVED:

**OPERATIONS MANAGEMENT**

**Comments:**

**Terry Langlois**  
Team Leader Utilities

**Derek Sutherland**  
Team Leader  
Protective Service

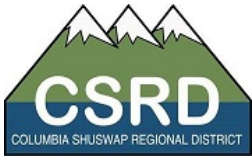
**Sean Coubrough**  
Fire Services Coordinator

**Ben Van Nostrand**  
Team Leader  
Environmental Health

**Ryan Nitchie**  
Team Leader  
Community Services

**Darcy Mooney**  
Manager  
Operations Management





**COLUMBIA SHUSWAP REGIONAL DISTRICT**

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**Staff Contact: Jennifer Sham**  
[jsham@csrd.bc.ca](mailto:jsham@csrd.bc.ca)

BL2558

August 21, 2017

**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.

If the subdivision proceeds, all electrical servicing would be by design upon application by the developer and subject to the applicable BC Hydro extension policy in effect at the time of application.

Signed By: \_\_\_\_\_

Title Design Technician

Date: \_\_\_\_\_

Agency \_\_\_\_\_