



COLUMBIA SHUSWAP REGIONAL DISTRICT

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Notes of the Public Hearing held on Tuesday April 16, 2019 at 2:00 PM at the CSRD office, 555 Harbourfront Drive NE, BC regarding Salmon Valley Land Use Amendment (Desimone/McMullen) Bylaw No. 2559 (Bylaw No. 2559).

PRESENT: Chair Rene Talbot – Electoral Area D Director
Candice Benner – Planner II, CSRD
2 members of the public (applicants)

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 amending Bylaw No. 2559.

The Planner explained that Bylaw No. 2558 proposes to redesignate and rezone the subject property located at 5781 Highway 97 from C Commercial to RS Residential in order to recognize the current two-family dwelling use on the property. The Planner also explained the current septic situation on the property and that a DVP will be required to address encroachments into the side parcel line setback.

The Chair opened the floor for comments.

Lenae Desimone, applicant, indicated that they have done everything that has been requested by the CSRD. They have addressed the septic concerns and the dispersal and junction box are now fully on her property and no longer encroaching on the neighbouring property. She indicated that they were invited to a Falkland Community Association meeting by Kevin Mitchell, president, and no public spoke up at the meeting about the application and they did receive wishes for the best. Lenae said that their intention is to be fully compliant with zoning. She said that Falkland has a lot of commercial properties in Falkland that are vacant and unused and are not selling and they could be used for residential.

Director Talbot asked about access through the back alley and Ministry of Transportation maintain that road.

Lenae replied that the back alley is a Class E roadway and Ministry of Transportation is not required to maintain it.

Director Talbot said that the only other access to the property is by Highway 97 which has about an eight foot drop off from the highway to the property.

Lenae replied that if there wasn't already access by the back alley it would be a \$2500 application fee to put in an access. Due to the size of the property and location of the septic system in the front yard, which cannot be driven over, access would be hard from the highway.

Hearing no further representations or questions about amending Bylaw No. 2559, the Chair called three times for further submissions before declaring the public hearing closed at 2:16 PM.

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

*original signed by Director

Director Rene Talbot
Public Hearing Chair

Candice Benner

Candice Benner
Planner II