



COLUMBIA SHUSWAP REGIONAL DISTRICT

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Staff Contact: Christine LeFloch

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DVP No.: 701-77

DATE: October 11,
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.

- The Surveyor General must approve the application for accretion before we can consider what appear to be improvements made on Crown land without authorization. Until the Surveyor General approves the accretion application these improvements are considered to be in trespass on Crown Land.

Signed By: Tim O'Rourke

Title Senior Land Officer

Date: Nov 3, 2017

Agency MFLNRO

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

Date: June 6, 2019

Time: 6:00pm

Location: Upper Level Blind Bay Hall, 2510 Blind Bay Rd, Blind Bay, BC V0E 1H1

Members Present:

Alan Cook	Chair
Syd Loepky	Vice-Chair
Natalya Melnychuk	Secretary
Ted Vlooswyk	Member
Brian Morris	Member
Patrick Frank	Member
Tim Thompson	Member
Paul Demenok	CSRD Director, Electoral Area 'C'

Staff Present: Corey Piement, Team Leader

Candice Benner, Planner II

Members absent: None

Guests:

Representative from Le Clair Holdings

Representative from Factory Direct Doors, Ltd:

1. Call to order: 6:02pm

2. Selection of Chair: Nominated: Alan Cook

Moved by Brian Morris; Accepted: Ted Vlooswyk and resolved that:

Alan Cook be appointed Chair of the Area 'C' APC

3. Selection of Vice-chair: Nominated Syd Loepky

Moved by Alan Cook; seconded by Brian Morris and resolved that:

Syd Loepky be appointed Chair of the Area 'C' APC

4. Selection of Secretary: Nominated: Natalya Melnychuk

Moved by Tim Thompson; seconded by Patrick and resolved that:

Natalya Melnychuk be appointed Secretary of the Area 'C' APC

5. Adoption of the Agenda:

Moved by Brian Morris, seconded by Patrick Frank and resolved that the agenda be adopted as presented.

6. Applications

Application: Electoral Area C Development Variance Permit No. 701-77

Civic Address: 1585 Blind Bay Road, Sorrento

Legal Description: Lot 1, Section 15, Township 22, Range 11, W6M, KDYD, Plan EPP19912

Owner: LeClair Holdings Ltd.

The owner would like to bring the setbacks for an existing boathouse/storage building and an existing detached garage located on the property into compliance. This requires variances to the front, rear and interior side parcel line setbacks. The Commission considered the impact of the setback on the neighbours and noted there were no objectives.

Motion: That DVP 701-77 be supported for the current setbacks for the existing boathouse/storage building and existing detached garage on the property be brought into compliance.

Moved/Second: Brian/Ted

Carried: unanimous

The APC recommendation to the Board: Approve issuance DVP 701-77

Application: Electoral Area C BL701-94 Factory Direct Doors

Civic Address: 1336 Taylor Road, Notch Hill

Legal Description: The East 1/2 of the Southeast 1/4 of Section 4 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District

Owner: Factory Direct Doors Ltd.

The applicant would like to establish a cannabis production facility on the subject property. They have applied to rezone a portion of the subject property from LH – Large Holdings to M2 – General Industrial and to rezone an area of the property currently zoned M2 to LH. The Commission discussed the opportunities for a clean economic development opportunity through this proposed use that would provide local employment opportunities. Questions were raised with the applicant about preliminary concerns of the neighbours, the steps leading to a public meeting (scheduled next month), the marijuana purpose (recreational standard marijuana), the % of the parcel to be used (10/80 acres are special regulation industrial holdings, the number of jobs anticipated (6-8 fulltime jobs + additional jobs for harvesting). The applicant also outlined some of the Health Canada Guidelines and security procedures (video/24hr/day surveillance). It was noted that no studies have been completed on prevailing winds or dispersion. It was also noted that the proposal met all Policy A71-criteria and that if successful would be the first Area C ‘rezoning’ for cannabis.

Motion: That the Board accept Bylaw 701-94 & 725-16 as proposed

Moved/Second: Brian/Tim

Carried: 6

Opposed: 1 (Ted)

The APC recommendation to the Board: Approve BL 701-94 & 725-16 as proposed

Application: Electoral Area C Development Variance Permit DVP 701-89

Civic Address: 3230 and 3236 Berke Road, Blind Bay

Legal Description: Lots 15 and 16, Section 30, Township 22, Range 10, West of the 6th Meridian, Kamloops Division

Yale District, Plan KAP56039

Owner: Svend Lojstrup

The proposal is to resolve a building encroachment that occurred prior to the applicant's purchase of the subject properties. The western side of the house constructed on Lot 16 is encroaching 5 m onto Lot 15 and the deck attached the house is encroaching 6.9 m onto Lot 15. The applicant is requesting a variance from 2 m to 0 m for these structures and is offering to register an easement on Lot 15 to resolve the matter. The Commission was informed that the rationale for this easement was based on legal opinion and the easement would only provide and allowance for the building. Question was raised about the impact on property value of Lot 15 with an easement. It was noted that this issue is a result of the limited survey requirements in BC.

Motion: That DVP 701-89 be approved

Moved/Second: Brian/Ted

Carried: 6

Opposed: 1 (Patrick)

The APC recommendation to the Board: Approve issuance of DVP 701-89

Application: Electoral Area C Development Variance Permit DVP 701-92

Civic Address: 2495 Rocky Point Road, Blind Bay

Legal Description: Lot 10 Block 2 Section 30 Township 22 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 9989

Owner: Chris and Lisa Trozzo

The owners are proposing to construct a new detached garage near the east exterior side parcel line, which is adjacent to the unconstructed McArthur Road and would require a variance to the exterior side parcel line setback from 4.5m to 1m. The Commission discussed concerns for why the setback was necessary and why the applicant cannot alter garage to fit in setback (e.g.,

angle garage). It was understood that the variance would only be allowed for the proposed garage, that it would not be a habituated dwelling, and that it MOTI and Lakes 100m Permit would still be required.

Motion: Approve variance allowing property setback change boarding McArthur Road from 4.5 to 1 m specific to the proposed garage

Moved/Second: Tim/Brian

Carried: 4

Opposed: 3 (Patrick, Syd, Natalya)

The APC recommendation to the Board: Approve issuance of DVP 701-92

7. Next meeting: June 24 @ 7pm: Location TBA

8. Adjournment: 7:24pm

CERTIFIED CORRECT

Chair

Natalya Melnychuk

Secretary