



COLUMBIA SHUSWAP REGIONAL DISTRICT

NOTES ON THE MEETING

Electoral Area C Advisory Planning Commission

DATE: Monday, March 25, 2019
TIME: 7:00pm
PLACE: Upper Level
Cedar Centre
2316 Lakeview Drive
Blind Bay BC V0E 2W2

Members Present:

Steve Wills	Chair
Cal Cosh	Recording Secretary
Ted Vlooswyk	Member
Brian Morris	Member
Millie Barron	Member
Alan Cook	Member

Director, Area 'C': Paul Demenok

Members Absent:

Simon Brown	Vice-Chair
Reg Walters	Member
Glenn Johanson	Member

Staff: Not in attendance

Applicants/Agents: Not in attendance

Agenda:

Call to order 7 pm
Review of Agenda Material moved to accept – Morris / Barron

1. Electoral Area C Development Variance Permit No. 701-84

Civic Address: 711 Viel Road

Legal Description:

Lot 10, Section 19, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan 14328. (PID: 009-034-129)

Owner: Frederick and Eleanor Clark

This project requires a RAR – and report from a QEP at the same time as this variance is coming forward for consideration. The application seeks to address variances in a number of existing developments as well as the new retaining wall on the lakeside. Given the engineering and riparian requirements and reports in play and the extent of staff review and authority in these areas the Commission considered the overall site impact and wanted to support the new work and encourage the zoning compliance application.

That DVP 701-84 be supported for the set-back variances outlined.

Moved/Second

Cook / Morris

Carried:

unanimous

2. Electoral Area C Official Community Plan Amendment (Zappone) Bylaw No. 725-15

Civic Address: 3453 Ford Road, Tappen

Legal Description:

Lot 1 Section 22 Township 21 Range 10 West of the 6th Meridian Kamloops Division Yale District Plan 38427

Owner/ Applicant: 688490 BC Ltd / Mike and Rhonda Zappone

To support the application to modify the Official Community Plan for this site and support the subdivision of a 2ha parcel from the parent parcel and be redesignated to RR2.

Moved/Second:

Morris / Vlooswyk

Carried:

unanimous

3. Electoral Area C Development Variance Permit No. 701-87

Civic Address: 3778 Eagle Bay Road

Legal Description:

Lot 6, Section 2, Township 23, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP62357. (PID: 024-205-681)

Owner: Rodney and Allyson Hannaford

The Development Variance is to allow for the construction of a new garage within the front parcel line setback. This would place the new garage near to the Eagle Bay Road and the Commission noted little option on the site and a significant elevation difference between the new garage as proposed and the roadway.

To support the variance application as outlined.

Moved /Second:
Carried:

Vlooswyk / Barron
unanimous

4. Development Variance Permit No. 701-85

Civic Address: 14, 6421 Eagle Bay Rd

Legal Description:

Strata Lot 14, Section 18, Township 23, Range 8, West of the 6th Meridian, Kamloops Division Yale District, Strata Plan KAS1797, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1. (PID: 023-518-332)

Owner: Steven and Christine Hardy

To support the required set back variances for the construction of a non-permanent structure.

Moved /Second
Carried

Barron / Morris
unanimous

Adjourned:

7:27pm



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.

PL20180000198

DATE RECEIVED:

February 27, 2019

OPERATIONS MANAGEMENT

Comments: Marianne

Terry Langlois
Team Leader Utilities

No Concerns

Derek Sutherland
Team Leader
Protective Service

No concerns

Sean Coubrough
Fire Services Coordinator

This property is within the boundaries of the Tappen Sunnybrae Fire Protection Area. Confirmation of compliance with access requirements as per MOTI guidelines and CSRD Subdivision Servicing Bylaw required. FireSmart principles and practices to be encouraged.

Ben Van Nostrand
Team Leader
Environmental Health

Consistent with the CSRD's Solid Waste Management Plan.

Ryan Nitchie
Team Leader
Community Services

No Concerns

Darcy Mooney
Manager
Operations Management

no concerns



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: Christine LeFloch, Development Services Assistant

FILE: BL725-15

DATE: Feb 27, 2019

DS received date: Feb 28, 2019
PHB-m²x3

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 proposed bylaw has been reviewed as per S.477 of the Local Government Act and is consistent with the CSRD's current financial plan.

Signed By: _____

Title Manager, Financial Services

Date: February 28, 2019

Agency CSRD



COLUMBIA SHUSWAP REGIONAL DISTRICT

P.O. Box 978 SALMON ARM, BC V1E 4P1
Telephone: 1-250-832-8194 Fax: 1-250-832-3375

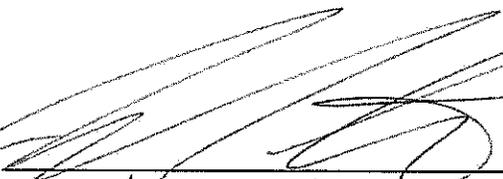
FILE: BL725-15
DATE: Feb 27, 2019

Staff Contact: Christine LeFloch, Development Services Assistant

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- 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.

1. Property boundaries are clearly established by a licensed professional (BC Land Surveyor).
2. No entrances onto the subject property are allowed through the Mine Site. They must be from Ford Road.

Signed By: 
MIKE CROFT

Date: 2019-04-03

Title INSPECTOR OF MINES
MINISTRY OF ENERGY
Agency MINES AND
PETROLEUM RESOURCES