

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	CSR 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 BC L701-94 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

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Chair

*Natalya Melnychuk*

Secretary



**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, Planner II**

FILE: BL725-16  
BL701-94  
DATE: May 28, 2019

**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 CSR D's current financial plan.

Signed By: \_\_\_\_\_ Title Manager, Financial Services

Date: June 12, 2019 Agency CSR D

**COLUMBIA SHUSWAP REGIONAL DISTRICT**PO Box 978 SALMON ARM BC V1E 4P1  
Telephone: 250.832.8194 Fax: 250.832.1083FILE NO.  
BL725-16 BL701-94DATE RECEIVED:  
May 29, 2019**OPERATIONS MANAGEMENT**

DS Received Date: July 2, 2019

Marianne Mertens

Function	Comments	Reviewed By
<b>UTILITIES</b>	No concerns	Terry L
<b>EMERGENCY MANAGEMENT</b>	No concerns	Derek S
<b>FIRE SERVICES</b>	This property is in the Sorrento/Blind Bay Fire Protection Area. Due to the fire potential and complexities of fighting fire in a cannabis grow op, it is recommended that the owner contact the fire department to conduct a pre-incident plan for the facility. The property is in a wildland/urban interface zone, the owner should be encouraged to follow fire smart principles around the property.	Derek S
<b>SOLID WASTE AND RECYCLING</b>	Is there a waste management plan for the facility available for review?	Ben Van N
<b>PARKS AND COMMUNITY SERVICES</b>	No Concerns	Ryan N
<b>ADMINISTRATION</b>	no additional comments/concerns	Darcy M

**From:** [Ben Van Nostrand](#)  
**To:** [Gerald Christie](#); [Christine LeFloch](#)  
**Cc:** [Darcy Mooney](#)  
**Subject:** Cannabis facility - waste disposal  
**Date:** Tuesday, August 6, 2019 2:39:53 PM

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Based on the feedback from the Ministry of Environment related to the use of waste from a cannabis facility being used at the applicants proposed processing facility, there is no concerns from a solid waste management perspective. As such, the proposed bylaw has been reviewed as per Section 477 of the Local Government Act and is consistent with the CSRD's current Waste Management Plan

**Ben Van Nostrand, P.Ag.**

Team Leader, Environmental Health Services

**Columbia Shuswap Regional District**

T: 250.833.5921 | F: 250.832.3375 | TF: 1.888.248.2773

E: [jhogan@csrd.bc.ca](mailto:jhogan@csrd.bc.ca) | W: [www.csrd.bc.ca](http://www.csrd.bc.ca)



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**From:** [DA Salmon Arm TRAN:EX](#)  
**To:** [Marianne Mertens](#); [DA Salmon Arm TRAN:EX](#); [Solberg, David W TRAN:EX](#)  
**Cc:** [Christine LeFloch](#); [Corey Paiement](#)  
**Subject:** RE: Referral Request BL701-94 and BL725-16  
**Date:** Tuesday, June 4, 2019 11:09:35 AM  
**Attachments:** [image005.png](#)  
[image006.png](#)

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Good morning,

Please be advised the Ministry has received a commercial access application for the noted property and it will be processed as time permits.

Thank you,

Elizabeth KEAM  
District Development Technician  
Okanagan-Shuswap District  
Salmon Arm  
Phone: (250) 833-7404  
[http://www.th.gov.bc.ca/Development\\_Approvals/home.htm](http://www.th.gov.bc.ca/Development_Approvals/home.htm)

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**From:** Marianne Mertens [mailto:mmertens@csrd.bc.ca]  
**Sent:** Wednesday, May 29, 2019 10:33 AM  
**To:** DA Salmon Arm TRAN:EX; Solberg, David W TRAN:EX  
**Cc:** Christine LeFloch; Corey Paiement  
**Subject:** Referral Request BL701-94 and BL725-16

File: BL725-16 PL20190000100  
File: BL701-94 PL20190000054

Good morning:

You are requested to comment on the attached Bylaw Amendments for potential effect on your agency's interests. We would appreciate your response **by June 30, 2019**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**Dave**, this referral is not within 800m from an intersection of a Controlled Access Highway.

The concern Christine has with the Referral is that there will be increased traffic on the end of Taylor Road. As Taylor Road is very rough and is in poor condition, this may cause the Ministry of Transportation and Infrastructure to have issues with the proposed use in respect to this road.

Thanks and have a great day,

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

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This e-mail is CONFIDENTIAL. If you are not the intended recipient, please notify me immediately and delete this communication, attachment or any copy. Thank you.

**From:** [Knight, Tara TRAN:EX](#)  
**To:** [Christine LeFloch](#)  
**Cc:** [Cocker, Peter TRAN:EX](#)  
**Subject:** RE: Access Permit: MoT file 2019-02428 Taylor Road  
**Date:** Thursday, August 1, 2019 10:04:07 AM

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Hi Christine,

Sorry I wasn't able to get a hold of the Road Manager, Peter Cocker, yesterday. I had a quick chat with him this morning.

What I meant in the statement below, if the applicant (or anyone) wants to complete any works to the road surface (applying gravel, grading, dust control, etc) on the existing Taylor Road, they need to discuss the proposal with the Ministry Roads Manager and if the proposal is accepted, the Ministry can issue a permit to complete the works.

The email you sent me regarding the neighbourhood concerns, I understand, relates to the scenario that occurred last year when Taylor Road was impassable and the local strata, allowed a detour through their property (Country Woods Strata Road).

If Taylor Road (or any road) has operational or maintenance concerns, those items should be relayed to the Ministry's road maintenance contactor (AIM) and/or the Ministry Road Manager, Peter Cocker. It is not the responsibility of the strata (or any private land owner) to accommodate a detour, this issue should be managed by the Ministry.

Peter is aware of the local concerns of Taylor road and he is taking steps to improve the road infrastructure.

AIM Roads 1-866-222-4204 or <https://aim-roads.ca/>  
Ministry Road Manger, Peter Cocker 250-833-3371, email [Peter.Cocker@gov.bc.ca](mailto:Peter.Cocker@gov.bc.ca)

If you have any questions, please feel free to contact me or Peter anytime.

*Tara Knight* Development Officer | Development Services  
BC Ministry of Transportation & Infrastructure | 850C - 16 Street NE | Box 100 Salmon Arm BC V1E 4S4  
T: 250-833-3374 | F: 250-833-3380 | E: [tara.knight@gov.bc.ca](mailto:tara.knight@gov.bc.ca)  
[Permit Application](#) | [Subdivision Application](#) | [TranBC](#)

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**From:** Knight, Tara TRAN:EX  
**Sent:** Wednesday, July 31, 2019 8:17 AM  
**To:** 'Christine LeFloch'  
**Subject:** RE: Access Permit: MoT file 2019-02428 Taylor Road

Yes call me anytime

*Tara Knight* Development Officer - Salmon Arm  
BC Ministry of Transportation & Infrastructure

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**From:** Christine LeFloch [mailto:CLeFloch@csrd.bc.ca]  
**Sent:** Wednesday, July 31, 2019 8:02 AM  
**To:** Knight, Tara TRAN:EX  
**Subject:** RE: Access Permit: MoT file 2019-02428 Taylor Road

Thanks Tara. Would you have time for a quick chat about this one this morning?

Chris

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**From:** Knight, Tara TRAN:EX [mailto:Tara.Knight@gov.bc.ca]  
**Sent:** Tuesday, July 30, 2019 4:02 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED] Christine LeFloch  
<CLeFloch@csrd.bc.ca>; Cocker, Peter TRAN:EX <Peter.Cocker@gov.bc.ca>  
**Subject:** Access Permit: MoT file 2019-02428 Taylor Road

[REDACTED]

Please find attached an access permit to Taylor Road. A hard copy will not be sent unless requested.

Onsite we discussed the potential of you completing works and/or maintenance on Taylor Road. Please discuss your proposal with the Ministry Roads Manager, Peter Cocker who is copied on this email or call him at 250-833-3371. If the proposal is acceptable, you can submit a permit application <http://www.th.gov.bc.ca/permits/Apply.asp>

If you have any questions, please feel free to contact me.

*Tara Knight* Development Officer | Development Services  
BC Ministry of Transportation & Infrastructure | 850C - 16 Street NE | Box 100 Salmon Arm BC V1E 4S4  
T: 250-833-3374 | F: 250-833-3380 | E: [tara.knight@gov.bc.ca](mailto:tara.knight@gov.bc.ca)  
[Permit Application](#) | [Subdivision Application](#) | [TranBC](#)



## Adams Lake Indian Band

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**Project Name:**

PL20190000100

**FN Consultation ID:**

BL725-16 BL701-94

**Consulting Org Contact:**

Marianne Mertens

**Consulting Organization:**

[Columbia Shuswap Regional District](#)

**Date Received:**

Wednesday, May 29, 2019

While Adams Lake does not object to the PL20190000100, we reiterate that Adams Lake holds constitutionally protected Aboriginal rights including title throughout the entirety of its traditional territory. Members of Adams Lake continue to exercise their Aboriginal rights as their ancestors have done for generations, including hunting, trapping, gathering and fishing, along with rights associated with spiritual and cultural traditions which are practiced in accordance with Secwepemc customs, laws and governance structures.

Regards,

Dave Nordquist, RPF  
Title and Rights Coordinator  
Adams Lake Indian Band

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**Source URL:**

<https://alib.knowledgekeeper.ca/consultation/columbia-shuswap-regional-district/projects/37478/review/email-response-bl725-16-bl701>