

Electoral Area C Advisory Planning Commission Minutes

DATE: Monday, October 28, 2019
TIME: 7:00 PM
PLACE: Cedar Heights Community Centre
2316 Lakeview Drive, Blind Bay

Members Present:

Alan Cook	Chair	Ted Vlooswyk	Member
Syd Loeppky	Vice-Chair	Patrick Frank	Member
		Tim Thompson	Member

Members Absent: Natalya Melnychuk Member

Note: Brian Morris has resigned

Applicants: For both Agenda Items the applicants were not in attendance

AGENDA:

1. **Call to Order:** 7:00 pm

2. **Adoption of Agenda**

Moved/Second: Syd Loeppky / Ted Vlooswyk

3. **Electoral Area C: Development Permit (with Variance) No. 725-169**

Civic Address: #4 - 1801 Archibald Road, Sorrento

Legal Description: Strata Lot 4, Section 23, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Strata Plan KAS2791, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.

Owners/Applicant: Neil and Janes O'Connor

Short Summary:

The subject property is located at #4 – 1801 Archibald Road in Sorrento of Electoral Area C and is waterfront to Shuswap Lake. The owner installed a floating dock and private mooring buoy on the foreshore of the subject property in spring 2015 without prior approvals from the CSRD. The dock does not comply with the CSRD Lakes Zoning Bylaw No. 900. A Foreshore and Water Development Permit (DP) has been required for all new dock and buoy installations in Electoral Area C since 2014. The after-the-fact DP and the requested variance for the maximum upward facing surface area from 33.45m² to 35.3 m² and for the maximum width from 3.05 m to 4.27 m must be approved by the Regional District Board.

Motion: That Development Permit (with Variance) No. 725-169 be forwarded to the CSRD Board for approval.

Moved/Second: Tim Thompson / Ted Vlooswyk

Opposed: Ted Vlooswyk, Patrick Frank, Alan Cook, Syd Loeppky

Not carried. The APC Area C does not recommend that Development Permit No. 725-169 be approved by the CSRD Board. Rationale: unlike a variance on an individual lot, the lake is a public domain and the regulations respecting docks should be strictly followed.

4. **Electoral Area C: Development Permit 725-200**

Civic Address: 2331 Blind Bay Road, Blind Bay

Legal Description: Lot 2, Section 24, Township 22, Range 11, West of the 6th Meridian, Kamloops Division Yale District, Plan KAP86531

Owners/Applicant: Michelle Simard

Short Summary:

The subject property is located at 2331 Blind Bay Road in Blind Bay of Electoral Area C, near Reedman Point Community Park, and is waterfront to Shuswap Lake. The owner installed a floating dock without a permit from the CSRD. Staff noticed the new dock in the aerial imagery when processing an after-the-fact Lakes 100 m and Riparian Areas Regulation Development Permit (DP) for works that took place on the upland property. A Foreshore and Water DP is required for all new dock and buoy installations in Electoral Area C. The installed dock is 46.48 m² in upward facing surface area, which does not comply with the Lakes Zoning Bylaw No. 900. The surface area exceeds the size requirements in Lakes Zoning Bylaw No. 900 by over 10% and therefore cannot be considered for approval by the Manager of Development Services. As such, the after-the-fact DP and the requested variance for the maximum upward facing surface area from 33.45m² to 46.48 m² must be approved by the Regional District Board.

Motion: That Development Permit No. 725-200 be forwarded to the CSRD Board for approval.

Moved/Second: Tim Thompson/Patrick Frank

Opposed: Ted Vlooswyk, Alan Cook, Syd Loeppky, Patrick Frank

The APC Recommendation to the Board:

Not carried. The APC Area C does not recommend that Development Permit No. 725-200 be approved by the CSRD Board. Rationale: unlike a variance on an individual lot, the lake is a public domain and the regulations respecting docks should be strictly followed.

5. **Next meeting:** November 22nd @ 2pm; Cedar Heights Community Centre, 2316 Lakeview Drive, Blind Bay (*Meeting times moved for period of six months to Friday afternoons to accommodate Natalya's participation*)
6. **Adjournment**

CERTIFIED CORRECT

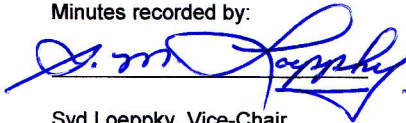


Alan Cook, Chair



Natalya Melnychuk, Secretary

Minutes recorded by:



Syd Loeppky, Vice-Chair