



## COLUMBIA SHUSWAP REGIONAL DISTRICT

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

Date: July 31<sup>st</sup>, 2017  
Time: 19:00 Hours  
Location: Main Level  
Cedar Centre, Blind Bay  
2316 Lakeview Drive, Blind Bay.

#### **Members Present:**

Steve Wills	Chair
Simon Brown	Vice-Chair
Ted Vlooswyk	Member
Alan Cook	Member
Millie Barron	Member
Glen Johanson	Member
Brian Morris	Member

#### **Director, Electoral Area 'C'**

#### **Members Absent:**

Cal Cosh	Secretary
Reg Walters	Member

#### **Staff:**

None

#### **Guests:**

None

## Advisory Planning Commission – Area C

Meeting called to order at 19:03 Hours

Agenda accepted as circulated and posted on C.S.R.D. website.

### 1. Development Variance Permit DVP701-76 (Fritz)

The Applicant intends to construct a single family dwelling with attached garage. The house access would be from Waverly Drive and would include a daylight walkout basement level facing the rear of the lot. The Applicant seeks a variance as to front lot line setback and as well an interior (West facing) lot line setback. Also the Applicant seeks a variance as to height restrictions.

The Commission members felt that the chosen house plans were inappropriate for the Lot located at 2465 Waverly Drive. With a width of over 28 meters the proposed house is being “shoehorned” into a lot not ideally suited for the house plans. The requested side lot variance is well over a 50% reduction moving from a By-Law requirement of 2.00 meters to one of 0.88 meters. The most problematic part of this Variance request is the front setback. The Variance request seeks a 60% reduction of the front lot setback from 5.0 meters to 2.0 meters. Quite simply one could not park a normal P/U truck in the driveway without part of the vehicle “hanging out” onto the travelled portion of the roadway. Thus it becomes a safety issue for the motoring public. Commission Members did not see this Variance Request fitting within the spirit and intent of our Official Community Plan.

Moved by Morris, seconded by Johanson that the Area “C” Planning Commission **not recommend** approval for the requested Variance Application. Motion passed unanimously.

### 2. Development Variance Permit 900-3 (Hawkins)

The Applicant residing at 1635 Blind Bay Road wishes to replace his aging wooden dock with a prefabricated aluminum dock of the same dimensions. Since the time that he first “launched” his original floating deck till now the CSRD has enacted Lakes Zoning ByLaw No. 900. Mr. Hawkins now finds himself marginally above the allowable “upward facing surface area” and the maximum floating dock width.

Commission Members did not see this Variance request as one of “grandfathering” but rather of compelling logic and common sense. It is an age old problem of government dictated metric measurements not being congruent with old industry imperial measurements. In this case Mr. Hawkins has an old wooden dock that is 10’ x 30’ = 300 sq. feet. Converted to metric measurement (the law of the land) is 27.89 meters squared. The ByLaw limits docks to 24.0 meters squared. The overage being 3.89 meters squared or in old fashioned talk about 40 sq. feet. The proposed width would be 0.05 meters above the ByLaw limit or in o.f.t. less than 2 feet. Aluminum dock fabricators simply do not deal in

metric measurements; everything is done in o.f.t. ie: imperial measurements. The plan is to cut and take away the old dock and tie the new dock to the established cables and moorings. The new dock could not be smaller but must be relatively the same size or the slack in the cables would create the potential of a storm tearing away the dock.

Moved by Johanson and seconded by Morris that the Area "C" Planning Commission recommend approval for the requested Variance application. Motion passed unanimously.

Meeting adjourned at 19:45 hours.

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(Millicent Barron)

Acting Secretary

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(Stephen B. Wills)

Chairman