

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

Date: October 18, 2017
Time: 12:00 PM
Location: Revelstoke Community Centre

Members Present:

B. Gadbois	Chairperson
K. Wiley	Secretary
A. Parkin	Member
M. Cummings	Member
J. Hooge	Member
J. Maitre	Member

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File #
<input type="checkbox"/> DS	<input type="checkbox"/> In Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg	
OCT 27 2017		
<input type="checkbox"/> Ec Dev	<input type="checkbox"/> Staff to Report	Ask Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Dir Mailbox	<input type="checkbox"/> Email
<input type="checkbox"/> Fin	<input type="checkbox"/> Dir Circulate	
<input type="checkbox"/> Other		

Members Absent: none

Staff: Jennifer Sham, Planner

Guests: Doug Stuart Alternate Regional Director

Call to Order: 12:05 PM

Additions to the Agenda: none

Application: Temporary Use Permit 850-7

Delegation: Robert Lundberg, Agent

Discussion: Ms. Sham began by providing background on the application as well as the history of past applications to remove the property from the ALR. Mr. Lundberg began by providing background information as well on the proposal and then took questions from the Committee.

- The TUP is for 5 bedrooms. Only 4 are permitted in a B&B within the ALR so are 5 bedrooms permitted even though it is a vacation rental. No answer as yet pending a response from the ALC.
- Were neighbors informed of the application? Yes.
- It was noted that there was a discrepancy in the two water samples in the DeansTech Consulting report. The first test showed contamination and the second didn't. The response was that the well was new and often the first sample will show contamination.
- Would a full house be hard on the septic system. No, the septic can handle it.
- Is the land under the TUP? No, just the house.
- Concern was also expressed that the property has a garage that is separate from the vacation rental with two bedrooms above the garage. This effectively puts two residences on the one property within the ALR.

(Past applications were rejected by the ALC (Kramer) due to having two residence on the one ALR property.)

Moved by B. Gadbois, second by J. Maitre, and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

APC recommendation to the Board

To recommend approval of TUP 850-7 subject to the following conditions:

- Another water sample be taken to confirm potable water. The sample should be taken by a qualified professional.
- The recommendations in the DeansTech Consulting report be implemented prior to issuing the Temporary Use Permit.
- Approval by the ALC of a Vacation Rental on land within the ALR and if so, confirmation from the ALC regarding the number of bedrooms permitted within the ALR.
- Quiet time begin at 10 PM instead of 11 PM.

#for the motion	5
#opposed	0

Application: Development Variance Permit TUP850-10 (Eagle Pass Heli-Skiing/Tigchelaar)

Delegation: Shawn West, Eagle Pass Heli-Skiing.

Discussion: Ms. Sham began the discussion stating that in order to offer beer and wine, the application should actually be for a rezoning. Mr. West then provided some background to the application noting that Eagle Pass Heli-Skiing would like to provide a beer and wine service to their guests after a day of skiing. He said that there would only be a maximum of about 30 people and that the building usually shuts down for the day at about 5:00 PM, 6:00 PM at the latest. He said the septic and water can easily handle the estimated 30 guests.

Moved by J. Maitre, second by B. Gadbois, and resolved that:

The Board of the Columbia Shuswap Regional District be advised that:

APC recommendation to the Board

To not approve the TUP and to move forward with the rezoning application to accommodate a beer and wine service for Eagle Pass Heli-Skiing.

0360 40
TUP850-7
TUP850-10

#for the motion . 5
#opposed 0

New Business: none

Adjournment

Motion to adjourn, K. Wiley, 13:15

CERTIFIED CORRECT

Chair



Secretary