



COLUMBIA SHUSWAP REGIONAL DISTRICT

NOTICE OF MEETING

Electoral Area 'C' Advisory Planning Commission

DATE: Monday, April 24, 2017
TIME: 7:00pm
PLACE: Main Floor, Cedar Centre
2316 Lakeview Drive
Blind Bay BC V0E 2W2

Agenda:

1. Call to order
2. Review of Agenda Material
3. Development Variance Permit No. 641-25

Registered Owner: Linda Franklin
Applicant: Franklin Engineering Ltd.
Civic Address: 3700 and 3710 Sunnybrae Canoe Point Road

Legal Descriptions: Proposed Lot 1:

Lot 1 Sections 2 and 11 Township 21 Range 10 W6M KDYD Plan KAP82925 (PID 026-949-482)

Proposed Lot 2:

Lot 2 Sections 2 and 11 Township 21 Range 10 W6M KDYD Plan KAP82925 (PID 026-949-491)

Short Summary:

The agent has applied for a Development Variance Permit to waive the Levels of Service requirements in Schedule 'A' of Subdivision Servicing Bylaw No. 641 to allow a lot of less than 1.0 ha to be created without connection to a community sewer system.

4. Electoral Area 'C' Official Community Plan Amendment (Shuswap Lake Estates) Bylaw No. 725-8 and South Shuswap Zoning Amendment (Shuswap Lake Estates) Bylaw No.701-87

Registered Owner: Shuswap Lake Estates
Applicant: Shuswap Lake Estates
Civic Address: Golf Course Drive

Legal Descriptions:

1. Lot 1, Section 8, Township 22, Range 10, West of 6th Meridian, Kamloops Division Yale District, Plan KAP79111
2. Lot 2, Sections 7 and 8, Township 22, Range 10, West of 6th Meridian, Kamloops Division Yale District, Plan KAP79111

Short Summary:

The proposal is to amend the Electoral Area 'C' Official Community Plan Bylaw No. 725 (Bylaw No. 725) to recognize current development densities permitted on the subject property. It is also to amend the CD 3 – Comprehensive Development 3 Zone of South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701) to reflect a proposed new layout for the site development.

The owner has applied for a boundary adjustment subdivision to create 2 new parcels out of current Lot 1, Plan KAP79111; and Lot 2, Plan KAP79111. The owner would then apply to subdivide a proposed 37

lot bare land strata single family dwelling subdivision. Originally the CD3 zone permitted a 75 unit seniors' residence, and 74 dwelling units consisting of single family and duplex dwellings on bare land strata lots.

The owner has not specifically decided on a use pattern for the remainder of the parcel, so has proposed that amendments be made to the CD 3 zone to allow subdivision into bare land strata single family dwelling lots, multi-family dwellings, or a seniors housing facility.

5. Electoral Area 'C' Happenings
6. Other business
7. Adjournment