



**COLUMBIA SHUSWAP  
REGIONAL DISTRICT**

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

Date: August 28, 2017  
Time: 7 pm  
Location: Main Level  
Cedar Centre, Blind Bay  
2316 Lakeview Drive, Blind Bay.

**Members Present:**

Steve Wills	Chair
Simon Brown	Vice-Chair
Cal Cosh	Secretary
Ted Vlooswyk	Member
Alan Cook	Member
Reg Walters	Member
Millie Barron	Member

**Director, Electoral Area 'C'**

Paul Demenok	Absent
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**Members Absent:**

Glenn Johanson	Member
Brian Morris	Member

**Staff:**

None

**Guests:**

None

**Advisory Planning Commission – Area C** Call to order at 7:04 pm – S Wills in the chair.

The agenda was accepted as circulated and posted on the CSRD web site:

**1. Lakes Zoning Amendment (Finz Resort) Bylaw No. 900-21**

Civic Address: 2001 Eagle Bay Road Legal Description: Lot 1, Sections 17 and 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP51931 Owner/Agent: Finz Resort / William Craig Russenholt

The proposal is to amend the FC3 – Foreshore Commercial 3 Zone of Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to increase the allowable number of moorage berths from 55 total to 110. For the lake area adjacent to the subject property (Lot 1, Sections 17 and 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP51931) only

The commission members reviewed the application and the information package provided for the meeting. There was some discussion on the nature of the existing 'permissions' and the foreshore area involved. The Finz site was considered and the general nature of the neighbourhood reviewed.

The Commission was sympathetic to the application but felt there were some matters not fully addressed in the information package and as there was no applicant present to provide any additional details the Commission voted to not support the application and would be pleased to review this again with some additional details on parking, the site capacity and water and waste water management.

Moved: To not support the application for ByLaw amendment # 900-21. Vlooswyk / Waters

Carried:

For: Brown, Cosh, Vlooswyk, Cook, Walters, Barron

Against: Wills

**2. Development Permit 725-110**

Civic Address: 2094 Eagle Bay Road Legal Description: Lot 1, Section 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 6612 Owner/Agent: Blind Bay Hideaway Ltd. / Brad Long

The subject parcel is located in Blind Bay of Electoral Area C. The applicant has applied for a development permit to support the ongoing construction of 4 new weekly vacation rental cabins on the subject property. The subject property is designated commercial and therefore a Commercial Form and Character Development Permit is required. There are portions of the subject property which have slopes over 30%. A Hazardous Lands (Steep Slopes) Development Permit is required.

The Development Permit Application for Commercial Form and Character was considered – the nature of the site, the architectural renderings of the plans and the details of the site development and utilization all discussed.

Moved: To support the Development Permit Application and support the plans and site work as appropriate for the neighbourhood and the use of the site. Walters / Barron

Carried  
All in favour

### **3. Development Variance Permit No. 900-4**

Civic Address: 3580 Sunnybrae-Canoe Point Road Legal Description: Block B, Section 10, Township 21, Range 10, W6M, KDYD Owner/Agent: Columbia Shuswap Regional District / Jarent Taylor CSRD Parks & Recreation Coordinator

The subject property is located in the Sunnybrae area of Electoral Area C at 3580 Sunnybrae-Canoe Point Road (Sunnybrae Community Park). The Columbia Shuswap Regional District (CSRD) would like to replace the existing plastic swim platform at Sunnybrae Community Park with a larger fiberglass swim platform (formerly used as a dock and currently in storage).

Commission members spoke to the importance of parks such as this and the welcome enhancement of the swimming platform replacement.

Moved: To support the Development Variance and install the larger swim platform as outlined.  
Cook / Vlooswyk

Carried – all in favour

### **4. Area C notes:**

Next Meeting – September agenda – one item distributed today for a Sunnybrae application.

Follow-up to last months meeting on the Waverly Drive application

What are the implications of owners building non-conforming or unsafe structures.

Docks and buoys – the recent weather and high water has pushed some derelict structures around – what monitoring is there.

The April minutes were reviewed and a revised version will be circulated – reflecting the vote on the agenda items.

5. Adjournment 8:12 pm

Thanks

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