



COLUMBIA SHUSWAP REGIONAL DISTRICT

NOTICE OF MEETING

Electoral Area C Advisory Planning Commission

DATE: Monday, April 30, 2018
TIME: 7:00PM
PLACE: Upper Level
Cedar Centre
2316 Lakeview Drive, Blind Bay

Agenda:

1. Electoral Area C – South Shuswap Zoning Bylaw Amendment (Shuswap Country Estates) Bylaw No. 725-12

Civic Address:

1. Tappen Notch Hill Road
2. 1885 Tappen Notch Hill Road

Legal Description:

1. Lot 1, Section 33, Township 21, Range 10, West of the 6th Meridian, Kamloops Division, Yale District, Plan KAP55494, Except Plans KAP65068, KAP69965, and KAP75073. PID: 023-187-468
2. Lot 1, Section 33, Township 21, Range 10, West of the 6th Meridian, Kamloops Division, Yale District, Plan 34273. PID: 002-999-838

Owner:

1. 0731852 BC Ltd
2. 043181 Alberta Ltd.

Agent: Franklin Engineering Ltd., c/o Trent Beckman-Cross

Short Summary: The applicant has applied for an Official Community Plan (OCP) amendment to re-designate the subject properties. When the Electoral Area C OCP Bylaw No. 725 was adopted in March of 2014, it had designated the portion of the property where the existing Shuswap Country Estates development was located as SH – Small Holdings. Shuswap Country Estates is a manufactured home community consisting of 54 units, the SH designation allows for a maximum residential density of 1 unit per 4 ha.

The applicant is seeking to expand the manufactured home community onto the property to the south and to further subdivide that property into 3 large rural lots.

2. Development Variance Permit No. 701-78

Civic Address: 3553 Eagle Bay Road

Legal Description: Lot A, Section 2, Township 23, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan EPP56879 PID: 029-918-006

Owner/Agent: David and Elaine Sigalet / Copper Island Fine Homes c/o Greg Vistisen

Short Summary: The subject property is located in Eagle Bay, at 3553 Eagle Bay Rd and is subject to South Shuswap Zoning Bylaw No. 701 and Electoral Area C Official Community Plan Bylaw No. 725. The owner would like to demolish the existing single family dwelling and attached garage and construct a new single family dwelling and attached garage on the same footprint. This project requires variances to the front and interior side parcel line setbacks, and the maximum height for a single family dwelling.

3. Electoral Area C – South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 701-91

Civic Address:

1. 1299 Trans Canada Highway
2. Corriano Road

Legal Description:

1. Lot 1, Section 16, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Plan 16715 PID: 008-545-944
2. Lot 6, Section 16, Township 22, Range 11, West of the 6th Meridian, Kamloops Division, Yale District, Plan 31558 PID: 003-654-770

Owner/Agent: PK Chahal Holdings Ltd. / Lawson Engineering Ltd., c/o Blake Lawson

Short Summary: The applicant has applied for a rezoning amendment to rezone the subject properties from C1 – Town Centre Commercial Zone to C5 – Tourist Commercial Zone. The proposed rezoning would allow a proposed boundary adjustment subdivision and result in 2 parcels consisting of 1.03 ha each. The southern property would be to support the existing motel, restaurant/pub, and ice cream stand, while the northern property would be re-developed into a campground consisting of 38 campsites