



COLUMBIA SHUSWAP REGIONAL DISTRICT

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

Date: 30-April-2018
Time: 7 pm
Location: Upper Level
Cedar Centre
2316 Lakeview Drive, Blind Bay

Members Present:

Steve Wills	Chair
Simon Brown	Vice-Chair
Cal Cosh	Secretary
Ted Vlooswyk	Member
Alan Cook	Member
Brian Morris	Member
Glenn Johanson	Member
Millie Barron	Member

Director, Electoral Area 'C': Paul Demenok

Members Absent:

Reg Walters	Member
Staff:	None
Guests:	Jaimie Franklin

7 pm - Call to order
Moved Cook / Brown

unanimous

Notes on the proceedings:

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.

Comments:

The Commission reviewed the application with Mr. Franklin who was in attendance as agent. The developers intent to provide additional amenities – including a common facility, access to the trails – open lands beyond the developed area and their replanting plans were all noted by the Commission. The expansion was highlighted as an expansion of affordable housing in the rural area. The development is visible from the Trans Canada Highway when travelling through the area and the rocky nature of the site takes some time for the plantings and landscaping to overtake the visual impact of the ground work required for development. The expansion was discussed as it will change the current view of the development.

The Development has water treatment and sewage treatment systems in place with capacity for the expansion. There was some discussion on the nature of the homes – their typical sizes and the additional outbuildings in place.

The Commission was supportive of the changes to the OCP to have the existing use reflected and of the plans to expand the number of units within the development. The additional amenities proposed enhance the development and add to the appeal of the neighbourhood.

The commission supported the expansion and the further sub division of the lands with the rationalization of the OCP classifications.

Moved Morris / Vlooswyk

carried 7 – 1 Barron against

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.

Comments

The Commission examined the neighbourhood and noted the slopes and properties extending across the Road to the upland side. The Commission reviewed comments from the agent / builder on the project and felt that drawing back some of the existing deck supports further from the high water mark and working with the existing foundation did limit the options for development.

The Commission supported the application for variances as outlined.

Moved Morris / Vlooswyk carried - unanimous

3. Electoral Area C – South Shuswap Zoning Amendment (PK Chahal Holdings Ltd.) Bylaw No. 70191

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

Comments

The Commission reviewed the application and the documentation provided. The Commission didn't have the benefit of discussion with the applicant or agent. There were some unanswered questions as a result and the Commission was left with sufficient concern that the application was not supported.

In summary

1. Access – the need for off site improvements and the general state of the impacted roads was a concern that wasn't addressed in the materials reviewed.
2. Traffic – there needs to be some impact review of the traffic expected and the neighbourhood impact and acceptance
3. Local support for such a development within the town centre is an important consideration
4. Fire and Emergency access in and out of the neighbourhood
5. Overall density

Were all matters identified as needing additional information to support a comprehensive discussion. As always a more complete discussion would be welcomed.

Moved Morris / Vlooswyk carried - unanimous
The Commission moved to **not support** the application as outlined.

4. Building Inspection within the South Shuswap

Three upcoming meeting on the topic of introducing a 6 stage building inspection process throughout Area C were noted

June 11

June 12

June 19

Locations to be confirmed – expected to be Sorrento Hall; Sunnybrae Hall, and Blind Bay Hall.

Information can be found on the CSRD website where some areas have recently introduced such a process.

Adjournment

8:17pm