



**COLUMBIA SHUSWAP
REGIONAL DISTRICT**

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

Date: November 13, 2017
Time: 7 pm
Location: Main Level
Cedar Centre, Blind Bay
2316 Lakeview Drive, Blind Bay.

Members Present:

Steve Wills	Chair
Cal Cosh	Secretary
Ted Vlooswyk	Member
Alan Cook	Member
Reg Walters	Member
Brian Morris	Member

Director, Electoral Area 'C'

Paul Demenok	Absent
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Members Absent:

Simon Brown	Vice-Chair
Glenn Johanson	Member
Millie Barron	Member

Staff:

None

Guests:

Joe Johnson	Browne Johnson, agent
Matt Gibbon	agent

Advisory Planning Commission – Area C - Call to order at 7:08 pm – S Wills in the chair.

Motion to accept the evenings plan moved Cook / Morris

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

1. Development Variance Permit No. 641-24

Civic Address: 3194 and 3196 Hautala Road

Legal Descriptions: Legal Subdivision 1, Section 16, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Except (1) Land Covered by the Waters of White Lake at the time of Survey of Said Lake (2) Plans 15230, 20097, 21943, 22567, 24872, and KAP70812 (3) Parcel A (DD J25663) (PID 014-283-531)

Owner/Agent: Stanley and Myrna Gibbons / Browne Johnson Land Surveyors

Succinct Summary:

The subject property is in the White Lake area. There are currently two single family dwellings on the subject property. The owners have made application to subdivide to create a lot for their son under Section 514 of the Local Government Act which would contain one of the dwellings. The property is located partially within the ALR and the proposed subdivision would be along the ALR boundary. This would create a lot that is less than 1 ha in size (0.77 ha). Due to the proposed parcel size the conditions of subdivision approval include connection to a community sewer system and community water system. There is currently no community sewer or water system in the White Lake area. The owners are applying for a Development Variance Permit to allow the subdivision to proceed without connecting to community services.

Notes on the proceedings:

The Commission thanked the agents in attendance for the DVP application for taking the time to attend the meeting and had them outline the application materials and review the supporting materials the Commission had been provided. Commission members had a number of questions for the agents.

Moved Morris / Walters

That the APC-C support the application to sub divide the property as proposed in the materials provided.

The Commission members noted that the supporting materials from the surveyors and the engineers and felt the plan was clearly outlined and presented a best-case option for severing the non ALR portion of the property from the ALR portion and providing a viable site for the existing, second dwelling.

The parent parcel maintains road frontage for access, the existing easement on the proposed parcel is away from the building improvements.

Water and septic needs were addressed. Road frontage is existing, access is year round.

The result of sub division allows the non ALR portion of the subject to be established as a viable stand-alone property that will allow family members of the owners to remain in the area by creating the separate title and ownership option.

The question was called, and the motion carried unanimously

2. Commission Member indemnification

The Chairman outlined the matters around commission member indemnification and the place of our role and advise to the Board in the larger planning scheme of things ... this matter is covered in the Commission Members handbook – although not with the same richness as provided by the chair.

3. Area C notes:

Next Meeting – expected to be January 22 – Monday – regular time and place – pending an agenda as usual.

We noted no pending application or other agenda items

Follow-up from previous meetings – Commission members appreciate receiving some indications of the eventual outcomes of previous agenda matters and feel there might be some value in making the link to the web site as well.

The upcoming public meeting on the Finz application was noted.

The chair thanked Commission Members for their time and commitments over the year and wished everyone the best of the Holiday Season.

The Commission thanks staff for their patience and support and wishes them all the best.

4 Adjournment 7:42 pm

moved Cook / Vlooswyk

unanimous

Thanks

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