



# COLUMBIA SHUSWAP REGIONAL DISTRICT

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

Date: 26-March-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
Reg Walkers	Member
Millie Barron	Member

**Director, Electoral Area 'C':** Paul Demenok

### **Members Absent:**

Glenn Johanson Member

Staff: None

Guests: Gloria Uray, Lloyd Uray, Nadine Gray, Tim Thompson, Jordie Wiens, Edith Rizzi

7 pm - Call to order  
Moved Walters / Barron unanimous

Notes on the proceedings:

**1. Lakes Zoning Amendment (Gray-Ulry) Bylaw No. 900-22**

Civic Address: 3965, 3967, 3970 & 3972 Sunnybrae-Canoe Point Road, Sunnybrae

Legal Description: Strata Lots 1 & 2, Section 12, Township 21, Range 10, W6M, KDYD, Strata Plan KAS2305, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V

Owner/Agent: Gloria Ulry

Short Summary: The owners would like to amend the Lakes Zoning Bylaw No. 900 (Bylaw No. 900) to recognize 8 private mooring buoys and a shared dock adjacent to the common property of Strata Plan KAS2305 located in Sunnybrae in Electoral Area C. The proposal is to rezone the water adjacent to Strata Plan KAS2305 from FR1 Foreshore Residential 1 to FM2 Foreshore Multi-Family 2 zone, and to add a special regulation to recognize the existing dock and 8 private mooring buoys within the zone.

Moved Morris / Walters carried

Against : Barron

**Notes on the proceedings**

The agent for the application outlined the application and both the reasons for this change and the general workings of the sites. The proposed change will resolve issues related to the walkway for the dock as the regulations are different for a multi-family dock. The shallow nature of the Bay requires a long walk way. The proposed changes will include recognition of the existing dock and the 8 buoys associated with 2 strata lots. The agent outlined the number of residential units in place for each of the two strata lots.

The Commission discussed the steps the applicants had followed and clarified the ownership of the buoys as outlined on the maps and photos in the supporting materials. Each of the two strata lots has three cottages / houses and a single serviced RV site.

The Commission did note additional buoys in the area with uncertain links to properties in the area.

The Commission supported the rezoning application and thanked the applicants for their attendance and the details of their plans.

**2. South Shuswap Zoning Amendment (Thompson) Bylaw No. 701-85 and Electoral Area C Official Community Plan Amendment (Thompson) Bylaw No. 725-11**

Civic Address: 2009 Eagle Bay Road

Legal Description: Amended Lot 24 (C32100F), Section 20, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 6612

Owner/Agent: Tim and Tracy Thompson

Shuswap Zoning Amendment (Thompson) Bylaw No. 701-85 and Electoral Area C Official Community Plan Amendment (Thompson) Bylaw No. 725-11

Short Summary: The owner of the subject property at 2009 Eagle Bay Road has applied for an OCP/Rezoning Amendment to allow a Commercial use of the property. The owner would like to operate the existing single family dwelling on the lakeshore portion of the subject property as a weekly vacation rental and to utilize the area upland of Eagle Bay Road for a printing and retail sales shop, boat storage and for a Recreational vehicle and a Park Model.

The application outlined a number of questions and needs for additional information and data from other agencies and owners. The Commission felt the application need much additional data and considered the matters as a planning direction and felt the question at this meeting was a matter of principle and considered the vote as an indication of approval in principle.

Moved : Morris / Walters

Carried

Against:

Vlooswyk

### **Notes on the proceedings**

Tim Thompson was in attendance and outlined the application and what brought this to the current situation. He indicated there is no commercial boat storage involved and that the 3 boats on the site are owned by himself and his brother. The desire to provide a serviced RV site needs to be clarified. The concept is for using the home as a vacation rental, seasonal accommodation for the owner in the upland park model and for the development of a double garage / shop on the upland portion of the property to house a printing shop and to utilize the existing Yurt as a gallery and for retail sales of the prints / pictures produced in the on site shop.

The Commission felt the application required additional information, copies of relevant agreements and an overall review of the total site.

In particular the Commission felt the relationship between the existing dock and the expanded docks at Finz – next door should be reviewed; the water and septic systems for the entire site – all of the buildings needs clarification and much bigger than just this application the issue of vacation rentals is a matter that seems to need additional clarification in the area zoning.

### **3. Development Permit 725-139 and Development Variance Permit 701-79**

Civic Address: 3107 Trans Canada Highway

Legal Descriptions: Parcel A (Plan B6049) of the SE ¼, Section 8, Township 22, Range 10, West of the 6th Meridian, Kamloops Division Yale District (PID: 006-268-978)

Owner/Agent: 1133071 BC Ltd. c/o Mr. Jordie Wiens

Short Summary: The subject property is located in Blind Bay of Electoral Area C and is subject to the Electoral Area C Official Community Plan Bylaw No. 725 and the regulations of South Shuswap Zoning Bylaw No. 701. The property is designated commercial and therefore requires a form and character

Development Permit. The owner is applying to vary the front parcel line and exterior side parcel line setback for a new gas pump canopy structure.

That DP 725-139 – for the reduced set backs for the planned developments ( the new canopy )

Moved Morris / Cook unanimous

That DVP 701-79 – for the form and character permit for the new canopy

Moved Cosh / Brown unanimous

#### **Notes on the proceedings**

Jordie Wiens was in attendance and outlined the development of the New Balmoral Store and Chevron Station. The existing building has been upgraded and is expected to be retained in use for some time – with a longer term plan to replace. In the short term the plans call for the introduction of a Chevron branded canopy over the new pumps and this canopy will extend into the set back area between the site and the Highway – MOTI has reviewed the plans and has indicated approval will follow.

The Commission extend congratulations to Jordie for the great progress to date and welcomed the new business in the area.

#### **4. Development Permit 725-137**

Civic Address: 4162 Galligan Road

Legal Description: Lot 1, Section 4, Township 23, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 43738

Owner/Agent: Elizabeth Anne Robertson Shepherd / Nadine Mayer, Triton Docks Short Summary: The applicant is proposing to install a dock on the foreshore adjacent to the subject property. A Development Permit is required for all dock and buoy installations. The proposed dock exceeds the size requirements outlined in Lakes Zoning Bylaw No. 900 by more than 10%. As such the Development Permit must be approved by the Regional District Board in accordance with Development Services Procedures Bylaw No. 4001.

Moved Barron / Vlooswyk unanimous

#### **Notes on the proceedings**

No applicant in attendance.

This was explained as the recurring problem that exists with the Imperial measurement from the standard manufacture of docks and the metric specifications of the bylaw.

Adjournment.