



**Electoral Area I Planning Commission Minutes
June 7, 2016**

Meeting Started at 7:00 pm

Members Present:

Judy Reynolds
Larry Leischner
Jeff Abbott
Orest Smycniuk

Others:

Director Klaus Kuhn
Alternate Director Joe Tatham
Rachelle Rondeau, CVRD Planner

Applicants:

Jim Dias (agent), Craig Gibson, Wayne Friesen (1-I-16 RS)
Don and Sharon Fern (2-I-16 DP VAR)

1-I-16 RS (Carly Cove):

Jim Dias presented the application on behalf of the owners, and distributed a summary of the proposal and history:

- There is a complicated ownership agreement resulting in 10 ownership interests, and the applicants would like to subdivide in order to separate their interests. 10 fee simple lots are proposed;
- The lots would be approximately 2.5 acres each, with approximately even distribution of waterfront;
- Applied to rezone to allow seasonal or permanent residence and camping;
- Would be willing to register a covenant limiting the footprint of the dwellings;
- Held a public meeting, only one resident from the area attended;
- Long history of ownership, not bought as a speculative venture, 5 shared docks;
- The owners formerly applied to rezone, and were ultimately denied;
- A review of the Official Community Plan (OCP) was supposed to occur, but this never happened;
- Owners do not intend to install fencing, therefore elk will continue to roam as they do, no increase in traffic, unlikely the property would ever return to the “working land base”; subdivisions on either side of the property already;
- Intend to contribute amenity to the nature and habitat fund;
- Do not expect residential/recreational conflicts as the subdivisions next door do not present conflicts; many examples of recreational/residential zoning around different lakes e.g. Sproat, Shuswap.

The applicant responded to questions from the APC.

Recommendation:

- *That the APC recommends approval of the application.*

2-I-16 DP/VAR (Don Fern)

- The property is zoned commercial, originally thought about selling but purchasers only want properties that can be subdivided;
- Established a joint ownership (non-profit society) group to lease the property to;
- 5 RV lots proposed, maximum 5 members in a 50 year lease;
- Project will upgrade septic system for all the RVs and the existing dwelling – current field is below the high water mark;
- Stream on the north side of the property is completely natural and will have rules around protecting it;
- RV pad sites will be gravel;
- All RV sites are proposed outside the Streamside Protection and Enhancement Area (SPEA – 15 metres from the lake).

The applicant responded to questions from the APC.

Recommendation:

- That the APC recommends approval of the application.

Adjourn 7:50 pm.