

BOARD REPORT

TO: Chair and Directors

File No: BL 825-39
PL2018-135

SUBJECT: Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment (Yakashiro) Bylaw No. 825-39

DESCRIPTION: Report from Dan Passmore, Senior Planner, dated August 22, 2018. #8, 1022 Scotch Creek Wharf Road, Scotch Creek.

RECOMMENDATION #1: THAT: "Scotch Creek/Lee Creek Zoning Amendment (Yakashiro) Bylaw No. 825-39", be given first reading this 20th day of September, 2018.

RECOMMENDATION #2: THAT: the Board utilize the simple consultation process for Bylaw No. 825-39, and the Bylaw be referred to the following agencies and First Nations Bands and Councils:

- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management; and,
- All relevant First Nations Bands and Councils.

SHORT SUMMARY:

The applicant is planning to rebuild a new single family dwelling on Strata Lot 8, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227. Unfortunately, the proposed building exceeds the parcel coverage for the R1 zone. The applicant is proposing a site specific amendment to the R1 zone to allow for a parcel coverage of 82.2%, as well as setback variances that will permit the proposed house to be constructed on the subject property.

VOTING: Unweighted Corporate LGA Part 14 (Unweighted) Weighted Corporate Stakeholder (*Weighted*)

BACKGROUND:

APPLICANT:
Amanda Yakashiro

ELECTORAL AREA:
F

LEGAL DESCRIPTION:
Strata Lot 8, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227

PID:
002-562-120

CIVIC ADDRESS:
8 – 1022 Scotch Creek Wharf Road

SURROUNDING LAND USE PATTERN:
North = Residential
South = Park/Shuswap Lake
East = Residential
West = Residential

CURRENT USE:
Shared Interest Ownership RV Park

PARCEL SIZE:
1.76 ha (4.35 ac)

DESIGNATION:
Electoral Area F Official Community Plan Bylaw No. 830
NR Neighbourhood Residential, Scotch Creek Primary Settlement Area

ZONE:
Scotch Creek/Lee Creek Zoning Bylaw No. 825
Residential 1 (R1)

PROPOSED ZONE:
Residential 1 (R1) - Special Regulation

POLICY:

See attached "Policy_BL825-39.pdf".

FINANCIAL:

There are no financial implications to the CSRD with regard to this application.

KEY ISSUES/CONCEPTS:

Anchor Bay Strata KAS227

The original strata plan K227 was deposited in the Land Title Office in July, 1978. The plan shows Lot 8 has an area of 112 m². The plan of subdivision was modified in November, 2008 to include areas of Limited Common Property (LCP) consisting of a 2.6 m wide strip around each of the 10 lots defined in the original plan. Lot 8 had the full 2.6 m of LCP described in the amending plan added onto all sides.

Cabins were constructed on each of the strata lots. A survey plan of the development shows that the lot lines established in the original plan of strata subdivision appeared to coincide with the walls of

existing cabins. The addition of the 2.6 m LCP strip around each of the lots in the strata plan appears to have been an attempt to reconcile the fact that eaves on all the cabins extended over lot lines.

In the case of Lot 8, a fishing cabin was constructed in the 1950's which had a building footprint of 91.99 m² with a roofed deck on the front of the cabin and a large deck attached at ground level to the southeast side of the cabin. The deck extended out over the east side property line. A building location plan provided by the applicant shows that the cabin's east side encroached onto the common property to the east by a small amount (0.258 m² or 2.78 ft²), not including the roof eaves. The ground floor deck also encroaches into the common property. In all other respects the cabin and roofed deck on Lot 8 fit fully onto the strata lot.

The Re-Development Proposal

The applicants would like to demolish the existing cabin and construct a new single family dwelling. The new building would be a 2 storey structure consisting of a total of 1,642 ft² with 856 ft² on the main floor and 786 ft² on the second floor. The new single family dwelling would feature 2 bedrooms. A deck at or around ground level is also proposed.

The single family dwelling is proposed to be sited on the same foundation, with eaves overhanging the property lines into the LCP. The property is surrounded on all sides with the aforementioned 2.6 m strip of limited common property. Eave projections will be permitted in this area, as well as open deck, but the new single family dwelling will have to be re-constructed on Strata Lot 8 only.

The re-development proposal is similar to the Tash rezoning (BL No. 825-37) for Lot 1 within the strata, which was adopted by the Board earlier this year. The primary difference being that parcel coverage is slightly larger in this instance.

Sewer and Water Servicing

Water is drawn from Shuswap Lake via a strata operated pumphouse and distributed to all of the lots in the strata. Similarly sewer is collected from the lots and treated in a strata operated septic sewage system. Documentation has been provided in respect of Bylaw No. 825-37 that permits are in place to operate the water and sewer systems.

Access

Access to the strata lot is from existing internal strata roadways, accessed directly from Scotch Creek Wharf Road.

Covenant N38625

Registered on title in 1978 as a requirement of the approval of the strata subdivision to require a 7.5 m floodplain setback from Shuswap Lake and a flood construction level of 351.0 m.

Groundwater Absorption Coefficient (GAC)

For the Scotch Creek Primary Settlement Area, a policy regarding protection of water quality has been included. Policy 12.14 sets out the justification and criteria for calculating the GAC, in an effort to reduce impermeable surfaces in a given development to below 45%. This proposal with parcel coverage consisting of just the proposed building of 82.2% will exceed this.

While the GAC is currently a guideline for development, Policy 12.14 recommends that provision for GAC be included in the Zoning Bylaw to augment the parcel coverage regulations. Since this is an

amendment to increase the parcel coverage, the GAC is relevant to the proposed rezoning amendment, but only in terms of the re-development of Strata Lot 8. For the overall strata development if all 10 of the strata lots were to be built out to 100% parcel coverage, the overall parcel coverage would be 22.9% including a storage shed and a water pumphouse on the common property.

SUMMARY:

The applicant is planning to rebuild a new single family dwelling on Strata Lot 8, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227. Unfortunately, the proposed building exceeds the parcel coverage for the R1 zone. The applicant is proposing a site specific amendment to the R1 zone to allow for a parcel coverage of 82.2%, as well as setback relaxations that will permit the proposed house to be constructed on the subject property.

Staff are recommending that since the proposed rezoning complies with the OCP, the Bylaw be given first reading and staff be directed to begin the referral process.

IMPLEMENTATION:

As per CSRD Policy No. P-18 regarding Consultation Processes-Bylaws, staff recommends the simple consultation process. Neighbouring property owners will first become aware of the application for zoning amendments when a notice of development sign is posted on the property.

Referral Process

The following list of referral agencies is recommended:

- Interior Health Authority;
- Ministry of Transportation and Infrastructure;
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch;
- CSRD Operations Management; and,
- All relevant First Nations Bands and Councils:
 - Adams Lake Indian Band
 - Coldwater Indian Band
 - Cooks Ferry Indian Band
 - Esh-kn-am Cultural Resources Management Services
 - Lower Similkameen Indian Band
 - Neskonlith Indian Band
 - Nlaka'pamux Nation Tribal Council
 - Okanagan Indian Band
 - Okanagan Nation Alliance
 - Penticton Indian Band
 - Siska Indian Band
 - Splots'in First Nation
 - Simpcw First Nation.

COMMUNICATIONS:

If the bylaw is given first reading it will be forwarded to the referral agencies. Agency comments will be provided with a future Board report. The applicant will be required to post a Notice of Development sign on the subject property in accordance with Development Services Procedures Bylaw No. 4001.

DESIRED OUTCOMES:

That the Board endorse staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendation(s).*
2. *Deny the Recommendation(s).*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

LIST NAME OF REPORT(S) / DOCUMENT(S) AVAILABLE FROM STAFF:

1. Electoral Area F Official Community Plan Bylaw No. 830
2. Scotch Creek/Lee Creek Zoning Bylaw No. 825

COLUMBIA SHUSWAP REGIONAL DISTRICT

**SCOTCH CREEK/LEE CREEK ZONING
AMENDMENT (YAKASHIRO) BYLAW NO. 825-39**

A bylaw to amend the " Scotch Creek/Lee Creek Zoning Bylaw No. 825"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 825;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 825;

NOW THEREFORE the Board of the Columbia Shuswap Regional District in open meeting assembled, HEREBY ENACTS as follows:

1. "Scotch Creek/Lee Creek Zoning Bylaw No. 825", as amended, is hereby further amended as follows:

A. TEXT AMENDMENT

i. Schedule A, Zoning Bylaw Text, Part 5 – Zones, Section 5.7 Residential - 1 is hereby amended by adding subsection 4 (jj), in its entirety, including the attached map.

"(jj) Notwithstanding subsection (3), on Strata Lot 8, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227 as shown hatched on the map below, the following supplemental siting characteristics for a proposed new single family dwelling shall be permitted:

- .1 Notwithstanding subsection 3(c), the maximum parcel coverage for the proposed new single family dwelling is 82.2%.
- .2 Notwithstanding subsection 3(f), the minimum setbacks for the proposed new single family dwelling are as follows:

<p>(f) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none">▪ <i>front parcel boundary</i>▪ <i>interior side parcel boundary (west side)</i>▪ <i>interior side parcel boundary (east side)</i>▪ <i>rear parcel boundary</i>	<ul style="list-style-type: none">▪ 0.27 m (0.89 ft.)▪ 0.0 m (0.0 ft.)▪ 0.0 m (0.0 ft.)▪ 0.29 m (0.95 ft.)
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2. This bylaw may be cited as " Scotch Creek/Lee Creek Zoning Amendment (Yakashiro) Bylaw No. 825-39"

READ a first time this _____ day of _____, 2018.

READ a second time this _____ day of _____, 2018.

PUBLIC HEARING held this _____ day of _____, 2018.

READ a third time this _____ day of _____, 2019.

ADOPTED this _____ day of _____, 2019.

CHIEF ADMINISTRATIVE OFFICER

CHAIR

CERTIFIED true copy of Bylaw No. 825-39
as read a third time.

CERTIFIED true copy of Bylaw No. 825-39
as adopted.

Chief Administrative Officer

Chief Administrative Officer

Electoral Area 'F' Official Community Plan Bylaw No. 830

The Area 'F' OCP Section 1.2 Sustainable Planning Principles contains the following information points:

Principle 3: To encourage a range of housing choices for all age groups, taking into account affordability choices for existing residents, particularly young families. Only ground-oriented housing is appropriate near Shuswap Lake.

Section 3 A lake community includes objectives and policies for Riparian Area development as follows:

3.3 Fish and Aquatic Habitat

Some of the most sensitive fish and aquatic habitats are close to the shoreline. Human activity along the shoreline can have a substantial impact on the health of aquatic habitats.

Objective 1

To identify significant fish and aquatic habitat, including spawning and rearing habitat and protect these areas from human encroachment.

Policy 1

The Regional District will:

1. Implement the Riparian Areas Regulation to help protect fish and aquatic habitats.
2. Expect landowners and developers to refer to the Department of Fisheries and Oceans — Land Development Guidelines for the Protection of Aquatic Habitat, when constructing near any watercourses for activities not covered by the RAR. Landowners and developers should refer to the Living by Water Guidebook (livingbywater.ca) for appropriate foreshore development guidelines.

Policy 2

The CSRD will use Shuswap Watershed Mapping Project data and the Provincial Site Sensitivity Map to assist in its decision-making regarding development applications.

Policy 3

Development proposals within the Riparian Areas Regulation Development Permit Area or the Shuswap Lake Development Permit Area are required to meet those guidelines.

Section 11 Managing growth: North Shuswap includes objectives and policies for Residential development as follows:

11.1 General Land Use

The policies of this Plan aim to protect the rural character of the North Shuswap, yet allow modest growth in areas that are, or will be, serviced by community water and sewer systems.

By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit.

The land use designations of this Plan generally reflect the present pattern of land use in which residential, commercial and public uses are concentrated in settlement areas, leaving most of the land for forestry, agriculture, and other resource uses. This plan identifies one Primary Settlement Area (Scotch Creek) and six Secondary Settlement Areas. The term Primary Settlement Area is synonymous with Scotch Creek in this plan and should be interpreted as referring to the same area.

Objective 1

To be thoughtful and careful stewards of the lands and waters of the North Shuswap to ensure that future generations will appreciate and benefit from wise choices made by today's elected decision-makers.

Objective 2

To direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas.

Objective 5

To ensure that land use and development will not negatively affect environmental features and functions, both inside and outside of settlement areas.

Policy 1

The Primary and Secondary Settlement Areas are delineated on Schedules B & C. This Plan directs growth and development to these areas. The Plan does not support significant growth and development outside the Primary and Secondary Settlement Areas.

Policy 3

Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

Section 12 Managing growth: Scotch Creek (Primary Settlement Area) includes objectives and policies for Residential development as follows:

12.1 Vision Statement

Towards a Viable Year-Round Community

Scotch Creek is a popular tourist destination in the North Shuswap. During the summer, the population swells to well over 2,500, contributing to the economy, but placing stress on several aspects of the resources and infrastructure. Scotch Creek is also home to a smaller, but growing, full time population of approximately 800, and many people who are initially attracted as tourists later become full-time residents as they come to appreciate the many qualities of the area. The two-season nature of the area is one of the unique challenges in creating a viable, sustainable year-round community.

Tourism is the biggest industry in Scotch Creek, however its seasonal nature needs to be balanced with a year-round economy composed of a more diverse range of businesses and industries and their related employment. Additional population is required to support businesses throughout the year, and to make community services and amenities economically viable, however, it is not only the number of people present in an area, but their proximity, that help to make a community viable and vital. Diverse employment opportunities will help to support the evolution of a complete community, in which the economy, as well as the cultural, recreational and social aspects of Scotch Creek may be able to thrive.

The existing small town character and way of life are part of the attraction for living in Scotch Creek, and these qualities need to be respected. As well, new development is required in order to provide the range of housing types needed for a growing population that includes all segments of society, including families, couples and singles, seniors and students, seasonal workers and full time residents. It is not just houses on large lots that need to be provided, but a wider range of smaller and more affordable units that are suitable to a range of people and their circumstances. As more housing, of various types, is provided, the population can grow, and there will be a greater likelihood that new businesses, industries, and community amenities will emerge.

Growth is not only inevitable, it is desirable in order to make a viable, year-round community, however HOW that growth takes place is of great importance. The distribution of land uses and population and density are of concern. Drawing on the feedback received through the public engagement process environmental, economic and social sustainability, and the development of high standards in land use patterns, neighbourhood design, site planning, and supportive technology are emphasized. Several 'best practices' and precedents are included in the Appendix, and these provide examples of successful approaches to sustainable community design that sensitively incorporates new development and appropriate densities.

12.2 Principles

Principle 1

Encourage the development of a livable community that provides a high quality of life within its unique environmental setting by:

- a) Ensuring that there is an appropriate range of community services, amenities and open spaces for all;
- b) Striving for a balance of residential, recreational, commercial and light industrial uses, and ensure that adjacent uses are compatible;
- c) Developing the plan for a community that includes all ages from children to seniors; and
- d) Developing planning strategies that acknowledge the population patterns (full time residents and increased numbers during the summer season) and their different needs and impacts.

Principle 2

Strive for an economically and socially sustainable community by:

- a) Providing a breadth of affordable housing types for the diverse population ranging from families to seniors, and including full-time, temporary, and summer residents and workers;
- b) Including housing and development types that will support diversity and address needs;
- c) Identifying opportunities for economic development that would support the local population and address needs; and
- d) Encouraging the development of employment opportunities, especially year-round permanent jobs.

Principle 5

Ensure that the community develops within the limits of its resources and maintains its rural lakeshore character by:

- a) Developing a land use plan that results, over time, in the best distribution and development densities for Scotch Creek;
- b) Encouraging the development of community character and identity through built form and landscape that expresses rural and lakeshore qualities, and develop guidelines for fences and other landscape features that reflect the community character;
- c) Encouraging high quality of design and construction;
- d) Determining the development forms, massing and density to support the desired character and quality of life of Scotch Creek;
- e) Discouraging light pollution and noise pollution, in keeping with the rural environment; and
- f) Recognizing agriculture as an important land use that predates many other uses, and encourage agricultural activities.

Principle 8

Preserve and enhance the environmental and visual quality of the area by:

- a) Encouraging practices that protect groundwater and lake water quality and quantity;
- b) Considering the carrying capacity of current and future water systems and keep the water supply within local control and within the local watershed;
- c) Protecting the local forests, wildlife, and fish through appropriate practices;
- d) Ensuring that sewage systems do not negatively affect the environment;
- e) Avoiding lakeshore development that negatively affects the water quality and the visual quality;
- f) Ensuring that all new developments respect the views to and from the lake; and
- g) Developing guidelines for landscape, fencing and other features.

12.8 Neighbourhood Residential (NR)

Objective 1

The Neighbourhood Residential (NR) land use refers to development that is existing. The intent of this land use designation is to recognize that the existing neighbourhoods within Scotch Creek are an important part of the definition of the character of the area.

Policy 1

A “neighbourhood” is defined as an area of contiguous lots that have common setbacks, building orientation, and size, or that were constructed as part of a single development and form a coherent and commonly understood cluster. Refer to Map 1.

Policy 2

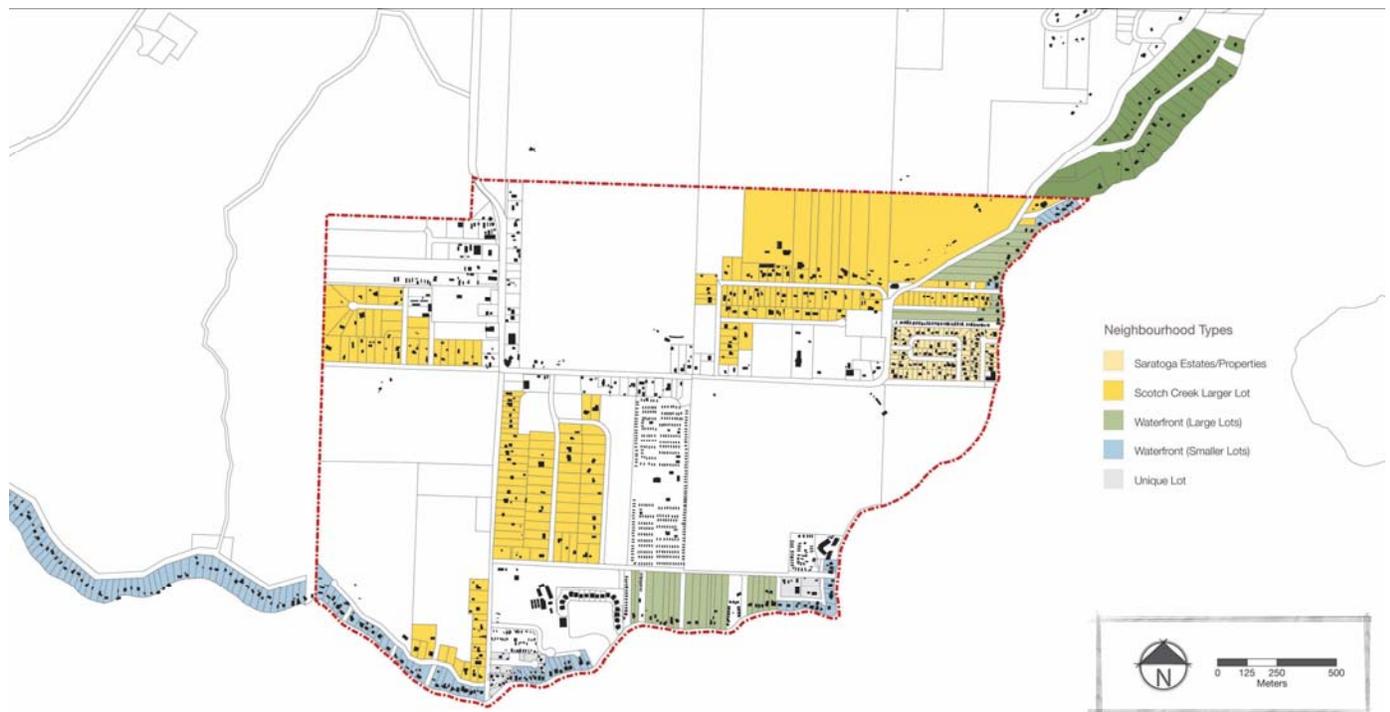
Development within Neighbourhood Residential areas will normally only take the form of infill (for example, construction of a new house on a vacant lot) or subdivision of an existing lot and construction of a new dwelling unit on each new lot.

Policy 3

Policies for infill in NR areas are intended to reflect and support the neighbourhood character and density, and to either maintain or improve conditions regarding setbacks, landscape, visual buffers, building massing, and building orientation. Refer to the following sections for guidelines for each neighbourhood.

1. Within existing neighbourhoods designated NR Neighbourhood Residential, a lot may be subdivided in two, providing that the size of each resulting parcel is equal to or larger than 1/4 acre (therefore only 1/2 acre lots or larger have potential for subdivision). This will ensure that the overall density of each neighbourhood remains comparable to existing density, while allowing sensitive intensification through the potential to subdivide larger lots.
2. Any new subdivision is considered as new development, and must be connected to community sewer and water services.
3. Construction of any new dwelling unit within any parcel designated as Neighbourhood Residential is strongly encouraged to conform to the guidelines for the neighbourhood in which it is found. The existing setback, landscape, visual buffers, building massing and building orientation of each neighbourhood are described in the following Neighbourhood Types sections (a key map is included to indicate the location of the neighbourhood type). By reflecting these conditions in any infill development, the existing character and conditions will be continued, while still allowing individuality and innovation in design.
4. Normally a maximum building height of two storeys is permitted.

Map 1: Neighbourhood Types

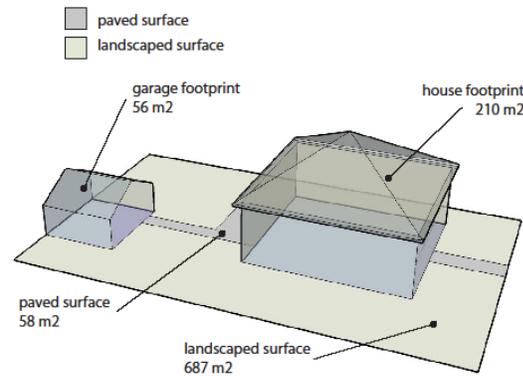


12.14 Water Quality Protection

1. The quality of surface and ground water needs to be maintained in order to ensure environmental integrity and to contribute to the sustainability of Scotch Creek.
2. Typical practices of urbanization tend to increase the amount of paved surfaces (driveways, parking lots, walkways) and reduce the amount of infiltration. Permeable surfaces, especially landscaping, allow greater infiltration of rain and storm runoff, recharging of groundwater, and contribution to a more comfortable micro-climate. The Groundwater Absorption Coefficient (GAC) is the percentage of a lot that is required to be free of impervious material (concrete, asphalt, etc.).
3. All new residential developments should aim for a minimum GAC of 45% through the use of pervious surfacing materials.
4. It is recommended that the policy regarding Groundwater Absorption Coefficient (GAC) be included in the Zoning Bylaw to augment the site coverage regulations.
5. Whenever possible, all new developments should integrate green stormwater infrastructure in the form of bioswales on sides of streets/roads and parking lots, rather than curbs and gutters, which channel storm water quickly away and require storm drainage infrastructure.

Example of GAC calculations:

Lot	1,011 m ² (0.25 ac)
	100.0%
House	210 m ² (2,260 ft ²)
	20.7%
Garage	56 m ² (200 ft ²)
	5.6%
Paved	58 m ² (625 ft ²)
	5.7%
Landscaped	687 m ² (7,395 ft ²)
	68.0%



The amount of surface free of impervious materials is 68%. It exceeds the 45% GAC requirement, therefore is acceptable.

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Existing Residential-1 (R1) Zone

The principal uses are as follows:

- (a) *Single family dwelling*
- (b) *Standalone residential campsite*

Secondary Uses are as follows:

- (a) *Accessory use*
- (b) *Bed and breakfast*
- (c) *Guest accommodation*
- (d) *Home business*
- (e) *Residential campsite*

Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> ▪ where <i>parcel</i> is serviced by an existing <i>community sewer system</i> ▪ in all other cases 	0.1 ha (0.25 ac.) 1.0 ha (2.47 ac.)
(b) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single family dwellings per parcel</i>	One
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ Principal <i>buildings</i> and structures ▪ <i>Accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m (37.73 ft.) ▪ 6 m (19.69 ft.)
(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>) 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft.) ▪ 2.0 m (6.56 ft.) ▪ 4.5 m (14.76 ft.) ▪ 4.5 m (14.76 ft.) ▪ 2.0 m (6.56 ft.)
(g) Maximum <i>gross floor area</i> of an <i>accessory building</i>	▪ 75 m ² (807.32 sq. ft.)

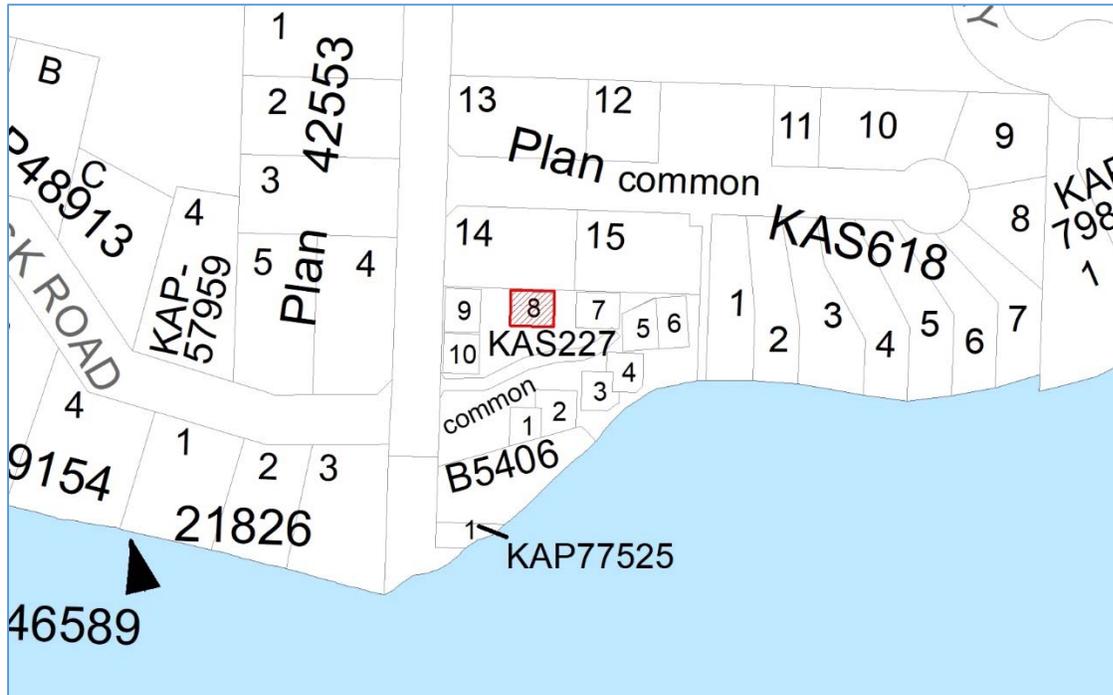
Proposed Residential - 1 (R1) Zone Amendments

A special regulation is proposed that would be specific to the subject property as follows:

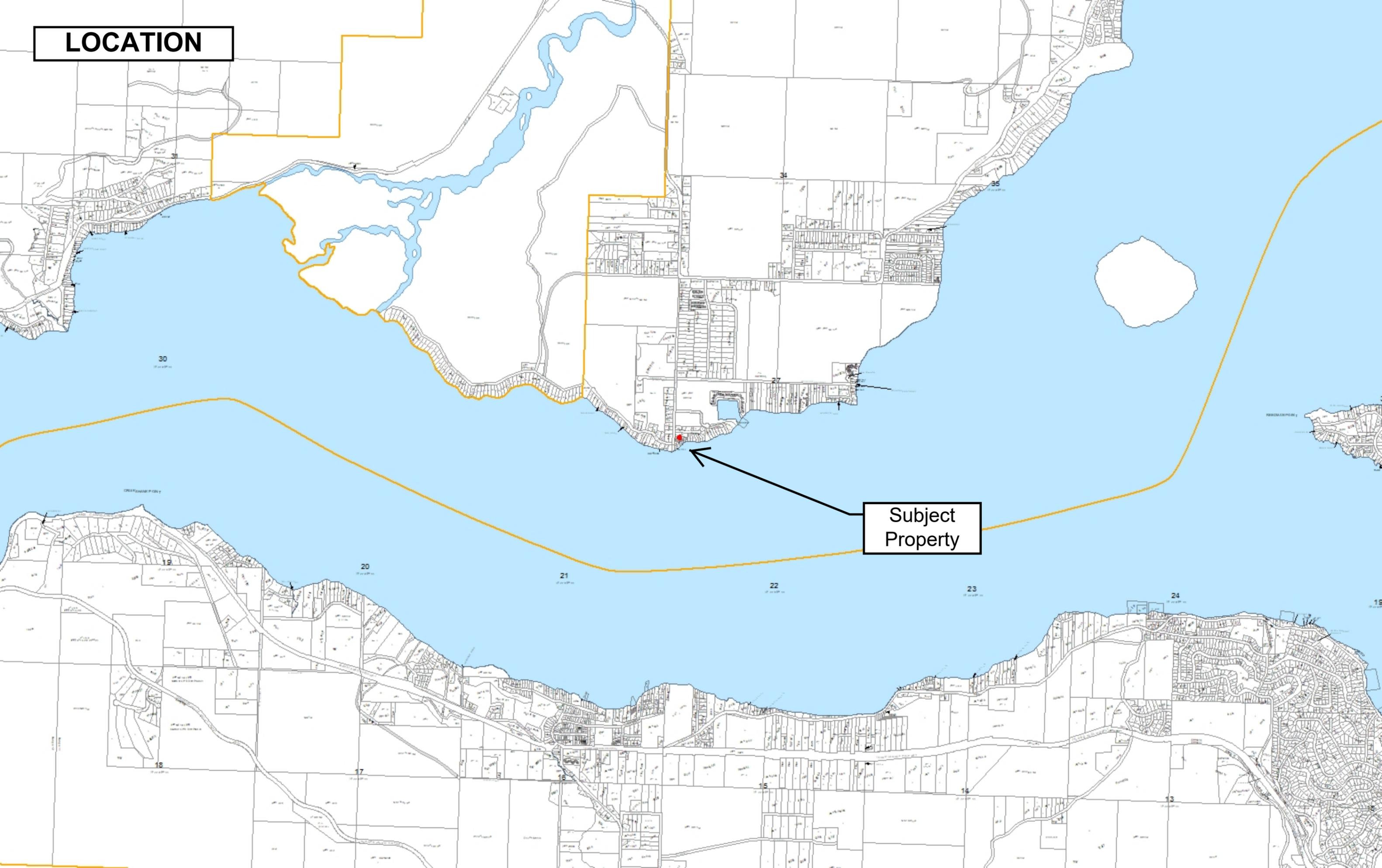
Notwithstanding subsection (3), on Strata Lot 8, Section 27, Township 22, Range 11, West of 6th Meridian, KDYD, Strata Plan K227 as shown hatched on the map below, the following supplemental siting characteristics for a proposed new single family dwelling shall be permitted:

- .1 Notwithstanding subsection 3(c), the maximum parcel coverage for the proposed new single family dwelling is 82.2%.
- .2 Notwithstanding subsection 3(f), the minimum setbacks for the proposed new single family dwelling are as follows:

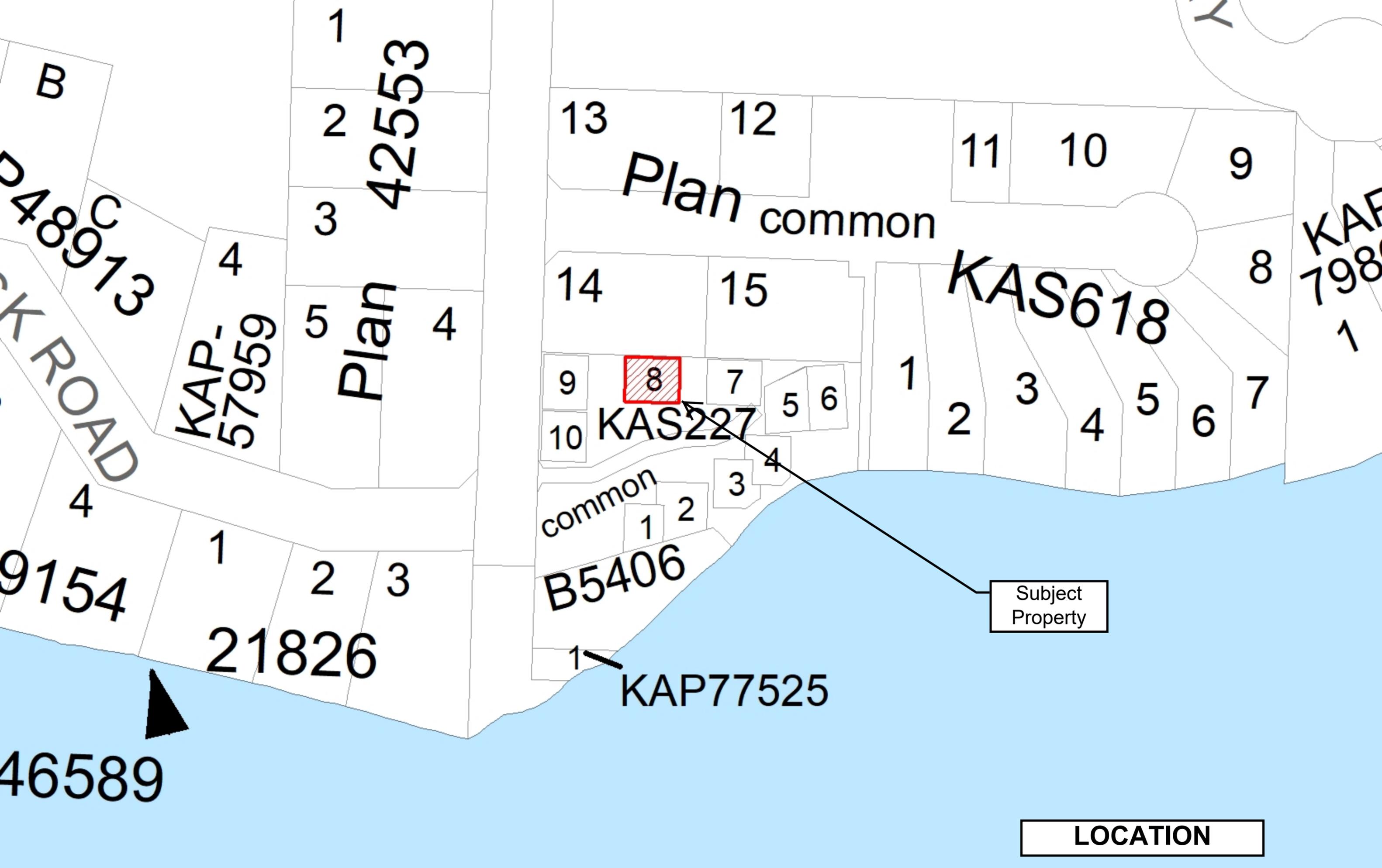
<p>(f) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary (west side)</i> ▪ <i>interior side parcel boundary (east side)</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 0.27 m (0.89 ft.) ▪ 0.0 m (0.0 ft.) ▪ 0.0 m (0.0 ft.) ▪ 0.29 m (0.95 ft.)
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LOCATION



**Subject
Property**



KAP-57959

Plan 42553

Plan common

KAS618

KAS227

B5406

KAP77525

Subject Property

LOCATION

ROAD

46589

21826

9154

B

C

KAF 798

1

9

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Subject Property

Bylaw 830

Electoral Area F

OCP

OSPREY PLACE
(unconstructed)

EXPRESS POINT ROAD

SCOTCH CREEK WHARF ROAD

CANIM ROAD

CARL ROAD

ZINCK ROAD

ZINCK ROAD

CAPTAINS VILLAGE WAY

ACTON PLACE

TURNBULL ROAD

EXPRESS POINT ROAD

Scotch Creek

R
Ele

1152	1167	1166
1148		1158
1140		1157
		1190
		1151
	1143	
	1137	
3857		1141
1128	3861	3883
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3836



Subject Property

ZONING



MHP

4 units

1047

17 30 38 41

1043

13

12

11

10

9

1039

1038

8

K ROAD

14B

15

3888

14A

3823

3833

8

9

7

5

6

3810

10

1022

1

2

3

4

5

6

7

3818

Common

3

4

3824

3830

3836

1014

1

2

Subject Property

ORTHOPHOTO

ORTHOPHOTO

14B

15

14A

9

8

7

5

6

10

1022

4

3

Common

BUILDING LOCATION CERTIFICATE

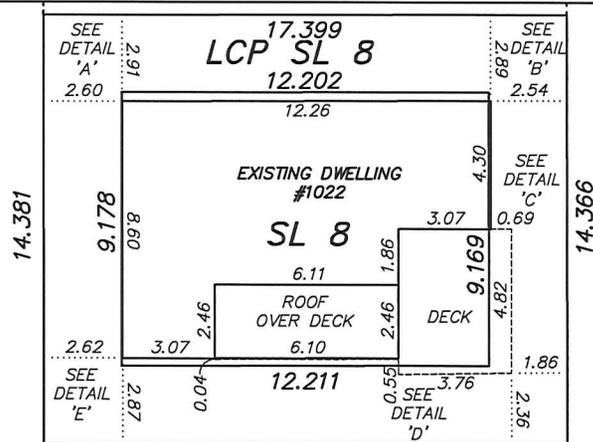
BRITISH COLUMBIA LAND SURVEYORS
 CERTIFICATE OF LOCATION
 STRATA LOT 8,
 Sec 27, Tp 22, R 11, W6M,
 KDYD, PLAN K227

CLIENT: YAKASHIRO
 JOB No.: 18LS0308

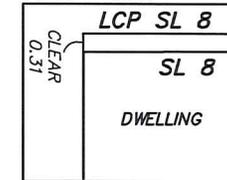


SL 14
 K618

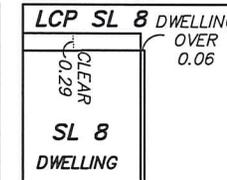
SL 15
 K618



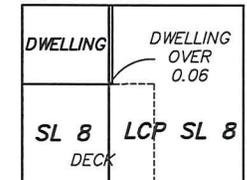
DETAIL 'A'
 SCALE - 1:125



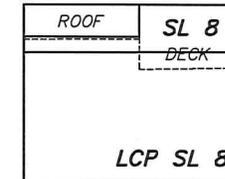
DETAIL 'B'
 SCALE - 1:125



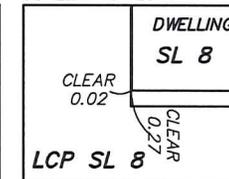
DETAIL 'C'
 SCALE - 1:125



DETAIL 'D'
 SCALE - 1:125



DETAIL 'E'
 SCALE - 1:125



17.413
 COMMON PROPERTY
 PLAN K227

SEC. 27, TP. 22, R. 11

DATE DRAFTED - 180831
 SCALE - 1 : 250 (DIMENSIONS ARE
 IN METRES AND DECIMALS THEREOF)



#301-7 St. Paul St. W,
 Kamloops, B.C. V2C 1E9
 Phone (250)374-5331 Fax (250)374-5332
 TONY deBRUYNE BCLS, CLS, ALS
 ALLNORTH CONSULTANTS LIMITED,

NOTE:

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES. ALLNORTH LAND SURVEYORS ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE. BOUNDARY DISTANCES ARE BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS.

FIELD SURVEY COMPLETED 29th DAY OF AUGUST, 2018

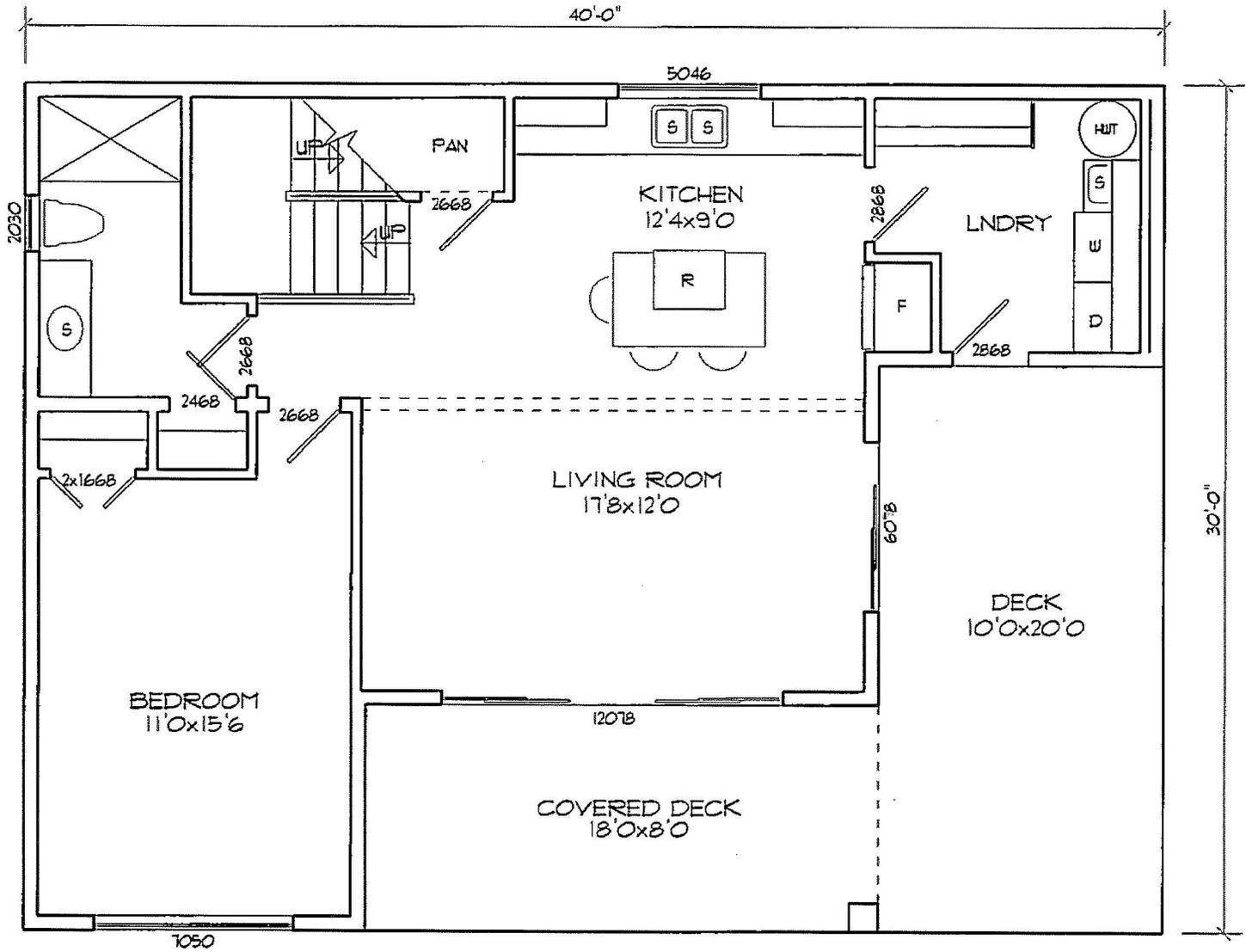


Anthonyus
 deBruyne
 CHYRXG

Digitally signed by Anthonyus deBruyne CHYRXG
 DN: c=CA, cn=Anthonyus deBruyne CHYRXG, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=CHYRXG
 Date: 2018.09.04 13:29:44 -06'00'

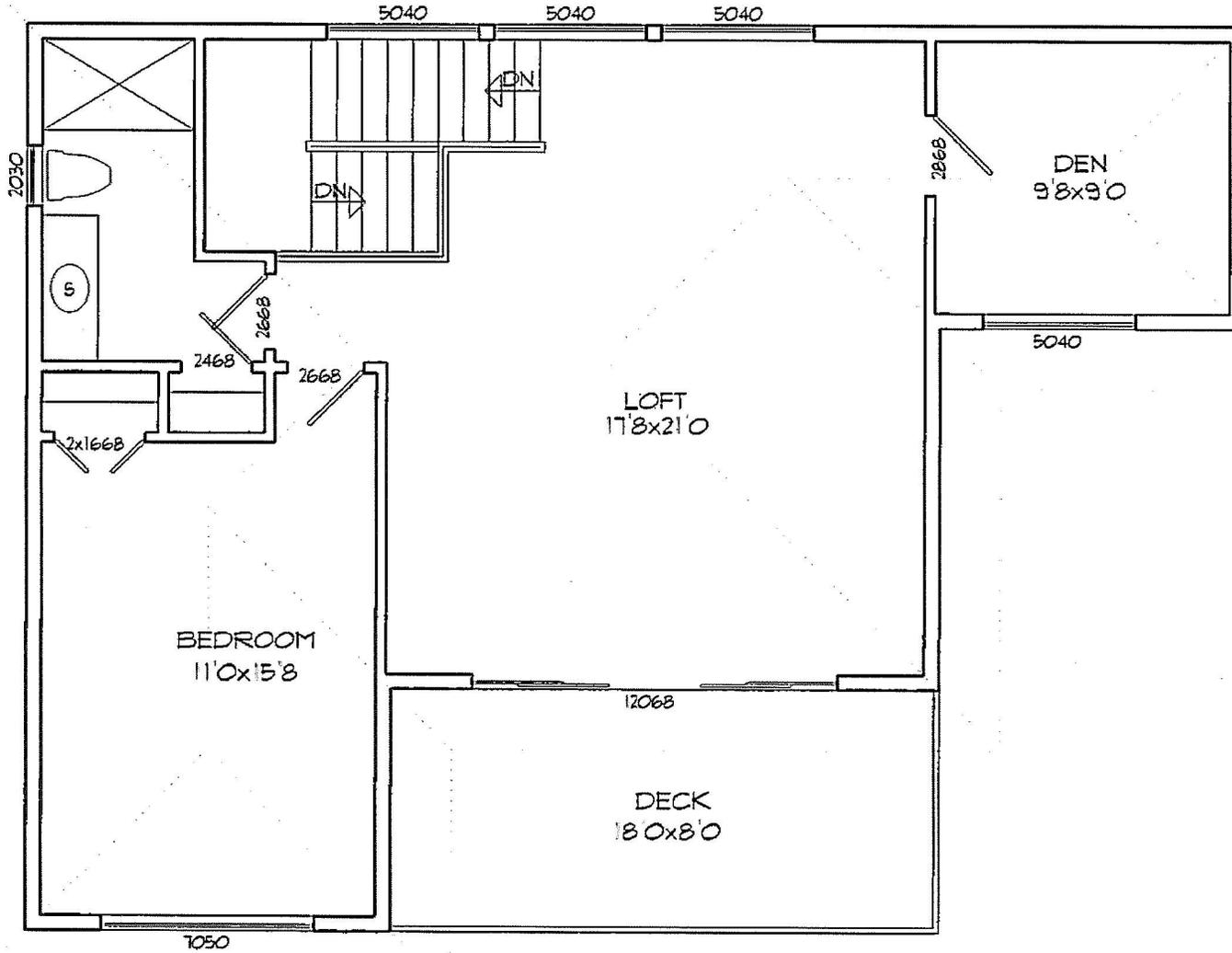
BCLS.

MAIN FLOOR PLAN



MAIN FLOOR PLAN 856 SQ.FT.

SECOND FLOOR PLAN



2nd FLOOR PLAN 786 SQ.FT.

ORIGINAL SURVEY PLAN

SHEET 1 OF 5 SHEETS

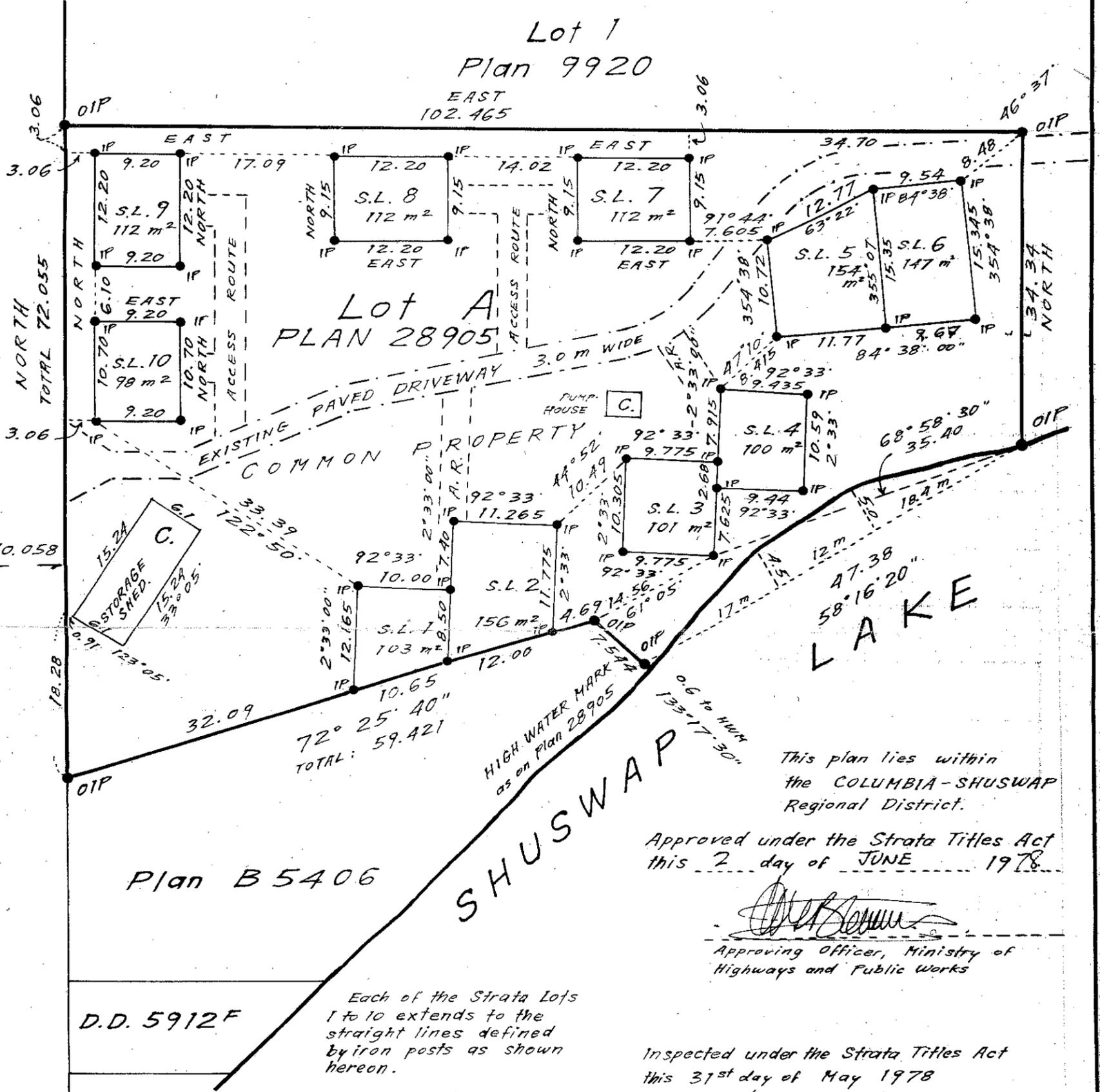
Strata Plan of
Lot A, Plan 28905
Sec. 27 Tp. 22 Rge. 11 W. 6 M.
Kamloops Division of Yale District
SCALE 1:500
VERNON ASSESSMENT DISTRICT

STRATA PLAN

Deposited and Registered
 in the Land Registry Office
 at Kamloops, B.C., this 12 day
 of July 1978

J.C. GROVES
 Registrar

SCOTCH CREEK WHARF ROAD



EAST BDY. SE 1/4 SEC. 28
 WEST BDY. SW 1/4 SEC. 27

This plan lies within
 the COLUMBIA-SHUSWAP
 Regional District.

Approved under the Strata Titles Act
 this 2 day of JUNE 1978

[Signature]
 Approving Officer, Ministry of
 Highways and Public Works

Inspected under the Strata Titles Act
 this 31st day of May 1978

[Signature]
 B.C.L.S.

I, WERNER SEGNETZ, of Kamloops, B.C.,
 British Columbia Land Surveyor, hereby
 certify that the buildings erected on the
 parcel described above is wholly within
 the external boundaries of that parcel.
 Dated at Kamloops, B.C.
 this 14th day of February 1978

[Signature]

See 1657-F

S.R. LEGGETT & ASSOCIATES
 B.C. Land Surveyors - Kamloops

JOB KS 6038 FB. 154 p. 82-90
 142, p. 102, 116

Bearings are astronomic and
 are derived from Plan 9920.

All distances are in METRES
 except where indicated otherwise.

- OIP denotes old iron post found.
- IP denotes iron post set.

- S.L. STRATA LOT.
- C. Common Property.
- m² Square Metres.

--- denotes the existing
 paved driveway, 3m wide. 300 - 153 SEYMOUR STREET
 A.R. denotes ACCESS ROUTE.

The registered owner designated
 hereon, hereby declares that he has
 entered into a condition or covenant
 with the Crown under Sec. 24A
 of the Land Registry Act.

OWNER:
[Signature]
 President
 K. PEDERSEN CONSTRUCTION
 CO. LTD.

The address for service of documents
 on the Strata Corporation is:
 300 - 153 SEYMOUR STREET
 KAMLOOPS, B.C.

The civic address is:
 SCOTCH CREEK, B.C.

Each of the Strata Lots
 1 to 10 extends to the
 straight lines defined
 by iron posts as shown
 hereon.

AMENDED PLAN

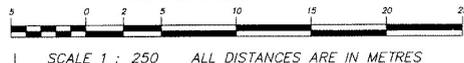
REFERENCE PLAN AMENDING STRATA PLAN K227 TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 1 THROUGH 10, STRATA PLAN K227, SEC 27, TP 22, R 11, W6M, KDYD

STRATA PLAN K227

Deposited and Registered in the Land Title Office at Kamloops, B.C., this 12 day of Nov, 2008

C. JOHNSTON
Registrar

PURSUANT TO SECTION 257 OF THE STRATA PROPERTY ACT.
BCGS 92 L .093



WHARF ROAD

SHUSWAP LAKE

COMMON PROPERTY ROAD K618

SL 1
K618

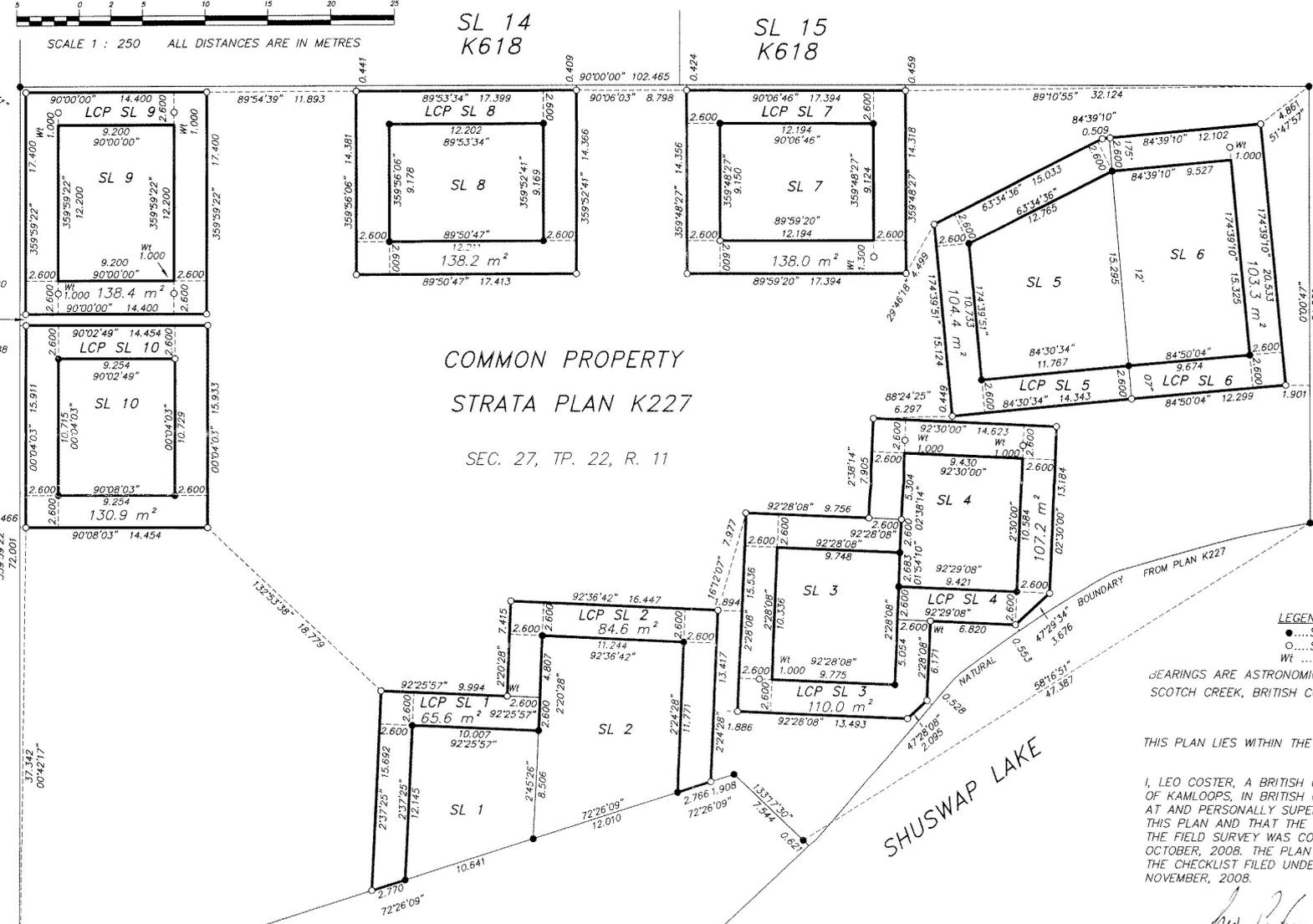
SL 14
K618

SL 15
K618

COMMON PROPERTY
STRATA PLAN K227

SEC. 27, TP. 22, R. 11

PLAN B5406



LEGEND
●...STANDARD IRON POST FOUND
○...STANDARD IRON POST PLACED
Wt ...DENOTES WITNESS

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN K227 SCOTCH CREEK, BRITISH COLUMBIA

THIS PLAN LIES WITHIN THE COLUMBIA SHUSWAP REGIONAL DISTRICT.

I, LEO COSTER, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF KAMLOOPS, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 6TH DAY OF OCTOBER, 2008. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #89437, ON THE 5TH DAY OF NOVEMBER, 2008.

LEO COSTER B.C.L.S., C.L.S.

COSTER AND SINGER
BC AND CANADA LAND SURVEYORS
#301-7 ST. PAUL STREET WEST,
KAMLOOPS, BC, V2C 1E9
TEL: 250-374-5331 FAX: 250-374-5332
DRAWN BY: GB
DRAWING NO: 073241REF
FILE NO: 073241
FB: 169 P: 110-

LOT 8 CLOSEUP

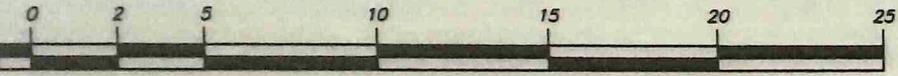
TO DESIGNATE

PROPERTY FOR THE BENEFIT OF STRATA LOTS 1
STRATA PLAN K227, SEC 27, Tp 22, R 11, W6M,

KDYD

TO SECTION 257 OF THE STRATA PROPERTY ACT.

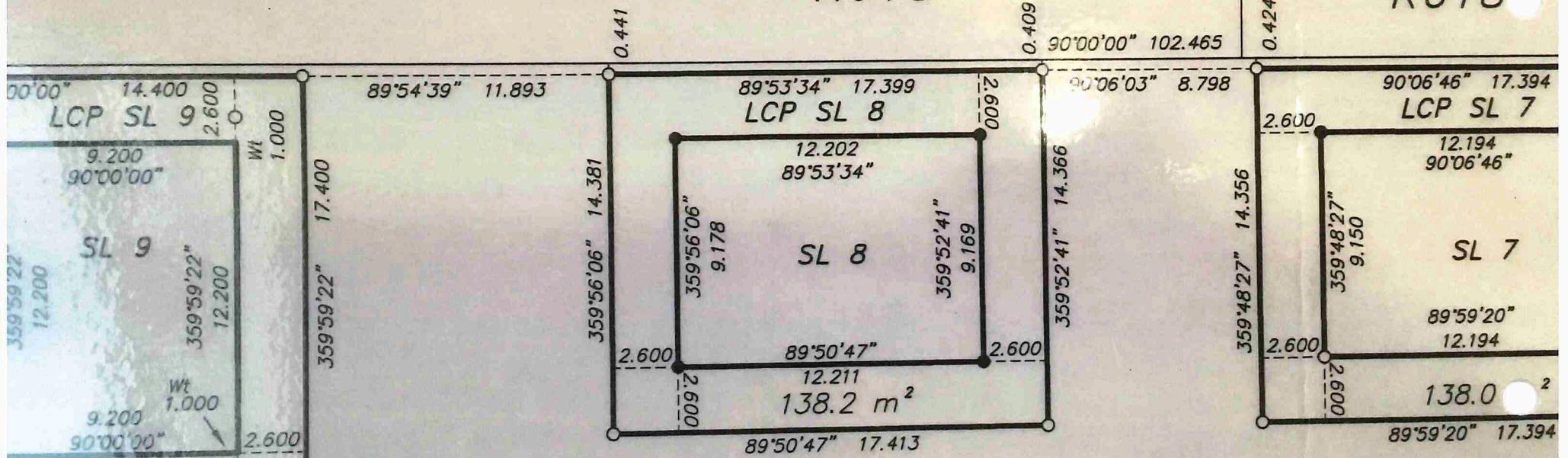
BCGS 92 L .093



SCALE 1 : 250 ALL DISTANCES ARE IN METRES

SL 14
K618

SL 15
K618



COMMON PROPERTY
STRATA PLAN K227