

**Relevant Excerpt From Electoral Area F Official Community Plan Bylaw No. 830 and
Scotch Creek/Lee Creek Zoning Bylaw No. 825**

TUP 830-5, DP 830-261

(See Bylaw No. 830 and 825 for all policies and zones)

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

2.1 General Environmental Protection

Objective 1

To enhance environmental awareness and promote activities that protect and, where appropriate, restore the natural environment.

Objective 2

To use the provisions of the Local Government Act to ensure that new development will result in “no net impact” on significant plant, wildlife, and fish habitats.

Policy 1

The Regional District will:

1. Provide environmental information to residents, businesses and prospective developers, and will encourage the involvement of non-government environmental organizations in this activity.
2. Consider incentives for developments that demonstrate unique environmental protection or stewardship measures, such as measures that will result in energy or water conservation.
3. Encourage residents and landowners to participate in air, water and land stewardship, including the reduction of greenhouse gas emissions.

Policy 2

The Regional District will use its authority through the Local Government Act and its Letters Patent to protect the North Shuswap’s natural landscapes and ecosystems.

Policy 3

The Regional District will work with Federal and Provincial water and resource agencies to encourage developers and landowners to implement best management practices, including:

1. Protecting and enhancing water quality, natural drainage patterns, and continuous riparian corridors;
2. Protecting aquatic biota and habitats;
3. Protecting and managing natural watercourses as open streams; and
4. Retaining mature streamside vegetation or tree cover wherever possible.

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2.6 Archaeology Sites

Archaeological sites contain unique information about the past. These sites are protected by the Heritage Conservation Act, and a provincial heritage permit is required before development within a site may take place. Throughout BC, protected archaeological sites are being accidentally damaged with increasing frequency as a consequence of development.

The North Shuswap contains a number of recorded archaeological sites and has the potential to contain more.

Objective 1

To avoid or reduce damage to archaeological sites.

Policy 1

As part of the development approval process, if the property overlaps with a recorded protected archaeological site, the Regional District will direct the applicant to engage a professional consulting archaeologist to determine whether an archaeological impact assessment is required. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities.

3.1 Watershed

Objective 1

To protect Shuswap Lake's watershed from land uses and residential, agricultural, industrial and commercial practices that jeopardize the Lake's water quality.

Policy 1

The Regional District will:

1. Consult with neighbouring jurisdictions to actively investigate a governance model, such as a "Shuswap Lake Water Basin Board" to facilitate collaboration and joint decision-making among all jurisdictions that impact the watershed.
2. Implement the Riparian Areas Regulation of the Fish Protection Act by establishing Riparian Development Permit Areas along the Lake, rivers, streams, and other watercourses, ensuring that proposed activities are subject to a science based assessment conducted by a Qualified Environmental Professional.
3. Advise and expect agricultural operators to adhere to the Agricultural Control Regulation under the BC Environment Management Act and the BC Health Act.

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4. Advise and expect agricultural operators to collaborate with the BC Agricultural Council in the implementation of the Canada-BC Environmental Farm Program.
5. Advise and expect forestry companies to use responsible forestry practices when logging near a watercourse, and to follow the Federal Department of Fisheries and Oceans Habitat Management Operating Principles for Crown and Private Forest Harvesting.
6. Disseminate educational information to the public about the importance of responsible stewardship of the watershed and expect property owners and developers to consider the use of permeable surfaces when landscaping their properties.

Policy 2

The Regional District will:

1. Identify and aim to protect aquifer recharge areas from potential sources of contamination and depletion, and encourage groundwater recharge using permeable surfaces and innovative recharge technologies, in consultation with the appropriate Provincial government agencies.
2. Liaise with the Ministry of Forestry, Land and Natural Resource Operations in relation to best management forestry practices in the Bass River watershed. This is the sole source of drinking water for Seymour Arm. Sedimentation of the water supply from forestry operations is an ongoing concern for the owner-operators of the community-owned utility.
3. Strive to ensure that private septic systems are located appropriately and are designed in a manner that protects groundwater and soil from contamination , in co-ordination with the Interior Health Authority. Dry wells are not permitted.
4. Encourage responsible farming practices in accordance with the Best Management Practices materials prepared by the Resource Management Branch of the BC Ministry of Agriculture. Farm operators are encouraged to take advantage of any federal or provincial programs that provide support and funding for environmentally responsible farming practices.
5. Support policies that limit the following activities:
 - a) Manure broadcasting on snow or excessive slopes and in the vicinity of high groundwater tables or watercourses;

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- b) Uncontrolled access by livestock to lakes and watercourses;
- c) Indiscriminate application of pesticides and fertilizers;
- d) Vegetation removal (through cutting and grazing) in areas adjacent to watercourses; and
- e) Inadequate streamside or lakeside protection from the flow of contaminated surface water.

10.1 Infrastructure

Objective 1

To provide an appropriate level of infrastructure in development areas, balancing demands with affordability.

Policy 1

Adequate infrastructure, including water, sewer and stormwater management, will be provided in new developments, at no cost to public authorities.

Policy 2

The CSRD will consider creating an Amenity Policy to guide developers making applications to the CSRD, and to assist the Board in making land use decisions. The policy should detail a range of improvements that are of a community benefit such as infrastructure.

10.2 Water Supply and Distribution

Objective 1

To provide an appropriate level of infrastructure services in development areas, balancing demands with affordability.

Policy 1

The Regional District will:

1. Ensure that development will only occur if appropriate water systems and standards are in place. New community water systems will be designed and built to the satisfaction of the Regional District.
2. Encourage the development of community water systems in the North Shuswap's Settlement Areas.
3. Encourage the conservation of water, including the use of water conserving technology in publicly- and privately-owned buildings.

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Policy 2

The CSRD may also assume control over private community water systems as outlined in the CSRD water system acquisition strategy.

Policy 3

Any new development within the Scotch Creek Primary Settlement Area or within the Secondary Settlement Areas, must connect to a community water system. For the purposes of this Plan, a community water system means a waterworks system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water.

10.3 Liquid Waste Management

Objective 1

To protect the water quality of Shuswap Lake and its watershed.

Objective 2

To maintain healthy aquatic and groundwater environments and protect people from water contamination.

Policy 1

Discharges of treated effluent to Shuswap Lake from private sources should be prohibited. Discharge of treated effluent from public facilities to Shuswap Lake will be considered only after all other disposal options have been exhausted and assent is gained through a referendum.

Policy 2

Any new development within the Scotch Creek Primary Settlement Area, or within the Secondary Settlement Areas, must connect to a community sewage system. For the purposes of this Plan, a community sewage system means a sewage collection, treatment and disposal system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids.

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Policy 3

The Regional District will:

1. Implement the Liquid Waste Management Plan (LWMP) for the North Shuswap.
2. Assume control over private community sewage systems if the proper circumstances exist, and if there is support to do so from residents and the Provincial government. The users will fund the cost of operating and maintaining the system.
3. Investigate opportunities for one or more pump-out(s) for lake generated black and grey water to a land-based discharge system located away from the residential areas of Shuswap Lake.
4. Strongly support Interior Health's view that drywells are not an appropriate sewerage system.
5. Work to enhance environmental awareness and promote activities that protect the water quality and natural aquatic habitat.
6. Use the full range of planning tools and regulatory measures to protect the watershed and water quality of Shuswap Lake. These include zoning bylaws, development permits, building regulation, and, potentially, statutory covenants. In Seymour Arm, the Seymour Arm LWMP supports building regulation for structures with a water connection, as this directly correlates to liquid waste concerns. The Seymour Arm LWMP also supports the use of building regulation to ensure proper septic filings are made with Interior Health and the system is designed and inspected by an authorized person.
7. Work with federal and provincial ministries and agencies to implement strategies that protect and enhance the quality of the lakes and streams of the North Shuswap. The Regional District will use Provincial site sensitivity mapping to assist in its decision-making. Similarly, if the Province develops a cumulative impacts/carrying capacity model, this will also be a valued source of information related to land use decision-making.

10.4 Stormwater Management

Objective 1

To encourage responsible storm water drainage for development in the North Shuswap.

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Policy 1

Landowners are encouraged to use pervious surfaces on driveways, parking lots and access roads, as well as to take other measures such as xeriscaping, infiltration basins, and green roofs in order to reduce overland runoff.

10.5 Solid Waste

Objective 1

To encourage residents and businesses to use responsible methods for efficient and environmentally acceptable solid waste disposal.

Policy 1

The Regional District will continue to implement the strategies of its Solid Waste Management Plan, as it is amended from time to time. Efficient and environmentally acceptable solid waste disposal methods are encouraged and supported through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting.

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.

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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 3

To provide a clear separation between rural and non-rural lands to preserve both rural and non-rural lifestyle choices.

Objective 4

To ensure that public infrastructure, community amenities and utilities are planned and implemented in advance of development.

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 2

Except in exceptional situations, no public funds will be expended for the capital cost of extending servicing of water, sewer, and stormwater/rainwater systems to lands outside the 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)

12.2 Principles

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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 3

Identify community needs and develop strategies to provide a complete range of buildings, services, amenities and infrastructure by:

- a) Aiming for a high quality Scotch Creek core area that can function as the community centre;
- b) Providing direction for a secondary node that supports tourism and recreation, and reflects the seasonal population patterns;
- c) Ensuring that the community centre and tourism/recreation nodes are well connected and walkable;

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- d) Providing for potential civic and community services and amenities, and include design guidance so that they support and enhance the character and quality of life of Scotch Creek; and
- e) Identifying strategies and tools that will lead to improvement of community services and infrastructure.

Principle 4

Respect the history and culture of the Scotch Creek area by:

- a) Identifying and document cultural landscapes, historic resources, and special places that define the character and quality of Scotch Creek; and
- b) Respecting historical character while allowing for growth and providing direction through development guidelines.

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 6

Develop infrastructure that is sustainable, environmentally responsible and appropriate to the needs of the community by:

- a) Balancing development and road capacities so that there is an effective use of resources and avoids the creation of traffic problems;

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- b) Aiming for a multi-modal circulation plan that addresses the entire community;
- c) Aiming for the development of water and sewer infrastructure that considers current and potential needs;
- d) Aiming for better emergency community services and community health services and consider them in planning; and
- e) Considering the infrastructure needs and traffic impacts of the seasonal summer population as well as the full-time population.

Principle 7

Develop an open space system of trails, paths and parks by:

- a) Encouraging the development of walking and bike trails for recreation and access to community services and amenities, and consider the maintenance implications;
- b) Recognizing the waterfront as the main focal point of the community;
- c) Ensuring that there is public access to the lakeshore and maintain an appropriate balance of public and private access and use of the lake;
- d) Aiming for an open space system that addresses the needs of the seasonal summer population as well as the full-time population; and
- e) Locating natural open land parks in the ALR, and there may be opportunity to locate linear parks on the edge of ALR blocks, subject to discussion with the ALC, and appropriate mitigation and buffering to ensure that park uses do not affect existing or potential uses.

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.

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Principle 9

Continue to communicate with and involve the First Nations and BC Parks when considering development in Scotch Creek and:

- a) Consider the First Nations people as important adjacent landowners with long-standing stakeholder interests in the area;
- b) Include the Provincial Park as a significant land use and as a destination attracting many people; and

Encourage on-going dialogue between Scotch Creek residents, CSRD staff, BC Parks and the Little Shuswap Indian Band.

12.7 Industrial (ID)

Objective 1

The intent of this land use is to provide for a range of light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. These activities will also help in providing viable year-round employment opportunities.

Policy 1

Permitted uses include light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. Commercial uses are also permitted within this land use, as are residential uses as part of a mixed-use building.

Policy 2

A maximum building height of three storeys is permitted.

Policy 3

All parcels designated as Industrial are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

12.12 General Development Policies

The following general policies apply to development in Scotch Creek in addition to those specific to the various land use designations and Development Permit Areas.

12.13 Site Planning

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1. Site planning is the first step in developing land or building construction and needs to include certain elements so that the future development contributes to the quality of the settlement.
2. Building entries should be oriented towards the public thoroughfare in order to provide “eyes on the street” and create a more pedestrian-friendly environment.
3. Driveways should be minimum width, and garages set back from the street, so that the dwelling unit and not the garage is the most visually dominant element.
4. Building height should not exceed two stories with the exception of the development permit areas (VC, TC, WC, ID) where three stories are allowed.

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.

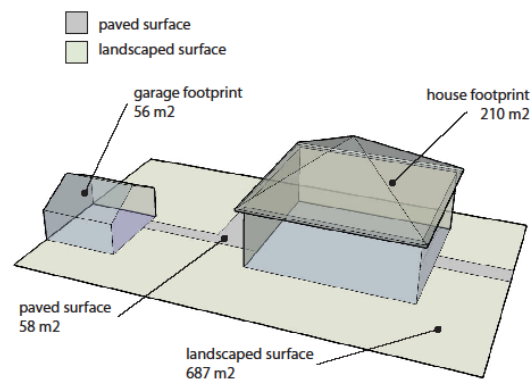
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Example of GAC calculations:

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.

13.1.1 Hazardous Lands Development Permit Area 1

(DPA 1 Flooding and Debris Flow Potential)

13.1.1.(a) Area

The area within 100 m (328 ft.) of Adams River, Corning Creek (a.k.a. Lee Creek), Hudson Creek, Onyx Creek, Ross Creek, Scotch Creek, and Seymour River is designated as Hazardous Lands DPA 1 (*Flooding and Debris Flow Potential*).

[Note: Due to limited detailed hazard mapping, the CSRD may require additional lands to be investigated if evidence exists of flooding and debris flow potential beyond the 100 m (328 ft) that may impact or be impacted by the proposed development.]

13.1.1.(b) Guidelines

To protect against the loss of life and to minimize property damage associated with flooding and debris flow events, the CSRD encourages low intensity uses, such as

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conservation (natural) areas, agriculture, park and open-space recreation, in flood susceptible lands.

Where flood and debris flow susceptible lands are required for development, the construction and siting of buildings and structures to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood-proofed at a minimum to those standards specified by the Ministry of Environment's *Flood Hazard Area Land Use Management Guidelines*, or, if greater, to standards set out by a Qualified Professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC).

DPs addressing Flooding and Debris Flow Potential shall be in accordance with the following:

- .1 Prior to construction of, addition to or alteration of a building or other structure or prior to subdivision approval, the applicant shall submit a report, prepared by a qualified professional registered with the APEGBC with experience in geotechnical engineering and preferably also with experience in hydraulic engineering. The report, which the Regional District will use to determine the conditions and requirements of the DP, must certify that the "land may be used safely for the use intended" as provided under the Local Government Act.
- .2 The report should include the following types of analysis and information:
 - i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
 - ii. inspections of up-stream channels and flood ways, including channel confinement and creek gradients;
 - iii. debris dams and characteristics, culverts;
 - iv. sources of alluvium (channels and eroded banks), protection of groundwater resources, and related hydrologic features, which are factors that may affect the field defined limit of flooding and related erosion and deposition, as well as the potential for debris torrents;

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- v. slope and stream profiles with documentation of slope stability, the limits and types of instability, should be indicated along with changes in stability that may be induced by forest clearing, and the mobilization and run out limits of debris in creeks; and
 - vi. comments regarding cut and fill slope stability with reference to required surface or subsurface drainage, culverts, and special reference to the stability of fills required for steep gully crossings should be provided
- .3 A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

13.8 Industrial (ID) Development Permit Area

(Scotch Creek)

13.8.1 Area

This DPA applies to the areas shown on Schedule F.

13.8.2 Guidelines

- (a) Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed-use area, although industrial use may be the primary land use.
- (b) Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back a minimum distance from the street, to avoid the creation of wide barriers.
- (c) Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the parking area and the public street.
- (d) Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape.
- (e) Green roofs and other sustainable practices are encouraged.

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Section 14 Temporary Use Permits

The Regional District may consider issuing Temporary Use Permits through the authority of the *Local Government Act*.

Area

Temporary Use Permits are allowed in all designations.

Guidelines

1. For all temporary use permits:
 - a) Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.
2. For vacation rentals and similar short-term property rentals, applicants may be required to:
 - a) Demonstrate that the proposed use will not alter the general character of the neighbourhood;
 - b) Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;
 - c) Obtain approval from the ALC, if the proposed use is on ALR land;
 - d) Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.
 - e) Supply an occupancy permit or provide written proof from a qualified professional that the dwelling meets the fire code and is appropriate for the proposed use;
 - f) Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;

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- g) Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
- h) Limit the number of guests per bedroom. Generally, the limit should be 2 guests per bedroom;
- i) Limit the number of pets on site at anytime;
- j) Restrict signage,
- k) Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
- l) Restrict rentals of items and crafts, including motorized personal watercraft, ATVs;
- m) Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.

Section 15 Development Approval Information

Through the authority of Section 920.01 *Local Government Act*, a local government may “specify circumstances” or “designate areas” or do both in which development may not proceed until information about potential impacts are provided and assessed. This additional information can be required where the activity involves a rezoning, Development Permit or temporary commercial or industrial use permit.

In order to use this authority, the Regional District must, by bylaw, establish procedures and policies on the process for requiring development approval information and the substance of the information that may be required. The local government may require an applicant to provide this information at his or her own expense. The main objective of using this legislative provision is to ensure that appropriate studies and information are provided to the Regional District prior to development, in order for the Regional District to evaluate the impact of the development on the community.

Application of Development Approval Information Bylaw.

The Development Approval Information Bylaw will apply to all lands within Electoral Area F. The Development Approval Information Bylaw will give the CSRD authority to require an applicant to provide information on the impact of the activity or development that is

**Relevant Excerpt From Electoral Area F Official Community Plan Bylaw No. 830 and
Scotch Creek/Lee Creek Zoning Bylaw No. 825**

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(See Bylaw No. 830 and 825 for all policies and zones)

subject to the application. The Development Approval Information Bylaw will also specify the matters for which additional on-site and off-site information will be required, including but not limited to:

- Affected public infrastructure such as water supply and sewage disposal systems
- Transportation patterns such as traffic flow and parking, including pedestrian pathway systems
- Assessment of capacity of public facilities including schools and parks
- Impact on or need for additional community services
- Impact on and assessment of the natural environment of the area affected
- Assessment of slope conditions
- Assessment of wildfire interface
- Assessment of how the development addresses on-site issues such as emergency use, accessibility, and water conservation.

In general, applicants will need to provide sufficient information in order to identify impacts, both positive and negative; and specify measures to avoid, minimize, and/or mitigate appreciable negative impacts.

In the event that appreciable negative impacts are identified, the Regional District will request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on the land and neighbouring properties.

The Development Approval Information Bylaw will also set out procedures regarding requests for reconsideration of Development Approval Information requirements.

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Existing Commercial-1 (C1) Zone

The principal uses are as follows:

- (a) *Amusement establishment*
- (b) *Campground*
- (c) *Convenience store*

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- (d) *Day care*
- (e) *Marina*
- (f) *Mini storage*
- (g) *Motel*
- (h) *Office*
- (i) *Outdoor sales*
- (j) *Personal services*
- (k) *Plant nursery and services*
- (l) *Pub*
- (m) *Public assembly facility*
- (n) *Recycling drop-off facility*
- (o) *Rental shop*
- (p) *Restaurant*
- (q) *Retail store*
- (r) *Service station*
- (s) *Single family dwelling*
- (t) *Tourist cabin*
- (u) *Library*

Secondary Uses are as follows:

- (a) *Accessory use*
- (b) *Owner/operator dwelling*

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	0.4 ha (1.0 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>	40%
(d) Maximum density of <i>tourist cabins</i> or <i>camping spaces</i> per <i>parcel</i> <ul style="list-style-type: none">▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i>▪ in all other cases	40 per hectare (40 per 2.47 ac.) 6 per hectare (6 per 2.47 ac.)

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<p>(e) Maximum number of <i>motel sleeping units</i> per <i>parcel</i></p> <ul style="list-style-type: none"> ▪ where a <i>parcel</i> is serviced by both a <i>community sewer system</i> and a <i>community water system</i> ▪ in all other cases 	<p>40 per hectare (40 per 2.47 ac.) 4 per hectare (4 per 2.47 ac.)</p>
<p>(f) Maximum number of <i>dwelling units</i> per <i>parcel</i></p>	<p>one</p>
<p>(g) Maximum <i>height</i> for:</p> <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.) ▪ 10 m (32.81 ft.)
<p>(h) Minimum <i>setback</i> from:</p> <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> 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft.) ▪ 2.5 m (8.20 ft.) ▪ 4.5 m (14.76 ft.) ▪ 3.0 m (9.84 ft.)
<p>(i) <i>Outdoor sales, plant nursery and services, and outdoor storage and display area</i></p>	<p>shall be sited in conformance with the minimum <i>setback</i> regulations</p>