

## **Relevant Excerpts from Electoral Area F Official Community Plan Bylaw No. 830 and Scotch Creek Zoning Bylaw No. 825**

(See Bylaw Nos. 830 and 825 for all policies and land use regulations)

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

#### **Scotch Creek Primary Settlement Area**

The Area 'F' OCP Section 11.1 directs future higher density development to the Primary and Secondary Settlement Areas. The subject property is within the Scotch Creek Primary Settlement Area. Policies in respect of this are as follows:

#### **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;

##### *Principle 2*

Strive for an economically and socially sustainable community by:

- 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;

##### *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

### **12.3 Scotch Creek Settlement Structure**

The Plan recommends aiming for compact, interconnected land development, and infilling existing areas where possible, so that the environmental character and resources, as well as the remaining agricultural land uses, will be better protected. In this way, a more vibrant and walkable community, and one that is more economical to service and maintain, can be created. Some potential areas for new residential development are also identified.

Increasing the range of housing types and the population diversity (to include year round residents as well as tourists, and to include all age groups) will help to make Scotch Creek a viable and sustainable year-round community. Guidelines for growth are essential so that the character and quality of life of Scotch Creek are maintained and enhanced.

### **12.4 Village Centre (VC)**

#### *Objective 1*

The intent of this land use designation is to support and strengthen the existing Scotch Creek commercial area as the village core, and to expand the range of dwelling types to include mixed use commercial/residential and multi-unit residential development.

#### *Policy 1*

Permitted land uses within the Village Centre include: retail including food services, business and personal services, community and health-related services, institutional uses, recreation, arts and cultural activities, and residential, including multi-unit residential.

#### *Policy 2*

A maximum building height of three storeys is permitted.

#### *Policy 3*

New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged.

#### *Policy 4*

Live-work units are permitted and encouraged.

#### *Policy 5*

Additional population around the Village Centre core will support businesses and services and help to create a more vibrant community. Resilient “mainstreet” building types are encouraged that allow development of a mix of uses (retail, office, residential) that can be adjusted in response to market demands.

#### *Policy 8*

Much of the existing development along Squilax-Anglemont Road is in the form of large commercial buildings oriented towards a front or side parking lot, or strip development with parking in front. New development within the Village Centre should contribute to the development of a series of compact and pedestrian-friendly nodes, rather than independent auto-oriented shopping strips.

#### *Policy 10*

All parcels designated as Village Centre 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.

### **Section 13 Development Permit Areas**

The *Local Government Act* provides the Regional District with the authority to establish a development permitting system. It also makes provision for local governments to require applicants for development approvals to undertake impact studies. Variances may also be considered for inclusion within a Development Permit (DP) in accordance with applicable guidelines as per the authority granted under the Local Government Act.

DPs are one of the most effective legal tools for the protection of environmentally sensitive areas, avoiding development in hazardous conditions, and setting out expectations regarding “form and character” of development. Local governments may designate Development Permit Areas (DPAs) in an Official Community Plan. When an area is designated, the local government must describe the special site conditions or objectives that justify the designation, and specify guidelines to achieve those objectives.

Where land is subject to more than one DPA designation, a single DP is required. The application will be subject to the requirements of all applicable DPAs, and any DP issued will be in accordance with the guidelines of all such Areas. Unless the proposed development is clearly less than the sizes stated in the DPAs, or outside the DPA, the development area, size, and/or distance shall be determined accurately by survey, at the owner's expense, to determine whether a DP application is required.

This section sets out a number of DPAs for the North Shuswap, and provides the justification for their designation.

The Regional District may designate DPAs under Section 919.1(1) (a) of the *Local Government Act* and applicable provisions of the Community Charter for the following purposes:

- Protection of the natural environment, its ecosystems and biological diversity;
- Protection of development from hazardous conditions;
- Protection of farming;
- Revitalization of an area in which a commercial use is permitted;
- Establishment of objectives for the form and character of intensive residential development;
- Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development;
- Establishment of objectives to promote energy conservation;
- Establishment of objectives to promote water conservation;
- Establishment of objectives to promote the reduction of greenhouse gas emissions.

### **13.5 Village Centre (VC) Development Permit Area**

*(Scotch Creek)*

#### **13.5.1 Area**

This DPA applies to the areas shown on Schedule F.

#### **13.5.2 Guidelines**

- (a) New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged.
- (b) The primary pedestrian entrance to all units and all buildings should be from the street, or, if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent.
- (c) Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations.
- (d) Natural building materials, such as wood, rock or stone, are encouraged. Faux materials, including faux siding, are discouraged.
- (e) Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units.
- (f) Design of signage and lighting should be integrated with the building facade and with any canopies or awnings.
- (g) Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged.
- (h) Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. Site plans should be submitted for review by the Regional District.
- (i) Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required

at the fronts of buildings, care should be taken not to compromise the pedestrian environment.

- (j) Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability in Scotch Creek.
- (k) Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer's market, or space for special events, are encouraged.

### **Scotch Creek/Lee Creek Zoning Bylaw No. 825**

MINI STORAGE is the *use of land, buildings and structures to provide separate, individual self-storage units inside a building, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment.*

#### **Current Zone: C1 – Commercial 1**

Principal Uses:

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

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