



BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51
- DESCRIPTION:** Report from Laura Gibson, Planner II, dated July 3, 2024.
Kenwood Gate, Scotch Creek
- RECOMMENDATION #1:** THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51" be read a second time, as amended, this 18th day of July, 2024.
Stakeholder Vote Unweighted (LGA Part 14) Majority
- RECOMMENDATION #2:** THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51" be read a third time this 18th day of July, 2024.
Stakeholder Vote Unweighted (LGA Part 14) Majority
- RECOMMENDATION #3:** THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-51" be adopted this 18th day of July, 2024.
Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

Staff are proposing to rezone 9 properties in the Kenwood Gate area, located near the west entrance to Scotch Creek, from C1 – Commercial 1 and CR – Country Residential to a new I2 – Light Industrial zone. The subject properties are designated Industrial in the Electoral Area F Official Community Plan Bylaw No. 830. Most of the properties in the subject area have industrial uses occurring on them that are not permitted in Bylaw No. 825. Several of the buildings in the area were lost to the Bush Creek East Wildfire in 2023 and the property owners are in the process of rebuilding. The new I2 zone will better reflect the intent of the Industrial designation in Bylaw No. 830 and the current uses that are occurring on the properties.

The Board gave the bylaw second reading, as amended, at the June 20, 2024, Board meeting. Staff are now recommending the bylaw be considered for third reading and adoption. Administrative numbering updates require that the bylaw be given second reading, as amended, again prior to consideration of third reading.

BACKGROUND:

See Item No. 17.2 on the [March 21, 2024 Board Meeting Agenda](#) for the First Reading Board Report of Bylaw No. 825-51.

See Item No. 17.1 on the [June 20, 2024 Board Meeting Agenda](#) for the Second Reading Board Report of Bylaw No. 825-51.

POLICY:

See [BL825-51 BL830 BL825 Excerpts.pdf](#) for relevant excerpts from Scotch Creek/Lee Creek Zoning Bylaw No. 825 (Bylaw No. 825) and Electoral Area F Official Community Plan Bylaw No. 830 (Bylaw No. 830).

FINANCIAL:

If this bylaw amendment is adopted, individual property owners will not need to pay application fees for Temporary Use Permit or bylaw amendment applications to seek approval for industrial uses on the subject properties. Planning staff time to review and process applications for individual properties will be reduced, along with bylaw enforcement staff time.

KEY ISSUES/CONCEPTS:

The Board gave second reading, as amended, of the bylaw at the June 20, 2024, Board meeting. Following second reading, as amended, the deadline for written public submissions was advertised. As of the date of this report, no written submissions have been received. Any written submissions received prior to the cutoff date and time of 4 PM on July 16, 2024, will be added to the late Board agenda. (The subject property owner submissions that were received prior to first reading were attached to the First Reading Board Report, linked above; no further written submissions were received from those property owners.)

Rationale for Recommendation:

Staff continue to support Bylaw No. 825-51 and recommend the bylaw be considered for third reading and adoption for the following reasons:

- The new I2 – Light Industrial zone is consistent with the policies of the Industrial designation in OCP Bylaw No. 830;
- The I2 zoning should eliminate the need for Temporary Use Permit and individual zoning bylaw amendment applications for property owners who are using their properties for industrial uses or are considering doing so in the future;
- The site specific regulation for the property which lost the single family dwelling to the Bush Creek East Wildfire will allow the property owners to rebuild a single family dwelling;
- The proposed rezoning will bring all subject properties into compliance with Scotch Creek/Lee Creek Zoning Bylaw No. 825;
- Not rezoning the parcels along Squilax-Anglemont Road will help keep the entrance to the community looking less Industrial.

IMPLEMENTATION:

If the Board endorses the staff recommendations and adopts Bylaw No. 825-51, the staff will send out a letter to the subject property owners advising them of the Board's decision and CSRD files will be updated. Property owners who are rebuilding from the wildfire will need to apply for any necessary development permits and building permits.

If the Board denies the staff recommendations, the property owners will be advised of the Board's decision and that they will need to submit individual Temporary Use Permit or Rezoning applications if they wish to continue an Industrial use on the subject properties.

COMMUNICATIONS:

Letters were sent to subject property owners prior to first reading and again prior to second reading, as amended, advising them of the CSRD initiated rezoning and encouraging them to reach out to staff to share their current and proposed uses of their properties. Staff spoke with most of the property

owners prior to first reading and did not hear back from any subject property owners following first reading and prior to second reading, as amended.

Prior to consideration of third reading, a notice was sent to the subject property owners and owners and tenants in occupation of properties within 100 m of the subject properties advising of the deadline for written public submissions (4 PM on July 16, 2024). A third ad will be also placed in the July 11, 2024, edition of the Salmon Arm Observer advising of the deadline for written public submissions. As of the date of this report, no written public submissions have been received. Any submissions received prior to the deadline will be added to the late Board agenda.

DESIRED OUTCOMES:

That the Board endorse the staff recommendations.

BOARD'S OPTIONS:

1. *Endorse the Recommendations*
2. *Deny the Recommendations.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2024-07-18_Board_DS_BL825-51_Second_amended_Third_Adopt.docx
Attachments:	- BL825-51_Second_amended_Third_Adopt.pdf - BL825-51_Maps_Plans_Photos_2024-05-18.pdf
Final Approval Date:	Jul 10, 2024

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement

No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham

Gerald Christie



Jennifer Sham

No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham

John MacLean