

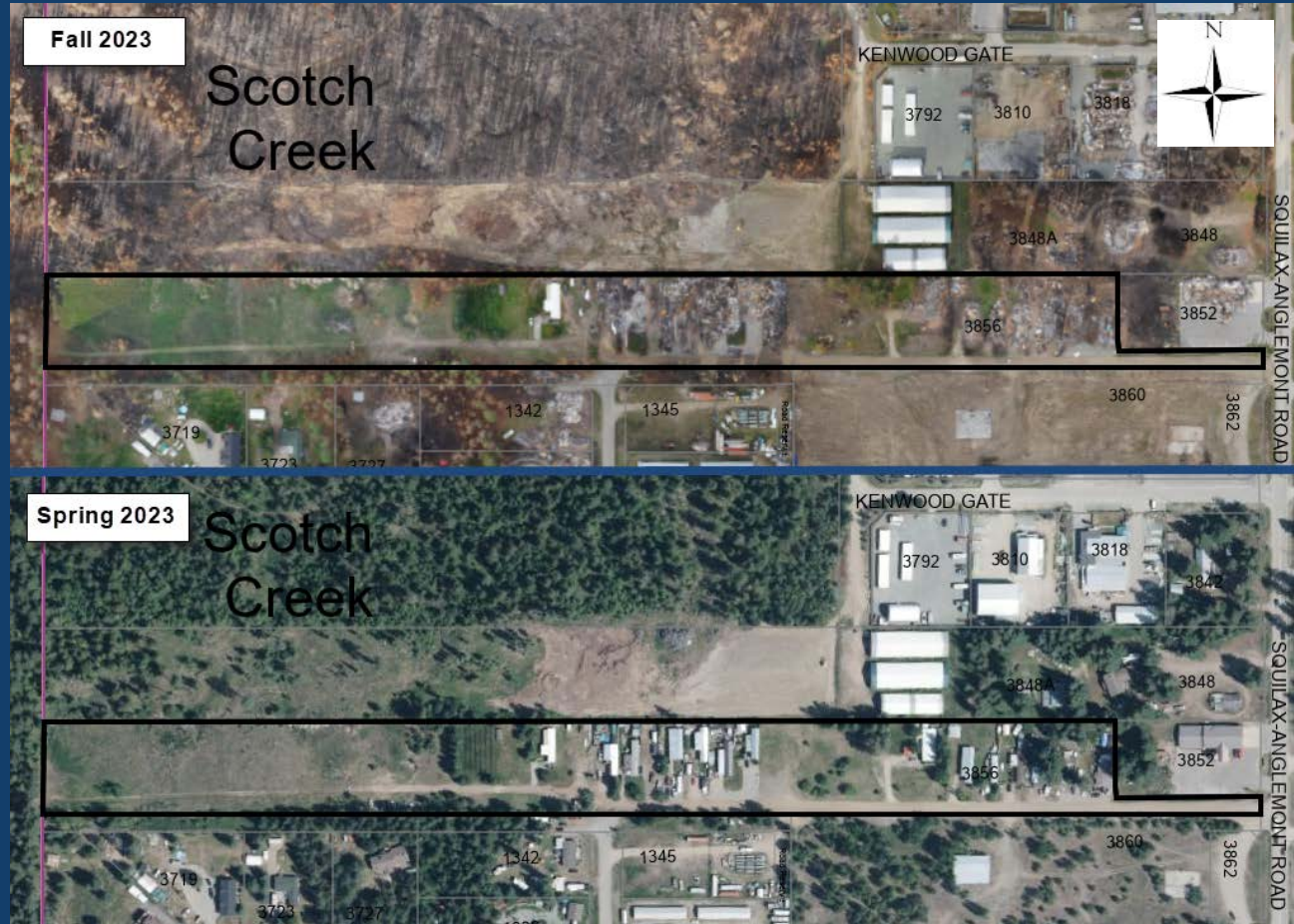
## Electoral Area F:

Electoral Area F Official Community Plan  
Amendment Bylaw No. 830-26 and Scotch  
Creek/Lee Creek Zoning Amendment  
Bylaw No. 825-52

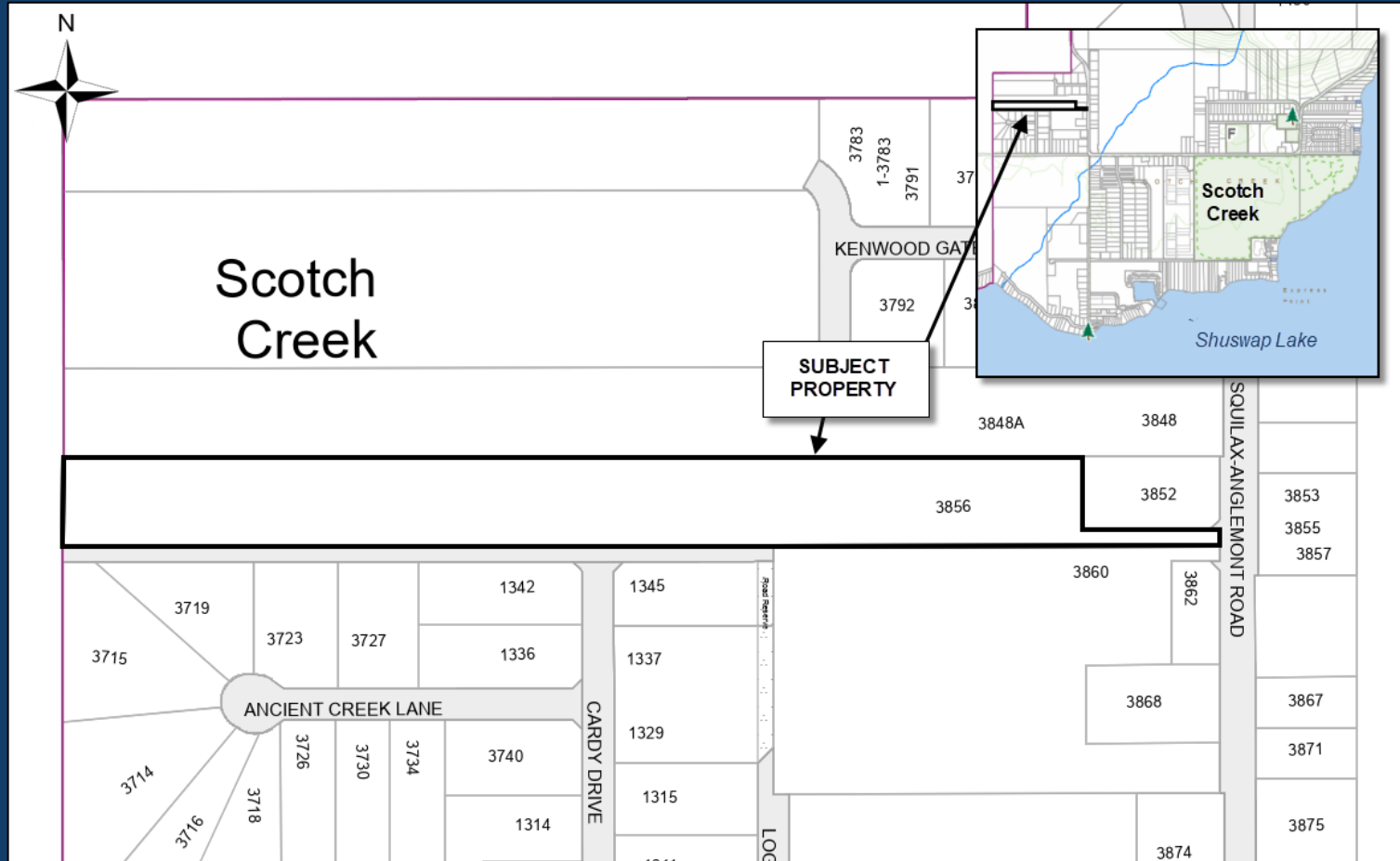


# Proposal

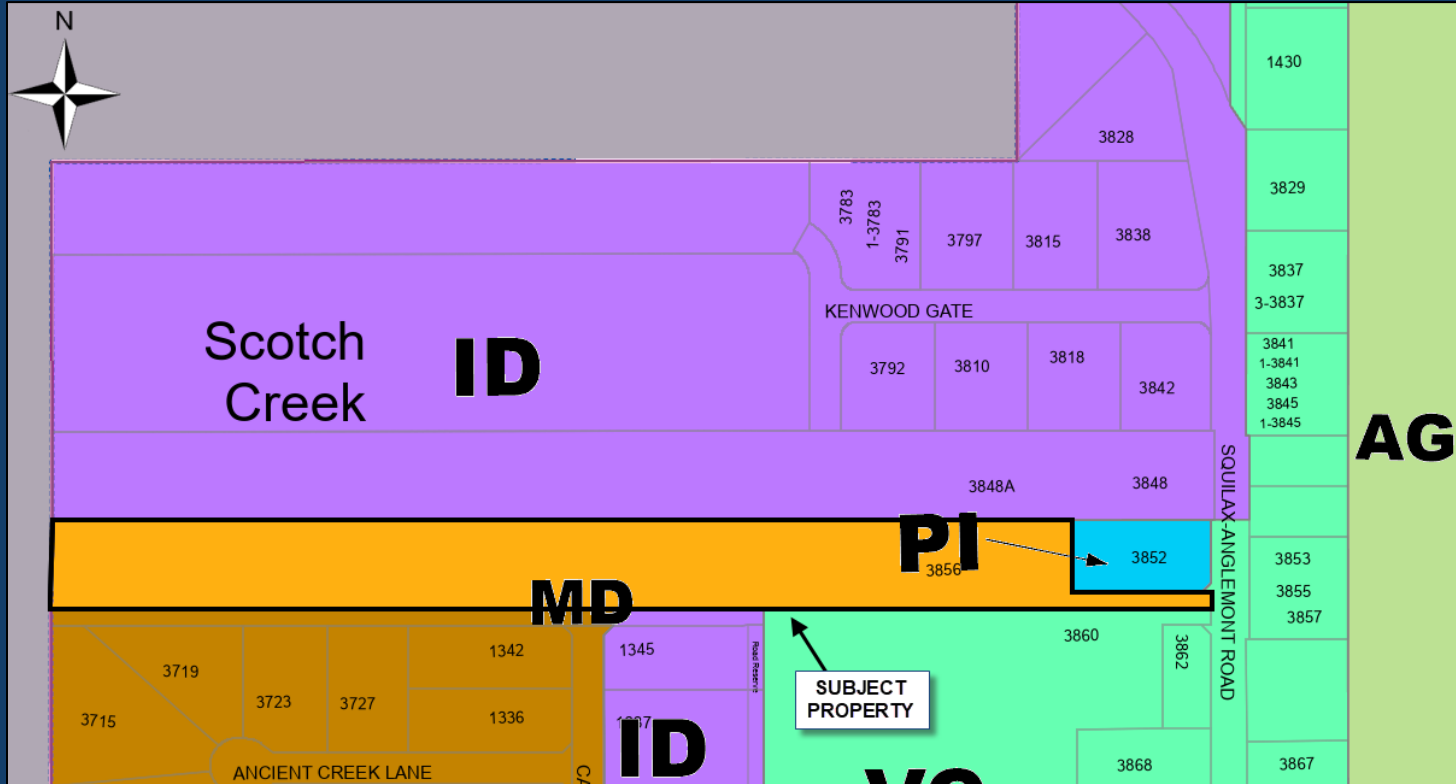
To rebuild and expand the subject manufactured home park to a maximum of 36 units, without a connection to a community water system or community sewer system



# Location



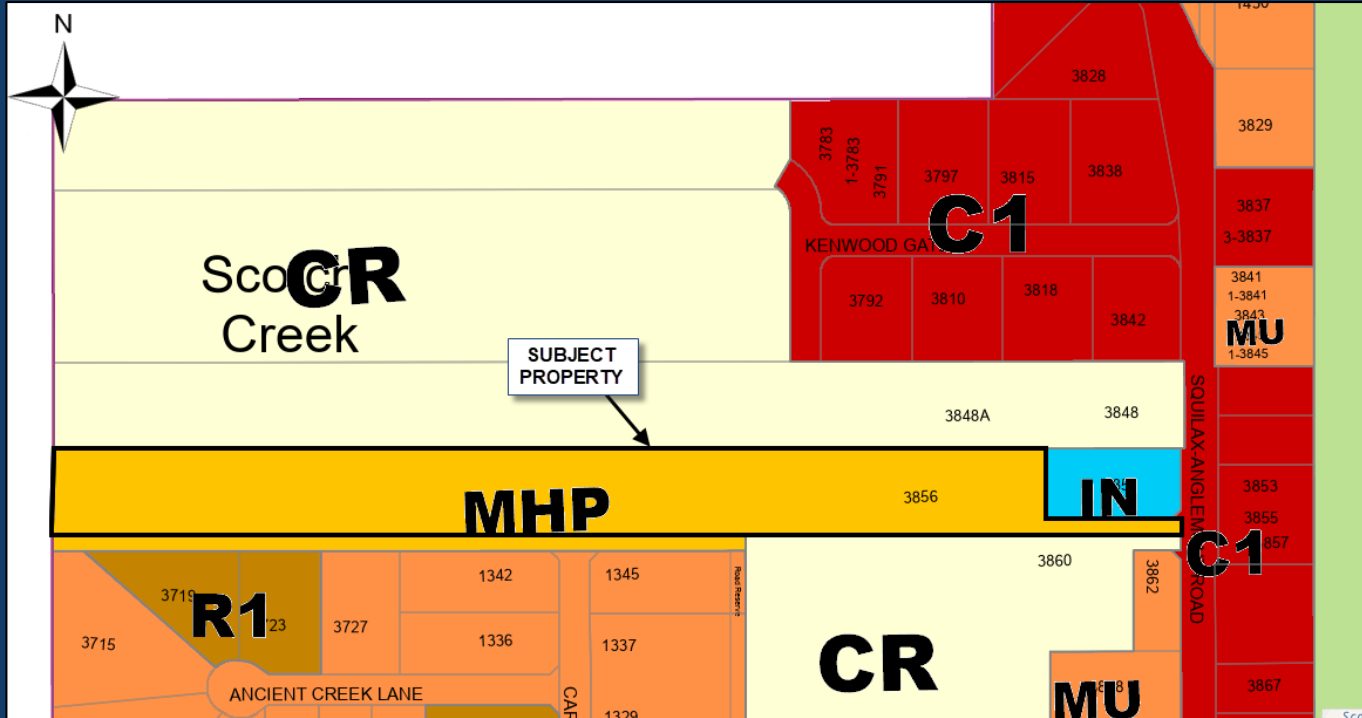
# Electoral Area F Official Community Plan Bylaw No. 830



# Bylaw No. 830 Definitions

- **COMMUNITY SEWAGE SYSTEM** means a sewage collection, treatment and disposal system serving 50 or more connections, parcels, dwelling units, or recreational vehicles.
- **COMMUNITY WATER SYSTEM** means a waterworks system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. There are currently no existing community sewer systems or community water systems in the community that the property could connect to.

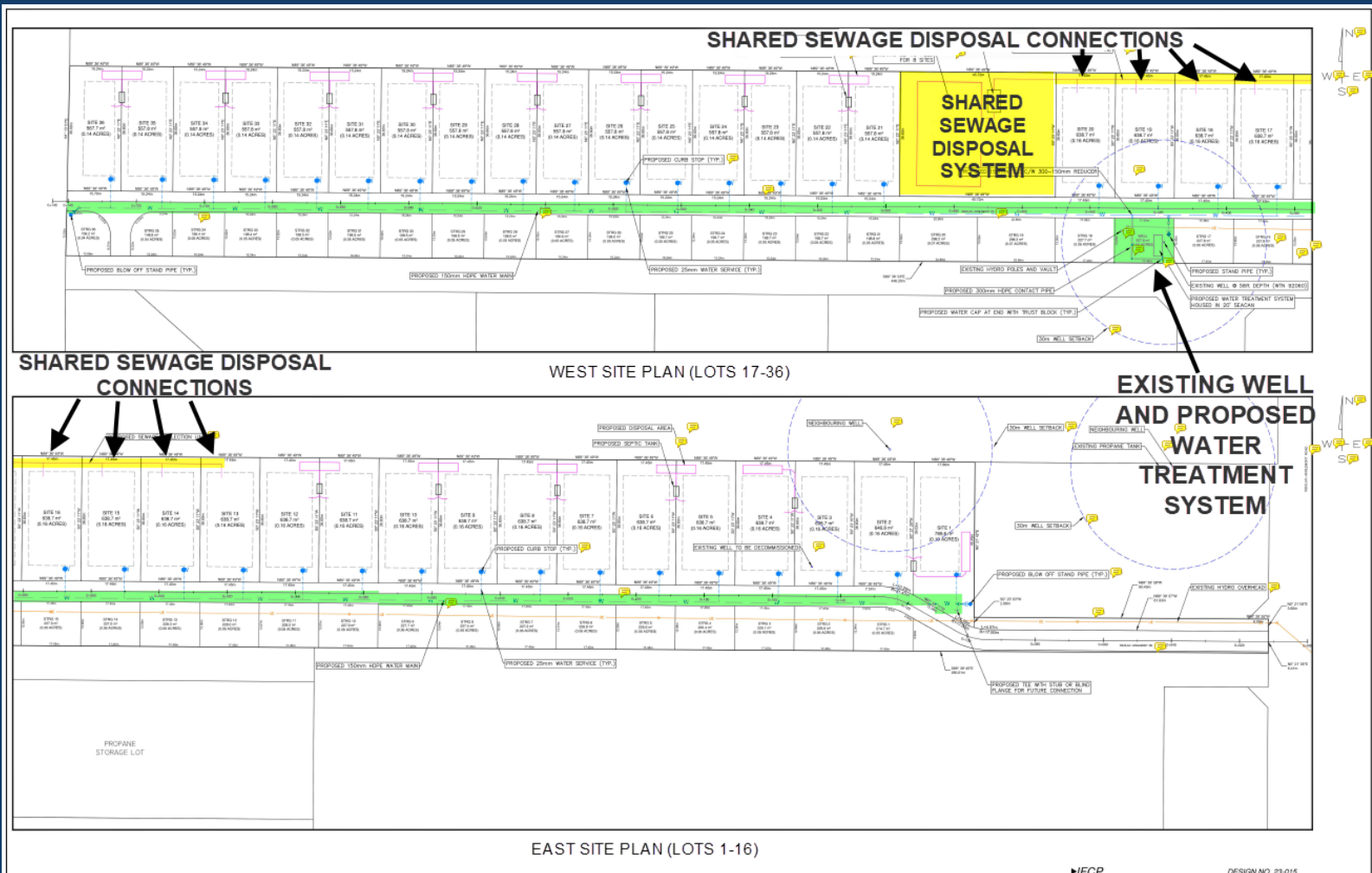
# Scotch Creek/Lee Creek Zoning Bylaw No. 825



# Orthophoto



# Site Plan



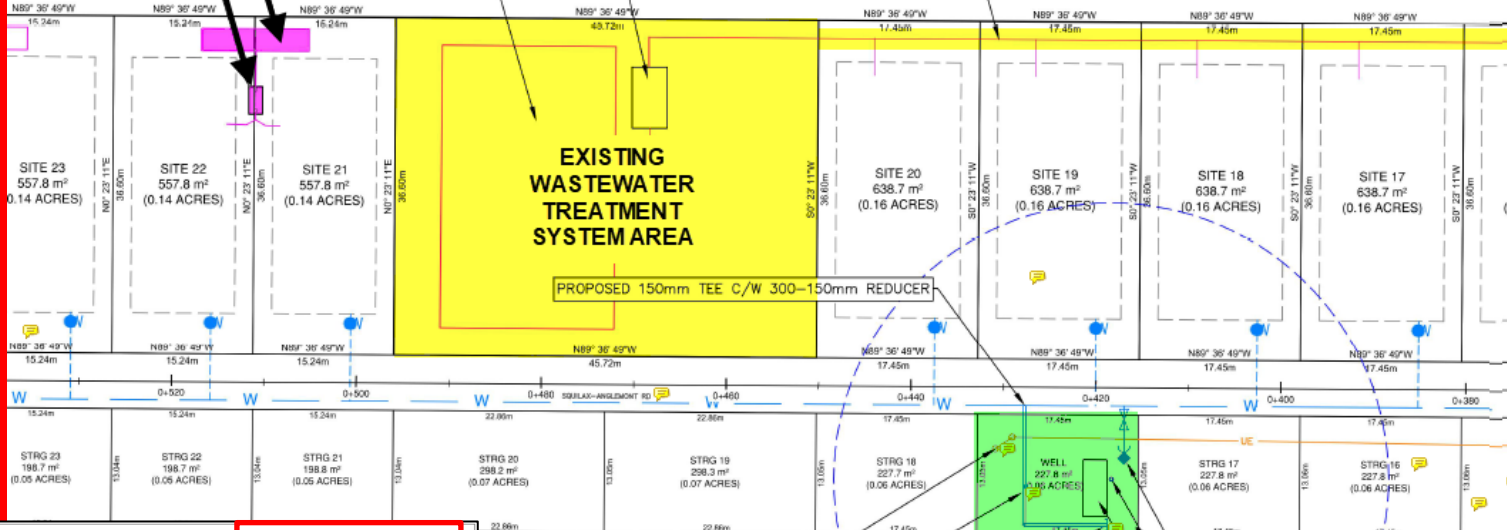


**PROPOSED SEPTIC SYSTEM  
SERVICING 2 SITES**

EXISTING TREATMENT SHED

PROPOSED SEWAGE COLLECTION LINE

**INSET**



EXISTING HYDRO POLES AND VAULT

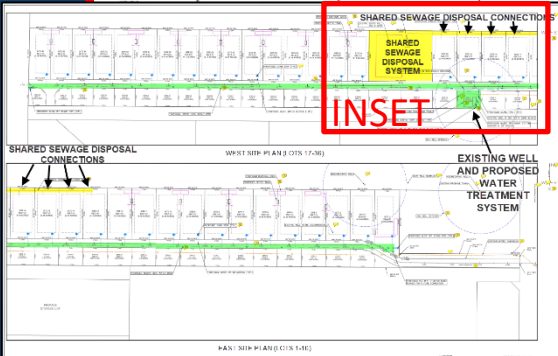
PROPOSED 300mm HDPE CONTACT PIPE

PROPOSED STAND PIPE (TYP.)

EXISTING WELL AND PROPOSED WATER TREATMENT SYSTEM

PROPOSED WATER CAP AT END WITH TRUST BLOCK (TYP.)

30m WELL SETBACK



# Referrals

- CSRD Community and Protective Services,
- CSRD Environmental and Utility Services,
- CSRD Financial Services,
- Interior Health Authority,
- Ministry of Environment and Climate Change Strategy,
- Ministry of Transportation and Infrastructure,
- Ministry of Forests: Archaeology Branch, and,
- All applicable First Nations Bands and Councils.

# Staff recommendations

If first reading occurs, prior to second reading:

- Hydro-geological impact assessment prepared by a Qualified Professional (i.e. Hydrogeologist) to review and confirm the quantity and quality of water resources and the proposed method of sewage disposal and potential impacts to groundwater

If third reading occurs, prior to adoption:

- A covenant is recommended to be registered on title which would require that the property connect to a community water system and/or community sewer system should a system become available to the property in the future.

**RECOMMENDATION #1:**

THAT: “Electoral Area F Official Community Plan Amendment Bylaw No. 830-26” be read a first time this 18th day of July 2024.

**RECOMMENDATION #2:**

THAT: “Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52” be read a first time this 18th day of July 2024.

### **RECOMMEDATION #3:**

THAT: The Board utilize the complex consultation process for “Electoral Area F Official Community Plan Bylaw No. 830-26” and “Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-52” and it the bylaws be referred to the following agencies and First Nations:

- CSRD Community and Protective Services,
- CSRD Environmental and Utility Services,
- CSRD Financial Services,
- Interior Health Authority,
- Ministry of Environment and Climate Change Strategy,
- Ministry of Transportation and Infrastructure,
- Ministry of Forests: Archaeology Branch, and,
- All applicable First Nations Bands and Councils.

*Stakeholder Vote Unweighted (LGA Part 14) Majority*