



BOARD REPORT

- TO:** Chair and Directors
- SUBJECT:** Electoral Area F: Electoral Area F Official Community Plan Amendment Bylaw No. 830-27 and Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53
- DESCRIPTION:** Report from Laura Gibson, Planner II, dated February 21, 2025. 3860, 3862, and 3868 Squilax-Anglemont Road, Scotch Creek
- RECOMMENDATION #1:** THAT: "Electoral Area F Official Community Plan Amendment Bylaw No. 830-27" be denied this 20th day of March 2025.
- RECOMMENDATION #2:** THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53" be denied this 20th day of March 2025.

SUMMARY:

The proposed bylaw amendments are for three properties located at 3860, 3862, and 3868 Squilax-Anglemont Road in Scotch Creek. The subject properties are designated VC – Village Centre in the Electoral Area F Official Community Plan (OCP) Bylaw No. 830, as amended (Bylaw No. 830), and zoned CR – Country Residential and MU – Mixed Use in the Scotch Creek/Lee Creek Zoning Bylaw No. 825, as amended (Bylaw No. 825). The applicant is proposing to redesignate and rezone the properties to facilitate development of commercial buildings with upper floor dwelling units, row house dwellings (townhomes), and mini storage.

The proposed area of land to be used for mini storage requires a redesignation in Bylaw No. 830 from VC to ID – Industrial. An OCP amendment is also required to permit the new development of mini-storage and the commercial buildings with upper floor dwelling units without connections to community sewer and community water systems. In the zoning bylaw, a new Comprehensive Development zone is proposed to accommodate the proposed land uses for the three properties.

While there are a lot of benefits to Scotch Creek with this proposal, staff are ultimately recommending that the Board deny first reading of Bylaw No. 830-27 and Bylaw No. 825-53 because of the significant amount of mini storage proposed and storage is not a permitted use in the Village Centre in Bylaw No. 830. Staff would be supportive if the proposal included only two rows of storage buildings on approximately 1 ha (not including the panhandle access) as opposed to four rows of storage on approximately 2.17 ha, leaving more space for uses supported in the Village Centre, such as row house dwellings. The applicant has submitted a letter for the Board to consider that provides their justification for the number of rows of storage buildings and how it would affect the economic feasibility of the whole project. Staff have prepared a new CDF6 - Comprehensive Development zone for Bylaw No. 825 with three Development Areas to accommodate the applicant’s proposed development should the Board choose to give the bylaws first reading.

BACKGROUND:

ELECTORAL AREA:
F

LEGAL DESCRIPTION:

- (1) Lot A Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 35916
- (2) Lot B Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 35916
- (3) The Fractional South East Quarter of Section 33 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District as shown on Plan of Said Township dated at Ottawa August 27, 1919, Except Plans 8429, 11667, 12027, 18498, 20276 and 35916.

PID:

- (1) 002-212-234
- (2) 002-212-498
- (3) 002-212-838

CIVIC ADDRESS:

- (1) 3862 Squilax-Anglemont Road, Scotch Creek
- (2) 3868 Squilax-Anglemont Road, Scotch Creek
- (3) 3860 Squilax-Anglemont Road, Scotch Creek

SURROUNDING LAND USE PATTERN:

North = Medium Density (Manufactured Home Park*), Public and Institutional (former Scotch Creek Fire Hall)

South = Village Center (vacant)

East = Squilax-Anglemont Road, Village Center (currently vacant, but prior to the wildfire was the library and commercial uses)

West = Industrial (storage, fuel sales)

*There is a current application for the Manufactured Home Park (OCP Amendment Bylaw No. 830-26 and Zoning Amendment Bylaw No. 825-52) to seek approval to expand to up to 36 units without connections to a community water system or community sewer system with a minimum of 50 connections. The bylaws have had first reading.

CURRENT USE:

Vacant

PARCEL SIZES:

- (1) 0.2 ha (0.49 ac)
- (2) 0.41 ha (1.02 ac)
- (3) 3.74 ha (9.34 ac)

DESIGNATION:

[Electoral Area F Official Community Plan Bylaw No. 830](#)

VC – Village Centre

ZONE:

[Scotch Creek/Lee Creek Zoning Bylaw No. 825](#)

- (1) MU – Mixed Use
- (2) MU – Mixed Use
- (3) CR – Country Residential

PROPOSED DESIGNATION:

VC – Village Center

- Add site specific OCP policy for 3862 and 3868 Squilax-Anglemont Road to allow commercial buildings with accessory upper floor dwelling units, without connections to a community water system and community sewer system.
- Add a site specific policy for 3860 Squilax-Anglemont Road to allow mini storage and an owner/operator dwelling unit without connections to a community water system and community sewer system.
- Change the portion of 3860 Squilax-Anglemont Road proposed to be used for mini storage from VC to ID.

PROPOSED ZONE

CDF6 – Comprehensive Development 6 with three Development Areas for mini storage, row house dwellings, and commercial buildings with accessory upper floor dwelling units

AGRICULTURAL LAND RESERVE:

0%

SITE COMMENTS:

The subject properties are located on the west side of Squilax-Anglemont Road in the Scotch Creek Village Centre. They are flat and vacant.

BYLAW ENFORCEMENT:

There are no bylaw enforcement files related to these properties

POLICY:

See attached "BL830-27_BL825-53_BL830_BL825_Excerpts.pdf" for applicable policies and zoning regulations.

Bylaw No. 830

- Section 6 A Well-housed Community
- Section 10 A Well-serviced Community
- Section 11 Managing Growth: North Shuswap
- Section 12 Managing Growth: Scotch Creek (Primary Settlement Area)
- Section 13.5 Village Centre Development Permit Area
- Section 13.8 Industrial Development Permit Area

Bylaw No. 825

- 1.0 Definitions
- 5.6 Country Residential Zone
- 5.12 Mixed Use Zone
- 5.13 Commercial-1 Zone
- 5.18 Light Industrial Zone

FINANCIAL:

Financial Services and Operations Management will need to review the proposed OCP amendment and confirm if it is consistent with the CSRD's Financial Plan and Waste Management Plan.

KEY ISSUES/CONCEPTS:

Background

The agent has provided a Letter of Rationale for the proposed development (see attached "BL830-27_BL825-53_Letter_of_Rationale_2024-11-27.pdf"). Staff have let the applicant know that they are not supportive of the amount of storage proposed on 3860 Squilax-Anglemont Road (four buildings on 2.17 ha) and that staff would support two rows of storage buildings on approximately half the area. The applicant did not wish to change the proposal and has submitted a supplementary letter for the Board and staff to consider that provides their justification for the number of rows of storage buildings and how it would affect the economic feasibility of the whole project (see attached, "BL830-27_BL825-53_Supplementary_Letter_of_Rationale_2024_12-18_Redacted.pdf").

Proposal

The proposal is to develop three properties for commercial buildings with accessory upper floor dwelling units, row house dwellings (townhomes), and mini storage (see site plans in attached "BL830-27_BL825-53_Maps_Plans_Photos_2025-03-20.pdf"). All three properties are designated Village Centre in Zoning Bylaw No. 825. Policies related to the Village Centre designation are in the attached "BL830-27_BL825-53_BL830_BL825_Excerpts.pdf" and are discussed in the Land Use Analysis section below. The details of the proposed development for each property are outlined below.

3860 Squilax-Anglemont Road:

This 3.7 ha parcel is currently zoned CR – Country Residential. The CR zone permits single detached dwelling and standalone residential campsite as primary uses and accessory use, bed and breakfast, secondary dwelling unit, home business, and residential campsite as secondary uses. The minimum parcel size of the CR zone for new subdivisions is 2.0 ha. The proposal is to have mini storage buildings occupying the approximately 2.17 ha west portion of the property with a total of four buildings and 80 mini storage units. The intent is to have the storage units primarily available for personal use but also allow for businesses to use the mini storage units for storage (not operations).

On the approximately 1.57 ha east portion of the property, residential use is proposed in the form of 54 row house dwellings. The row house dwellings would not be developed until community sewer and water servicing becomes available to the subject property because the proposed density and flow would require connection to a community sewer system (minimum 50 connections). The proposal is to subdivide the property to separate the mini storage and residential uses if this rezoning application is successful. The owner's priority will be to build the mini storage buildings, which do not require community services. The applicant indicates that the build out and sales of the mini storage buildings are expected to take 10 years to complete. If the community water and sewer systems are not available within that time frame to commence building row house dwellings, alternate uses of the property that have low demand for water and sewer will be pursued by the owner.

The owner has also offered to set up a 10-year lease of this portion of land for community purposes for a nominal fee. CSRD Planning staff have not considered this proposal/offer in this review. This staff report is specific to the OCP and zoning bylaw amendments required for the development proposal for the three properties.

3862 and 3868 Squilax-Anglemont Road:

3862 Squilax-Anglemont Road is a 0.2 ha parcel which is proposed to have a single building with four ground floor commercial units and four upper floor dwelling units above. The applicant notes that these units could be used as live/work spaces or rented separately. The intent is to create building strata parcels; no subdivision of the land is contemplated.

3868 Squilax-Anglemont Road is a 0.4 ha parcel and is intended to be developed with a building similar to 3862 Squilax-Anglemont Road, with commercial space on the bottom up to eight accessory upper floor dwelling units. However, 3862 Squilax-Anglemont Road will be developed first to evaluate market demand for a commercial property with residential space above.

The proposals for both 3862 and 3868 Squilax-Anglemont Road include a total of 83 parking spaces which are located between the buildings and Squilax-Anglemont Road. Some of the parking spaces are aligned so that they could accommodate vehicles towing camping or boat trailers. The dwelling units will each require two parking spaces. Other parking requirements will depend on the types of commercial use. For example, retail store requires one for each 20 m² of floor area, net, while restaurant requires three plus one for each 10 m² of floor area, net. There is a total of 1300 m² of commercial area proposed. Calculating one parking space per 10 m² would be 130 parking spaces while one per 20m² would be 65. Staff note that the applicant has not included landscaping on the site plan between the parking spaces and the road which is a requirement of the Village Centre Development Permit Area guidelines, and this may affect some of the proposed parking spaces. The details of the parking spaces could be addressed at the time of the Village Centre Development Permit prior to issuance of a building permit.

As noted in the applicant's letter of rationale, the combined frontage on Squilax Anglemont Road within the Village Centre designation makes these parcels key to the future development and character of Scotch Creek. These would be some of the first mixed-use buildings (commercial building with upper floor dwelling units) in Scotch Creek.

Water will be sourced from a single groundwater well on each property with water treatment systems approved by Interior Health, where applicable. The applicant has engaged Kala Geosciences Ltd. to design a sewerage system for each 3862 and 3868 Squilax-Anglemont Road that meet the Sewerage System Regulation, with a ground disposal planned for a landscaped area. The agent has noted that the servicing proposal will be based on designs that allow connections to a future community water and community sewer system without significant site disruption should community systems become available. If servicing is required for the mini storage and/or an owner/operator dwelling on 3860 Squilax-Anglemont Road, they may be serviced by an onsite septic system which meets the Sewerage System Regulation and a groundwater well. As part of the proposed subdivision to separate the mini storage and row house dwelling uses into two parcels, Subdivision Servicing Bylaw No. 680 will require proof of potable water and potential for onsite sewage disposal for each new parcel.

Land Use Analysis

All three properties are designated Village Centre in OCP Bylaw No. 830. As per the Village Center objective, 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. Policies include that permitted land uses within the Village Centre, which are 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. Resilient "main street" building types are encouraged that allow development of a mix of uses (retail, office, residential) that can be adjusted in response to market demands.

Village Centre policies do not support industrial uses, including storage. This would be suited to the Industrial designation.

3860 Squilax-Anglemont Road

The applicant has proposed four rows of mini storage buildings for the 2.17 ha west portion of 3860 Squilax-Anglemont Road, which is the rear of the property. Storage is not included as one of the permitted land uses established in the OCP for the Village Centre. Furthermore, mini storage buildings do not fit the resilient “main street” type buildings described in Bylaw No. 830 that would allow development of a mix of uses and adjust to changing market needs. Storage buildings are industrial buildings that would not easily convert to a residential or commercial use.

Staff are not entirely opposed to having some mini storage on the subject property, but there are concerns with how much land is proposed to be used for mini storage. The proposed mini storage could provide a suitable buffer between the existing outdoor storage and fuel sales occurring on the adjacent Industrial-designated parcels to the west and the proposed row house dwellings. However, there is limited land left in Scotch Creek’s Village Center, and the subject property is suitable for commercial and residential uses being flat, cleared, and on the main corridor of downtown Scotch Creek. If a 2.17 ha portion of this property is used for mini storage buildings, it is unlikely that land will ever be redeveloped for a Village Center use. It is especially unlikely if the buildings are stratified in the future and each unit is sold to different owners, which is what the current owner has done with their other mini storage development in Scotch Creek. Staff have estimated that if the proposed area for mini storage were reduced by approximately half (minus the panhandle access) and that land were instead used for row house dwellings, it could potentially result in an additional 36 future row house dwellings (see attached “BL830-27_BL825-53_Maps_Plans_Photos_2025-03-20.pdf”).

Scotch Creek is identified as the Primary Settlement Area in Electoral Area F in Bylaw No. 830. As described in the vision statement in Section 12 of Bylaw No. 830, 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. Currently, the housing in Scotch Creek is largely comprised of single detached dwellings.

The Electoral Area F Housing Needs Assessment, prepared by Urbanics Consultants Ltd. (Urbanics), dated March 2022 (attached “EA-F_Housing_Needs_Asssment_March2022.pdf”), identified that alternative housing formats relieve the cost pressure inherent in single family homes by economizing on land. This includes apartments and townhomes. Urbanics stated that it is especially important that these land-efficient housing forms be allowed in areas that are already serviced. Promotion of medium density, ground-oriented housing to address affordability and senior housing needs is a low-cost action that was recommended in the report. Staff note that while the Scotch Creek area is not yet serviced, the subject row house dwelling proposal will be developed when community water and sewer services are available. Urbanics also states that multi-family housing works to bring down per-household costs by bringing down the overall land cost per household and increasing the viability of servicing. The units are also more affordable rental market housing, filling an identified need in the local market.

Staff analyzed the properties in the Scotch Creek Primary Settlement Area (Scotch Creek) for other potential locations for multifamily development (see attached “Scotch_Creek_PrimarySA_Analysis.pdf”). Scotch Creek is approximately 500 ha and includes approximately 80 ha of parkland and 118 ha of ALR land (not including the portions of ALR land that are also park). There is also approximately 20 ha of Industrial land. The remaining land is largely developed with commercial, residential, and resort development. Other land is limited by steep slopes, particularly in the northeast corner of Scotch Creek. Staff determined that a suitable parcel for multifamily development would be at least 0.5 ha and flat. A parcel size of 0.5 ha would accommodate 18 row house dwellings using the design in the applicant’s

proposal (a density of 34 dwellings/ha). There are 13 properties in the Scotch Creek that are either vacant or minimally developed and have at least 0.5 ha of flat land (not including the properties that are the subject of this application). Those 13 properties, or 48 ha, could cumulatively support up to 1733 row house dwellings. Staff note that two of those properties have already been rezoned for multifamily development, subject to development of community water and community sewer systems. While 13 properties or 48 ha may seem like a relatively significant amount of land still potentially available for other multifamily development, only three of 13 properties are in the VC designation and easily walkable to amenities in the downtown core. Those three properties could support up to 108 row house dwelling units. There is no guarantee the other properties will be developed for multifamily development. Only four of the other properties are vacant and the properties with single detached dwellings may never be redeveloped.

Staff have prepared the bylaw amendment as requested by the applicant, with the 2.17 ha area rezoned to Development Area 3 (DA3) in the CDF6 zone that would permit the primary use mini storage and the secondary uses office and one owner/operator dwelling unit. In Bylaw No. 825, an owner/operator dwelling unit is defined as a dwelling unit which may be a single detached dwelling, for the occupancy of the owner, operator, caretaker or security personnel of a non-residential use.

The 54 row house dwellings that are proposed for the remainder of 3860 Squilax-Anglemont Road are well suited to this area, but for the development to occur, community water and community sewer systems are required. Multi-unit residential development is an encouraged land use in the VC designation. The row house dwellings would provide affordable housing within walking distance to local amenities. The Residential objectives in Bylaw No. 830 include ensuring a range of housing choices to accommodate people of all ages and incomes, and to preserve the high ecological values of the Shuswap Lake Watershed while allowing for appropriately sited and property services development of the Primary and Secondary Settlement area. Residential policies in Bylaw No. 830 include clustering development to promote pedestrian linkages, efficient servicing and minimal impact on natural area and directing new housing to the settlement areas. For the Primary settlement area of Scotch Creek, new development will site units close together and minimize impact of development footprints. The proposal is consistent with these objectives.

Staff note that zoning Bylaw No. 825 includes parking regulations that require two parking spaces per dwelling unit, and the applicant's site plan demonstrates only one parking space per dwelling unit. The applicant has confirmed that the row house dwelling units include a garage with a parking space, therefore, will meet the required parking (see sample floor plan in "BL830-27_BL825-53_Maps_Plans_Photos_2025-03-20.pdf"). If the applicant were to reduce the number of mini storage buildings and size of DA3 in CDF6, the DA2 area could be increased and there may be space for more than 54 row houses, or for additional parking or greenspace.

54 units on approximately 1.57 ha is a density of over 34 per ha. There is no maximum density established in the policies of Bylaw No. 830 for the Village Centre. The Medium Density (MD) designation proposes a density of 15-20 units per hectare. Currently, the highest density of row house dwellings permitted in Bylaw No. 825 is in the MR – Multi-residential zone, which allows one per 0.25 ha (or 4 per ha). In South Shuswap Zoning Bylaw No. 701, the Medium Density Residential zone allows up to 25 multiple dwelling units per ha. However, staff note that with future community sewer and water systems in place, there is no concern with the proposed density.

3862 and 3868 Squilax-Anglemont Road

3862 and 3868 Squilax-Anglemont Road are currently zoned MU – Mixed Use in Bylaw No. 825. The MU zone permits both residential and commercial uses, but not as many commercial uses as the C1 - Commercial – 1 zone. Uses permitted by the C1 zone and not MU zone include amusement

establishment, campground, convenience store, marina, motel, pub, public assembly facility, recycling drop-off facility, rental shop, restaurant, retail store, service station, tourist cabin and library (see attached "BL830-27_BL825-53_BL830_BL825_Excerpts.pdf" for a full list of uses permitted in each zone). Not all these uses are appropriate to the subject properties (e.g. recycling drop-off facility, marina, and campground) because of the size and location of the properties, therefore a new Development Area 1 (DA1) in the proposed CDF6 zone is recommended as opposed to rezoning the properties to C1. The DA1 zone is proposed to include the following commercial uses: amusement establishment, convenience store, day care, library, motel, office, outdoor sales, personal services, pub, public administration facility, rental shop, restaurant, retail store, and service station.

The properties across Squilax-Anglemont Road from the subject properties are zoned C1, and there are more C1 zoned properties further south and east along Squilax-Anglemont Road. To the north of the subject properties are a MHP - Manufactured Home Park property and the former Scotch Creek Firehall property, which is zoned IN - Institutional. Immediately south of the subject properties are three C1 zoned properties (see attached "BL830-27_BL825-53_Maps_Plans_Photos_2025-03-20.pdf"). The commercial-residential buildings should be well suited to this area, given the adjacent commercial and residential uses, and are consistent with the Village Centre policies in Bylaw No. 830. The Village Centre policies state that additional population around the Village Centre core will support businesses and services and help create a more vibrant community. The proposed buildings are the type of resilient "main street" building types that are encouraged as they allow development of a mix of uses (retail, office, residential) that can be adjusted in response to market demands.

The upper floor dwelling units provide an alternative housing type that may be more affordable within walking distance of local amenities such as the grocery store, post office, and library (which is proposed to be rebuilt). Being in the form of an upper floor dwelling unit provides housing without taking away from limited land available for commercial uses. Staff proposed to permit the dwelling units in the form of *accessory upper floor dwelling unit*, which is defined in Bylaw No. 825 as the use of land buildings and structures for a dwelling unit that is accessory to the principal, non-residential use of a parcel, is located above the ground floor, and contains a separate entrance. The term upper floor dwelling unit will ensure that the main floors of the buildings are used commercially and not as dwelling units. The density proposed for accessory upper floor dwelling units is 12 for DA1 (total for both parcels in DA1, not per parcel). This will permit four upper floor dwelling units for 3862 Squilax-Anglemont Road and eight upper floor dwelling units for 3868 Squilax-Anglemont Road, as proposed by the applicant. Bylaw No. 830 includes a policy in the VC designation that live-work units are permitted and encouraged. Staff consider the subject properties as appropriate locations for the proposed commercial buildings with accessory upper floor dwelling units.

Staff note that the C1 zone currently permits single detached dwellings and mini storage. Having the uses single detached dwelling and mini storage as permitted principal uses in the C1 zone has been an issue identified by the Electoral Area F Director. Removing those uses would encourage the C1 properties along Squilax-Anglemont Road be used for commercial uses for Scotch Creek and not residential with a single family dwelling that may diminish full commercial use of these properties. This topic will be discussed with the public during the upcoming OCP and zoning bylaw review process for Electoral Area F.

Although the proposal for 3862 and 3868 Squilax-Anglemont Road is currently for commercial buildings with upper floor dwelling units, if the bylaw amendment is successful, the applicants will be able to use the properties for any of the permitted uses in the new DA1 zone and are not required to build the buildings described in their application. However, staff consider any of these permitted uses to be suitable for the subject properties.

Servicing Analysis

Potable Water

All water supply systems in British Columbia require approval from the regional health authority, which in the CSRD is the Interior Health Authority. A water supply system means a domestic water system that serves more than one single-family residence. The Drinking Water Protection Act (the Act) outlines general requirements for water suppliers, and the Drinking Water Protection Regulation sets out more specific requirements. The Ministry of Health administers the Act and develops policy related to drinking water. The regional health authorities implement the Act and provide monitoring of drinking water systems. An operating permit may be required in accordance with the regulations and terms of an operating permit may include, but are not limited to, treatment requirements, qualifications and training of persons operating, maintaining, or repairing the water supply system, monitoring of the drinking water source and the water in the water supply system, and reporting of monitoring results. A water license may also be required from the Province in accordance with the Water Sustainability Act. Water licences and approvals allow people to divert, use or store surface water or groundwater.

The proposed water servicing for each of the subject properties is from a single groundwater well. Whether a water treatment system is required will be determined by Interior Health Authority.

Sewage

Onsite sewerage systems that treat effluent from buildings that are not serviced by larger municipal or regional sewer systems are regulated either by the Public Health Act (regional health authority or the Municipal Wastewater Regulation under the Environmental Management Act (Ministry of Environment and Climate Change Strategy (MOE)), depending on the amount of sewage flow the system is designed to receive.

A property with a cumulative sewage flow of less than 22,700 L/day may be regulated by the regional health authority (Interior Health in the CSRD). This would apply to the subject properties. The regional health authority receives a filing from the authorized person who is constructing the sewerage system under the Sewerage System Regulation, but the regional health authority does not need to specifically approve each system. Within 30 days of completing construction of the sewerage system, the authorized person submits a letter of certification to Interior Health to provide assurances that the plans and specifications are consistent with standard practice.

If the bylaw amendments are given first reading, referrals will be sent to agencies and First Nations for comment, including CSRD Environmental and Utility Services (EUS), the Ministry of Environment and Parks, and Interior Health Authority for their input on the proposed method of water servicing and sewage disposal. The referral to EUS will provide that department the opportunity to comment on the history and plans for CSRD community water servicing and community sewer servicing in Scotch Creek. EUS may also provide information on how the proposal may align with or contradict the Liquid Waste Management Plan.

While it is optimal to connect to community water system and community sewer system, the proposed methods of onsite sewer and water servicing for the proposed commercial buildings with accessory upper floor dwelling units may be considered as a temporary option until a community sewer system and community water system become available in the community and more specifically to the property. Furthermore, this new development has potential to be serviced on site through the Sewerage System Regulation (the cumulative flow will not require a system regulated by the Municipal Waste Regulation) and is not new subdivision that would require many additional individual onsite sewage disposal systems. Staff would view a new subdivision or much larger building differently.

Covenants

If the bylaw amendments were to proceed and the Board eventually chose to approve third reading of the amending bylaws, staff would recommend a covenant be registered on title for each of the subject properties as a condition of the bylaw amendment. The covenants would require that the properties connect to a community water system and/or a community sewer system should the systems become available to the properties. Available means if the subject properties are within the service area for a CSRD-owned community water or sewer system. The property owner registering a covenant on title to require future connection to community servicing is common practice of the CSRD in similar situations, such as for proposed developments at 4109 Squilax-Anglemont Road, formerly Frank's Campground (BL830-23 and BL825-43, currently at third reading) and for development variance permits which vary servicing requirements for subdivisions. The covenant compels the owner to connect to the community services when they become available and not continue to utilize existing on site servicing.

Referrals to CSRD Environmental and Utility Services (EUS) will provide that department the opportunity to comment on the history and plans for CSRD community water servicing and community sewer servicing in Scotch Creek. EUS may also provide information on how the proposal may align with or contradict the Liquid Waste Management Plan.

If first reading is given, staff recommend submission of a hydro-geological impact assessment to review and confirm the quantity and quality of water resources be required prior to consideration of second reading. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed developments. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties and review the proposed method of sewage disposal and potential impacts to groundwater.

Proposed Bylaw Amendments

Staff are recommending that the Board deny first reading of Bylaw No. 830-27 and Bylaw No. 825-53 because storage is not supported in the Village Centre in Bylaw No. 830. Staff would be supportive if the proposal included only two rows of mini storage buildings on approximately 1 ha of land (not including the panhandle access) as opposed to four rows of mini storage on approximately 2.17 ha, thus leaving more space for uses supported in the Village Centre. The mini storage use would provide a suitable buffer between the proposed future row house dwellings and other industrial uses to the west of the subject properties. The mini storage (if it were only two rows) would be over 200 m from Squilax-Anglemont Road and while it will be visible from the road at first, future development between the mini storage and road will eventually help block the view of the mini storage buildings. At the time of the Industrial Development Permit, required before issuance of the building permit, the CSRD could require screening of the mini storage buildings and landscaping as conditions of the permit. The applicant has submitted a letter for the Board to consider that provides their justification about the number of rows of mini storage buildings and how it would affect the economic feasibility of the whole project. Should the Board choose to support the proposal, staff have prepared site specific policies for Bylaw No. 830 and a new CDF6 - Comprehensive Development zone for Bylaw No. 825 with three Development Areas (see attached "BL825-53_First.pdf" and "BL830-27_First.pdf").

In OCP Bylaw No. 830, staff are proposing to add a site specific policy in the VC – Village Centre designation, which will refer to policies from Section 10 on servicing, and allow the proposed development of the mini storage and associated owner/operator dwelling and the commercial buildings with accessory upper floor dwelling units to proceed without connections to a community sewer system and community water system (see attached "BL830-27_First.pdf").

In Bylaw No. 825, staff are proposing a new Comprehensive Development zone (CDF6). Development Area 1 that will apply to the commercial buildings with accessory upper floor dwelling units on 3862 and 3838 Squilax-Anglemont Road, and Development Areas 2 and 3 will apply to the row house dwellings and mini storage, respectively, on 3860 Squilax-Anglemont Road. See attached "BL825-53_First.pdf".

The DA1 regulations for minimum parcel size, minimum parcel width, maximum parcel coverage, maximum height, and minimum setbacks are proposed to be comparable to the C1 zone. As described above in the Land Use Analysis section, a density of 12 accessory upper floor dwelling units has been established for DA1, which accommodates the applicant's proposal of four units on 3862 Squilax-Anglemont Road and eight units on 3868 Squilax-Anglemont Road. The permitted principal uses in the DA1 zone are proposed to be: amusement establishment, convenience store, daycare, library, motel, office, outdoor sales, personal services, pub, public assembly facility, rental shop, restaurant, retail store, and service station. Secondary uses will include accessory upper floor dwelling unit and accessory use.

The DA2 zone for row house dwellings has the same maximum height and minimum setback requirements as the MR - Multi-residential zone in Bylaw No. 825. The maximum density is established as 54, as requested by the applicant. Community water and community sewer servicing are required because that density of development cannot proceed with onsite sewage disposal and wells.

The DA3 zone for mini storage has comparable regulations to the I2 – Light Industrial zone in Bylaw No. 825. The permitted principal use is mini storage and permitted secondary uses are accessory use, office and owner/operator dwelling unit. While an owner/operator dwelling unit was not specifically indicated on the site plan submitted by the applicant, staff consider it an appropriate secondary use and it is permitted in other similar zones such as Light Industrial.

Form and Character Development Permits

New development on properties designated Village Centre or Industrial in the Official Community Plan require a Village Centre or Industrial Development Permit (DP) addressing the form and character of the property to be issued prior to the issuance of building permit. A form and character DP sets forth conditions under which development may take place, e.g. landscaping, screening, building materials and colours, designated parking areas. If the bylaw amendments proceed, the form and character DP application(s) may be presented to the Board at a future Board meeting, along with adoption of the proposed bylaw amendment (if the bylaw amendment is given third reading).

Building Permit

The properties are subject to CSRD Building Regulation Bylaw No. 660-3, as amended. Building permits are required for new buildings. Confirmation of adequate potable water and sewage disposal is required prior to the issuance of building permits.

New Electoral Area F OCP

An upcoming project for later this year is to review and update the existing OCP and zoning bylaws in Electoral Area F. The Board may wish to withhold consideration of the subject OCP Bylaw No. 830 amendment and other possible amendments until the proposed OCP review is complete and a new OCP is adopted for Electoral Area F. Through the review and update of the OCP, the community will be asked to weigh-in on servicing and land use policies, such as those pertaining to the VC designation. However, this project could take 18-24 months to complete.

Rationale for Recommendations

In general, staff consider the proposed bylaw amendments to be a positive change for Scotch Creek. The properties are an excellent location for the commercial buildings with accessory upper floor dwelling units and row house dwellings. If the mini storage were reduced to two rows of mini storage buildings on approximately 1 ha instead of four rows on approximately 2.17 ha, staff would support the application for the following reasons:

- The location of 3862 and 3868 Squilax-Anglemont Road are ideal for the proposed commercial buildings with accessory upper floor dwelling units, being in the Village Centre of Scotch Creek and near other commercially zoned properties and local amenities;
- The proposed accessory upper floor dwelling units at 3862 and 3868 Squilax-Anglemont Road will provide more housing options for Scotch Creek residents without taking away from land available for commercial use in the Village Centre;
- There is no existing community sewer system or community water system in the vicinity of the subject property to connect to at this time, and the proposed method of servicing provides 3862 and 3868 Squilax-Anglemont Road an adequate alternative for the short-term;
- The applicant has provided information on how the buildings at 3862 and 3868 Squilax-Anglemont Road will be serviced for water and sewage disposal and states that the design will be as such that connections to a future community water and community sewer system should they become available without significant site disruption;
- The proposed mini storage buildings will provide a suitable buffer between the proposed row houses and the existing development on the parcels to the west;
- The proposed row houses will add a significant amount of housing to Scotch Creek in an area that is walkable to local amenities;
- Prior to consideration of second reading, it is recommended a hydro-geological impact assessment be required to review and confirm the quantity and quality of water resources and the proposed method of sewage disposal and potential impacts to groundwater; and,
- Prior to consideration of adoption of the proposed bylaw amendments, a covenant would need to be registered on title for each of the subject properties which would require that the properties connect to a community water system and/or community sewer system should a system become available to the property.

The property owners have chosen to continue with their original proposal which is four rows of mini storage buildings. Staff are recommending that Bylaw No. 830-27 and Bylaw No. 825-53 be denied first reading for the following reasons:

- Bylaw No. 830 policies do not support storage in the Village Centre of Scotch Creek;
- If approximately 2.17 ha are used for four rows of mini storage buildings on 3860 Squilax-Anglemont Road, it is unlikely that land will be redeveloped for uses permitted in the Village Center designation and there is limited land available in the Scotch Creek Village Centre;
- If approximately half of the land proposed for mini storage is instead used for row house dwellings, there could potentially be another 36 dwelling units in the future.

If the Board gives the bylaws first reading, prior to consideration of second reading, the applicant is required to provide to the CSRD:

- A hydro-geological impact assessment to review and confirm the quantity and quality of water resources and the proposed method of sewage disposal and potential impacts to groundwater.

IMPLEMENTATION:

If the Board supports staff recommendation and denies first reading, the file will be closed and the applicant notified of the Board's decision.

If the Board does not support the staff recommendation and instead gives the bylaws first reading, it is recommended that Bylaw No. 830-27 and Bylaw No. 825-53 be referred to applicable agencies and First Nations listed in the Communications section below.

Consultation Process

If the Board gives the bylaws first reading, staff recommend the complex consultation process proceed in accordance with CSRD Policy P-18 regarding Consultation Process – Bylaws. This level of consultation is applied in a situation where an application requires both an OCP and a zoning change. Neighbouring property owners will first become aware of the application when a notice of application sign is posted on the properties.

As part of the complex consultation process, after first reading, the applicant is required to hold a public information meeting in the community where the subject properties are located. The purpose of the meeting is for the applicant to provide the public with information about the proposal, listen to their concerns and answer their questions, and provide meeting notes from the meeting to the CSRD.

If the bylaws are given second reading at a future Board meeting, a public hearing will be held.

COMMUNICATIONS:

Referrals

If the Board chooses to give Bylaw No. 830-27 and Bylaw No. 825-53 first reading, staff recommend the report be sent out to the following referral agencies and First Nations requesting input and recommendations regarding the proposed amendment:

- CSRD Community and Protective Services,
- CSRD Environmental and Utility Services,
- CSRD Financial Services,
- Interior Health Authority,
- Ministry of Environment and Parks,
- Ministry of Transportation and Transit,
- Ministry of Forests: Archaeology Branch, and,
- All applicable First Nations Bands and Councils:
 - Adams Lake Indian Band
 - Skw'lax te Secwepemcú'lecw
 - Neskonlith Indian Band
 - Okanagan Indian Band
 - Shuswap Indian Band
 - Simpcw First Nation
 - Splatsin First Nation

Notice of Application Sign

If the Board gives the bylaw amendments first reading, a Notice of Application sign is required to be posted. Section 8.2 of the Development Services Procedures Bylaw No. 4001-02, as amended, requires one notice of development sign for every 400 m of street frontage. The subject properties have a combined frontage of approximately 155 m along Squilax-Anglemont Road and therefore require one

sign. The sign shall be placed no later than 30 days following first reading of the proposed bylaw amendment.

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:	2024-03-20_Board_DS_BL830-27_BL825-53_First.docx
Attachments:	<ul style="list-style-type: none">- BL830-27_BL825-53_Maps_Plans_Photos_2025-03-20.pdf- EA-F_Housing_Needs_Asssment_March2022.pdf- Scotch_Creek_PrimarySA_Analysis.pdf- BL830-27_BL825-53_BL830_BL825_Excerpts.pdf- BL830-27_BL825-53_Letter_of_Rationale_2024-11-27.pdf- BL825-53_First.pdf- BL830-27_First.pdf- BL830-27_BL825-53_Supplementary_Letter_of_Rationale_2024-12-18_Redacted.pdf
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This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Corey Paiement was completed by workflow administrator Crystal Robichaud

Corey Paiement



Gerald Christie



Jodi Pierce



Jennifer Sham

A handwritten signature in black ink, appearing to read 'John MacLean', with a long horizontal stroke extending to the right.

John MacLean