

**D.S.Cunliffe, P.Eng.  
Consulting Services**

8 – 5260 SQUILAX ANGLEMONT ROAD, CELISTA, B.C. V0E 1M6

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November 27, 2024

CSRD Planning  
555 Harbourfront Drive NE  
PO Box 978  
Salmon Arm, BC V1E 4P1

Dear Sir:

Subject: Proposed Scotch Creek Rezoning:

- 1) 3860 Squilax Anglemont Road – Frac SE ¼ Sec 33 Tp 22 Rg 11 W6M KDYD  
Except Plans 8429, 11667, 12027, 18498, 20276, and 35916 (PID 002-212-838)
  - 2) 3862 Squilax Anglemont Road – Lot A Sec 33 Tp 22 Rg 11 W6M KDYD  
Plan 35916 (PID 002-212-234)
  - 3) 3868 Squilax Anglemont Road – Lot B Sec 33 Tp 22 R11 W6M KDYD Plan  
35916 (PID 002-212-498)
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I am writing to outline a proposal for development of the above noted properties in Scotch Creek. The plan is to develop for mixed use including commercial, storage, and residential uses. The challenge for these properties is the requirement to have community sewage and water systems with 50 connections each in both Zoning Bylaw 825 and OCP Bylaw 830. While this requirement is understandable for a number of reasons, it is stifling a known need for housing in Scotch Creek and orderly development of the community. We want to proceed with rezoning and OCP amendments for all 3 properties concurrently.

1. OCP Bylaw 830 and Zoning Bylaw 825

While the 2023 wildfire caused a lot of damage and structure loss in Scotch Creek, it has presented an opportunity to rebuild in a way that will improve the community with more orderly development, provision of much needed housing, and a strong commercial core.

When the OCP was adopted in 2009 and Bylaw 825 in 2007, there was little control on development in Scotch Creek and there were serious concerns over the health of the Scotch Creek aquifer. At that time, there was a perception that development needed to be reigned in to protect human health, the lake, and stop poorly planned and executed developments.

The net effect of the requirement to have development supported by community water and sewer with a minimum of 50 connections effectively stopped any new development and resulted in a stagnation of Scotch Creek. What little development that has occurred has defaulted to 1.0 ha lots which effectively “waste” valuable land in the primary settlement area and have not been planned for future subdivision, making the impact on availability of land suitable for development more pronounced and lowering the likelihood of achieving the population density required to support the vibrant commercial core necessary for Scotch Creek to become a primary settlement area.

The definitions in Zoning Bylaw 825 are:

*COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. 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. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;*

*COMMUNITY WATER SYSTEM means a waterworks system serving 50 or more parcels. 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;*

... and even more restrictive language from OCP Bylaw 830:

*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.*

...and:

*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.*

It is also interesting to note that South Shuswap Zoning Bylaw 701 defines community sewer and water systems as having a minimum of 5 connections. South Shuswap OCP Bylaw 725 is relatively silent on community systems except the following reference.

#### *9.2.1 – Objectives*

*1. To encourage the development of community water systems, and ensure that they are designed and operated to the satisfaction of the Regional District; and,*

In the 14 years since the OCP was adopted, neither the private or public sectors have been able to deliver either a community sewer or water system. The CSRD has made some progress on a community water system, but it will likely be in the order of 20 plus years to see a completed system. There has been no progress on community sewer.

The eventual provision of a community water system will get residents off of individual wells which will address the human health component of the rationale for the “50 connection” rule. I think the time is right to for the CSRD to consider smaller scale developments.

As long as water sources are “shared” wells, IH will conder these community systems and will ensure adequate treatment at source is in place to protect human health.

The same argument can be made to support smaller scale developments with respect to sewage disposal. As long as more than 2 lots are connected in a strata development, there will be a legislated (SPA) requirement to maintain infrastructure, strata governance to manage the systems, and rigorous design requirements under the SSR ensure that neither public health or the environment are compromised. This, coupled with a requirement to consider and plan for future connections to community systems for both water and sewer will help support community systems in the future.

If we are to take advantage of the opportunity to rebuild Scotch Creek post wildfire into a vibrant community that will in fact function as the primary settlement area for the North Shuswap, it’s time to revisit the OCP and see what worked and didn’t work. This is consistent with the Local Government Act which suggests the OCP is a living document that needs to amended periodically to reflect changing times. In the interim, the CSRD can support individual applications to amend the OCP to consider systems with less than 50 connections.

Now that the provincial government has prioritized building more housing throughout BC, they have indicated that policies restricting housing development need to be revisited. Both of these rezoning applications suggest a different approach to community services to allow them to proceed.

## 2. 3860 Squilax Anglemont Road

A site plan and rendering of the proposed development is attached to this report.

This 3.7 ha parcel is currently zoned Country Residential in Zoning Bylaw 825 but is designated as VC – Village Centre in OCP Bylaw 830. It is a relatively large parcel that backs onto commercial development (storage facility) to the west, a mobile home park to the north, the Pharma Choice/Health Centre development and vacant land to the south, with minimal frontage on Squilax Anglemont Road to the east. The property was heavily impacted by the wildfire with the one preexisting building and all of the vegetation burned.

The proposed development is to have storage buildings occupying the west portion of the site (Zone 1). They would be Buildings A1 containing 21- 20' x 50' units, B1 and B2 each containing 18 – 25' x 60' drive through storage buildings, and Building A2 containing 23 – 20 x 50' units for a total of 80 storage units. The proposed zoning for this area would be C1 – Commercial . The storage units would be primarily for personal use but the commercial zoning would allow for businesses to use for storage, but not operations.

The balance of the property to the east (Zone 2) would be intended for more conventional residential use. We propose to create new zone for this portion of the property, R3 - Residential to allow for medium density residential development of 54 townhouses. Residential dwellings can only be built if community water and sewer became available.

A subdivision application will be made immediately to separate Zone 1 and Zone 2 as separate parcels.

The first priority will be to build out the Zone 1 storage area whether community water and sewer becomes available or not. These units do not require community services. The build out and sales will likely take 10 years to complete.

Within this time frame, we anticipate the CSRD will be able to extend the Scotch Creek west water system to serve this property and to have made progress on a community sewer system. If the community systems are not available, alternate uses of the property that has low demand for water and sewer will need to be pursued.

Summary of requested changes to Zoning Bylaw 825.

- a. Zone 1 – rezone to C1 -Commercial to allow the construction of storage buildings.

- b. Retain the following uses for Zone 1 from the C1 – Commercial zoning

- (f) Mini storage

Add or modify the following uses from the C1 – Commercial zoning

- (h) Office accessory to storage use

- (s) Single detached or attached dwelling accessory to storage use

- c. Zone 2 – create a new zone, R3 - Residential to allow for medium density residential development of 54 townhouses.

Summary of site-specific requested changes to OCP Bylaw 830. No change is required to the Village Centre designation for Zone 1. This is consistent with the existing storage uses on Jordan and Morgan Way.

- d. Redesignate Zone 2 to MD – Medium Density Residential.

### 3. 3862 Squilax Anglemont Road

A site plan and rendering of the proposed development at 3862 Squilax Anglemont Road is attached.

This relatively small parcel (0.20 ha) can support limited development but the frontage on Squilax Anglemont within the Village Centre designation makes it a key parcel to define the future character of Scotch Creek. The parcel is currently zoned MU – Mixed Use. While this zone has a multitude of allowable uses, it doesn't allow the envisioned form of development, nor does it allow the range of commercial uses to sustainably occupy the proposed buildings.

The proposed development is a single building with 4 ground floor commercial units, living space on second floors, and at grade parking. The intent is to create building strata parcels under a C1 – Commercial Zone with a text amendment to allow residential dwellings. These would be initially used as work/live spaces or the 2<sup>nd</sup> floor dwelling units could be rented separately. No subdivision of the land is contemplated.

The addition of 4 dwelling units in Scotch Creek may seem minor, but considering relative populations, it is the equivalent of adding 20 units in Salmon Arm and 121 units in Kamloops.

This property is too small to meet the tests of 50 connections for either water or sewer. This proposal seeks to amend Section 10.2 Policy 3 and 10.3 Policy 2 of OCP Bylaw 830 to allow development with only 4 sewer and water connections and 5.13 (f) of Zoning Bylaw 825 to allow 4 dwelling units on one parcel.

The servicing proposal is based on designing the sewer and water infrastructure so that connections to future community sewer and water systems can be made without significant site disruption.

Water supply is proposed to all 4 units from a single groundwater well. As there are not more than 4 connections, a CPCN is not required but IH will consider this a “community well” and treatment at source will likely be required due to the nature of the aquifer.

Sewage disposal will be governed by the Sewerage System Regulation with ground disposal planned in landscaped areas. An OSD report will be prepared by a groundwater hydrologist and we anticipate some form of advanced treatment and disinfection will be required to ensure the system does not contribute to degradation of groundwater. A proposal by Kala Geosciences is included.

Summary of site-specific requested changes to the C1 – Commercial Zone in Zoning Bylaw 825.

- a. Add accessory second floor residential use
- b. Amend Section 5.13 (f) of to allow 4 dwelling units on one parcel.
- c. Remove the following uses.
  - (b) Campground
  - (e) Marina
  - (f) Mini storage
  - (g) Motel
  - (i) Outdoor sales
  - (k) Plant nursery and services
  - (n) Recycling drop-off facility
  - (r) Service station
  - (t) Tourist cabin

Summary of site-specific requested changes to OCP Bylaw 830.

- d. Amend Section 10.2 Policy 3 and 10.3 Policy 2 of OCP Bylaw 830 to allow development with less than 50 sewer and water connections.

#### 4. 3868 Squilax Anglemont Road

Conceptual drawings for the development of this property and a drawing showing proposed servicing are attached.

The intention is to rezone the property in a similar fashion to 3862 Squilax Anglemont Road. The development of 3862 is planned to proceed first so that market demand for commercial property with a 2<sup>nd</sup> floor residential component can be evaluated.

This relatively small parcel (0.40 ha) can support limited development but like 3862, the frontage on Squilax Anglemont within the Village Centre designation makes it a key parcel to define the future character of Scotch Creek. The parcel is currently zoned MU – Mixed Use.

While this zone has a multitude of allowable uses, it doesn't allow the envisioned form of development, nor does it allow the range of commercial uses to sustainably occupy the proposed buildings.

There are two other hurdles to overcome prior to developing this property that are unique to 3868. More than 4 connections to a water system will require either a CPCN or a CSRD water system. A CPCN will only be considered by the Water Utility Branch if there are a minimum of 35 connections in a strata.

With the CSRD putting the acquisition of new water systems on hold, that option is also not available.

Summary of site-specific requested changes to the C1 – Commercial Zone in Zoning Bylaw 825. As there is uncertainty as to whether the market will sustain more development similar to that outlined in 3862, we want to retain more if the allowable uses in the existing C1 zone.

- a. Add accessory second floor residential use
- b. Amend Section 5.13 (f) of to allow 8 dwelling units on one parcel.
- c. Remove the following uses.
  - (b) Campground
  - (e) Marina
  - (f) Mini storage
  - (k) Plant nursery and services
  - (n) Recycling drop-off facility

Summary of site-specific requested changes to OCP Bylaw 830.

- d. Amend Section 10.2 Policy 3 and 10.3 Policy 2 of OCP Bylaw 830 to allow development with less than 50 sewer and water connections.

Please contact me if you have any questions on this proposal.

Yours truly,

A handwritten signature in blue ink, appearing to read 'D.S. Cunliffe', is written over a faint, light blue rectangular stamp. The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end.

D.S.Cunliffe, P.Eng.



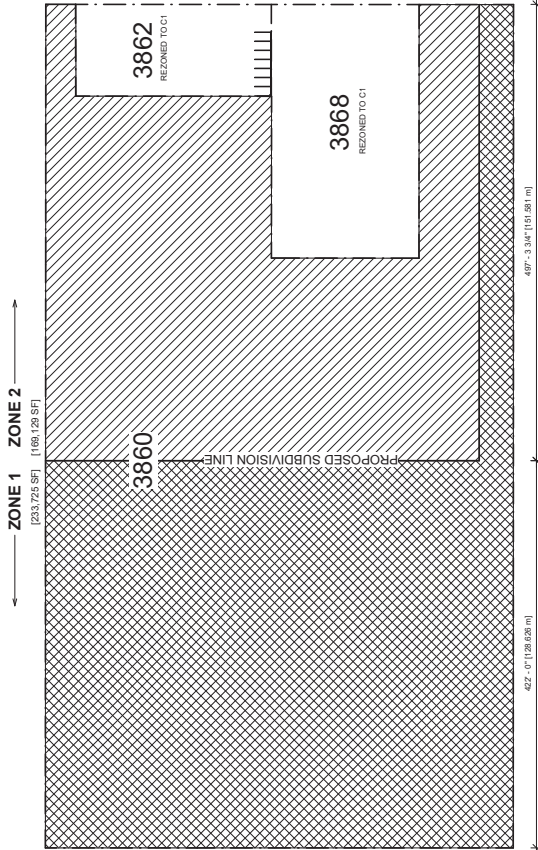
PLOT PLAN WAS PROVIDED BY SURVEYOR AND IS ASSUMED TO BE CORRECT. CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO EXCAVATION AND HAVE A SURVEY CONDUCTED PRIOR TO PLACING FOOTINGS. THE DESIGNER SHALL NOT BE HELD LIABLE FOR SITE DISCREPANCIES.





PROPOSED DEVELOPMENTS: 3860, 3862 & 3868 SQUILAX ANGLEMONT ROAD

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1 Site Overview  
1/64" = 1'-0"

CIVIC ADDRESS  
3860 SQUILAX ANGLEMONT ROAD | SCOTCH CREEK BC

LEGAL DESCRIPTION  
S1/2 S1/4 SEC 33, T22 R 11 W OF THE 6TH MERIDIAN, Kamloops Division, Yale District  
Shown on P.L. of Said T.P. Dated at Ottawa August 27th, 1919, Ex. Pk. 8439, 11667, 12027, 10498, 20276 & 35916

CURRENT SITE ZONING REGULATIONS		PROPOSED SITE ZONING REGULATIONS	
ZONING / MUNICIPALITY		ZONING / MUNICIPALITY	
C1 - County Residential / C1RD Zoning Bylaw No. 825		R2 Residential / C1RD Zoning Bylaw No. 825	
OCCUPANCY		OCCUPANCY	
Residential		Residential	
ITEM	PERMITTED	ITEM	PERMITTED
Height	11.5m (37.73 ft)	Height	11.5m (37.73 ft)
Lot Area	402,865 sq'	Lot Area - Zone 2	230,129 sq' 3,860
Site Coverage (bldgs)	40%	Site Coverage (bldgs)	40%
Site Coverage (imperv)	N/A	Site Coverage (imperv)	N/A
SETBACKS		SETBACKS	
Front Yard	4.0m	Front Yard	4.5m (14.76 ft.)
Garage	4.0m	Garage	N/A
Rear Yard	4.0m	Rear Yard	3.0m (9.84 ft.)
Side Yard	3.0m	Side Yard	2.5m (8.20 ft.)
Side Yard	3.0m	Side Yard	4.5m
(a) Minimum parcel size created by subdivision 1.0 ha (2.47 ac.)		(a) Minimum parcel size created by subdivision 2 ha (4.84 ac.)	
(c) Minimum parcel width created by subdivision 20 m (65.62 ft.)		(c) Minimum parcel width created by subdivision 20 m (65.62 ft.)	

CIVIC ADDRESS  
3862 SQUILAX ANGLEMONT ROAD | SCOTCH CREEK BC

LEGAL DESCRIPTION  
PD, 002-212-254, L.A. SEC. 33, T22 R 11 W OF THE 6TH MERIDIAN, Kamloops Division, Yale District, PL 35916

CURRENT SITE ZONING REGULATIONS		PROPOSED SITE ZONING REGULATIONS	
ZONING / MUNICIPALITY		ZONING / MUNICIPALITY	
AU - Mixed Use / C1RD Zoning Bylaw No. 825		C1-Commercial 1 / C1RD Zoning Bylaw No. 825	
OCCUPANCY		OCCUPANCY	
Storage Facility		Storage Facility	
ITEM	PERMITTED	ITEM	PERMITTED
Height	11.5m (37.73')	Height	11.5 m (37.73 ft)
Lot Area	21,293 SF	Lot Area	N/A
Site Coverage (bldgs)	40% (8517 SF)	Site coverage (bldgs)	40% (8517 SF)
Site Coverage (imperv)	N/A	Site Coverage (imperv)	N/A
SETBACKS		SETBACKS	
Front Yard	4.5M	Front Yard	4.5 m (14.76 ft.)
Garage		Garage	N/A
Rear Yard	4.5M	Rear Yard	3.0 m (9.84 ft.)
Side Yard	3.0M	Side Yard	2.5 m (7.87 ft.)
Side Yard	3.0M	Side Yard	2.5 m (14.76 ft.)
(a) Minimum parcel size created by subdivision 1.0 ha (2.47 ac.)		(a) Minimum parcel size created by subdivision 1.0 ha (2.47 ac.)	
(b) Minimum parcel width created by subdivision 20 m (65.62 ft.)		(b) Minimum parcel width created by subdivision 20 m (65.62 ft.)	

CIVIC ADDRESS  
3868 SQUILAX ANGLEMONT ROAD | SCOTCH CREEK BC

LEGAL DESCRIPTION  
PD, 002-212-248, L.B. SEC. 33, T22 R 11 W OF THE 6TH MERIDIAN, Kamloops Division, Yale District, PL 35916

CURRENT SITE ZONING REGULATIONS		PROPOSED SITE ZONING REGULATIONS	
ZONING / MUNICIPALITY		ZONING / MUNICIPALITY	
M1 - Mixed Use / C1RD Zoning Bylaw No. 825		C1-Commercial / C1RD Zoning Bylaw No. 825	
OCCUPANCY		OCCUPANCY	
Storage Facility		Storage Facility	
ITEM	PERMITTED	ITEM	PERMITTED
Height	11.5m (37.73ft)	Height	11.5m (37.73 ft)
Lot Area	40,278 SF	Lot Area	40,278 SF
Site Coverage (bldgs)	40% (SF)	Site Coverage (bldgs)	40% (17,791 SF)
Site Coverage (Imperv)	N/A	Site Coverage (Imperv)	N/A
SETBACKS		SETBACKS	
Front Yard	4.5m	Front Yard	4.5 m (14.76 ft.)
Garage		Garage	N/A
Rear Yard	4.5m	Rear Yard	3.0 m (9.84 ft.)
Side Yard	3.0m	Side Yard	2.5 m (8.20 ft.)
Side Yard	3.0m	Side Yard	2.5 m (14.76 ft.)
(a) Minimum parcel size created by subdivision (except 1.0 ha (2.47 ac.)		(a) Minimum parcel size created by subdivision (except 1.0 ha (2.47 ac.)	
(b) Minimum parcel width created by subdivision 20 m (65.62 ft.)		(b) Minimum parcel width created by subdivision 20 m (65.62 ft.)	

Overview

SCALE	DATE	DATE	SCALE
1/64" = 1'-0"	10/18/2024	BS	1
DRAWING NO.		A000	
REVISION			



MERAKI SHANE  
DRAFTING + INTERIOR DESIGN

4025 BORD CREEK ROAD  
VERNON BC V1B 4G2  
BRANDI@SHANE@OUTLOOK.COM

PROPOSED DEVELOPMENTS: 3860, 3862 & 3868 SQUILAX ANGLEMONT ROAD | SCOTCH CREEK BC

LEGAL DESCRIPTION: PD, 002-212-248, L.B. SEC. 33, T22 R 11 W OF THE 6TH MERIDIAN, Kamloops Division, Yale District, PL 35916

3860, 3862, 3868 SQUILAX ANGLEMONT ROAD | SCOTCH CREEK

1367410 BC LTD.

SCOTCH CREEK DEVELOPMENT



TRUE