

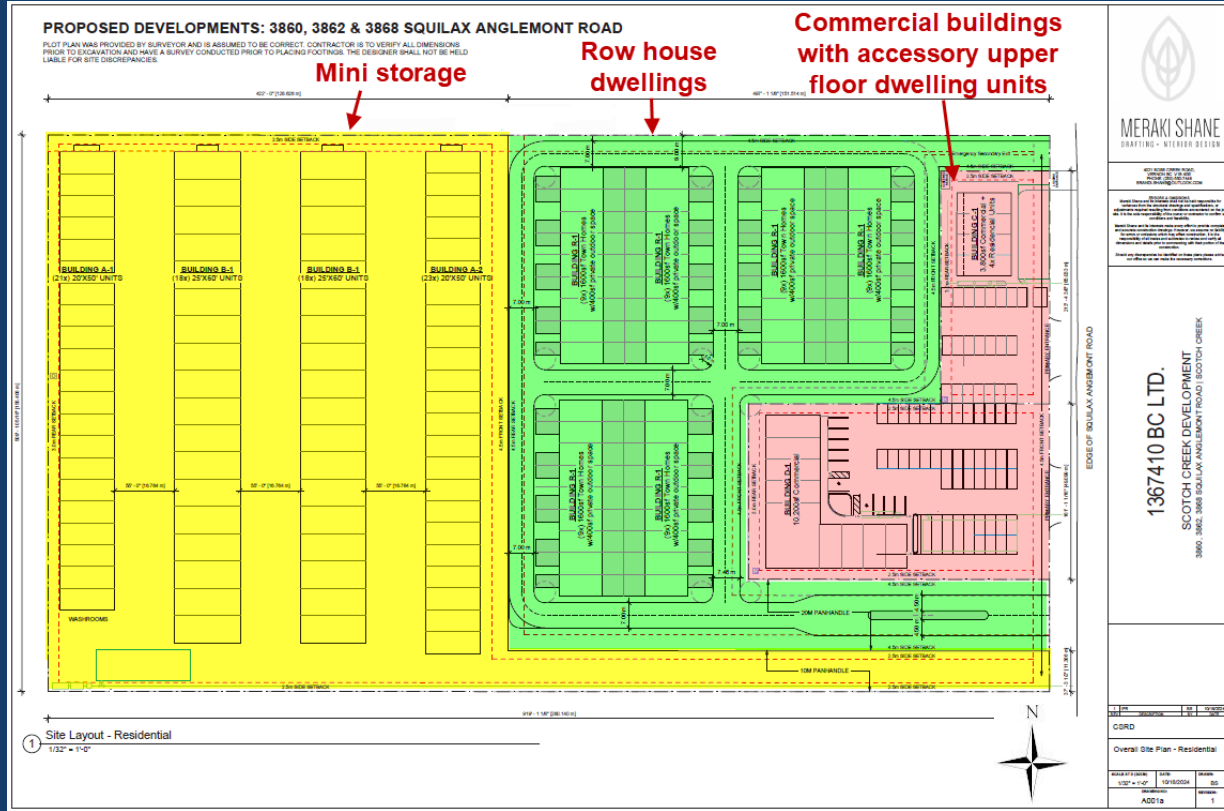
Electoral Area F:

Electoral Area F Official Community Plan Amendment  
Bylaw No. 830-27  
and  
Scotch Creek/Lee Creek Zoning Amendment  
Bylaw No. 825-53



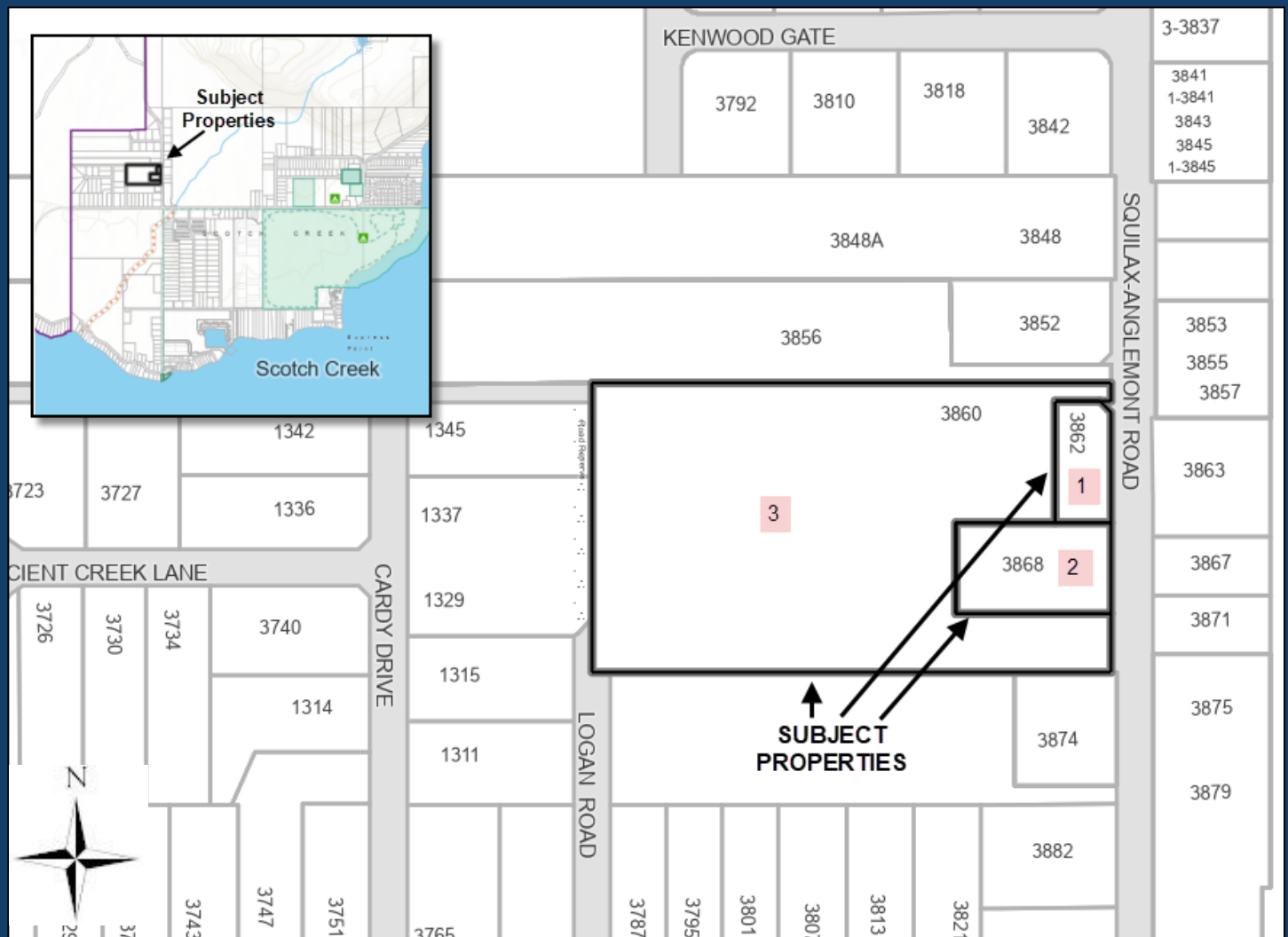
Development Services

# Proposal



The applicant is proposing to redesignate and rezone three properties in Scotch Creek to facilitate development of commercial buildings with upper floor dwelling units, row house dwellings (townhomes), and mini storage.

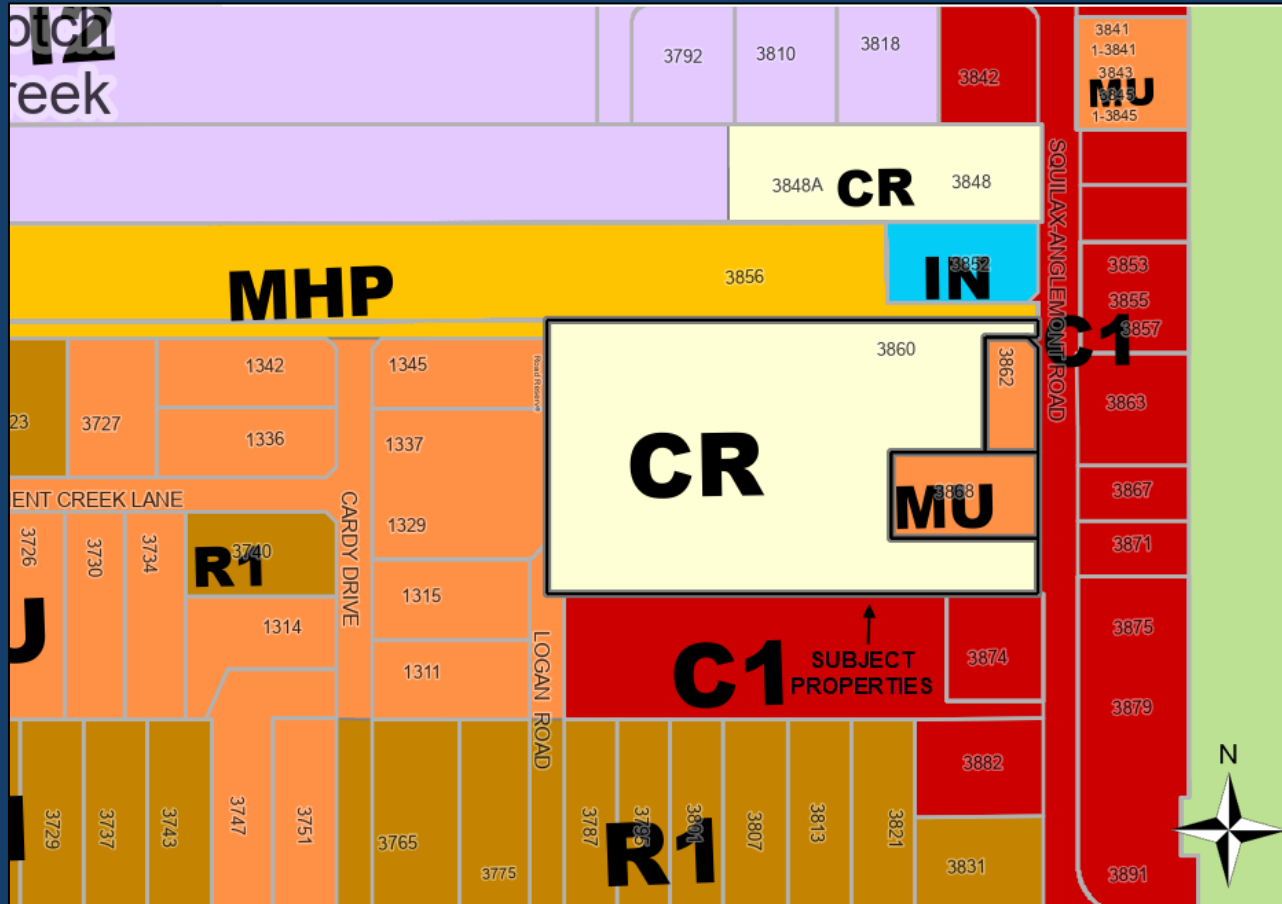
# Location



# Electoral Area F Official Community Plan Bylaw No. 830

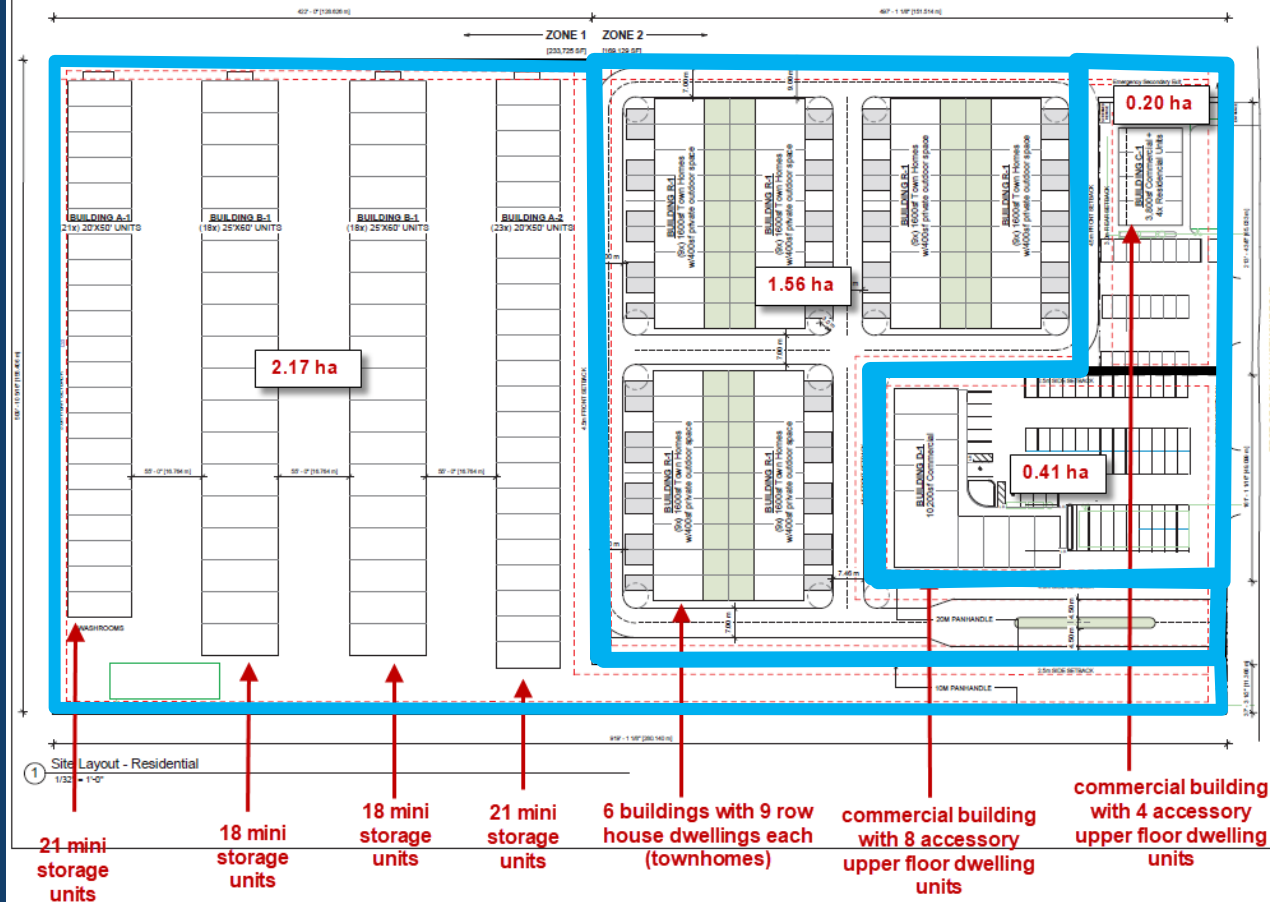


# Scotch Creek/Lee Creek Zoning Bylaw No. 825



**PROPOSED DEVELOPMENTS: 3860, 3862 & 3868 SQUILAX ANGLEMONT ROAD**

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.



MERAKI SHANE  
DRAFTING - INTERIOR DESIGN

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**STUDENT'S UNDERTAKING**

I declare and warrant that I am not to be held responsible for any harm from the treatment, teaching and qualifications, or the material resulting from conditions, circumstances or any other responsibility of the owner or instructor in similar conditions and liability.

I agree and its instructor makes every effort to provide complete information regarding treatment. However, we assume no liability or responsibility which may affect communication. It is the liability of each reader and student to be logical and carefully read each article prior to communicating with their partner or instructor.

Any discrepancies be identified to those that please and of advice to us can make the necessary corrections.

1367410 BC LTD.



1	APP	01	01/10/2024
2	CONSTRUCTION	02	02/10/2024
CGRD			
Overall Site Plan - Residential			
1/32" = 1'-0"	10/15/2024	03	
ADD 1a		04	1



# Orthophoto



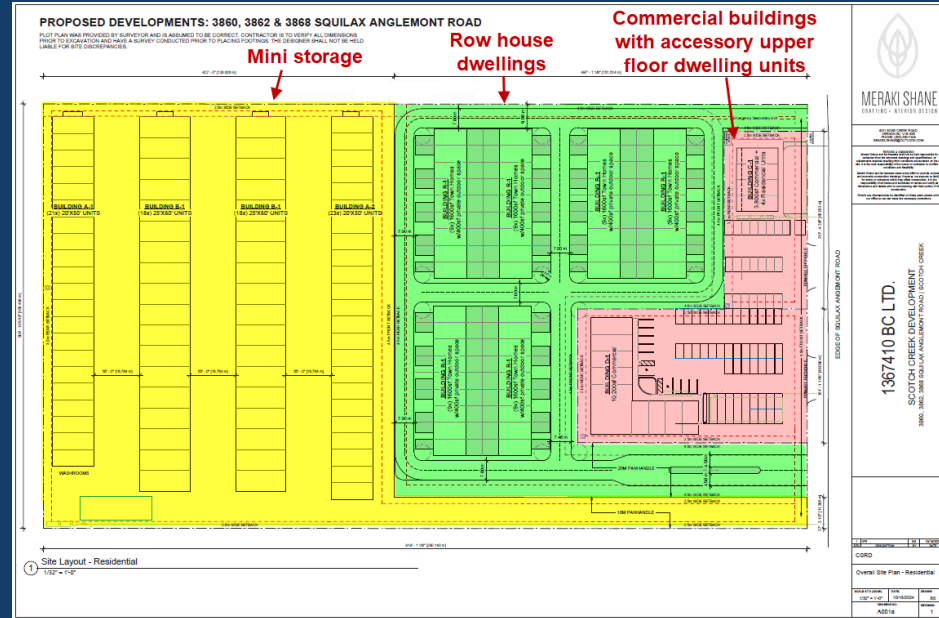
# Google Streetview – Fall 2023



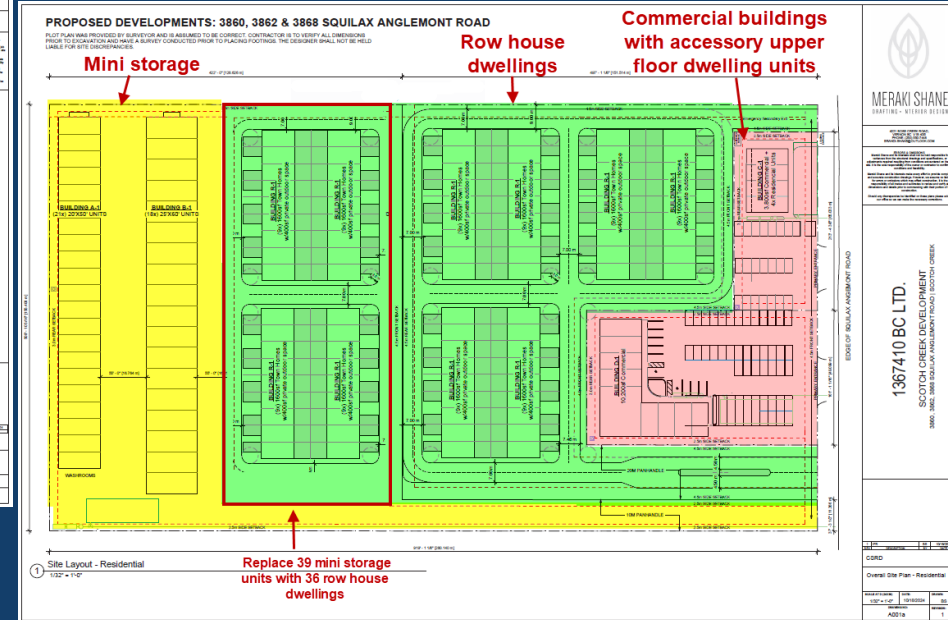


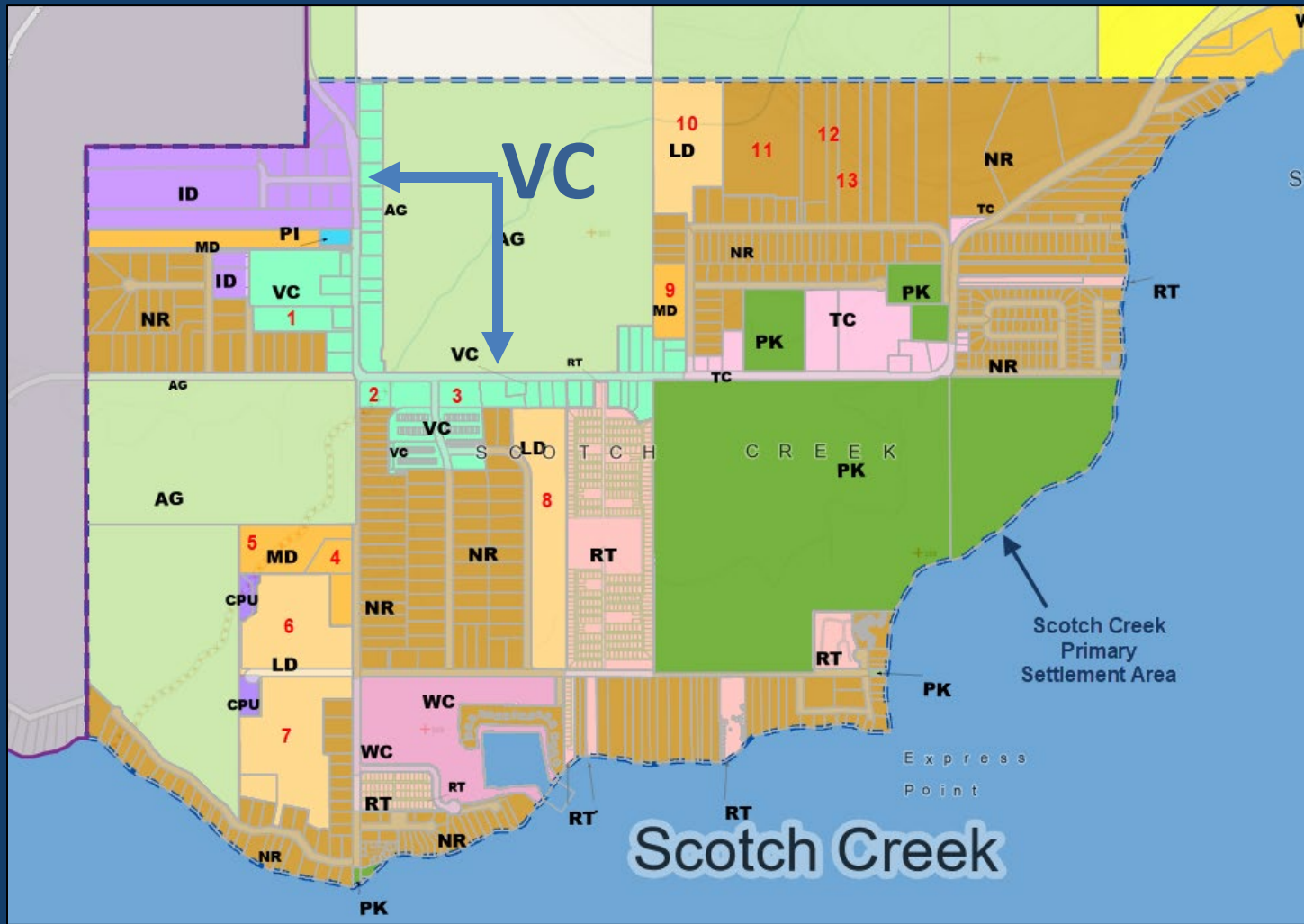
# Site Plans: Applicant proposal vs. Staff recommendation

## Applicant Proposal:

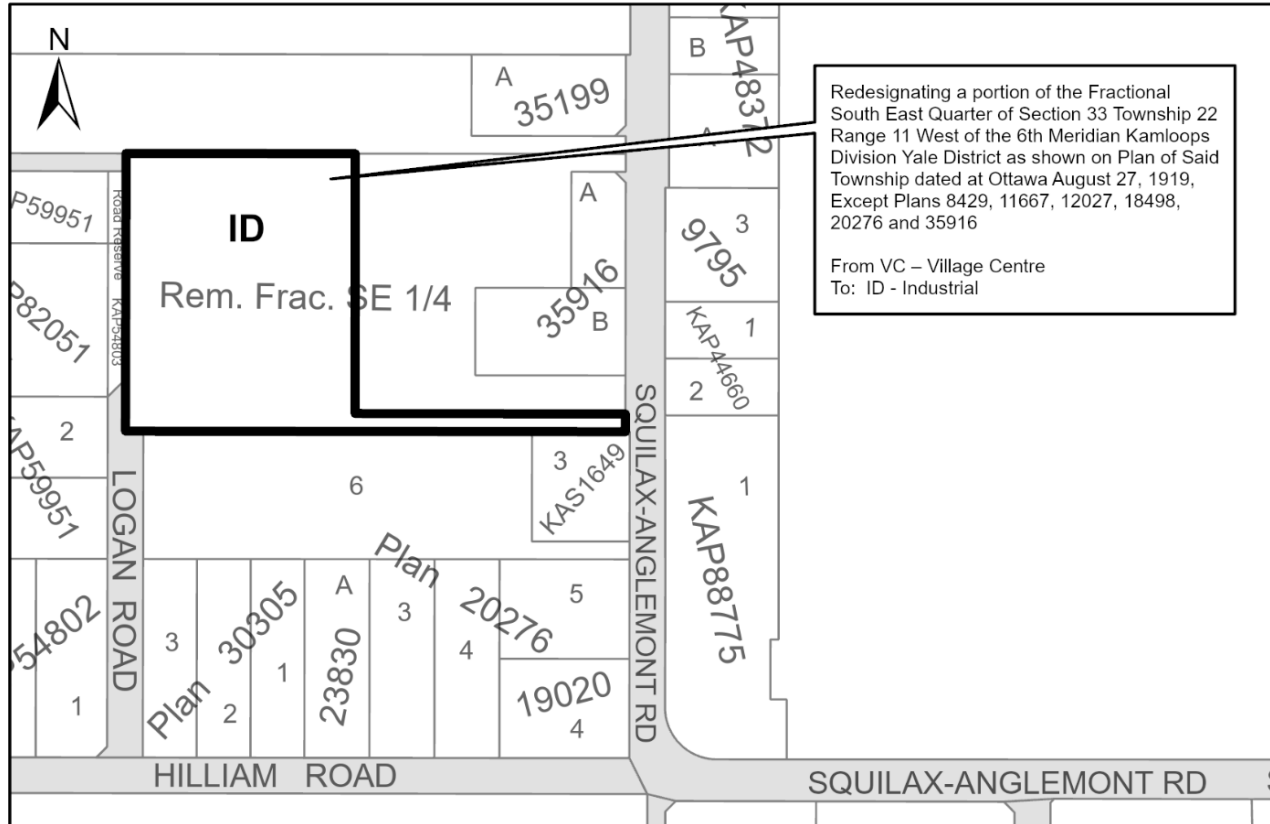


## Staff Recommendation:

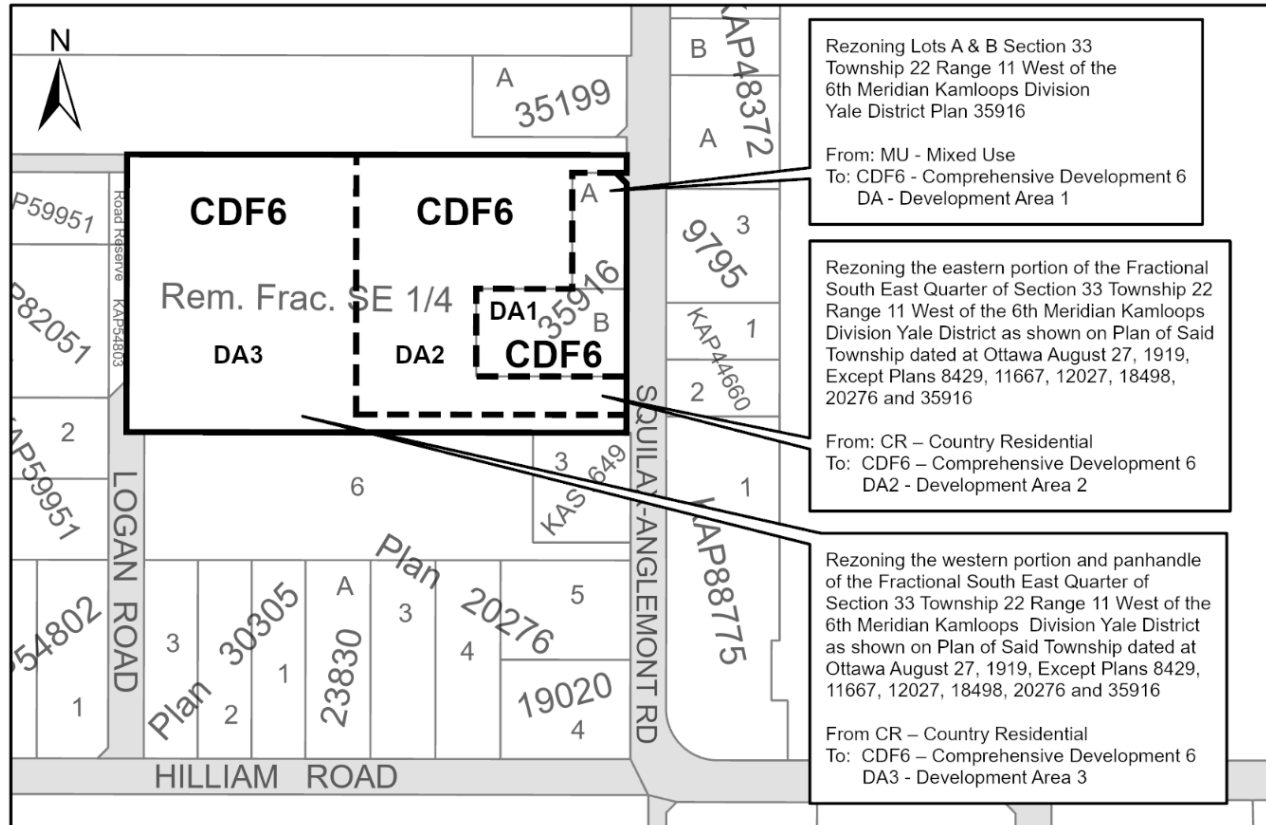




# OCP Bylaw No. 830 Map Amendment



# Zoning Bylaw No. 825 Map Amendment



**RECOMMENDATION #1:**

THAT: “Electoral Area F Official Community Plan Amendment Bylaw No. 830-27” be denied this 20<sup>th</sup> day of March 2025.

**RECOMMENDATION #2:**

THAT: “Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-53” be denied this 20<sup>th</sup> day of March 2025.