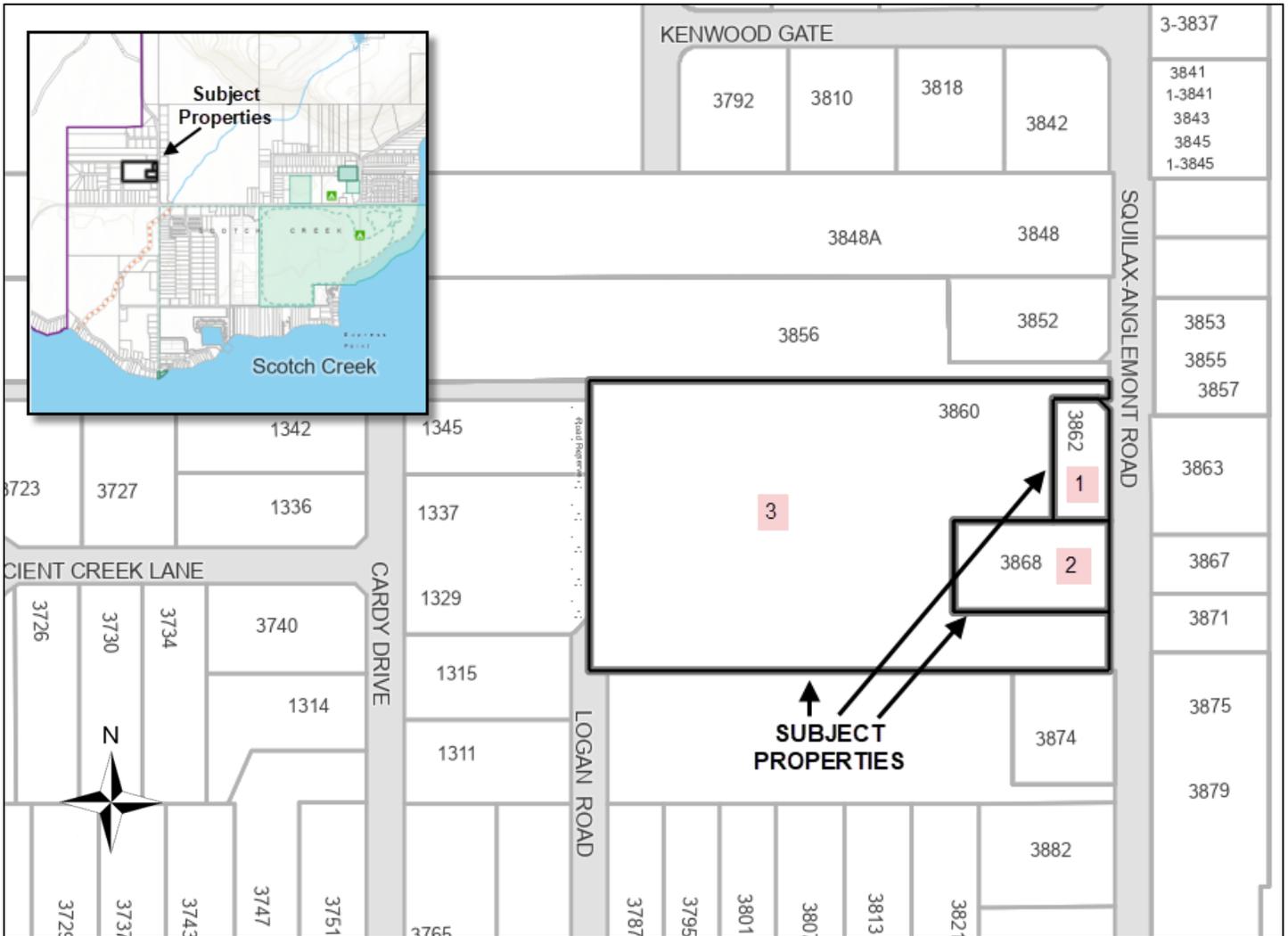
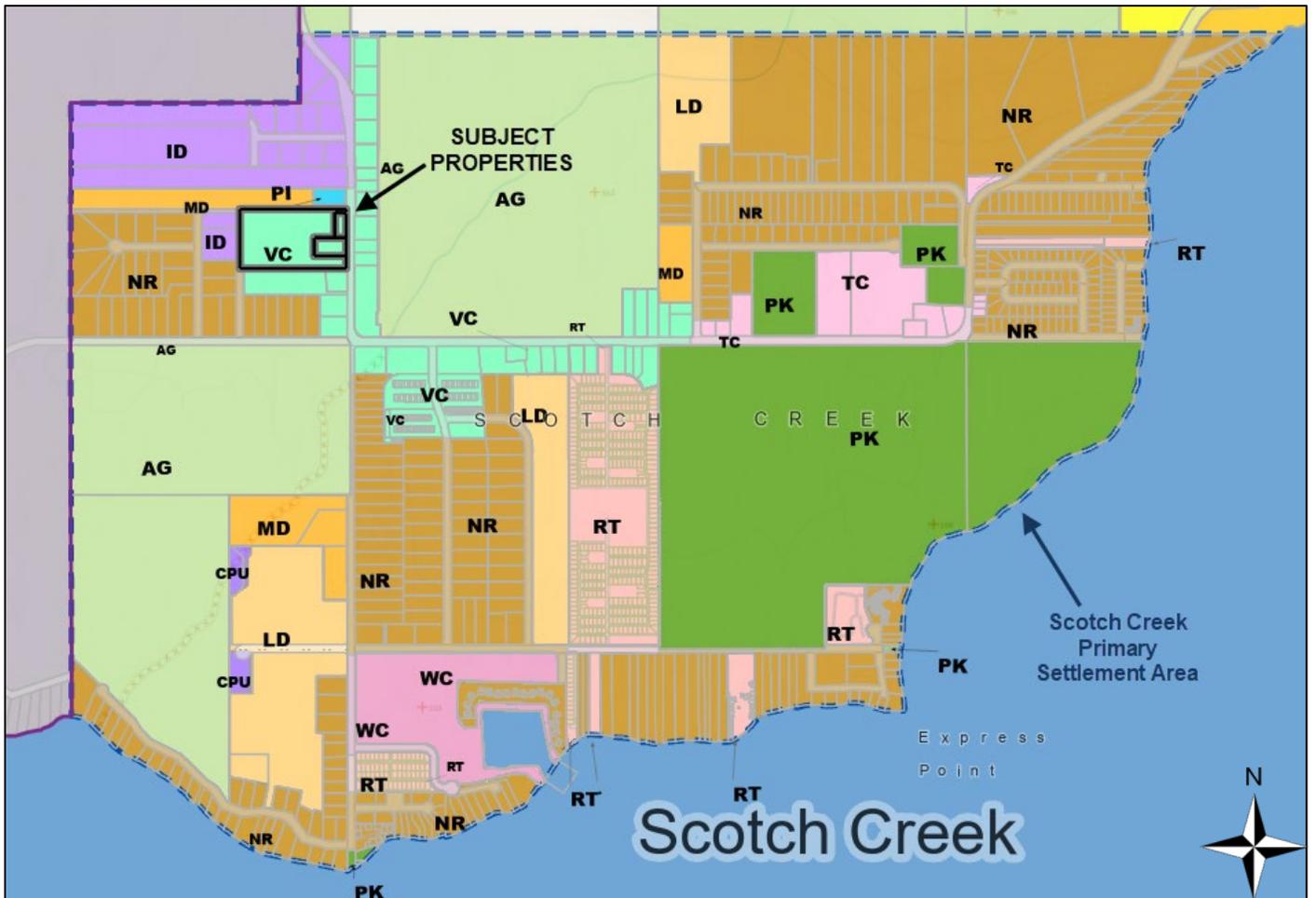
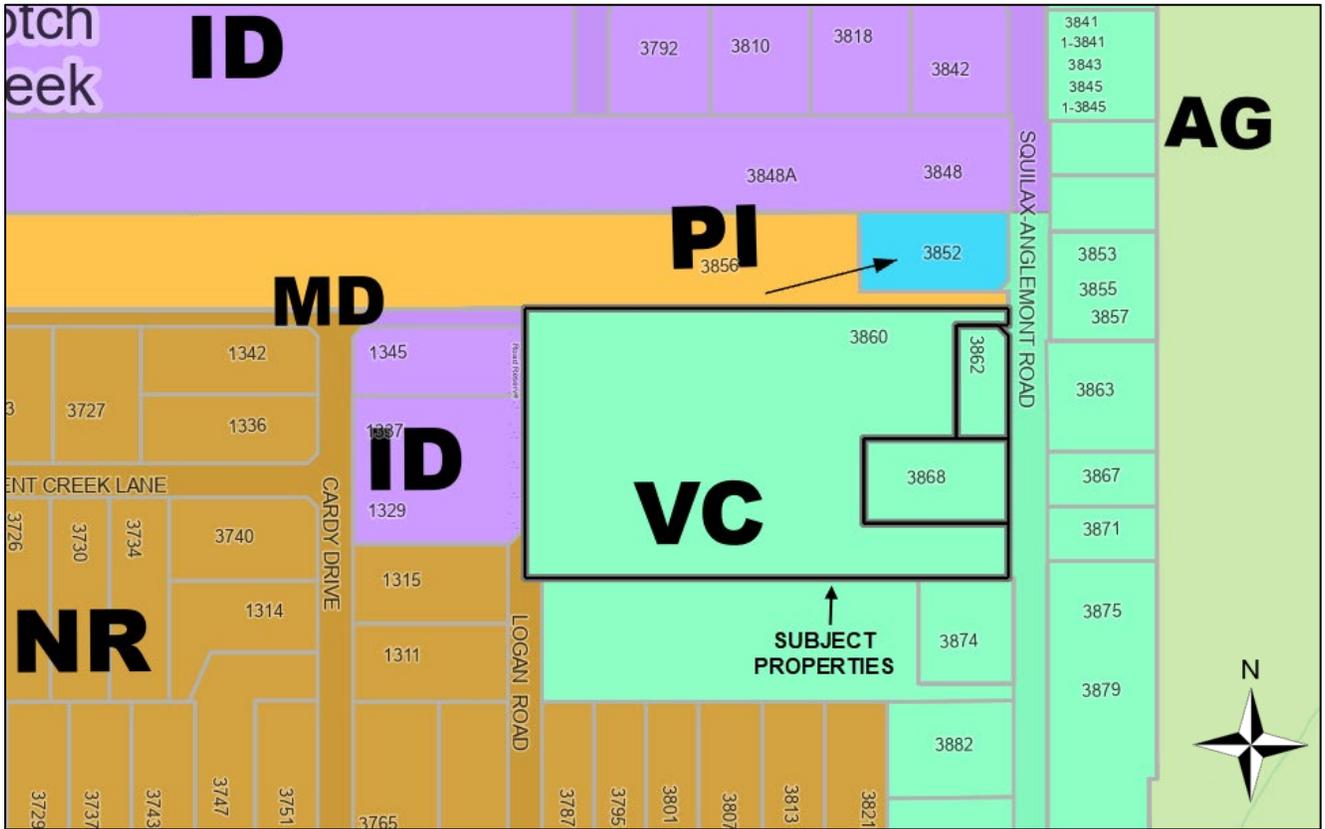


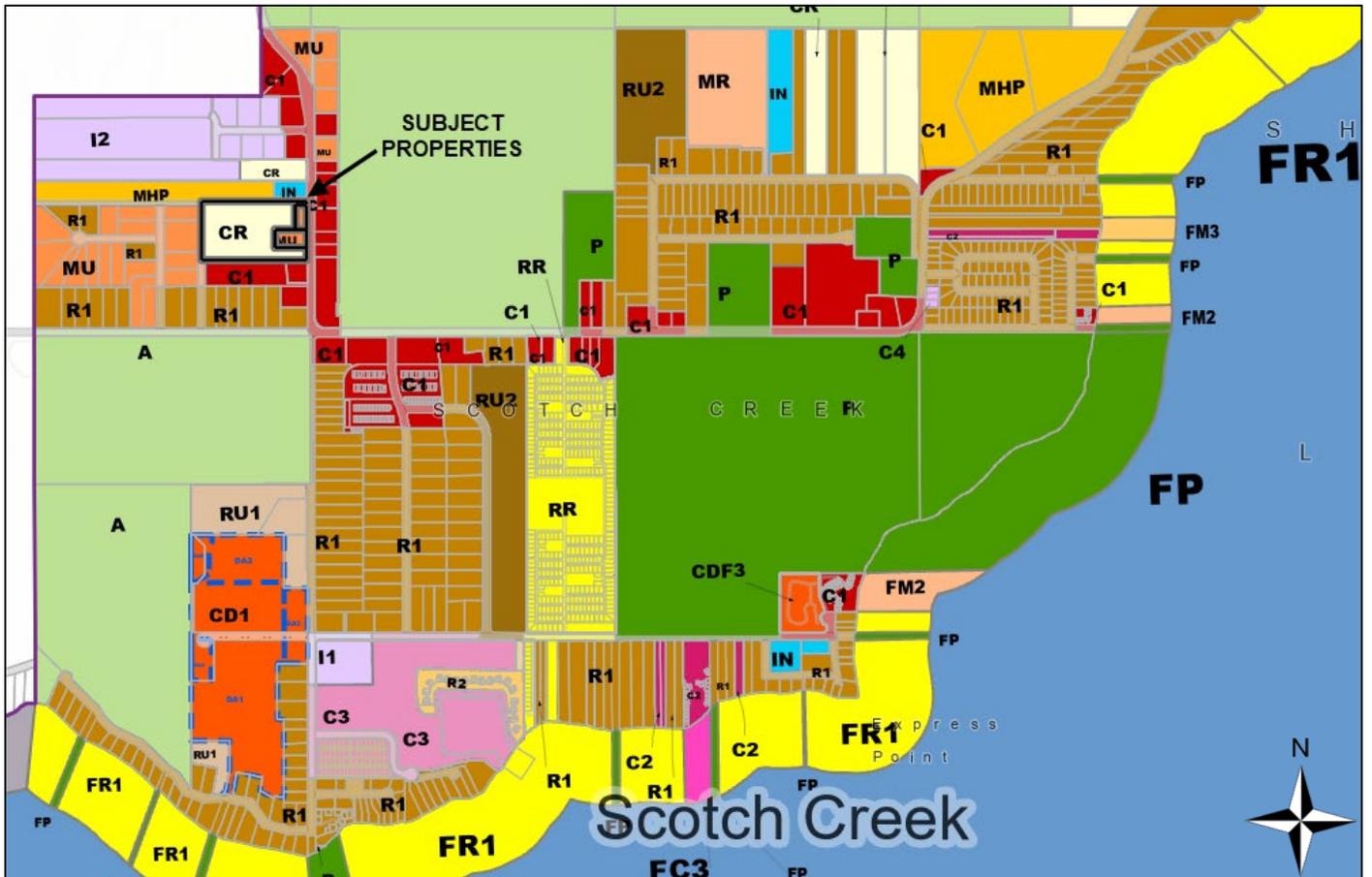
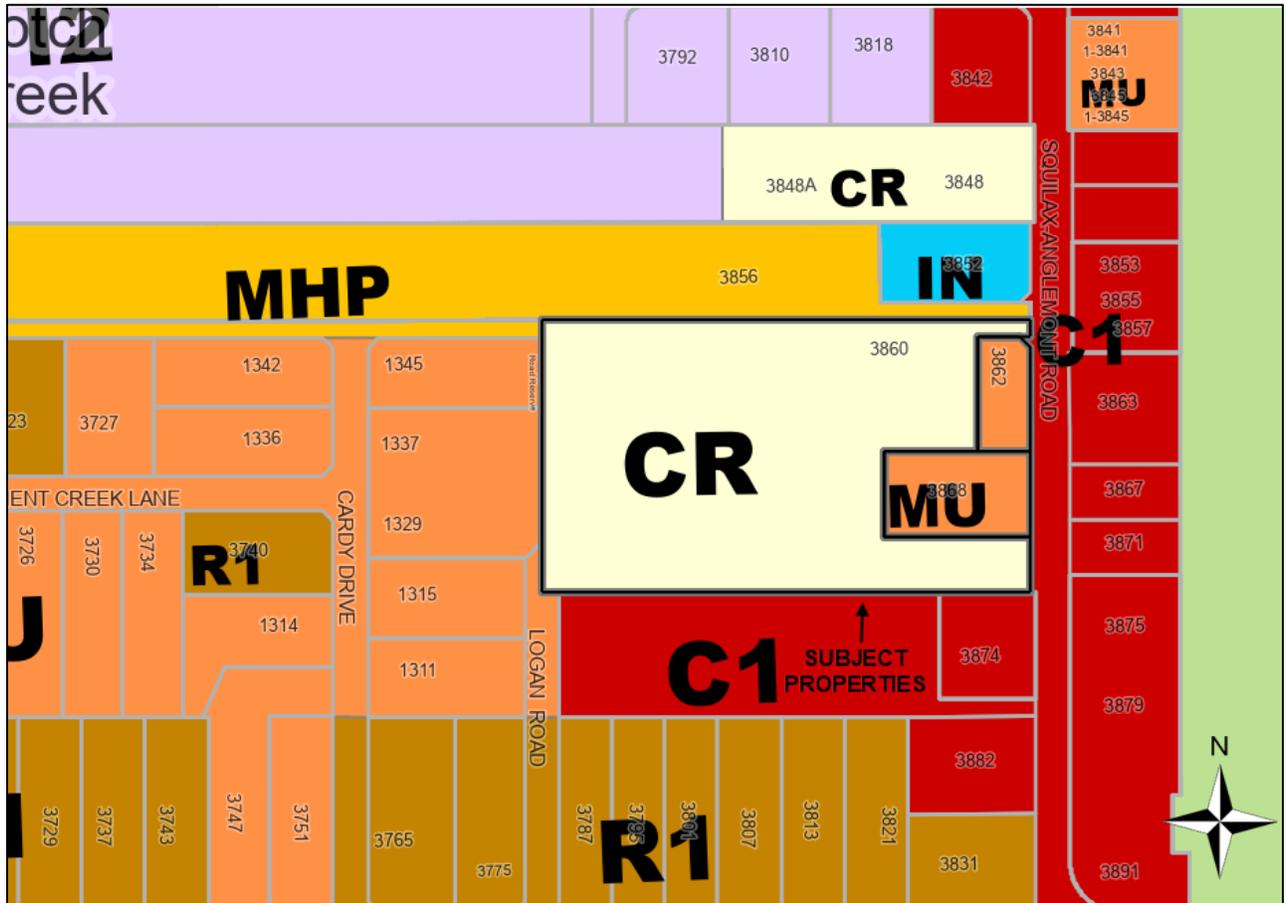
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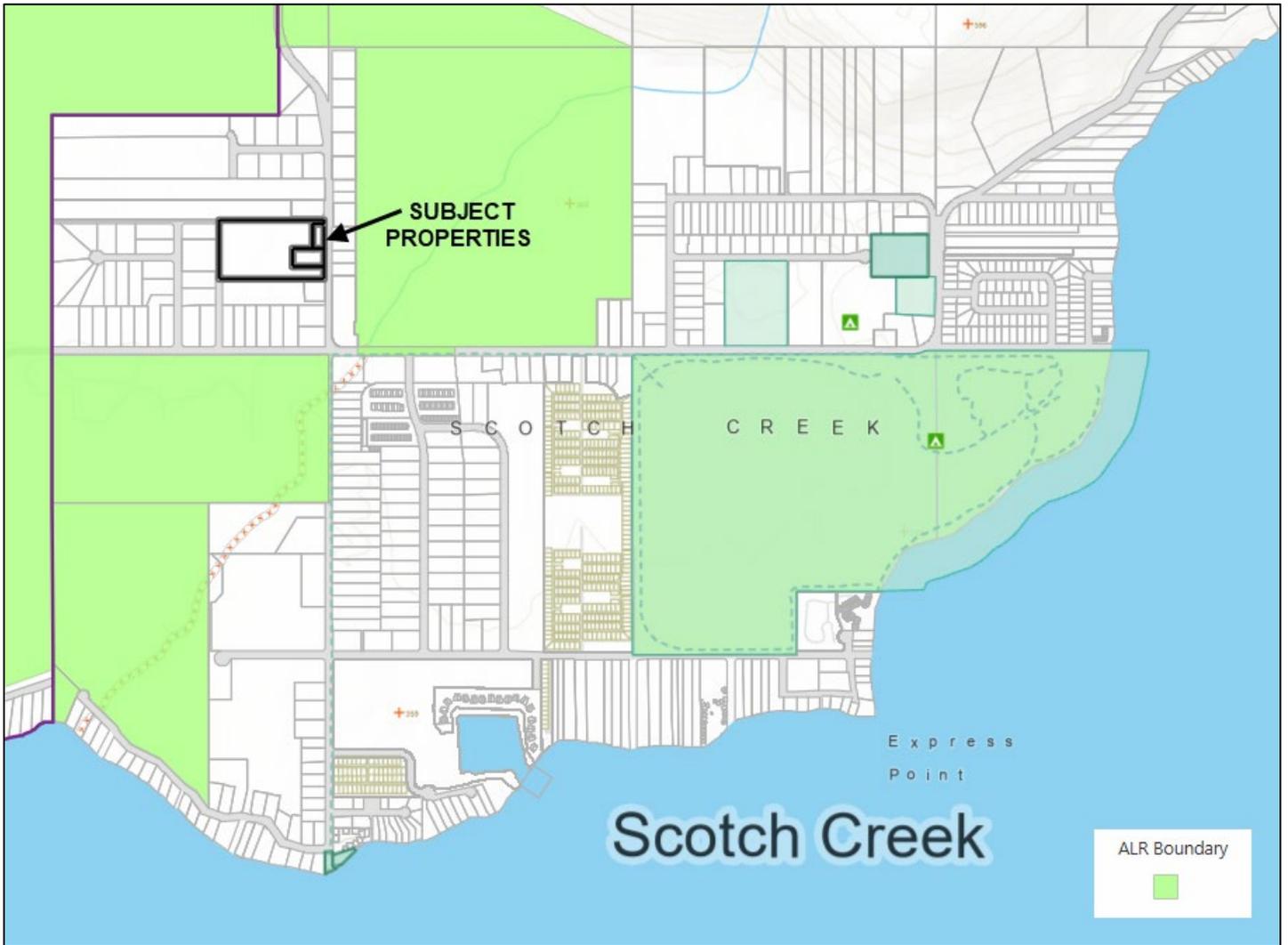
Electoral Area F Official Community Plan Bylaw No. 830



Scotch Creek/Lee Creek Zoning Bylaw No. 825

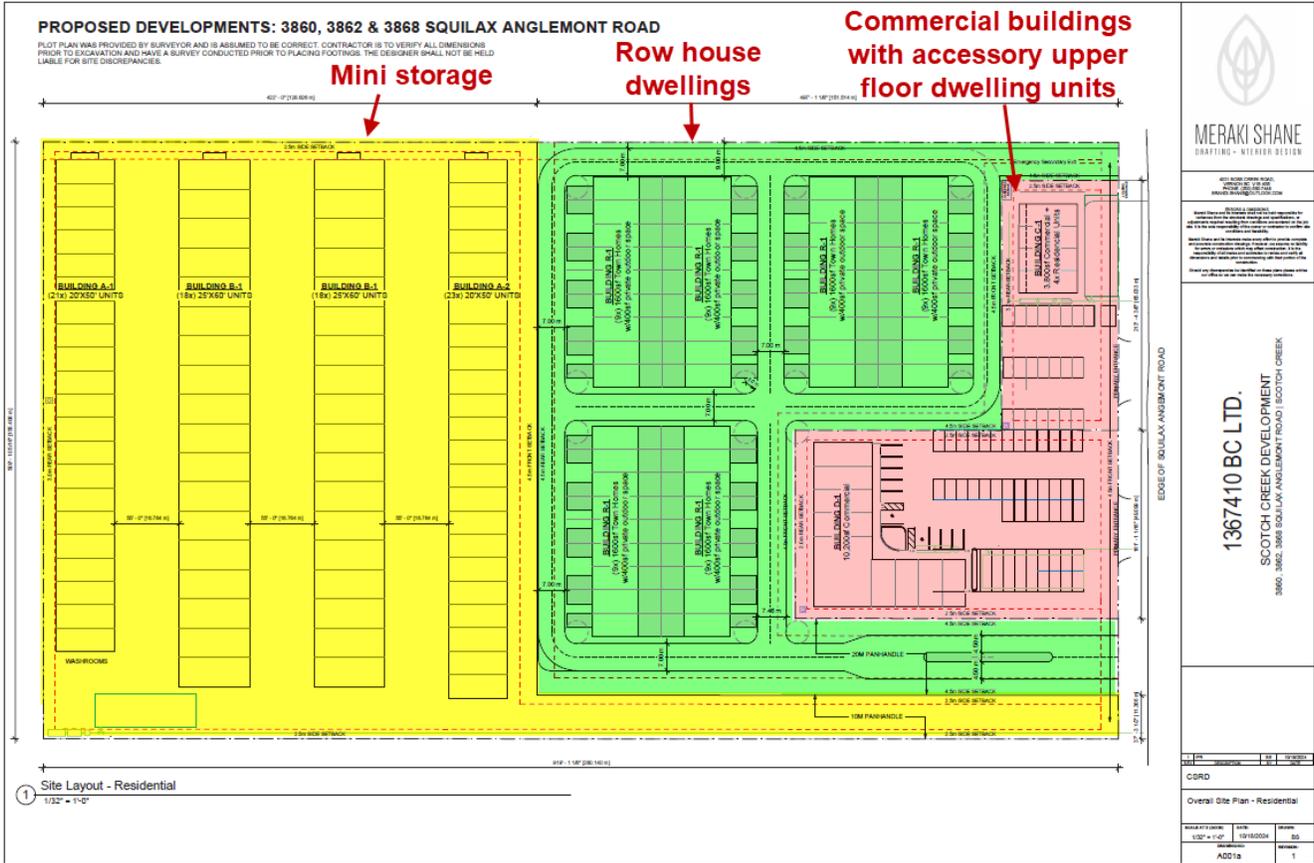


# Agricultural Land Reserve

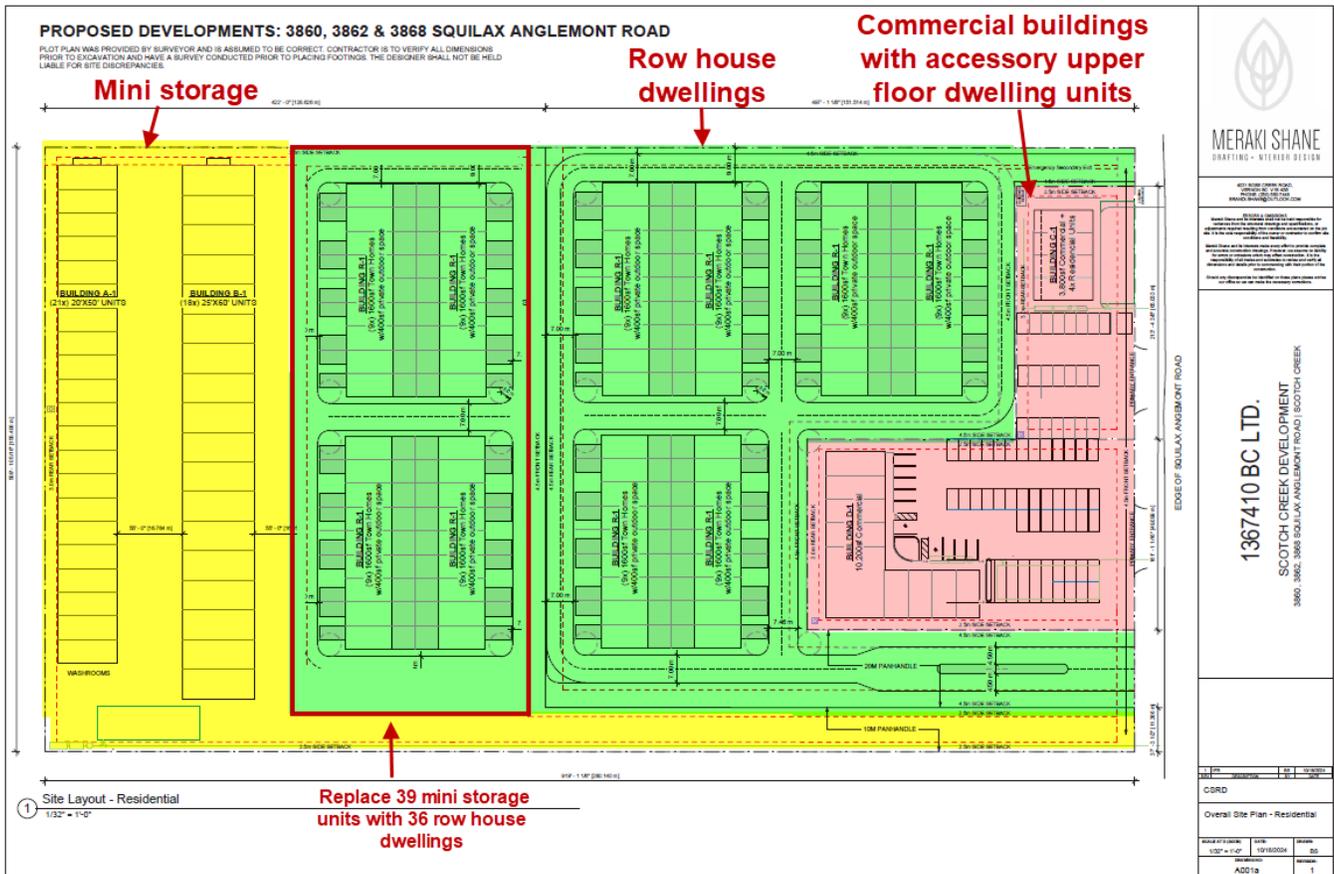




# Applicant Site Plan (highlights added by staff)

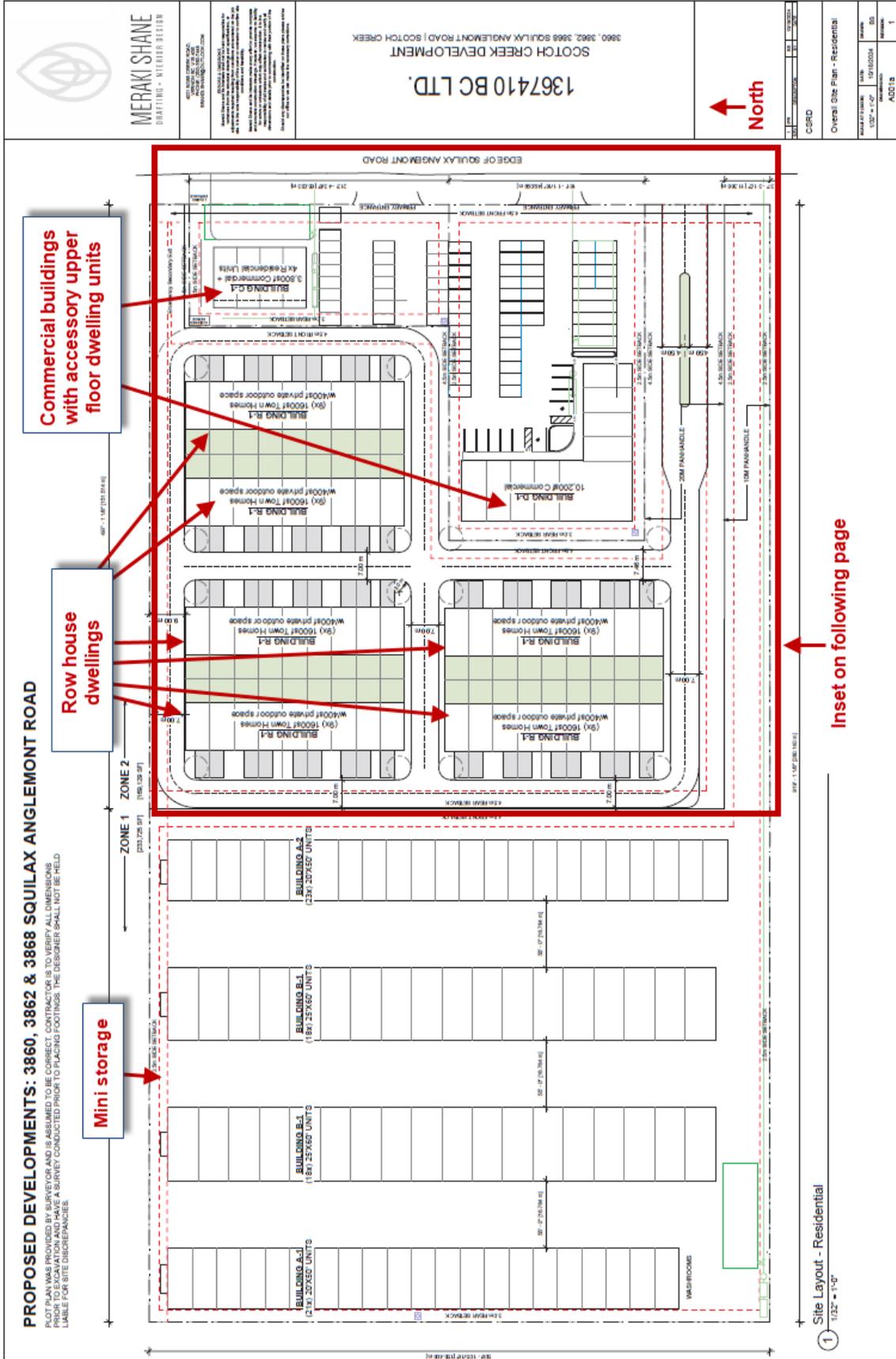


# Staff Recommendation Site plan



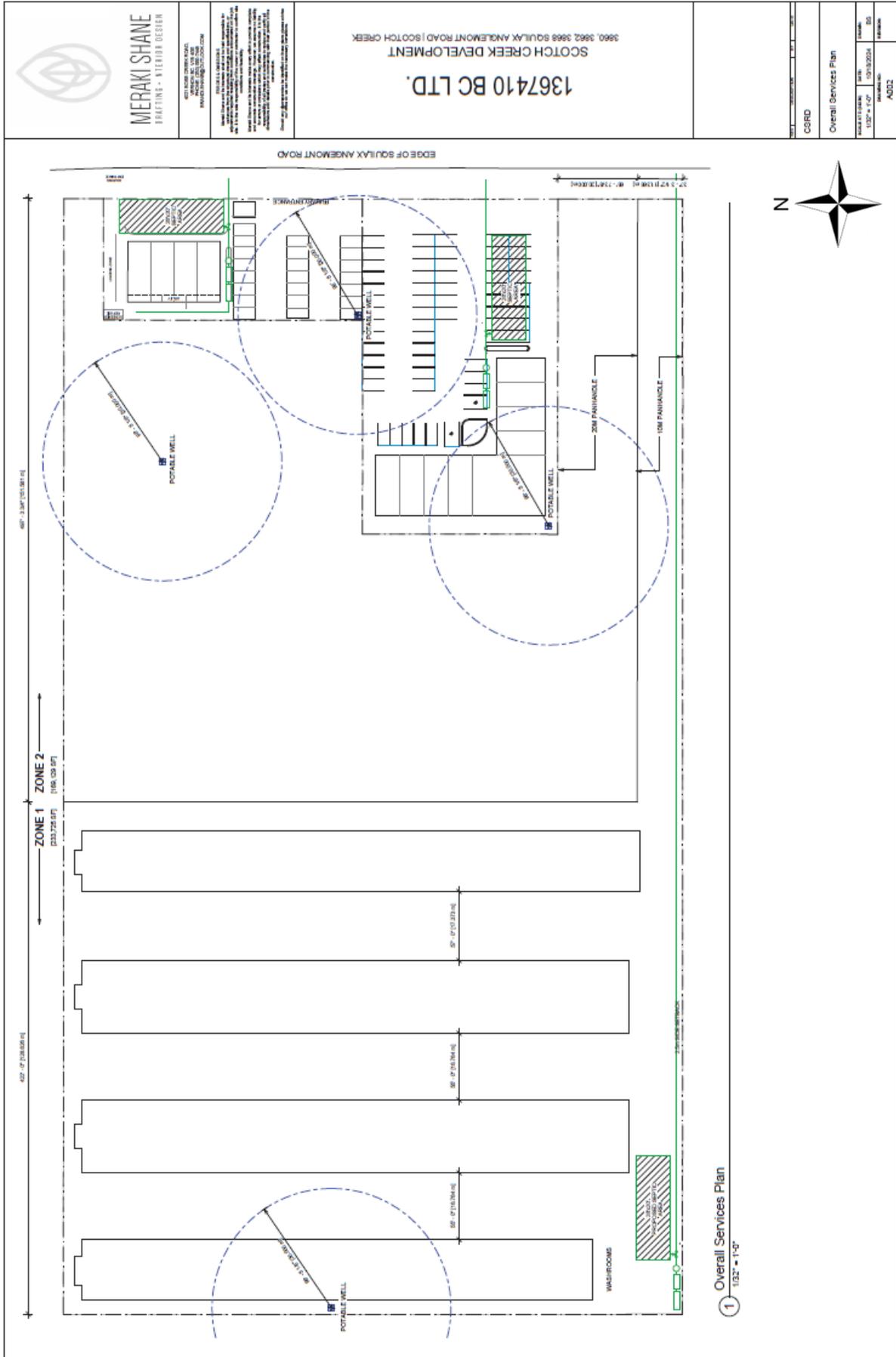
# Site Plan Submitted by Applicant

Red text added by staff





# Site Plan – Wells and Septic



1 Overall Services Plan  
1/32" = 1'-0"



**MERAKI SHANE**  
FRUITING - VISION DESIGN

10700 101ST AVE. SUITE 100  
VANCOUVER, BC V5N 1M5  
WWW.MERAKISHANE.COM

**PROFESSIONAL ENGINEER**  
I have prepared this plan in accordance with the provisions of the Professional Engineers Act and the Engineering and Professional Geotechnical Regulation Act, and I am a duly licensed Professional Engineer in the Province of British Columbia. My registration number is 12345. I am not responsible for the accuracy of the information provided to me by others, nor for the consequences of any errors or omissions in this plan.

1367410 BC LTD.  
SCOTCH CREEK DEVELOPMENT  
3860, 3862, 3868 SQUILAX ANGELOMT ROAD | SCOTCH CREEK

CORD	
Overall Services Plan	
DATE OF ISSUE	10/10/2024
SCALE	1/32" = 1'-0"
PROJECT NO.	ADD2

# Site Plan for 3860 Squilax-Anglemont Road



**MERAKI SHANE**  
DRAFTING - VISION DESIGN

4000 10th Avenue SW  
Suite 100  
Edmonton, Alberta T6A 1K6  
Phone: 780.443.8888  
www.meraki-shane.com

PROJECT: 1367410 BC LTD.  
SCOTCH CREEK DEVELOPMENT  
3860, 3862, 3868 SQUILAX ANGLEMONT ROAD | SCOTCH CREEK

1367410 BC LTD.  
SCOTCH CREEK DEVELOPMENT  
3860, 3862, 3868 SQUILAX ANGLEMONT ROAD | SCOTCH CREEK

Overview

DATE: 10/19/2024	SCALE: 1/8" = 1'-0"	NO.:	1
PROJECT:	1367410 BC LTD.	DATE:	10/19/2024
NO.:	1	PROJECT:	1367410 BC LTD.





**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 AND LOCATIONS PRIOR TO PLACING FOOTINGS. THE DESIGNER SHALL NOT BE LIABLE FOR SITE DISCREPANCIES.

← ZONE 1 ZONE 2

457'-0" (139.91m)

487'-0" (141.30m)

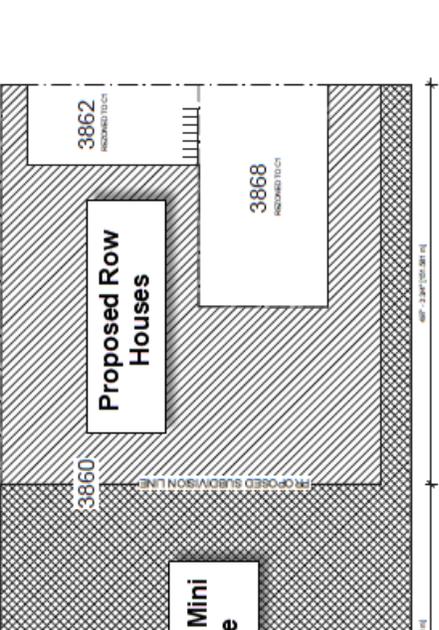
**PROPOSED DEVELOPMENTS: 3860, 3862 & 3868 SQUILAX ANGLEMONT ROAD**

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

← ZONE 1 ZONE 2

457'-0" (139.91m)

487'-0" (141.30m)



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← ZONE 1 ZONE 2

457'-0" (139.91m)

487'-0" (141.30m)

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

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← ZONE 1 ZONE 2

457'-0" (139.91m)

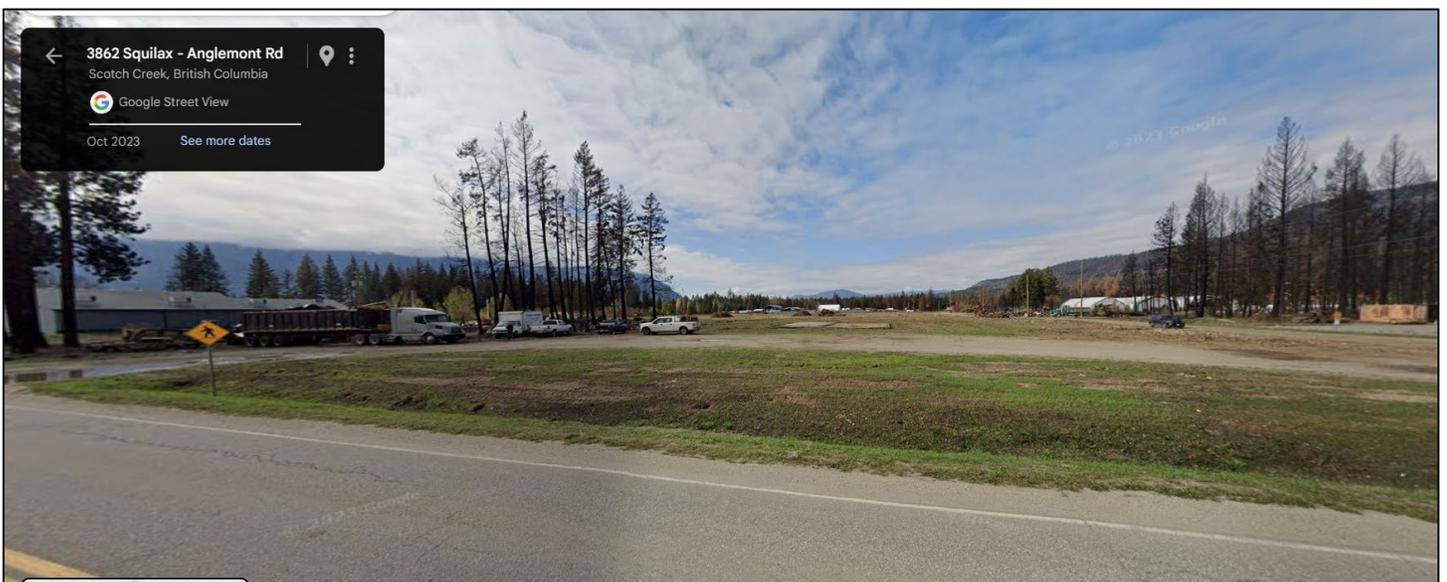
487'-0" (141.30m)

CURRENT SITE ZONING REGULATIONS		PROPOSED SITE ZONING REGULATIONS		PROPOSED SITE ZONING REGULATIONS		PROPOSED SITE ZONING REGULATIONS	
ITEM	PERMITTED	PROVIDED	ITEM	PERMITTED	PROVIDED	ITEM	PERMITTED
HEIGHT	11.5M (37.75')	15.0M (49.21')	HEIGHT	11.5M (37.75')	15.0M (49.21')	HEIGHT	11.5M (37.75')
SETBACKS	AS PER ZONING	AS PER ZONING	SETBACKS	AS PER ZONING	AS PER ZONING	SETBACKS	AS PER ZONING
AREA COVERAGE	AS PER ZONING	AS PER ZONING	AREA COVERAGE	AS PER ZONING	AS PER ZONING	AREA COVERAGE	AS PER ZONING
USE	AS PER ZONING	AS PER ZONING	USE	AS PER ZONING	AS PER ZONING	USE	AS PER ZONING
MIN. LOT AREA	AS PER ZONING	AS PER ZONING	MIN. LOT AREA	AS PER ZONING	AS PER ZONING	MIN. LOT AREA	AS PER ZONING
MIN. LOT WIDTH	AS PER ZONING	AS PER ZONING	MIN. LOT WIDTH	AS PER ZONING	AS PER ZONING	MIN. LOT WIDTH	AS PER ZONING

### Fall 2023 Orthophoto

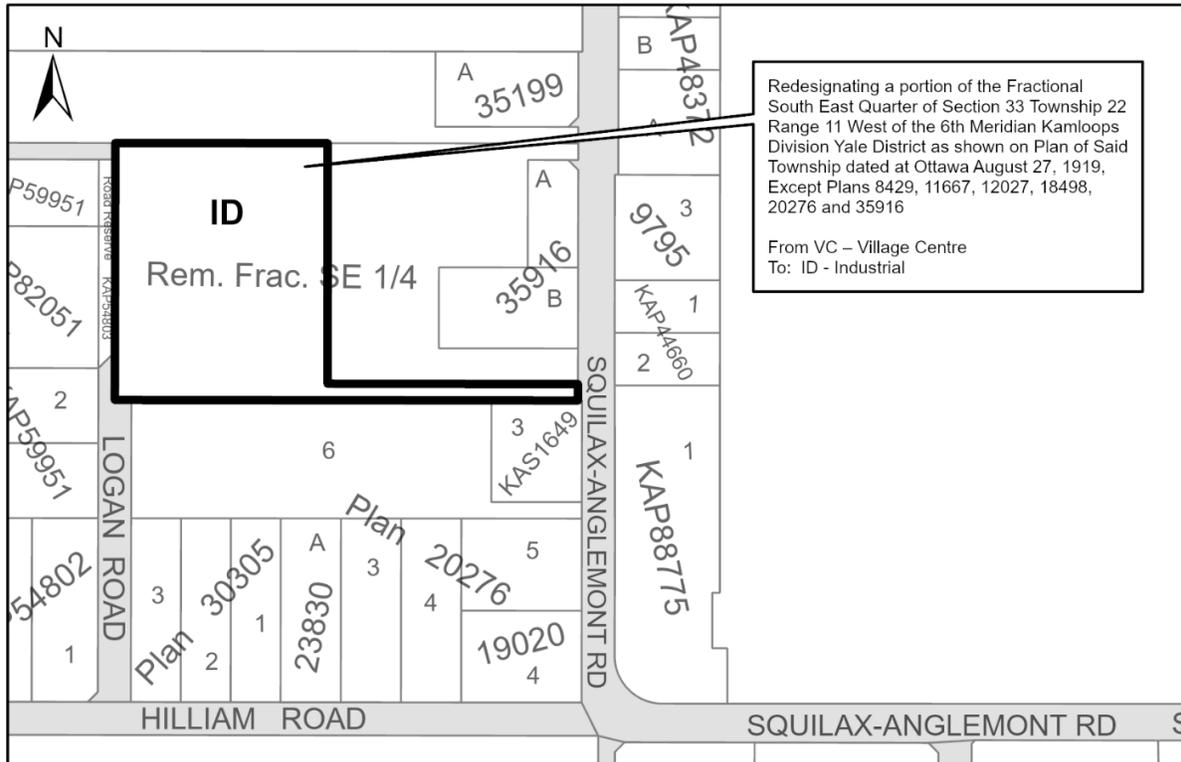


### Google Street View – October 2023

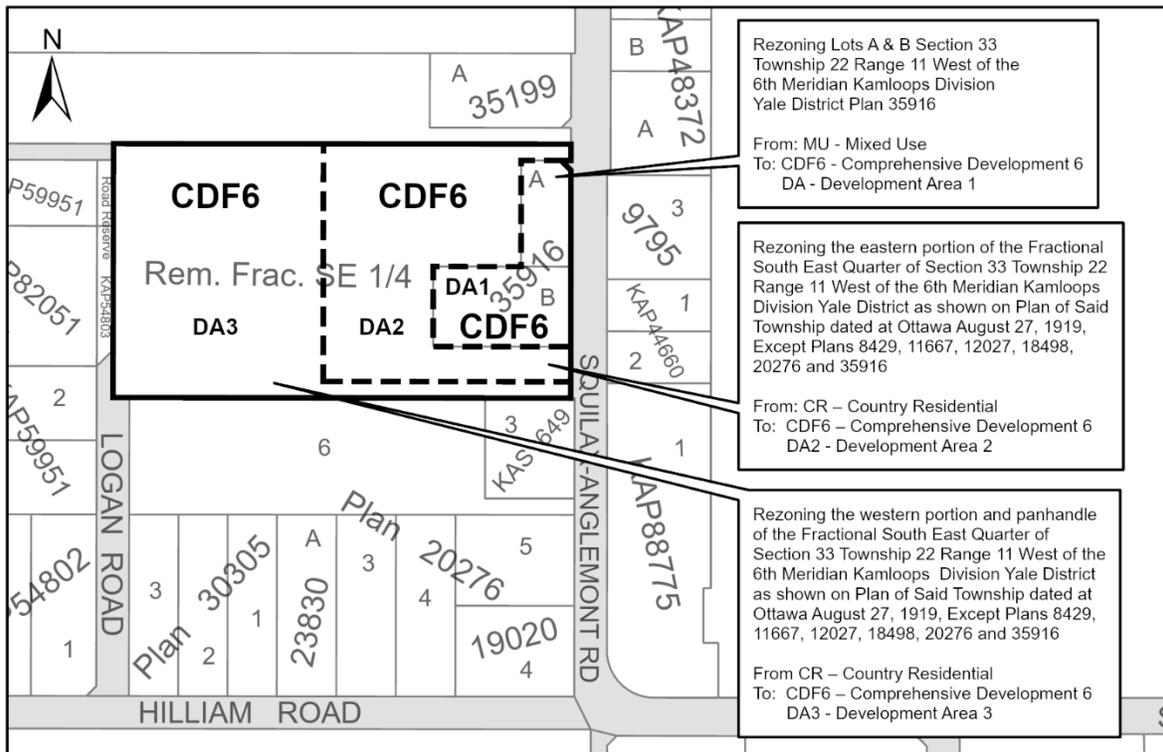


**Proposed Electoral Area F Official Community Plan Amendment Bylaw No. 830-27**

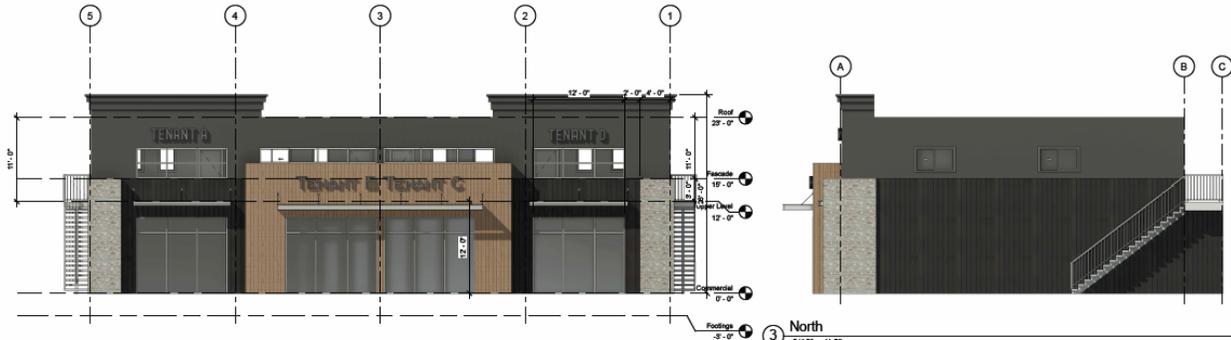
**(Applicant's Proposal)**



**Proposed Scotch Creek Lee Creek Zoning Amendment Bylaw No. 825-53 (Applicant's Proposal)**

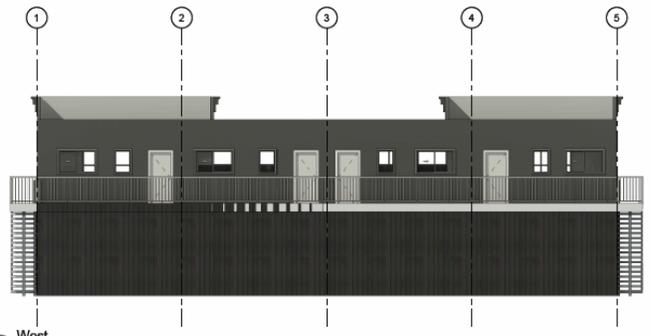


# Drawings for 3862 Squilax-Anglemont Road

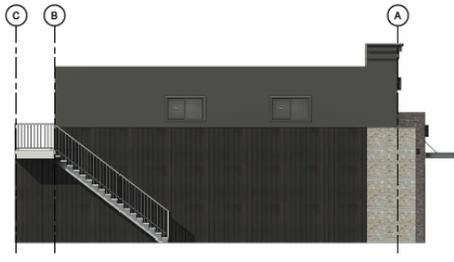


1 East  
3/16" = 1'-0"

3 North  
3/16" = 1'-0"



2 West  
3/16" = 1'-0"



4 South  
3/16" = 1'-0"



**MERAKI SHANE**  
DRAFTING - INTERIOR DESIGN

1367410 BC LTD.  
SCOTCH CREEK COMMERCIAL BUILDING  
3862 SQUILAX-ANGLEMONT ROAD | SCOTCH CREEK

1367410 BC LTD.  
SCOTCH CREEK COMMERCIAL BUILDING  
3862 SQUILAX-ANGLEMONT ROAD | SCOTCH CREEK

NO.	REVISION	DATE	BY	CHECKED
1	ISSUE FOR PERMIT	02/19/2024	AS	MS
2	ISSUE FOR PERMIT	02/19/2024	AS	MS
3	ISSUE FOR PERMIT	02/19/2024	AS	MS

CSRD

Elevations

SCALE	DATE	DESIGNER
3/16" = 1'-0"	02/19/2024	AS
DRAWING NO.	PROJECT NO.	CLIENT
A200		B





Example of proposed mini storage for 3860 Squilax-Anglemont Road



# Sample Floor Plan for Row House Dwelling

