



# BOARD REPORT

**TO:** Chair and Directors

**SUBJECT:** Electoral Area F: Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-54

**DESCRIPTION:** Report from Christine LeFloch, Planner III, dated June 23, 2025.  
1497 Lee Creek Drive/2982 Hopwood Road

**RECOMMENDATION:** THAT: "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-54" be read a second time, as amended, this 17<sup>th</sup> day of July, 2025.  
*Stakeholder Vote Unweighted (LGA Part 14) Majority*

## SUMMARY:

The subject properties are located in Lee Creek in Electoral Area F. The applicant would like to rezone a portion of each of the two subject properties to facilitate a subdivision which would result in a net increase of one 1.6 ha additional lot. The Board read the amending bylaw a first time at their meeting held on May 15, 2025 and directed staff to initiate the referral process. Referral comments for this application have been compiled and are attached to this agenda item. Since first reading, staff noticed a typographical error in the citation and Schedule 1 of the bylaw and have included the correction for consideration of second reading as amended.

## BACKGROUND:

Please see [Item 18.1 on the May 15, 2025 Board Agenda](#) for all background information regarding this application and staff recommendations at first reading.

## POLICY:

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

11.1 General Land Use

11.9 Rural Residential (RR)

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

5.10 Multi-Residential (MR)

5.7 Residential – 1 (R1)

## FINANCIAL:

There are no financial implications associated with this application.

## KEY ISSUES/CONCEPTS:

Following first reading referrals were sent to applicable agencies and First Nations. The Archaeology Branch comments indicated that according to Provincial records there are no known archaeology sites on the subject properties, however archaeology potential modeling suggests that there is high potential

for previously unidentified archaeological sites to exist on the properties. It is further indicated that if land-altering activities are planned for the subject properties, a Provincial heritage permit is not required prior to commencement of those activities. However, if archaeological materials are exposed and/or impacted during land altering activities, a Provincial heritage permit will be required. Therefore, the Branch strongly recommends engaging an eligible consulting archaeologist prior to any land altering activities. The applicant has been provided with these referral comments. It is noted that the proposed new lot and the two remainder parcels already have single detached dwellings located on them. There were no other referral comments of note regarding this application.

This bylaw was previously cited as "Scotch Creek/Lee Creek Zoning Bylaw No. 825" and has been changed to "Scotch Creek/Lee Creek Zoning Amendment Bylaw No. 825-54". The same change has been made to the title on Schedule 1.

#### Rationale for Recommendation

The applicant is proposing to rezone a portion of each of the subject properties from MR Multi Residential to R1 Residential-1 to facilitate a subdivision which would create 1 additional 1.6 ha lot. Staff are also proposing a special regulation be added to the MR Zone for the Remainder of Property 2 to reduce the minimum lot size for this lot only to enable the subdivision to proceed. Staff are recommending that the amending bylaw be read a second time for the following reasons:

- The OCP designation for the subject properties is RR Rural Residential which supports this proposed rezoning;
- The proposed special regulation for the remainder of Property 2 will not result in non-compliance with the density provisions of the MR Multi-Residential Zone; and,
- There were no significant issues raised through the referral process that need to be addressed by the applicant at this time.

#### **IMPLEMENTATION:**

If the Board agrees with the staff recommendation and gives second reading, as amended, staff will advise the applicant of the decision and carry out the consultation process outlined below.

#### **COMMUNICATIONS:**

##### Public Notification

The applicant has posted a notice of application sign on the subject property in accordance with Development Services Procedures Bylaw No. 4001-2 as amended. The applicant provided photos staff on May 30, 2025 indicating that this has been completed.

##### Consultation Process

The Board waived the public hearing for this application because the proposal is consistent with the Electoral Area F Official Community Plan. If the amending bylaw receives second reading and in accordance with Development Services Procedures Bylaw No. 4001-2 as amended and Public Notice Bylaw No. 5893, staff will prepare a notice to be sent to all owners of property located within 100 m of the subject property notifying of the deadline for written submissions prior to third reading of the bylaw (4 PM on the Tuesday prior to the Board meeting where the bylaw will be considered for third reading). The notice will also be posted on the Public Notices page of the CSRD website.

##### Referral Responses

Following first reading of Bylaw No. 825-54, referrals were sent to applicable agencies and First Nations. The referral responses are summarized below, and the full responses are attached. See "BL825-54\_Agency\_First\_Nations\_Referral\_Responses.pdf". Referrals are discussed above and summarized below.

<b>Agency/First Nation</b>	<b>Referral Response</b>
CSRD Environmental & Utility Services	No concerns. Servicing is to meet CSRD Subdivision Servicing Bylaw No. 680.
Ministry of Transportation & Transit	A subdivision application is in progress for the properties under MOT file 2022-04963. Zoning does not require ministry endorsement as it is beyond 800 m from a controlled access highway.
Ministry of Forests – Archaeology Branch	According to Provincial records there are no known archaeology sites on the subject properties. Archaeological modeling for the area indicates there is high potential for previously unidentified archaeological sites to exist on the properties.
Adams Lake Indian Band	ALIB supports Skw'lax te Secwepemcúlecw as leads on any decisions associated with this project. ALIB has asked that their comments not be made public. As such they are not included in the attachment.
Skw'lax te Secwepemcúlecw	No response.
Neskonlith Indian Band	No response.
Okanagan Indian Band	No response.
Shuswap Indian Band	No response.
Simpcw First Nation	Simpcw defers to Adams Land Indian Band.
Splatsin First Nation	No response.

### **DESIRED OUTCOMES:**

That the Board endorse the staff recommendation.

### **BOARD'S OPTIONS:**

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

**Report Approval Details**

Document Title:	2025-07-17_Board_DS_BL825-54_Second.docx
Attachments:	<ul style="list-style-type: none"><li>- BL825-54_Second.pdf</li><li>- BL825-54_Agency_First_Nation_Referral_Responses.pdf</li><li>- BL825-54_Maps_Plans.pdf</li></ul>
Final Approval Date:	Jul 8, 2025

This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud**

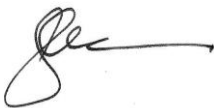
Corey Paiement



Gerald Christie



Jennifer Sham



John MacLean