

South Shuswap Zoning Bylaw No. 701 Regulations

ACCESSORY UPPER FLOOR DWELLING UNIT means 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.

DENSITY means the number of dwelling units per total parcel area.

DWELLING OR DWELLING UNIT means a self-contained set of habitable rooms containing not more than one kitchen facility.

FAMILY means:

- (1) two or more persons related by blood, marriage, adoption or foster parenthood sharing one dwelling; or
- (2) not more than five (5) unrelated persons sharing one dwelling.

MINI STORAGE is the use of land, buildings and structures to provide separate, individual self-storage units inside a building, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment.

RECREATIONAL VEHICLE OR TRAVEL TRAILER means a vehicular portable structure used as a temporary dwelling for travel whether self-propelled or not, but does not include a park model.

SCREENING means the use of a continuous fence, wall, berm, landscaping or combination thereof to screen the property which it encloses and which is broken only by access driveways and walkways.

SINGLE FAMILY DWELLING means any detached building on an approved sewage disposal system consisting of one dwelling unit which is capable of being occupied as the permanent home or residence of one family, but does not include recreational vehicles or travel trailers.

Section 3 General Regulations

Home Businesses

- 3.12 Where expressly permitted within a zone, a home business shall comply with the following regulations:
- .1 the home business shall be fully enclosed within a dwelling or an accessory building;
 - .2 up to one (1) person, in addition to family members residing in the dwelling, may be engaged in the business;
 - .3 the home business shall not involve any outside storage;
 - .4 the home business shall not include vehicle equipment repair and maintenance, body shops or metal fabrication;
 - .5 signs advertising a home business shall not exceed 0.2 square metres in area;
 - .6 the maximum floor area and outdoor site area of a home business shall be 100m² for parcels within the Agricultural Land Reserve.

Bed and Breakfasts

- 3.14 Where expressly permitted in a zone, a bed and breakfast shall comply with the following regulations:
- .1 the maximum number of let rooms is three (3);
 - .2 signs advertising a bed and breakfast shall not exceed 0.2 square metres in area.

RR4 - RURAL RESIDENTIAL ZONE (2 ha)

SECTION 10

Purpose

The purpose of the RR4 zone is to accommodate larger acreage subdivisions and hobby farms as part of a transition area between agricultural and non-agricultural uses. In general, the RR4 zone corresponds to the CR2 designation in the South Shuswap Official Community Plan.

Permitted Uses

10.1 The following uses and no others are permitted in the RR4 zone:

- .1 single family dwelling;
- .2 hobby farm, permitted only on parcels greater than 2 ha or on parcels within the Agricultural Land Reserve;
- .3 bed and breakfast;
- .4 cottage, permitted only on parcels greater than 4,000 m²;
- .5 home business;
- .6 home industry, permitted only on parcels greater than 2 ha;
- .7 accessory use.

Regulations

10.2 On a parcel zoned RR4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.1 Minimum Parcel Size for New Subdivisions	2 ha
.2 Maximum Number of Single Family Dwellings Per Parcel	1
.3 Maximum Number of Cottages Per Parcel	1
.4 Maximum height for: <ul style="list-style-type: none">• Principal buildings and structures• Accessory buildings	<ul style="list-style-type: none">• 11.5 m (37.73 ft.)• 10 m (32.81 ft.)
.5 Minimum Setback from: <ul style="list-style-type: none">• front parcel line• exterior side parcel line• interior side parcel line• rear parcel line	<ul style="list-style-type: none">5 m4.5 m2 m5 m
.6 Minimum Setback of Home Industry from All Parcel Lines	5 m
.7 Maximum Coverage on Parcels Less than 4000 m ²	40%

Purpose

The purpose of the C1 zone is primarily to accommodate a wide range of commercial and public use facilities within the Sorrento Town Centre area, recognizing the presence of the Trans Canada Highway and the fact that at that time of adoption of this Bylaw there was no community sanitary sewer system in place.

Permitted Uses

18.1 The following uses and no others are permitted in the C1 zone:

1. ambulance station;
2. aviary and botanical gardens which may include public display;
3. bakery;
4. bank, credit union or trust company;
5. building set apart for public worship;
6. car wash, permitted only if connected to a community sewer system;
7. commercial garden centre;
8. commercial daycare facility;
9. commercial lodging;
10. convenience store;
11. craft and gift shop;
12. gallery or studio (including music, television and radio studios);
13. indoor recreation facility;
14. library;
15. neighbourhood pub;
16. office;
17. parking lot or facility;
18. personal service establishment;
19. police station;
20. post office;
21. public assembly facility;
22. restaurant;
23. retail store;
24. sale, rental and repair of tools and small equipment
25. service station;
26. theatre;
27. accessory single family dwelling;
28. accessory upper floor dwelling units;
29. accessory use.
30. mini storage, permitted only on Lot A (DD W52001F), Block 11, Section 16, Township 22, Range 11, W6M, KDYD, Plan 1127

Regulations

- 18.2 On a parcel zoned C1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.1 Minimum Parcel Size for New Subdivisions: <ul style="list-style-type: none"> • where a parcel is served by both a community water system and a community sewer system • in all other cases 	1,000 m ² 1 ha
.2 Minimum Parcel Area for Service Stations: <ul style="list-style-type: none"> • where a parcel is served by both a community water system and a community sewer system • in all other cases 	2,000 m ² 1 ha
.3 Maximum Number of Accessory Single Family Dwellings Per Parcel	1
.4 Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
.5 Minimum Setback from: <ul style="list-style-type: none"> • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line 	5 m 4.5 m 3 m 5 m
.6 Maximum Density of Accessory Upper Floor Dwelling Units Where a Parcel is Served: <ul style="list-style-type: none"> • without a community water system • without a community sewer system 	2.5 units/ha 1.0 units/ha
.7 Maximum Coverage <ul style="list-style-type: none"> • where a parcel is served by both a community water system and a community sewer system • in all other cases 	60% 50%

Screening

- 18.3 All outside commercial storage, including the storage of garbage, shall be completely contained within a landscape screen of not less than 2 m in height.