

Relevant Excerpts from
Electoral Area F Official Community Plan Bylaw No. 830
Scotch Creek/Lee Creek Zoning Bylaw No. 825

(See [Bylaw No. 830](#) and [Bylaw No. 825](#) for all policies and land use regulations)

Bylaw No. 830

11.1 General Land Use

Objective 1

To be thoughtful and careful stewards of the lands and waters of the North Shuswap to ensure that future generations will appreciate and benefit from wise choices made by today's elected decision-makers.

Objective 2

To direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas.

Policy 3

Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

12.8 NR - Neighbourhood Residential

Objective 1

The Neighbourhood Residential (NR) land use refers to development that is existing. The intent of this land use designation is to recognize that the existing neighbourhoods within Scotch Creek are an important part of the definition of the character of the area.

Policy 1

A "neighbourhood" is defined as an area of contiguous lots that have common setbacks, building orientation, and size, or that were constructed as part of a single development and form a coherent and commonly understood cluster. Refer to Map 1.

Policy 2

Development within Neighbourhood Residential areas will normally only take the form of infill (for example, construction of a new house on a vacant lot) or subdivision of an existing lot and construction of a new dwelling unit on each new lot.

Policy 3

Policies for infill in NR areas are intended to reflect and support the neighbourhood character and density, and to either maintain or improve conditions regarding setbacks, landscape, visual buffers, building massing, and building orientation. Refer to the following sections for guidelines for each neighbourhood.

1. Within existing neighbourhoods designated NR Neighbourhood Residential, a lot may be subdivided in two, providing that the size of each resulting parcel is equal to or larger than 1/4 acre (therefore only 1/2 acre lots or larger have potential for subdivision). This will ensure that the overall density of each neighbourhood remains comparable to existing density, while allowing sensitive intensification through the potential to subdivide larger lots.
2. Any new subdivision is considered as new development, and must be connected to community sewer and water services.
3. Construction of any new dwelling unit within any parcel designated as Neighbourhood Residential is strongly encouraged to conform to the guidelines for the neighbourhood in which it is found. The existing setback, landscape, visual buffers, building massing and building orientation of each neighbourhood are described in the following Neighbourhood Types sections (a key map is included to indicate the location of the neighbourhood type). By reflecting these conditions in any infill development, the existing character and conditions will be continued, while still allowing individuality and innovation in design.

Normally a maximum building height of two storeys is permitted.

Scotch Creek Larger Lot

Average Density: 1 - 2 units / acre (2.5 - 5 units / hectare)

Average Lot Sizes: 1/2 - 1 acre (0.2 - 0.4 hectares)

Front Setbacks: Range from 16 - 165 ft. (5 - 50 m)

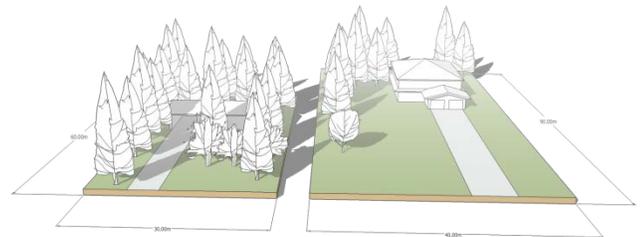
Side Setbacks: Building typically centred on lot

Rear Setbacks: Varies with front setbacks

Landscape: Native vegetation and turfgrass

Visual Buffers: Vegetation - As setbacks decrease, buffers increase

Building Massing: 1 - 2 storeys



Building Orientation: Towards the street front

Parking: Carport or garage placed behind house



Bylaw No. 825

5.12 Mu - Mixed Use

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Mixed Use zone as principal *uses*, except as stated in Part 3: General Regulations:
- (a) *Day care*
 - (b) *Fuel storage*
 - (c) *Mini storage*
 - (d) *Office*
 - (e) *Outdoor sales*
 - (f) *Personal services*
 - (g) *Plant nursery and services*
 - (h) *Recreation services*
 - (i) *Single family dwelling*
 - (j) *Standalone residential campsite*

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the Mixed Use zone as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *Accessory use*
 - (b) *Bed and breakfast*
 - (c) *Guest suite*
 - (d) *Home business*
 - (e) *Owner/operator dwelling*
 - (f) *Residential campsite*

5.7 R1 - Residential - 1

Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the Residential - 1 zone as principal *uses*, except as stated in Part 3: General Regulations:
- (a) *Single family dwelling*
 - (b) *Standalone residential campsite*

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the Residential - 1 zone as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *Accessory use*
 - (b) *Bed and breakfast*
 - (c) *Guest accommodation*
 - (d) *Home business*
 - (e) *Residential campsite*