

Relevant Excerpts from Electoral Area C Official Community Plan Bylaw No. 725, South Shuswap Zoning Bylaw No. 701

(See Bylaw Nos. 725 and 701 for all applicable policies, procedures and regulations)

Electoral Area C Official Community Plan Bylaw No. 725

3.4 Residential

3.4.1 Policies

.2 Residential development is subject to the following land use designations, housing forms and maximum densities:

Land Use Designation	Housing Form	Maximum Density
Medium Density (MD)	Detached	5 units/ac (1 unit/0.2 ac) 12 units/ha (1 unit/0.08 ha)
	Semi-detached	8 units/ac (1 unit/0.13 ac) 20 units/ha (1 unit/0.05 ha)
	Townhouse	12 units/ac (1 unit/0.13 ac) 30 units/ha (1 unit/0.03 ha)
Neighbourhood Residential (NR)	Detached, Semi-detached	2 units per 1 acre (1 unit/0.2 ha)
Country Residential (CR)	Detached, Semi-detached	1 unit per 1 acre (0.4 ha)
Rural Residential (RR)	Detached, Semi-detached	1 unit per 2.5 acres (1 ha)
Rural Residential 2 (RR2)	Detached, Semi-detached	1 unit per 5 acres (2 ha)
Small Holdings (SH)	Detached, Semi-detached	1 unit per 10 acres (4 ha)
Medium Holdings (MH)	Detached, Semi-detached	1 unit per 20 acres (8 ha)
Large Holdings (LH)	Detached, Semi-detached	1 unit per 25 acres (10 ha)
Rural Holdings (RH)	Detached, Semi-detached	1 unit per 148 acres (60 ha)

South Shuswap Zoning Bylaw No. 701

Section 1 – Definitions

PARCEL LINE means any boundary of a parcel.

PARCEL LINE, INTERIOR SIDE means a parcel line other than a front parcel line or a rear parcel line which is not common to a highway other than a lane.

SETBACK means the required minimum distance between a structure, building or use and each of the respective property lines.

Section 3 – General Regulations

Setback Exceptions

3.5 No building or structure other than the following shall be located in the area of setback required in this Bylaw:

.8 eaves and gutters, provided they are not closer than 1 m from any parcel line.

RR1 - RURAL RESIDENTIAL ZONE (4000 m²)

SECTION 7

Purpose

The purpose of the RR1 zone is to accommodate rural, low density, single family residential uses.

Permitted Uses

7.1 The following uses and no others are permitted in the RR1 zone:

- .1 single family dwelling;
- .2 cottage, permitted only on parcels greater than 4,000 m²;
- .3 bed and breakfast;
- .4 home business;
- .5 accessory use.

Regulations

7.2 On a parcel zoned RR1, 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	1 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">• 10 m (32.81 ft.)• 6 m (19.69 ft.)
.5	Minimum Setback from: <ul style="list-style-type: none">• front parcel line• exterior side parcel line	<div>5 m</div> <div>4.5 m</div>

	<ul style="list-style-type: none"> interior side parcel line rear parcel line 	2 m 5 m
.6	Maximum Coverage on Parcels Less than 4000 m ²	40 %