

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

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

Electoral Area C Official Community Plan Bylaw No. 725

3.4 Residential

3.4.1 Policies

.1 New residential development will be directed to the Village Centre and Secondary Settlement Areas identified on Schedules B and C. Outside these areas, residential development is discouraged unless co-located with an agricultural use.

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

Rural Residential (RR2) shall have detached or semi-detached housing form and a maximum density of 1 units per 5 acres (2 ha).

3.6 – Waterfront Development

3.6.1.1 To maintain the near shore areas of Shuswap Lake, White Lake and Little White Lake ecologically intact by focusing development away from the shoreline and by minimizing impacts from moorage facilities.

3.6.2.1 New waterfront development will only be supported if it:

- a) is residential in nature;
- b) has maximum densities of:
 - i) 1 unit/1 ha on the waterfront in Secondary Settlement Areas and the Sorrento Village Centre; or
 - ii) 1 unit/2ha in all other areas

South Shuswap Zoning Bylaw No. 701

Section 1 - Definitions

ACCESSORY BUILDING means a building or structure that is subordinate and supplementary to the principal building or use permitted on the same parcel such as a garage, carport or storage shed.

ACCESSORY USE means a use that is subordinate and supplementary to the principal building or use permitted on the same parcel.

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

STRUCTURE means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing.

3 - General Regulations

3.5 Setback Exceptions

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

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

RR2 - RURAL RESIDENTIAL ZONE (5000 m²) SECTION 8

Purpose

The purpose of the RR2 zone is to provide for smaller acreage subdivisions which are predominately residential in character. In general, the RR2 zone corresponds to the CR 0.5 designation in the South Shuswap Official Community Plan.

Permitted Uses

8.1 The following uses and no others are permitted in the RR2 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 cottage, permitted only on parcels greater than 4,000 m²;
- .4 bed and breakfast;
- .5 home business;
- .6 accessory use.

Regulations

BL701-26 8.2 On a parcel zoned RR2, 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.)

