

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

(See [Bylaw No. 725](#) and [Bylaw No. 701](#) for all policies and land use regulations)

Bylaw No. 725

Section 3.10: AG - Agriculture

3.10.1 Policies

- .1 The lands designated as Agriculture (AG) are shown on Schedules B and C. In general, these are lands with half or more of their area lying within the Provincially-designated Agricultural Land Reserve at the time of writing of this Plan. Land lying within the Agricultural Land Reserve is identified on Schedule E – ALR Map. Agriculture is the primary and dominant land use, with a full range of crop and livestock production activities permissible, as well as homes, buildings and structures associated with agricultural operations.
- .2 The minimum parcel size of land for subdivision within the Agriculture land use designation is 60 hectares (148 acres).
- .3 New subdivision is discouraged within the Agriculture designation, other than subdivision along ALR boundaries or subdivision or parcel consolidations demonstrated not to have an intrusive or conflicting impact on the surrounding agricultural community.
- .4 The Agriculture land use designations encompass agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw the following uses are appropriate in lands designated Agriculture: agritourism operations and agri-accommodation, and uses which will not affect the long-term agricultural capability of the land.

Bylaw No. 701

Section 6: AR2 - Agriculture Zone (4 Ha)

Permitted Uses

- 6.1 The following uses and no others are permitted in the AR2 zone:
 - .1 single family dwelling;
 - .2 agriculture;

- .3 bed and breakfast;
- .4 cottage, permitted only if there is less than two (2) single family dwellings on the property and permitted only on parcels greater than 4,000 m²*;
- .5 home business;
- .6 home industry, permitted only on parcels greater than 2 ha;
- .7 public utility;
- .8 accessory use.

Regulations

6.2 On a parcel zoned AR2, 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 Subdivision	4 ha
.2 Maximum Number of Single Family Dwellings Per Parcel*	<ul style="list-style-type: none"> • on parcels less than 2 hectares: 1 per parcel • on parcels 2 hectares or greater: 2 per parcel
.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 parcel line • interior side parcel line • rear parcel line 	5 m 4.5 m 2 m 5 m
.6 Minimum Setback of Home Industry from All Parcel Lines	5m

* *A second dwelling or cottage in addition to a single family dwelling must also comply with the Agricultural Land Commission Act, regulations and orders of the Agricultural Land Commission.*

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.

AGRICULTURE means the use of land for the growing, rearing, producing, and harvesting of agricultural products, including the storing of agricultural products, the sale of agricultural products produced from the same parcel or same farm, the repair of farm machinery and related equipment used on the same farm and includes farming, ratite production, forestry, greenhouses, kennels and nursery uses and does not include intensive agricultural use or commercial garden centres.

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy.

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

HOME BUSINESS means a business or professional practice carried on for remuneration, which is incidental to the residential use of a dwelling unit and does not include vehicle equipment repair and maintenance, body shops or metal fabricating and which may be conducted within a single family dwelling or an accessory building to the single family dwelling.

HOME INDUSTRY means a small scale use providing a service primarily to the local community and which is accessory to the single family dwelling or agricultural operation including, but not limited to, a carpentry shop, a welding shop, a metal working shop, a blacksmith's shop, a portable sawmill, the enclosed repair and storage of vehicles and machinery and horse riding stables.

INTENSIVE AGRICULTURAL USE means the confinement of 100 or more poultry animals per hectare, 20 or more pigs per hectare, 10 or more bovine animals per hectare, or the growing of mushrooms.

PRINCIPAL BUILDING means the building which contains the principal use of the parcel and shall include attached garages and carports, but does not include an accessory building.

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used.

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

Agricultural Land Reserve

3.2 In addition to the regulations established in this Bylaw, all lands within the Agricultural Land Reserve are also subject to the provisions of the Agricultural Land Commission Act, regulations and orders of the Agricultural Land Commission (thereby not permitting the subdivision of land nor the development of non-farm uses unless approved by the Agricultural Land Commission).

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.

Home Industries

3.13 Where expressly permitted within a zone, a home industry shall comply with the following regulations:

- .1 up to eight (8) people including family members residing in the dwelling or on a parcel containing the home industry, may be engaged in the industry;
- .2 signs advertising a home industry shall not exceed 0.4 square metres in area;
- .3 the home industry shall not include a wrecking yard or sand and gravel processing;
- .4 a home industry is only permitted on parcels greater than 2 ha;
- .5 the maximum floor area and outdoor site area of a home industry shall be 100m² for parcels within the Agricultural Land Reserve;
- .6 for land within the Agricultural Land Reserve, any home industry proposing to employ more than two persons other than those residing in the dwelling unit associated with the home industry must make application to the Provincial Agricultural Land Commission under the Agricultural Land Commission Act.