

**Relevant Excerpts from**  
**Electoral Area F Official Community Plan Bylaw No. 830**  
**Subdivision Servicing Bylaw No. 641**

(See [Bylaw No. 830](#) and [Bylaw No. 641](#) for all policies and land use regulations)

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**Bylaw No. 830**

Section 11

Managing Growth: North Shuswap

Managing growth and channeling it in ways that will preserve and enhance the character of the North Shuswap is fundamental to its long-term vision. NOTE: The text of this section should be read in conjunction with the map schedules. Minor adjustments to the boundaries of the land use designations on the map schedules may be made without a Plan amendment on the basis of new, or site-specific, information, provided that such amendments do not affect the intent of the designations or the overall vision and principles of this Plan.

11.1 General Land Use

The policies of this Plan aim to protect the rural character of the North Shuswap, yet allow modest growth in areas that are, or will be, serviced by community water and sewer systems.

By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit. The land use designations of this Plan generally reflect the present pattern of land use in which residential, commercial and public uses are concentrated in settlement areas, leaving most of the land for forestry, agriculture, and other resource uses. This plan identifies one Primary Settlement Area (Scotch Creek) and six Secondary Settlement Areas. The term Primary Settlement Area is synonymous with Scotch Creek in this plan and should be interpreted as referring to the same area.

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.

### Objective 3

To provide a clear separation between rural and non-rural lands to preserve both rural and nonrural lifestyle choices.

### Objective 4

To ensure that public infrastructure, community amenities and utilities are planned and implemented in advance of development.

### Objective 5

To ensure that land use and development will not negatively affect environmental features and functions, both inside and outside of settlement areas.

### Policy 1

The Primary and Secondary Settlement Areas are delineated on Schedules B & C. This Plan directs growth and development to these areas. The Plan does not support significant growth and development outside the Primary and Secondary Settlement Areas.

### Policy 2

Except in exceptional situations, no public funds will be expended for the capital cost of extending servicing of water, sewer, and stormwater/rainwater systems to lands outside the Settlement 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.

### Policy 4

As the CSRD's resources allow, the Regional District will undertake a Local Area Plan for Seymour Arm, in full consultation with area residents and businesses.

### Policy 5

Lee Creek, Celistá, Magna Bay, Anglemont, St. Ives, and Seymour Arm are designated Secondary Settlement Areas. Low density residential and neighbourhood convenience commercial uses are appropriate in these Secondary Settlement Areas. All new development must be connected to community water and sewer services, except in Seymour Arm. The following land uses are generally acceptable in the Secondary Settlement Areas:

1. Detached and Duplex Residential
2. Recreational Residential
3. Commercial
4. Public and Institutional
5. Park and Protected Area

6. Foreshore and Water
7. Agriculture
8. Commercial Public Utility

#### Policy 6

Outside the boundaries of the Primary and Secondary Settlement Areas, the following uses are appropriate in certain locations.

1. Waterfront Residential
2. Public and Institutional
3. Park and Protected Area
4. Agriculture
5. Rural Residential
6. Rural and Resource
7. Foreshore and Water

#### Policy 7

Maintaining public views of Shuswap Lake is important. All development, regardless of its use or location, is limited to three storeys along Shuswap Lake. This height limit will be given a numerical value in the zoning bylaw.

#### Policy 8

The land use policies of this Plan will lead to review and revision to some aspects of the existing zoning bylaws. Where there are no zoning bylaws in place, the CSRD will prepare zoning bylaws. These activities will be undertaken in consultation with residents and landowners of Electoral Area 'F'.

### 11.3 Agriculture (AG)

#### Objective 1

To support the long-term viability of the agricultural industry in the North Shuswap and to ensure valuable agricultural lands are preserved for agricultural purposes and protected from inappropriate fragmentation through subdivision.

#### Objective 2

To support agricultural development in the ALR in the Scotch Creek Primary Settlement Area, as agriculture provides a sustainable, complementary, economic development option which is compatible with other land uses proposed for this area.

#### Policy 1

The lands designated as Agriculture are shown on Schedules B & C. 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. Lands within the Provincially-designated Agricultural Land Reserve (ALR) at the time of writing of this Plan are shown on Schedule D.

#### Policy 2

The minimum parcel size for new subdivisions within the Agriculture land use designation is 60 hectares (148 acres).

#### Policy 3

New subdivisions are generally discouraged, other than subdivision or parcel consolidations demonstrated not to have an intrusive or conflicting impact on the surrounding agricultural community.

#### Policy 4

No exclusions of the Scotch Creek ALR lands are recommended, with the following potential exceptions:

- a) Land that may be required to improve the right angle intersection of the Squilax-Anglemont road (for example, through the construction of a roundabout).
- b) Land directly adjacent to the Scotch Creek Village Core, and only for the purposes of development for civic or community uses, subject to consultation with the ALC through a community planning exercise that will examine both non-ALR and ALR site options.

Policy 5 New lots may be created within the ALR only where authorized by the Agricultural Land Commission.

#### Policy 6

Agri-tourism and agri-accommodation operations are considered complementary to agricultural land use, and are acceptable in the Agricultural designation, subject to additional conditions in the implementing zoning bylaw and the policies and regulations of the Agricultural Land Commission.

#### Policy 7

Home-based businesses and home-based industries, as defined in the zoning bylaw, are acceptable in the Agriculture designation. On ALR lands, these uses are subject to Agricultural Land Commission policies and regulations.

Policy 8 Exclusion or subdivision of ALR lands within Settlement Areas will be reviewed on a case-by case basis. ALR lands in Settlement Areas should not be presumed to be excludable or subdividable. An Agriculture Strategy or Agriculture Plan should be developed to help determine when exclusions or subdivisions are appropriate.

### 11.6 Waterfront Residential (WR)

#### Policy 1

The Waterfront Residential land use designation applies to lands outside the Primary and Secondary Settlement Areas. Only detached dwellings are permitted within the Waterfront Residential designation.

**Policy 2**

The maximum net density is 4 units per acre (10 units per hectare) provided the dwelling is connected to community water and sewer systems.

**Policy 3**

The maximum net density for any new dwelling not on community water and sewer is one unit per 2.5 acres (1 unit per hectare).

**Policy 4**

Where it is proposed that a new dwelling will not be connected to community services, the proponent will provide the Regional District with the required technical information about water supply and on-site sewage disposal as part of the development permit process.

**Policy 5**

For aesthetic purposes, and to create a visual buffer from the water's edge, all new buildings or structures within the Waterfront Residential designation should maintain a minimum setback of at least 15 metres (49.2 feet) from the natural boundary of the water.

**Bylaw No. 641**

Schedule "A"

Levels of Service

All properties to be subdivided for single family residential use proposed to be serviced with an On-site Sewage Disposal System and an Independent On-site Water System must be a minimum of 1.0 Ha. in size, unless a smaller parcel size is permitted in Zoning regulations.

Level of Service Table

<b>OCP Designation</b>	<b>Water Requirement</b>	<b>Sewer Requirement</b>
Primary Settlement	<i>Water Supply System</i>	<i>Community Sewer System*</i>
Secondary Settlement	<i>Water Supply System</i>	<i>Community Sewer System*</i>
Town Centre Commercial	<i>Water Supply System</i>	<i>Community Sewer System</i>
All other designations	<i>Independent On-site Water System/Water Supply System</i>	<i>On-site Sewage Disposal System</i>

\* - If proposed lots are less than 1.0 Ha. in size. If proposed lots are 1.0 Ha., or larger, an ***On-site Sewage Disposal*** System may be utilised if approved pursuant to the Public Health Act.