

Relevant Excerpts from Electoral Area F Official Community Plan Bylaw No. 830

(See Bylaw No. 830 for all policies and land use regulations)

2.1 General Environmental Protection

Objective 1

To enhance environmental awareness and promote activities that protect and, where appropriate, restore the natural environment.

Objective 2

To use the provisions of the Local Government Act to ensure that new development will result in “no net impact” on significant plant, wildlife, and fish habitats.

Policy 3

The Regional District will work with Federal and Provincial water and resource agencies to encourage developers and landowners to implement best management practices, including:

1. Protecting and enhancing water quality, natural drainage patterns, and continuous riparian corridors;
2. Protecting aquatic biota and habitats;
3. Protecting and managing natural watercourses as open streams; and
4. Retaining mature streamside vegetation or tree cover wherever possible.

2.5 Forested Areas and Wildlife Habitat

Objective 1

To preserve wildlife habitat, including wildlife corridors, and mitigate conflict between wildlife and human activity.

1. Encourage landowners to maintain natural habitat on private property and to landscape new development with native vegetation.

Section 3 A Lake Community

Shuswap Lake is one of the defining natural features of the North Shuswap, and its importance to the community and the Fraser Basin watershed cannot be over emphasized.

The protection of water quality and sustainability of the natural habitat in and around Shuswap Lake will be the benchmark by which future generations measure today's generation.

3.1 Watershed

Objective 1

To protect Shuswap Lake's watershed from land uses and residential, agricultural, industrial and commercial practices that jeopardize the Lake's water quality.

Policy 1

The Regional District will:

6. Disseminate educational information to the public about the importance of responsible stewardship of the watershed and expect property owners and developers to consider the use of permeable surfaces when landscaping their properties.

Policy 2

The Regional District will:

1. Identify and aim to protect aquifer recharge areas from potential sources of contamination and depletion, and encourage groundwater recharge using permeable surfaces and innovative recharge technologies, in consultation with the appropriate Provincial government agencies.
3. Strive to ensure that private septic systems are located appropriately and are designed in a manner that protects groundwater and soil from contamination, in co-ordination with the Interior Health Authority. Dry wells are not permitted.

3.2 Shoreline Environment

Objective 1

To maintain the unique physical and biological characteristics of the shoreline environment.

Objective 2

To ensure that shoreline habitats are protected from undesirable development and unnecessary shoreline manipulation.

Objective 3

To manage the foreshore to ensure appropriate use and prevent overdevelopment.

Objective 4

To direct development to areas of least ecological sensitivity, particularly in relation to fish habitat.

10.4 Stormwater Management

Objective 1

To encourage responsible storm water drainage for development in the North Shuswap.

Policy 1

Landowners are encouraged to use pervious surfaces on driveways, parking lots and access roads, as well as to take other measures such as xeriscaping, infiltration basins, and green roofs in order to reduce overland runoff.

11.5 Residential

Objective 2

To preserve the high ecological values of the Shuswap Lake Watershed while allowing for appropriately sited & properly serviced development within the Primary and Secondary Settlement Areas.

Policy 5

In the Primary & Secondary Settlement Areas, as well as in the Waterfront Residential, Recreational Residential and Rural Residential designations, new development proposals will:

1. site units close together to create a compact development surrounded by open space.
2. provide required development approval information.
3. minimize impact of development footprints (e.g. roads, dwellings).
4. retain undeveloped portions of lands in a natural state.
5. advance the goals and policies of the Electoral Area F Parks Plan.
6. minimize clear-cutting of native vegetation;

In addition, lakeshore development proposals will:

11. for aesthetic purposes, and to create a visual buffer from the water's edge, all new buildings or structures must maintain a minimum setback of at least 15m (49ft) from the natural boundary of the water. If discrepancies arise between this setback and RAR, the greater setback shall apply. In the case of multi-unit developments (i.e. townhomes), a setback of 75m (246ft) from the lake's natural boundary should be maintained.

11.6 Waterfront Residential (WR)

Policy 5

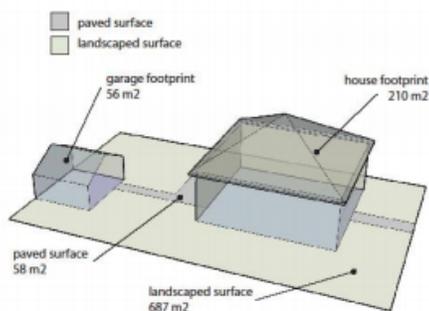
For aesthetic purposes, and to create a visual buffer from the water's edge, all new buildings or structures within the Waterfront Residential designation should maintain a minimum setback of at least 15 metres (49.2 feet) from the natural boundary of the water.

12.14 Water Quality Protection

1. The quality of surface and ground water needs to be maintained in order to ensure environmental integrity and to contribute to the sustainability of Scotch Creek.
2. Typical practices of urbanization tend to increase the amount of paved surfaces (driveways, parking lots, walkways) and reduce the amount of infiltration. Permeable surfaces, especially landscaping, allow greater infiltration of rain and storm runoff, recharging of groundwater, and contribution to a more comfortable micro-climate. The Groundwater Absorption Coefficient (GAC) is the percentage of a lot that is required to be free of impervious material (concrete, asphalt, etc.).
3. All new residential developments should aim for a minimum GAC of 45% through the use of pervious surfacing materials.
4. It is recommended that the policy regarding Groundwater Absorption Coefficient (GAC) be included in the Zoning Bylaw to augment the site coverage regulations.
5. Whenever possible, all new developments should integrate green stormwater infrastructure in the form of bioswales on sides of streets/roads and parking lots, rather than curbs and gutters, which channel storm water quickly away and require storm drainage infrastructure.

Example of GAC calculations:

Lot	1,011 m ² (0.25 ac)
	100.0%
House	210 m ² (2,260 ft ²)
	20.7%
Garage	56 m ² (200 ft ²)
	5.6%
Paved	58 m ² (625 ft ²)
	5.7%
Landscaped	687 m ² (7,395 ft ²)
	68.0%



The amount of surface free of impervious materials is 68%. It exceeds the 45% GAC requirement, therefore is acceptable.

Section 13 Development Permit Areas

DPs are one of the most effective legal tools for the protection of environmentally sensitive areas, avoiding development in hazardous conditions, and setting out expectations regarding “form and character” of development. Local governments may designate Development Permit Areas (DPAs) in an Official Community Plan. When an area is designated, the local government must describe the special site conditions or objectives that justify the designation, and specify guidelines to achieve those objectives.

13.1.1 Hazardous Lands Development Permit Area 1

(DPA 1 Flooding and Debris Flow Potential)

13.1.1.(a) Area

The area within 100 m (328 ft.) of Adams River, Corning Creek (a.k.a. Lee Creek), Hudson Creek, Onyx Creek, Ross Creek, Scotch Creek, and Seymour River is designated as Hazardous Lands DPA 1 (*Flooding and Debris Flow Potential*).

[Note: Due to limited detailed hazard mapping, the CSRD may require additional lands to be investigated if evidence exists of flooding and debris flow potential beyond the 100 m (328 ft) that may impact or be impacted by the proposed development.]

13.1.1.(b) Guidelines

To protect against the loss of life and to minimize property damage associated with flooding and debris flow events, the CSRD encourages low intensity uses, such as conservation (natural) areas, agriculture, park and open-space recreation, in flood susceptible lands.

Where flood and debris flow susceptible lands are required for development, the construction and siting of buildings and structures to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood-proofed at a minimum to those standards specified by the Ministry of Environment's *Flood Hazard Area Land Use Management Guidelines*, or, if greater, to standards set out by a Qualified Professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC).

13.1.2 Hazardous Lands Development Permit Area 2

(DPA 2 Steep Slope)

13.1.2 (a) Area

All areas with slopes in excess of 30% are designated as Hazardous Lands DPA 2 (Steep Slope). These are referred to as 'steep slope' areas below.

[Note: The CSRD requires a slope assessment of slope conditions as a condition of DP issuance. Provincial 1:20,000 TRIM mapping, using 20 m (66 ft) contour information, may provide preliminary slope assessment; however, a more detailed site assessment may be required.]

13.3 Lakes 100m Development Permit Area

13.3.1 Purpose

The Lakes 100 m DPA is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

13.3.2 Justification

The Lakes 100 m DPA means to prevent or mitigate potential negative impacts on the lake environment from development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and sewerage systems. Development close to the lake has the potential to impact natural drainage patterns, disrupt storm water infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before the construction of development and/or installation of sewerage systems close to the lake will reduce potential negative impacts on lake water quality.

13.3.3 Area

The Lakes 100 m DPA applies to areas within 100 m (328.1 ft) of Shuswap, Adams, Humamilt, and Hunakwa Lake. For the purposes of calculating distance from Shuswap Lake, the 1:5 year High Water Mark shall be used. For the purposes of calculating distance from Adams, Humamilt, and Hunakwa Lake, the natural boundary shall be used.

13.3.4 Activities

The Lakes 100 m DPA applies to:

- (a) Any residential, commercial or industrial development which exceeds the following:
 - (i) Removal, alteration, disruption or destruction of vegetation involving more than 30% of the parcel area; or
 - (ii) Construction or erection of buildings and structures (including decks, stairs, and balconies), and non-structural impervious surfaces (e.g. paved driveway) with a sum total footprint (measured from the outermost portion of the buildings or structures) in excess of 450 m² (4843.76 ft²) or for parcels 0.10 ha (0.25 ac) or smaller, a combined site coverage totalling 30%;
- (b) Installation, alteration, or replacement of (or a portion of) a sewerage system.

13.4 Riparian Areas Regulation (RAR) Development Permit Area

13.4.1 Purpose

The RAR DPA is designated under the Local Government Act, and applicable provisions of the Community Charter for the protection of the natural environment, its ecosystems and biological diversity. The RAR regulations place considerable emphasis on Qualified Environmental Professionals (QEPs) to research established standards for the protection of riparian areas. The presence of the QEP, Ministry of Environment (MOE) and Department of Fisheries and Oceans in the review process reduces the extent to which the CSRD will be involved in the technical details of the permitting process. Essentially, the role of the QEP means that CSRD involvement is more administrative in nature.

13.4.3 Justification

The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

Relevant Excerpts from Anglemont Zoning Bylaw No. 650

(See Bylaw No. 650 for all policies and land use regulations)

1.0 Definitions

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost walls of the *buildings* on a parcel expressed as a percentage of the parcel area.

BUILDING is a structure used or intended for supporting or sheltering a use or occupancy and does not include a recreational vehicle.

5.3 Rural Large Lot (RR-60) Zone

.1 Permitted Uses

The uses stated in this subsection and no others are permitted in the Rural Large Lot zone, except as stated in Part 3 General Regulations.

(a) Single family dwelling

(b) Guest accommodation, 1 unit is permitted on each parcel that is greater than 1,600 m² (17,222.4 sq. ft.) and where a single family dwelling exists.

(c) Home business

(d) Limited agriculture, buildings and structures must be a minimum of 15 m (49.22 ft.) from a watercourse and a parcel boundary and a minimum of 15 m (49.22 ft.) from a boundary of the Residential, Residential Summer

Home and Residential Town House zones except that buildings and structures used for animals must be a minimum of 30 m (98.43 ft.) from a watercourse and a parcel boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential, Residential Summer Home and Residential Town House zones.

(e) Intensive agriculture, buildings and structures must be a minimum of 30 m (98.43 ft.) from a watercourse and a parcel boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential, Residential Summer Home and Residential Town House zones.

(f) Kennel, buildings and structures, including runs must be a minimum of 90 m (295.29 ft.) from a parcel boundary.

(g) Cemetery

(h) Sand and gravel processing is limited to materials obtained from the same parcel as mining takes place on. Sand and gravel processing is limited to preliminary screening, cleaning, grading and storage of sand and gravel. The use must be a minimum of 30 m (98.43 ft.) from a boundary of the Residential, Country Residential, Residential Summer Home and Residential Town House zones.

(i) Accessory use

.2 Regulations

On a parcel zoned Rural Large Lot: no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

Matter Regulated	Regulation
(a) Minimum parcel size created by subdivision	60 ha
(b) Minimum parcel width created by subdivision	100 m
(c) Maximum parcel coverage	25 percent
(d) Maximum number of single family dwellings per parcel	<ul style="list-style-type: none">• On parcels less than 30 ha, 1• On parcels greater than 30 ha, 2
(e) Maximum height for: <ul style="list-style-type: none">• Principal buildings and structures• Accessory buildings	<ul style="list-style-type: none">• 11.5 m• 10 m
(f) Minimum setback from: <ul style="list-style-type: none">• front parcel boundary• side parcel boundary• rear parcel boundary	<ul style="list-style-type: none">10 m5 m• for an accessory building 5 m• for a principal building or structure 10 m
(g) Minimum floor area on the largest floor of a single family dwelling.	60 m ²
(h) Minimum horizontal dimensions of largest floor of a single family dwelling	5 m
(i) Minimum parcel size on which a cemetery is permitted	1 ha

5.5 Country Residential (CR) Zone

.1 Permitted Uses

The uses stated in this subsection and no others are permitted in the Country Residential zone, except as stated in Part 3 General Regulations.

- (a) Single family dwelling
- (b) Campsite
- (c) Home business
- (d) Accessory use

.2 Regulations

On a parcel zoned Country Residential: no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

Matter Regulated	Regulation
(a) Minimum parcel size created by subdivision where: <ul style="list-style-type: none"> • parcel is served by community sewer system • in all other cases 	<p>1,000 m²</p> <p>4,000 m²</p>
(b) Minimum parcel size averaging in (a), in all other cases	Minimum parcel size may be reduced to 3,200 m ² provided the average parcel size of all parcels in the subdivision is a minimum of 4,000 m ² and provided the largest parcel size used to calculate the average is 7,999 m ²
(c) Minimum parcel width created by subdivision	20 m
(d) Maximum parcel coverage	25 percent
(e) Maximum number of single family dwellings per parcel	1
(f) Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m • 6 m
(g) Minimum setback from: <ul style="list-style-type: none"> • front parcel boundary • interior side parcel boundary • exterior side parcel boundary • rear parcel boundary 	<p>5 m</p> <ul style="list-style-type: none"> • for an accessory building 3 m • for a principal building or structure, 5 m • for an accessory building, 4.5 m • for a principal building or structure, 5 m • for an accessory building, 3 m • for a principal building or structure, 6 m
(h) Minimum floor area on the largest floor of a single family dwelling	60 m ²
(i) Minimum horizontal dimensions of largest floor of a single family dwelling.	5 m

(j) Maximum floor area of an accessory building	55 m ²
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5.6 Residential (RS-1) Zone

.1 Permitted Uses

The uses stated in this subsection and no others are permitted in the Residential zone, except as stated in Part 3 General Regulations.

(a) Single family dwelling

(b) Campsite

(c) Guest accommodation, 1 unit is permitted on each parcel that is greater than 1,600 m² (17,222.4 sq. ft.) and where a single family dwelling exists.

(d) Home business

(e) Place of religious worship

(f) Limited agriculture, buildings and structures must be a minimum of 15 m (49.22 ft.) from a watercourse and a parcel boundary and a minimum of 15 m (49.22 ft.) from a boundary of the Residential Summer Home and Residential Town House zones except that buildings and structures used for animals must be a minimum of 30 m (98.43 ft.) from a watercourse and a parcel boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential Summer Home and Residential Town House zones.

(g) Accessory use

.2 Regulations

On a parcel zoned Residential: no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

Matter Regulated	Regulation
(a) Minimum parcel size created by subdivision where; <ul style="list-style-type: none"> • parcel is served by community sewer system • in all other cases 	<p style="text-align: center;">1000 m²</p> <p style="text-align: center;">4000 m²</p>
(b) Minimum parcel size averaging in (a), in all other cases	Minimum parcel size may be reduced to 3,200 m ² (0.79 ac.) provided the average parcel size of all parcels in the subdivision is a minimum of 4,000 m ² (0.99 ac.) and

	provided the largest parcel size used to calculate the average is 7,999 m ² (1.98 ac.)
(c) Minimum parcel width created by subdivision	20 m
(d) Maximum parcel coverage	25 percent
(e) Maximum number of single family dwellings per parcel	1
(f) Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	11.5 m 6 m
(g) Minimum setback from: <ul style="list-style-type: none"> • front parcel boundary • interior side parcel boundary • exterior side parcel boundary • rear parcel boundary 	5 m 2 m 4.5 m <ul style="list-style-type: none"> • for an accessory building 3 m (9.84 ft.) • for a single family dwelling, guest accommodation and home business 6 m (19.69 ft.) • for other principal buildings or structures 10 m (32.81 ft.)
(h) Minimum floor area on the largest floor of a single family dwelling	60 m ²
(i) Minimum horizontal dimensions of largest floor of a single family dwelling	5 m
(j) Maximum floor area of an accessory building	55 m ²
(k) Minimum parcel size on which limited agriculture is permitted	2 ha

5.7 Residential Summer Home (RS-5) Zone

.1 Permitted Uses

The uses stated in this subsection and no others are permitted in the Residential Summer Home zone, except as stated in Part 3 General Regulations.

(a) Single family dwelling

(b) Campsite

(c) Accessory use

(d) Guest accommodation, 1 unit is permitted on each portion of a parcel that is 4,000 m² (0.99 ac.) or more in area and where 1 single family dwelling exists on the 4,000 m² (0.99 ac.) portion.

.2 Regulations

On a parcel zoned Residential Summer Home: no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

Matter Regulated	Regulation
(a) Minimum parcel size created by subdivision where: <ul style="list-style-type: none"> • parcel is served by community sewer system • in all other cases 	<p>1,000 m²</p> <p>4,000 m²</p>
(b) Minimum parcel size averaging in (a) in all other cases	Minimum parcel size may be reduced to 3,200 m ² provided the average parcel size of all parcels in the subdivision is a minimum of 4,000 m ² and provided the largest parcel size used to calculate the average is 7,999 m ²
(c) Minimum parcel width created by subdivision	20 m
(d) Maximum parcel coverage	25 percent
(e) Maximum density of single family dwellings per parcel	20 per ha
(f) Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m • 6 m
(g) Minimum setback from: <ul style="list-style-type: none"> • front parcel boundary • interior side parcel boundary • exterior side parcel boundary • rear parcel boundary 	<p>5 m</p> <p>2 m</p> <p>4.5 m</p> <ul style="list-style-type: none"> • for an accessory building 3 m • for a single family dwelling 6 m
(h) Minimum floor area on the largest floor of a single family dwelling	60 m ²
(i) Minimum horizontal dimensions of largest floor of a single family dwelling	5 m
(j) Maximum floor area of an accessory building	55 m ²

Relevant Excerpts from Magna Bay Zoning Bylaw No. 800

(See Bylaw No. 800 for all policies and land use regulations)

1.0 Definitions

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost walls of the *buildings* on a parcel expressed as a percentage of the parcel area.

BUILDING is a structure used or intended for supporting or sheltering a use or occupancy but does not include a recreational vehicle.

5.5 Residential (RS) Zone

(1) Permitted Uses:

The uses stated in this subsection and no others are permitted in the Residential zone, except as stated in Part 3 General Regulations.

- (a) Single family dwelling
- (b) Bed and breakfast, permitted on a parcel 1 ha (2.47 ac.) or larger.
- (c) Guest accommodation, permitted on a parcel 1 ha (2.47 ac.) or larger.
- (d) Home business
- (e) Home industry, permitted on a parcel 4000 m² (0.99 ac.) or larger.
- (f) Residential campsite
- (g) Standalone residential campsite
- (h) Accessory use

(2) Regulations

On a parcel zoned Residential: no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

Matter Regulated	Regulation
(a) Minimum parcel size created by subdivision <ul style="list-style-type: none">• where a parcel is served by both a community water system and a community sewer system• in all other cases	4000 m ² 1 ha
(b) Minimum parcel width created by subdivision	20 m

(c) Maximum parcel coverage	25 percent
(d) Maximum number of single family dwellings per parcel	1
(e) Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	11.5 m 6 m
(f) Minimum setback of a building containing a home industry from each parcel boundary Minimum setback for all other uses from: <ul style="list-style-type: none"> • front parcel boundary • interior side parcel boundary • exterior side parcel boundary • rear parcel boundary 	10 m 4.5 m 2 m 4.5 m • for an accessory building 3 m (9.84 ft.) • for a single family dwelling and guest accommodation 4.5 m (14.76 ft.)
(g) Maximum gross floor area for an accessory building	55 m ²

Relevant Excerpts from Scotch Creek/Lee Creek Zoning Bylaw No. 825

(See Bylaw No. 825 for all policies and land use regulations)

1.0 Definitions

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost walls of the *buildings* on a parcel and includes carports, covered patios larger than 23 m² (247.58 sq. ft.) and decks over 0.6 m (1.97 ft.) above grade, expressed as a percentage of the parcel area.

BUILDING is a structure used or intended for supporting or sheltering a use or occupancy but does not include a recreational vehicle or park model.

CR and R1

5.6 Country Residential (CR) Zone

(1) Principal Uses

The uses stated in this subsection and no others are permitted in the Country Residential zone as principal uses, except as stated in Part 3: General Regulations:

- (a) Single family dwelling
- (b) Standalone residential campsite

(2) Secondary Uses

The uses stated in this subsection and no others are permitted in the Country Residential 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

(3) Regulations

On a parcel zoned Country Residential, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

Matter Regulated	Regulation
(a) Minimum parcel size created by subdivision	2.0 ha
(b) Minimum parcel width created by subdivision	20 m
(c) Maximum parcel coverage	25%
(d) Maximum number of single family dwellings per parcel	one
(e) Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m • 10 m
(f) Minimum setback from: <ul style="list-style-type: none"> • front parcel boundary • side parcel boundary • interior side parcel boundary for an accessory building (excluding guest cottage or home business) • rear parcel boundary • rear parcel boundary for an accessory building (excluding guest cottage or home business) 	<ul style="list-style-type: none"> • 4.5 m • 4.5 m • 3.0 m • 4.5 m • 3.0 m
(g) Maximum gross floor area of an accessory building	75 m ²

5.7 Residential - 1 (R1) Zone

(1) Principal Uses:

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:

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

(3) Regulations

On a parcel zoned Residential - 1, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

Matter Regulated	Regulation
(a) Minimum parcel size created by subdivision <ul style="list-style-type: none"> • where parcel is serviced by an existing community sewer system • in all other cases 	<ul style="list-style-type: none"> • 0.1 ha • 1.0 ha
(b) Minimum parcel width created by subdivision	20 m
(c) Maximum parcel coverage	25%
(d) Maximum number of single family dwellings per parcel	One
(e) Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m • 6 m
(f) Minimum setback from: <ul style="list-style-type: none"> • front parcel boundary • interior side parcel boundary • exterior side parcel boundary • rear parcel boundary • rear parcel boundary for an accessory building (excluding guest cottage or home business) 	<ul style="list-style-type: none"> • 4.5 m • 2.0 m • 4.5 m • 4.5 m • 2.0 m
(g) Maximum gross floor area of an accessory building	75 m ²