

**Relevant Excerpts from**  
**Electoral Area F Official Community Plan Bylaw No. 830**  
**Scotch Creek/Lee Creek Zoning Bylaw No. 825**

(See [Bylaw No. 830](#) and [Bylaw No. 825](#) for all policies and land use regulations)

---

**Electoral Area F Official Community Plan Bylaw No. 830**

**1.2 Sustainable Planning Principles**

Ten principles provide the foundation for this Plan. Together, they point towards a sustainable community, one that is continually adjusting to meet the social and economic needs of its residents within the context of the finite carrying capacity of the natural environment, and the world's changing climate, to accommodate these.

*Principle 1*

To use all measures to protect sensitive ecosystems, wildlife habitats and watersheds, in collaboration with all other jurisdictions that have authority in the North Shuswap. Every effort must be made to protect the quality of Shuswap Lake.

*Principle 2*

To maintain large areas of the North Shuswap as undeveloped and to direct development in an organized and desirable manner, strengthening community identity and protecting sensitive ecosystems.

*Principle 3*

To encourage a range of housing choices for all age groups, taking into account affordability choices for existing residents, particularly young families. Only ground-oriented housing is appropriate near Shuswap Lake.

*Principle 5*

To encourage the BC government to ensure that roads are safely designed and well maintained and, wherever possible, to provide opportunities for safe cycling and walking.

*Principle 9*

To encourage involvement in a healthy rural community, including planning decisions related to land use, servicing, parks and transportation.

**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 1*

The Regional District will:

1. Provide environmental information to residents, businesses and prospective developers, and will encourage the involvement of non-government environmental organizations in this activity.
2. Consider incentives for developments that demonstrate unique environmental protection or stewardship measures, such as measures that will result in energy or water conservation.
3. Encourage residents and landowners to participate in air, water and land stewardship, including the reduction of greenhouse gas emissions.

#### *Policy 2*

The Regional District will use its authority through the Local Government Act and its Letters Patent to protect the North Shuswap’s natural landscapes and ecosystems.

#### *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.

## **2.3 Climate Change**

### *Objective 3*

Consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.

### *Policies*

4. Strive to encourage more compact and complete communities.
5. Encourage and support non-vehicular walkways and trails and alternative modes of transportation that are accessible and convenient, to help reduce vehicle dependency.
8. Encourage the protection and restoration of natural areas and forest ecosystems.
18. Promote conservation of sensitive ecosystems and forested land—especially unfragmented areas.

## **2.4 Hazardous Areas**

### *Objective 1*

To identify natural and human-made hazardous conditions, and closely regulate any new development in these areas.

### *Policy 1*

Development within an identified or suspected hazardous area or down slope from a hazardous area is generally discouraged and encouraged to be re-sited.

### *Policy 2*

Where re-siting of the development is not feasible, low intensity uses, such as natural areas, park or agriculture, should locate in or adjacent to hazardous areas, and higher intensity uses should locate away from these areas.

### *Policy 3*

At the time of subdivision, the Regional District may recommend that the Approving Officer request information regarding flooding, erosion, landslip or rockfall and place a restrictive covenant on affected areas to minimize damage and to warn future property owners of a potential hazard.

### *Policy 4*

Where the hazard area falls within a Development Permit Area, development proposals are required to meet those guidelines.

## **2.5 Forested Areas and Wildlife Habitat**

### *Objective 1*

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

### *Policy 1*

The Regional District will:

1. Discourage the clear cutting of forests within view of Shuswap Lake in order to preserve and manage critical viewsapes and to protect important aesthetic values. Viewsapes from parks and transportation corridors are also noted as priorities for protection. Pine beetle and hazardous trees are exempt.
2. Encourage landowners to maintain natural habitat on private property and to landscape new development with native vegetation.
3. Encourage forestry operations in areas designated Rural and Resource to use selective cutting methods instead of clear cutting, in order to preserve as much natural wildlife habitat as possible.
4. Discourage fragmentation of land holdings outside the designated Settlement Areas, with the intention of preserving large tracks of wildlife habitat.

## **2.6 Archaeology Sites**

Archaeological sites contain unique information about the past. These sites are protected by the Heritage Conservation Act, and a provincial heritage permit is required before development within a site may take place. Throughout BC, protected archaeological sites are being accidentally damaged with increasing frequency as a consequence of development.

The North Shuswap contains a number of recorded archaeological sites and has the potential to contain more.

### *Objective 1*

To avoid or reduce damage to archaeological sites.

### *Policy 1*

As part of the development approval process, if the property overlaps with a recorded protected archaeological site, the Regional District will direct the applicant to engage a professional consulting archaeologist to determine whether an archaeological impact assessment is required. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities.

## **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:

2. Implement the Riparian Areas Regulation of the Fish Protection Act by establishing Riparian Development Permit Areas along the Lake, rivers, streams, and other watercourses, ensuring that proposed activities are subject to a science based assessment conducted by a Qualified Environmental Professional.
5. Advise and expect forestry companies to use responsible forestry practices when logging near a watercourse, and to follow the Federal Department of Fisheries and Oceans Habitat Management Operating Principles for Crown and Private Forest Harvesting.

### *Policy 2*

The Regional District will:

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 coordination with the Interior Health Authority. Dry wells are not permitted.

## **3.3 Fish and Aquatic Habitat**

### *Policy 1*

The Regional District will:

1. Implement the Riparian Areas Regulation to help protect fish and aquatic habitats.
2. Expect landowners and developers to refer to the Department of Fisheries and Oceans — Land Development Guidelines for the Protection of Aquatic Habitat, when constructing near any watercourses for activities not covered by the RAR. Landowners and developers should refer to the Living by Water Guidebook ([livingbywater.ca](http://livingbywater.ca)) for appropriate foreshore development guidelines.

### *Policy 2*

The CSRD will use Shuswap Watershed Mapping Project data and the Provincial Site Sensitivity Map to assist in its decision-making regarding development applications.

### *Policy 3*

Development proposals within the Riparian Areas Regulation Development Permit Area or the Shuswap Lake Development Permit Area are required to meet those guidelines.

## **4.1 Fire Suppression**

### *Objective 1*

To ensure adequate levels of fire suppression to the North Shuswap community.

### *Objective 2*

To improve awareness of the Emergency Forest Fire Response Program.

### *Policy 1*

The Regional District's Emergency Management Program will continue to co-ordinate with Provincial ministries to improve the awareness of emergency forest fire response programs.

### *Policy 2*

Existing developments are encouraged to be "fire proofed" and new development must be planned using "fire smart" principles.

### *Policy 4*

The Regional District:

1. Encourages adequate levels of fire suppression to be provided throughout the North Shuswap. As growth occurs, fire suppression services must be expanded to serve the increasing population.
2. Encourages the Ministry of Forests, Lands and Natural Resource Operations and the subdivision Approving Officer (Ministry of Transportation & Infrastructure) to work co-

operatively in taking preventative measures to minimize the potential for fire damage on the wildland urban interface.

3. Encourages the Ministry of Forests, Land and Natural Resource Operations to plan for fuel reduction beyond the wildland urban interface area through such measures as thinning, clearing of dead wood and planting of deciduous trees.

BL830-10

#### *Policy 5*

Redesignation and/or rezoning applications within the Primary and Secondary Settlement Areas may require an Interface Wildfire Hazard Assessment by a registered forester or a professional engineer with experience in fire safety. The building, area, or site is not FireSmart unless it obtains a low or moderate hazard assessment score. A Covenant may be registered on title on properties with a high or extreme hazard assessment score.

### **8.1 Road Systems**

#### *Broad Objective*

Provide a safe and efficient road system (public and forest) that serves the needs of local residents and visitors, including to the community of Seymour Arm.

### **8.2 Greenways**

#### *Objective 1*

To support the development of Greenways (multi-user, non-motorized trails) throughout the North Shuswap.

#### *Policy 1*

The Regional District's Community Parks and Recreation Department will work with the Provincial Government, private landowners and other stakeholders, to plan the development of Greenways, with initial priority placed on the creation of a greenway along the Squilax-Anglemont corridor.

#### *Policy 2*

At the time of rezoning, the Regional District will acquire land for Greenways.

### **10.1 Infrastructure**

#### *Objective 1*

To provide an appropriate level of infrastructure in development areas, balancing demands with affordability.

#### *Policy 1*

Adequate infrastructure, including water, sewer and stormwater management, will be provided in new developments, at no cost to public authorities.

### *Policy 2*

The CSRD will consider creating an Amenity Policy to guide developers making applications to the CSRD, and to assist the Board in making land use decisions. The policy should detail a range of improvements that are of a community benefit such as infrastructure.

## **10.3 Liquid Waste Management**

### *Objective 1*

To protect the water quality of Shuswap Lake and its watershed.

### *Objective 2*

To maintain healthy aquatic and groundwater environments and protect people from water contamination.

### *Policy 3*

The Regional District will:

4. Strongly support Interior Health's view that drywells are not an appropriate sewerage system.
6. Use the full range of planning tools and regulatory measures to protect the watershed and water quality of Shuswap Lake. These include zoning bylaws, development permits, building regulation, and, potentially, statutory covenants. In Seymour Arm, the Seymour Arm LWMP supports building regulation for structures with a water connection, as this directly correlates to liquid waste concerns. The Seymour Arm LWMP also supports the use of building regulation to ensure proper septic filings are made with Interior Health and the system is designed and inspected by an authorized person.
7. Work with federal and provincial ministries and agencies to implement strategies that protect and enhance the quality of the lakes and streams of the North Shuswap. The Regional District will use Provincial site sensitivity mapping to assist in its decision-making. Similarly, if the Province develops a cumulative impacts/carrying capacity model, this will also be a valued source of information related to land use decision-making.

## **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.

## 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.

BL830-10

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 non-rural lifestyle choices.

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 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

## **11.4 Rural and Resource Lands (RSC)**

### *Objective 1*

To support forestry, agricultural, mining and recreational uses provided they follow all Provincial regulatory requirements, and avoid conflicts with residential areas.

### *Policy 1*

The Rural and Resource land use designation is established on Schedules B & C.

### *Policy 2*

Forestry, mineral, and aggregate extraction and outdoor recreational uses are appropriate in this area.

### *Policy 3*

Lands designated as Rural and Resource should be maintained as large land parcels.

### *Policy 4*

The Regional District encourages responsible land use practices on Rural and Resource lands:

Forestry should be managed in accordance with the Okanagan Shuswap Land and Resource Management Plan (OSLRMP). The Ministry of Forests, Lands and Natural Resource Operations is encouraged to use its regulatory authority to ensure that best management practices are followed by logging operations in order to minimize erosion and protect, to the greatest extent possible, the attractive viewscales associated with the natural tree cover in the area. There should be no clear-cutting of large tracts of forest land that are visible from Shuswap Lake.

Aggregate operations are subject to the licensing requirements of the Ministry of Energy and Mines. Aggregate operators must conduct their activities in accordance with the Aggregate Operators Best Management Practices Handbook for British Columbia which addresses specific community issues such as noise, dust, traffic, hours of operation, viewscales and sets out specific practices designed to minimize impact on the environment. Schedule E, showing the extent of aggregate potential, is sourced from the Ministry of Energy and Mines.

### *Policy 5*

The Regional District encourages the Ministry of Energy and Mines to refer sand and gravel/quarry proposals to the Regional District and give due consideration to the impact of extraction and processing activities on surrounding land uses and developments. In particular, the Regional District encourages the Ministry not to issue new surface permits for sand and gravel/quarry processing near residential areas unless the applicant demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

### *Policy 6*

Resource extraction operations, including forestry and mining, are responsible for restoring the landscape upon completion of the operations.

## **11.9 Rural Residential (RR)**

### *Policy 1*

The Rural Residential land use designation is established on Schedules B & C. Detached dwellings are acceptable within the Rural Residential designation, provided they comply with the requirements of the zoning bylaw.

### *Policy 2*

The maximum density permitted in the Rural Residential designation is 1 unit per hectare (0.4 units per acre).

### *Policy 3*

Residential development in rural areas will provide the Regional District with the appropriate technical information about on-site sewage disposal and water servicing.

## **13.1 Hazardous Lands Development Permit Areas**

### *13.1 (a) Purpose*

The Hazardous Lands DPA is designated under the Local Government Act for the purpose of protecting development from hazardous conditions. Three hazardous lands categories have been established under this permit area: (1) Flooding and Debris Flow, (2) Steep Slope and (3) Interface Fire.

### *13.1 (b) Justification*

Whereas evidence of past flooding and debris flow exists on the watercourses named in the Area section that follows, whereas steep slopes pose a potential landslide risk and whereas interface fire pose a risk to life and property, a Hazardous Lands DPA is justified to:

- protect against the loss of life;
- minimize property damage, injury and trauma associated with flooding and debris flow events;
- ensure that development in steep slope areas is designed and engineered to provide a high level of protection from ground instability and/or slope failure; and

- plan and manage development in fire interface areas in a way that minimizes the risk of damage to property or people from interface fire hazards and mitigates interface fire hazards.

### **13.4 Riparian Areas Regulation (RAR) Development Permit Area**

#### *13.4.1 (a) 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.

#### *13.4.2 Area*

The RAR DPA is comprised of riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

As illustrated in Figure 13.1, the area comprises:

- Within 30m (98.4 feet) of the high water mark of the watercourse;
- Within 30m (98.4 feet) of the top of the ravine bank in the case of a ravine less than 60m (196.8 feet) wide; &
- Within 10m (32.8 feet) of the top of a ravine bank for ravines 60 metres (196.8 feet) or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

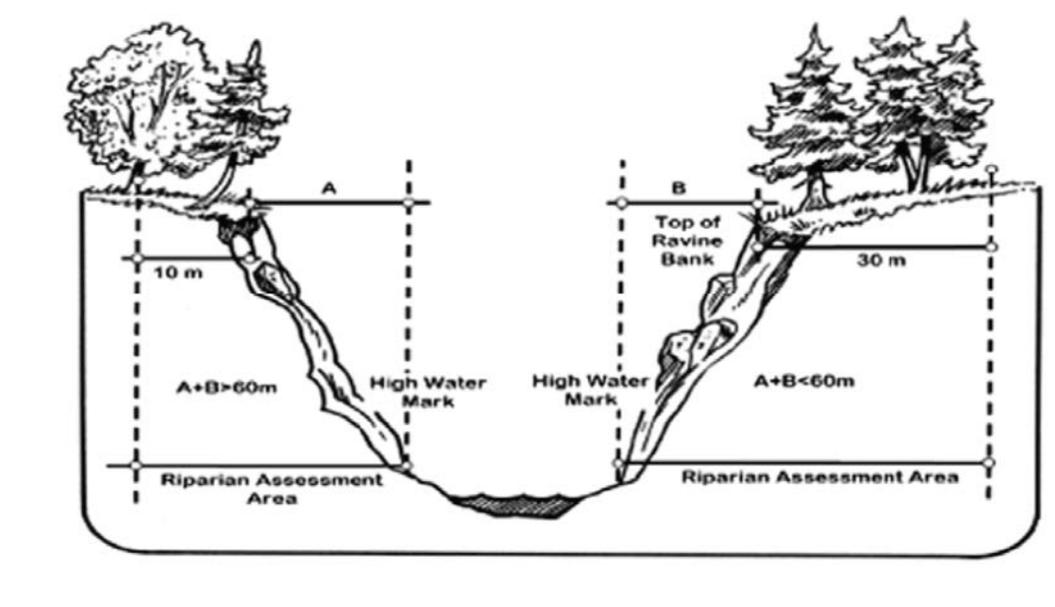


Figure 13.1

Unless the proposed development or alteration of land is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a DP application is required.

#### 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.

#### 13.4.4 Guidelines

- (a) A DP is required, except where exempt for development or land alteration on land identified as a riparian assessment area within the RAR DPA. Development requiring a DP shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the Local Government Act:
- (i) Removal, alteration, disruption or destruction of vegetation within 30 m (98.4 ft) of a watercourse.
  - (ii) Disturbance of soils within 30 m (98.4 ft) of a watercourse;
  - (iii) Construction or erection of buildings and structures within 30 m (98.4 ft) of a watercourse;

- (iv) Creation of non-structural impervious or semi-impervious surfaces within 30 m (98.4 ft) of a watercourse.
  - (v) Flood protection works within 30 m (98.4 ft) of a watercourse;
  - (vi) Construction of roads, trails, docks, wharves and bridges within 30 m (98.4 ft) of a watercourse;
  - (vii) Provision and maintenance of sewer and water services within 30 m (98.4 ft) of a watercourse;
  - (viii) Development of drainage systems within 30 m (98.4 ft) of a watercourse;
  - (ix) Development of utility corridors within 30 m (98.4 ft) of a watercourse; and
  - (x) Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30 m (98.4 ft) of a watercourse.
- (b) A DP may be issued once the following guidelines have been met:
- (i) Assessment by a QEP in accordance with the RAR established by the Provincial and/or Federal Governments; and
  - (ii) Provincial notification that a QEP has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the RAR has been fulfilled.

#### 13.4.5 Exemptions

The RAR DPA does not apply to the following:

- (a) Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- (b) Clearing of land for agriculture;
- (c) Institutional development containing no residential, commercial or industrial aspect;
- (d) Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the Local Government Act. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- (e) An area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a DP for the same area has already been issued in the past and the conditions in the DP have all been met, or the conditions addressed in the previous DP will not be affected; and
- (f) Development to which RAR does not apply, as confirmed in writing by a QEP.

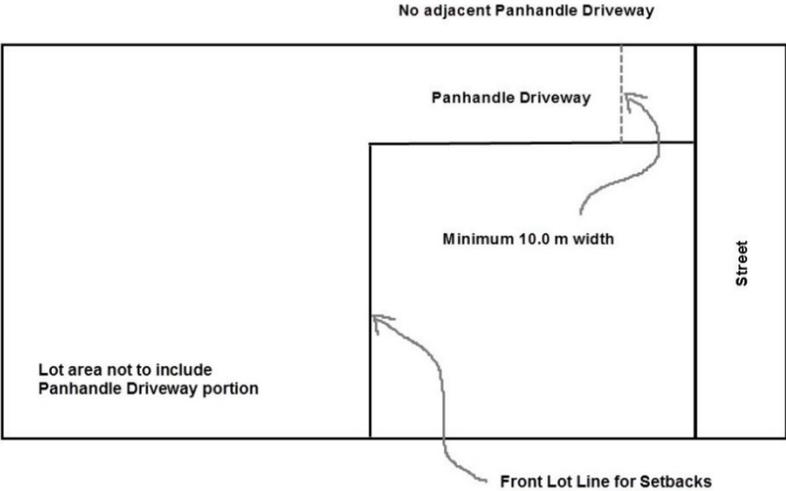
**Scotch Creek/Lee Creek Zoning Bylaw No. 825**

**SUBDIVISION REGULATIONS FOR PANHANDLE LOTS**

3.18 Where a subdivision application proposes to create a *panhandle lot* the panhandle lot must meet the following requirements:

- a) The minimum width of the *panhandle driveway* is 10.0 m;
- b) The *panhandle driveway* portion of the lot is not included in lot area calculation for minimum *parcel size*; and,
- c) No more than 2 *panhandle lots* to be adjacent to each other.

As illustrated in the following drawing:



### **Principal Uses**

5.4 (1) The *uses* stated in this subsection and no others are permitted in the Rural - 1 zone as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *Agriculture*
- (b) *Aquaculture*
- (c) *Single family dwelling*
- (d) *Standalone residential campsite*

### **Secondary Uses**

(2) The *uses* stated in this subsection and no others are permitted in the Rural - 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*

### **Regulations**

(3) On a *parcel* zoned Rural - 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.

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(a) Minimum <i>parcel</i> size created by subdivision	30 ha (74.13 ac.)
(b) Minimum <i>parcel width</i> created by subdivision	50 m (164.04 ft.)
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single family dwellings</i> per <i>parcel</i>	<ul style="list-style-type: none"> <li>▪ On <i>parcels</i> less than 30 ha (74.13 ac.): one</li> <li>▪ On <i>parcels</i> 30 ha (74.13 ac.) or greater: two</li> </ul>
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ Principal <i>buildings</i> and structures</li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m (37.73 ft.)</li> </ul>

<ul style="list-style-type: none"> <li>▪ <i>Accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 10 m (32.81 ft.)</li> </ul>
(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>side parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 5.0 m (16.40 ft.)</li> <li>▪ 5.0 m (16.40 ft.)</li> <li>▪ 5.0 m (16.40 ft.)</li> </ul>

**5.6 COUNTRY RESIDENTIAL (CR)**

**Principal Uses**

- 5.6 (1)** 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*

**Secondary Uses**

- (2) 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*

**Regulations**

- (a)
- (3) 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.
- (b)

<b>COLUMN 1 MATTER REGULATED</b>	<b>COLUMN 2 REGULATION</b>
(a) Minimum <i>parcel</i> size created by subdivision	2.0 ha (4.94 ac.)

BL825-12

(b) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single family dwellings per parcel</i>	one
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ Principal <i>buildings</i> and structures</li> <li>▪ <i>Accessory buildings</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ 11.5 m (37.73 ft.)</li> <li>▪ 10 m (32.81 ft.)</li> </ul>
(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> <li>▪ <i>front parcel boundary</i></li> <li>▪ <i>side parcel boundary</i></li> <li>▪ <i>interior side parcel boundary</i> for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>)</li> <li>▪ <i>rear parcel boundary</i></li> <li>▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>)</li> </ul>	(c) <ul style="list-style-type: none"> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 3.0 m (9.84 ft.)</li> <li>▪ 4.5 m (14.76 ft.)</li> <li>▪ 3.0 m (9.84 ft.)</li> </ul>
(g) Maximum <i>gross floor area</i> of an <i>accessory building</i>	<ul style="list-style-type: none"> <li>▪ 75 m<sup>2</sup> (807.32 sq. ft.)</li> </ul>