

**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)

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**Bylaw No. 830**

**11.1 General Land Use**

*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.

*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.

**12.8 NR - Neighbourhood Residential**

*Objective 1*

The Neighbourhood Residential (NR) land use refers to development that is existing. The intent of this land use designation is to recognize that the existing neighbourhoods within Scotch Creek are an important part of the definition of the character of the area.

*Policy 1*

A "neighbourhood" is defined as an area of contiguous lots that have common setbacks, building orientation, and size, or that were constructed as part of a single development and form a coherent and commonly understood cluster.

### *Policy 2*

Development within Neighbourhood Residential areas will normally only take the form of infill (for example, construction of a new house on a vacant lot) or subdivision of an existing lot and construction of a new dwelling unit on each new lot.

### *Policy 3*

Policies for infill in NR areas are intended to reflect and support the neighbourhood character and density, and to either maintain or improve conditions regarding setbacks, landscape, visual buffers, building massing, and building orientation. Refer to the following sections for guidelines for each neighbourhood.

1. Within existing neighbourhoods designated NR Neighbourhood Residential, a lot may be subdivided in two, providing that the size of each resulting parcel is equal to or larger than 1/4 acre (therefore only 1/2 acre lots or larger have potential for subdivision). This will ensure that the overall density of each neighbourhood remains comparable to existing density, while allowing sensitive intensification through the potential to subdivide larger lots.
2. Any new subdivision is considered as new development, and must be connected to community sewer and water services.
3. Construction of any new dwelling unit within any parcel designated as Neighbourhood Residential is strongly encouraged to conform to the guidelines for the neighbourhood in which it is found. The existing setback, landscape, visual buffers, building massing and building orientation of each neighbourhood are described in the following Neighbourhood Types sections (a key map is included to indicate the location of the neighbourhood type). By reflecting these conditions in any infill development, the existing character and conditions will be continued, while still allowing individuality and innovation in design.

Normally a maximum building height of two storeys is permitted.

## Scotch Creek Larger Lot

*Average Density:* 1 - 2 units / acre (2.5 - 5 units / hectare)

*Average Lot Sizes:* 1/2 - 1 acre (0.2 - 0.4 hectares)

*Front Setbacks:* Range from 16 - 165 ft. (5 - 50 m)

*Side Setbacks:* Building typically centred on lot

*Rear Setbacks:* Varies with front setbacks

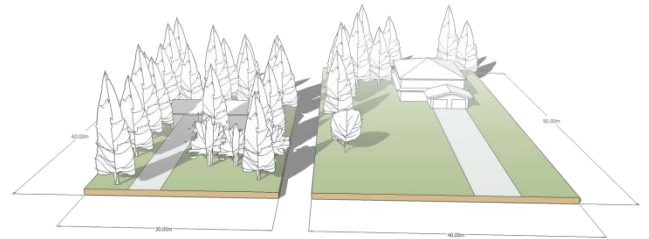
*Landscape:* Native vegetation and turfgrass

*Visual Buffers:* Vegetation - As setbacks decrease, buffers increase

*Building Massing:* 1 - 2 storeys

*Building Orientation:* Towards the street front

*Parking:* Carport or garage placed behind house



## 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.]

#### 13.1.2 (b) *Guidelines*

To protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, the CSRD discourages development in steep slope areas. Where steep slope areas are required for development, DPs addressing Steep Slopes shall be in accordance with the following:

For subdivision, either 1 or 2:

- .1 Submission of a report by an APEGBC registered professional with experience in geotechnical engineering.
  - (i) The report, which the Regional District will use to determine the conditions and requirements of the DP, must certify that the land may be used safely for the use intended.
  - (ii) The report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
  - (iii) The report should include the following types of analysis and information:
    - o site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;
    - o strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;

- o surface & subsurface water flows & drainage;
- o vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
- o recommended setbacks from the toe and top of the slope;
- o recommended mitigation measures; and
- o recommended 'no-build' areas.

(iv) Development in steep slopes should avoid:

- o cutting into a slope without providing adequate mechanical support;
- o adding water to a slope that would cause decreased stability;
- o adding weight to the top of a slope, including fill or waste;
- o removing vegetation from a slope; and
- o creating steeper slopes.
- o siting Type 1, 2 and 3 septic systems and fields within steep slopes. All sewage practices must abide by the recommendations of the Sewerage System Standard Practices Manual.

(v) A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

.2 Registration of a Covenant on title identifying hazards and restricting construction, habitation or other structures or uses on slopes of 30% and greater.

For construction of, addition to or alteration of a building or other structure:

.3 Compliance with and submission of the relevant geotechnical sections of Schedule B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and/or restricting construction, habitation or other structures or uses on slopes of 30% or greater.

## **Bylaw No. 825**

### **5.6 CR - Country Residential**

#### **Principal Uses**

- (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**

- (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>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.)
(b) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
(c) Maximum <i>parcel coverage</i>	30%
(d) Maximum number of <i>single family dwellings</i> per <i>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>	<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>

## 5.9 MHP - Manufactured Homes Park

### Principal Uses

- (1) The *uses* stated in this subsection and no others are permitted in the *Manufactured Homes Park* zone as principal *uses*, except as stated in Part 3: General Regulations:
- (a) *Manufactured home space*
  - (b) *Manufactured home park*

### Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the *Manufactured Homes Park* zone as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *Accessory use*
  - (b) *Home business*