

**Relevant Excerpts from Electoral Area F Official Community Plan Bylaw No. 830 and
Magna Bay Zoning Bylaw No. 800**

(See [Bylaw No. 830](#) and [Bylaw No. 800](#) for all policies and zoning regulations)

Electoral Area F Official Community Plan Bylaw No. 830

7.3 Tourism

Policy 1

The Regional District will support the vision of the Shuswap Tourism Development Plan (March 2010) which includes the following components:

Four Season Destination

- world-class service
- authentic experiences
- destination recognition
- agri-tourism
- diverse accommodation options

Section 11 Managing Growth: North Shuswap

Policy 5

Lee Creek, Celista, 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

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.

Section 14 Temporary Use Permits

The Regional District may consider issuing Temporary Use Permits through the authority of the *Local Government Act*.

Area

Temporary Use Permits are allowed in all designations.

Guidelines

1. For all temporary use permits:
 - a) Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.
2. For vacation rentals and similar short-term property rentals, applicants may be required to:
 - a) Demonstrate that the proposed use will not alter the general character of the neighbourhood;
 - b) Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;
 - c) Obtain approval from the ALC, if the proposed use is on ALR land;
 - d) Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.
 - e) Supply an occupancy permit or provide written proof from a qualified professional that the dwelling meets the fire code and is appropriate for the proposed use;
 - f) Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;
 - g) Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
 - h) Limit the number of guests per bedroom. Generally, the limit should be 2 guests per bedroom;
 - i) Limit the number of pets on site at anytime;

- j) Restrict signage,
- k) Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
- l) Restrict rentals of items and crafts, including motorized personal watercraft, ATVs;
- m) Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required

Magna Bay Zoning Bylaw No. 800

PART 1 DEFINITIONS

ACCESSORY BUILDING is a detached building or structure that is customarily incidental to, subordinate to and exclusively devoted to a principal use or a single family dwelling, is not used for human habitation and is used for an accessory use or where permitted, for a home business;

ACCESSORY USE is the use of land, buildings and structures that is customarily incidental to, subordinate to, and exclusively devoted to the principal use or a single family dwelling. An accessory use does not include human habitation;

BED AND BREAKFAST is the use of one or more bedrooms within a principal single family dwelling to provide accommodation on a temporary basis to the travelling public and may include food service to guests;

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;

FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include off street parking areas, balconies, elevator shafts and areas used for building ventilation machinery;

GUEST ACCOMMODATION is a use of a basement suite or a guest cottage on the same parcel as a single family dwelling, for temporary rent free accommodation on a non commercial basis by guests of the residents of the single family dwelling;

GUEST COTTAGE is a use of a detached building for guest accommodation;

OFF STREET PARKING AREA is one or more off street parking spaces on a parcel and includes circulation ways;

RESIDENTIAL CAMPSITE is the use of land for one or more camping units, for temporary rent free accommodation on a non-commercial basis by guests of the residents of either a single family dwelling that is on the same parcel or a standalone residential campsite that is on the same parcel;

SINGLE FAMILY DWELLING is the use of land, structures and one detached building used exclusively for one dwelling unit, except where additional uses are specifically permitted in this bylaw as a part of a single family dwelling;

STANDALONE RESIDENTIAL CAMPSITE is the use of land for one camping unit, for rent free accommodation on a non-commercial basis where there is no single family dwelling existing on the parcel;

PART 3 GENERAL REGULATIONS

3.13 *Guest Accommodation* must:

- (a) have a *floor area* of less than 50 m² (538.2 sq. ft.); and
- (b) be located on the same *parcel* as a *single family dwelling* that is the *principal use*.

PART 5 ZONES

| | | |
|------------|-------|-----------------|
| Zone Title | RURAL | Zone Symbol - R |
|------------|-------|-----------------|

5.3 (1) Permitted Uses

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

- (a) *Single family dwelling*
- (b) *Agriculture*
- (c) *Bed and Breakfast*, permitted on a *parcel* 1 ha (2.47 ac.) or larger.
- (d) *Cemetery*
- (e) *Guest accommodation*, permitted on a *parcel* 1 ha (2.47 ac.) or larger.
- (f) *Home business*
- (g) *Home industry*, permitted on a *parcel* 4000 m² (0.99 ac.) or larger.
- (h) *Kennel, buildings* and structures, including runs must be a minimum of 90 m (295.29 ft.) from a *parcel* boundary.
- (i) *Residential campsite*
- (j) *Standalone residential campsite*
- (k) *Accessory use*

(2) Regulations

On a *parcel* zoned Rural; 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.

| COLUMN 1 MATTER REGULATED | COLUMN 2 REGULATION |
|---|---|
| (a) Minimum <i>parcel</i> size created by subdivision | 60 ha (148.2 ac.) |
| (b) Minimum <i>parcel width</i> created by subdivision | 100 m |
| (c) Maximum <i>parcel coverage</i> | 25 percent |
| (d) Maximum number of <i>single family dwellings</i> per <i>parcel</i> | <ul style="list-style-type: none"> • On <i>parcels</i> less than 30 ha (74.1 ac.); 1 • On <i>parcels</i> equal to or greater than 30 ha (74.1 ac.); 2 |
| (e) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • Accessory <i>buildings</i> | <ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.) |
| (f) Minimum <i>setback</i> of a <i>building</i> containing a <i>home industry</i> from each <i>parcel</i> boundary Minimum <i>setback</i> for all other <i>uses</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>side parcel boundary</i> • <i>rear parcel boundary</i> | 10 m (32.81 ft.) 5 m (16.41 ft.) 5 m (16.41 ft.) 5 m (16.41 ft.) |