

Relevant policies and regulations from  
Official Community Plan Bylaw No.725 and South Shuswap Zoning Bylaw No. 701  
(See [Bylaw No.725](#) and [Bylaw No. 701](#) for all regulations)

### **3.9 Industrial (ID)**

#### *3.9.1 Objective*

1. To recognize existing industrial uses in the South Shuswap and support future opportunities for light industrial uses.

#### *3.9.2 Policies*

1. A range of light industrial land uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine, and automobile repair, is generally acceptable in AG, RR, RR2, SH, MH, LH, RH, and RSC designations, provided they are in compliance with Provincial ALC regulations, are located away from watercourses, are not on waterfront parcels and are compatible with adjacent land uses.
2. Small scale light industrial uses whose operations are compatible with adjacent uses are permitted in the Village Centre.
3. All new rezoning applications for industrial uses which would require additional sewer or water capacity, and which are in proximity to a community sewer system and a community water system must connect to that system.
4. New industrial development is subject to the Form & Character Development Permit Area Guidelines.

### **3.10 Agriculture (AG)**

#### *3.10.1 Policies*

.1 The lands designated as Agriculture (AG) are shown on Schedules B and C. In general, these are lands with half or more of their area lying within the Provincially-designated Agricultural Land Reserve at the time of writing of this Plan. Land lying within the Agricultural Land Reserve is identified on Schedule E – ALR Map. 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.

.2 The minimum parcel size of land for subdivision within the Agriculture land use designation is 60 hectares (148 acres).

.3 New subdivision is discouraged within the Agriculture designation, other than subdivision along ALR boundaries or subdivision or parcel consolidations demonstrated not to have an intrusive or conflicting impact on the surrounding agricultural community.

.4 The Agriculture land use designations encompass agricultural uses and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw the following uses are appropriate in lands designated Agriculture: agritourism operations and agri-accommodation, and uses which will not affect the long-term agricultural capability of the land.

## **5.4 Home Occupations and Home Industries**

### *5.4.1 Objective*

1. To support opportunities for residents to work from their homes and on their properties.

### *5.4.2 Policies*

1. Home occupations are carried on mostly indoors with minimal outdoor uses. Home industries are larger in scale, often include outdoor uses and storage, and may include small contractors and light manufacturing.
2. Home occupations and home industries must be subordinate to the principal residential use of the property.
3. Home occupations are supported on all parcel sizes. Home industries are supported on parcels of 2 ha (4.94 ac) or greater, provided they complement the character of the community and have no appreciable negative impact on nearby neighbours due to unsightliness, noise, or traffic generation.
4. Specific requirements respecting the scale of the home-based business, signage, parking, screening, and outdoor signage will be set out in the zoning bylaw.

### **South Shuswap Zoning Bylaw No. 701**

This does not apply to the subject property, but applies to the other areas of Electoral Area C such as Blind Bay, Eagle Bay, Sorrento, and Notch Hill.

HOME INDUSTRY means a small scale use providing a service primarily to the local community and which is accessory to the single family dwelling or agricultural operation including, but not limited to, a carpentry shop, a welding shop, a metal working shop, a blacksmith's shop, a portable sawmill, the enclosed repair and storage of vehicles and machinery and horse riding stables.

### **Home Industries**

3.13 Where expressly permitted within a zone, a home industry shall comply with the following regulations:

1. up to eight (8) people including family members residing in the dwelling or on a parcel containing the home industry, may be engaged in the industry;
2. signs advertising a home industry shall not exceed 0.4 square metres in area;
3. the home industry shall not include a wrecking yard or sand and gravel processing;
4. a home industry is only permitted on parcels greater than 2 ha;
5. the maximum floor area and outdoor site area of a home industry shall be 100m<sup>2</sup> for parcels within the Agricultural Land Reserve.
6. for land within the Agricultural Land Reserve, any home industry proposing to employ more than two persons other than those residing in the dwelling unit associated with the home industry must make application to the Provincial Agricultural Land Commission under the Agricultural Land Commission Act