

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

(See [Electoral Area F Official Community Plan Bylaw No. 830](#) and [Scotch Creek/Lee Creek Zoning Bylaw No.825](#) for all policies and zoning regulations)

Electoral Area F Official Community Plan Bylaw No. 830

1.2 Sustainable Planning Principles

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.

Section 6 – A Well-House Community

Objective 1 To provide a range of housing types and tenures to meet the needs of all residents of the community.

Objective 2 To encourage affordable, appropriate housing for seniors to allow North Shuswap residents to age in place, close to friends and family.

6.1 Housing Affordability and Special Needs

Policy 1 The Regional District will:

1. Strongly supports innovative approaches to creating affordable housing such as rent-to own, cooperatives, mixed market and non-market projects, and public-private partnerships.

11.3 Agriculture

Objective 1 To support the long-term viability of the agricultural industry in the North Shuswap and to ensure valuable agricultural lands are preserved for agricultural purposes and protected from inappropriate fragmentation through subdivision.

Policy 1 The lands designated as Agriculture are shown on Schedules B & C. 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. Lands within the Provincially-designated Agricultural Land Reserve (ALR) at the time of writing of this Plan are shown on Schedule D.

Policy 4 No exclusions of the Scotch Creek ALR lands are recommended, with the following potential exceptions:

a) Land that may be required to improve the right angle intersection of the Squilax Anglemont road (for example, through the construction of a roundabout).

b) Land directly adjacent to the Scotch Creek Village Core, and only for the purposes of development for civic or community uses, subject to consultation with the ALC through a community planning exercise that will examine both non-ALR and ALR site options.

Policy 8 Exclusion or subdivision of ALR lands within Settlement Areas will be reviewed on a case-by-case basis. ALR lands in Settlement Areas should not be presumed to be excludable or subdividable. An Agriculture Strategy or Agriculture Plan should be developed to help determine when exclusions or subdivisions are appropriate.

Scotch Creek/Lee Creek Zoning Bylaw No.825

1.0 Definitions

SINGLE DETACHED DWELLING means a detached building containing only one (1) principal dwelling unit and, where permitted by this Bylaw, one (1) secondary dwelling unit. For the purposes of this Bylaw, a manufactured home is considered a single detached dwelling

SECONDARY DWELLING UNIT is an additional, self-contained, dwelling unit that is accessory to the single detached dwelling on a parcel. For clarity, duplexes, multiple dwellings, boarding rooms and rooming houses are excluded from the definition of secondary dwelling unit;

3.19 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of secondary dwelling unit (SDU) is determined by the parcel size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* <u>and</u> 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU	2	1-2
1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

5.3 Agriculture Zone

5.3 (1) Principal Uses

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

(2) Secondary Uses

- (a) Accessory use
- (b) Bed and breakfast
- (c) Secondary dwelling unit
- (d) Home business
- (e) Kennel
- (f) Residential campsite

(3) Regulations

(e) Maximum number of single detached dwellings per parcel

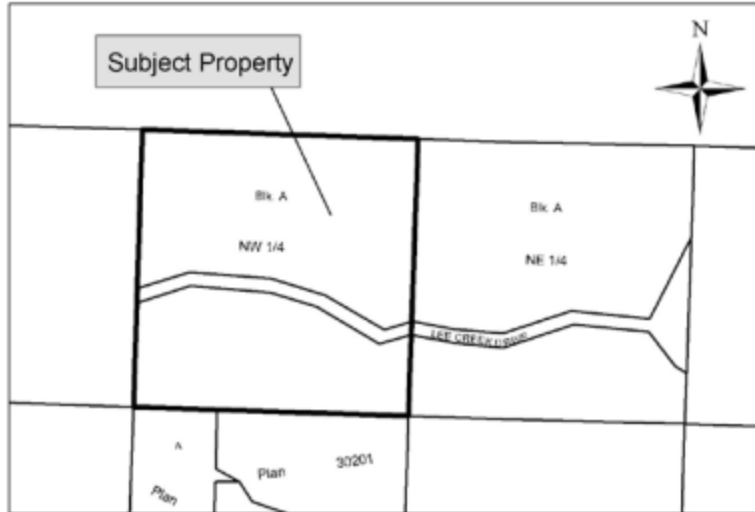
- On parcels less than 8 ha (19.76 ac): 1
- On parcels equal to or greater than 8 ha (19.76 ac): 2

(h) Maximum number of secondary dwelling units per parcel

- Shall be in accordance with Section 3.19

(4) In this subsection, lands are described by legal description and by map and in the event of any discrepancy between the legal description of the lands and the map, the map governs.

(a) Notwithstanding subsection (3)(e) the maximum number of single detached dwellings on Part NW ¼, Section 31, Township 22, Range 11, W6M, KDYD as shown on the map below is one per 2.5 ha (6.2 ac); and on this parcel one public assembly facility shall be permitted as a secondary use.



(b) Notwithstanding subsection (3)(e) the maximum number of single detached dwellings on Block A, Part NE ¼, Section 31, Township 22, Range 11, W6M, KDYD as shown on the map below is one per 1.7 ha (4.2 ac.); and on this parcel permitted secondary uses shall include mills for production of lumber, shingles, and other wood products; welding shop; greenhouse; storage of vehicles and boats; storage of mechanical equipment; and storage of equipment related to communications, water storage and pumping, welding, and woodworking.

