

**Relevant Excerpts from**  
**Electoral Area C Official Community Plan Bylaw No. 725**  
**South Shuswap Zoning Bylaw No. 701 and**  
**Lakes Zoning Bylaw No. 900**

(See [Bylaw No. 725](#), [Bylaw No. 701](#) and [Bylaw No. 900](#) for all policies and land use regulations)

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**Bylaw No. 725**

**1.2 Sustainable Planning Principles**

*Principle 1*

All measures to protect and restore the natural environment will be used, and emphasis placed on Shuswap Lake, White Lake and their interlinked watersheds and foreshores. The CSRD will collaborate with all other jurisdictions that have impact on these Lakes.

*Principle 2*

To maintain large areas of rural landscape throughout the South Shuswap while encouraging gradual, sustainable, moderate and efficient development in the existing settled areas.

*Principle 3*

A range of housing choices is supported, taking into account affordability for existing residents, particularly for young families and seniors. Only ground oriented housing is appropriate near the Lakes; more dense forms of housing must be located away from the Lakes.

**3.1 General Land Use Management**

**3.1.1 Objectives**

- .1 To be thoughtful and careful stewards of the lands and waters of the South Shuswap to allow future generations an opportunity to appreciate and benefit from wise choices made by today's elected decision makers.
- .2 To manage growth by directing development and redevelopment in existing settled areas and to discourage development outside these areas.
- .3 To provide a clear separation between rural and non-rural lands to preserve both rural and non-rural lifestyle choices.

- .4 To prevent inappropriate uses of shorelines, especially in areas with high fish habitat values.

### 3.1.2 *Policies*

- .1 Land uses and activities that adversely affect safety, health, or liveability within Area C are not supported. Temporary use permits are not supported.

## **3.4 Residential**

### 3.4.1 *Policies*

- .1 New residential development will be directed to the Village Centre and Secondary Settlement Areas identified on Schedules B and C. Outside these areas, residential development is discouraged unless co-located with an agricultural use.
- .2 Residential development is subject to the following land use designations, housing forms and maximum densities:
  - Rural Residential 2 (RR2); Housing Form – Detached, Semi-detached; 1 unit per 2 ha
  - Large Holdings (LH); Housing Form – Detached, Semi-detached; 1 unit per 10 ha
- .6 Agricultural uses are appropriate in all designations. Outside ALR lands, agricultural uses are supported to an intensity compatible with surrounding uses. On ALR lands, agricultural uses are subject to the Agricultural Land Commission Act and Regulations.

## **3.6 Waterfront Development**

### 3.6.1 *Objective*

- .1 To maintain the near shore areas of Shuswap Lake, White Lake and Little White Lake ecologically intact by focusing development away from the shoreline and by minimizing impacts from moorage facilities.

### 3.6.2 *Policies*

- .1 New waterfront development will only be supported if it:
  - a) Is residential in nature;
  - b) Has maximum densities of:
    - i. 1 unit/1 ha on the waterfront in Secondary Settlement Areas and the Sorento Village Centre; or
    - ii. 1 unit/2 ha in all other areas;
  - c) Creates lots each with a minimum of 30 m of water frontage;

- d) Is located a minimum of 50 m away from the natural boundary of Shuswap Lake, White Lake and Little White Lake: Development Permit Areas may apply. See Section 12 of this plan; and
  - e) Provides adequate moorage subject to the moorage policies in Section 3.7.
- .2 Development on waterfront parcels should be clustered to minimize impact on the landscape and preserve natural open space. Applications that do not include Section 219 covenants to prohibit additional subdivision, protect natural areas from further development and address other site specific considerations will not be supported.

## **12.1 Hazardous Lands Development Permit Areas (*Steep Slope*)**

### *12.1.1 Purpose*

The Hazardous Lands Development Permit Area is designated under the Local Government Act for the purpose of protecting development from steep slope hazardous conditions.

### *12.1.2 Justification*

Whereas steep slopes pose a potential landslide risk, a Hazardous Lands Development Permit Area is justified so that DP guidelines and recommendations from qualified engineering professionals are utilised prior to development in steep slope areas in order to provide a high level of protection from ground instability and/or slope failure.

### *12.1.3 Area*

All properties, any portion of which, contain slopes 30% or greater are designated as Hazardous Lands Development Permit Area (Steep Slope). These are referred to as 'steep slope' areas below. The CSRD requires a slope assessment of slope conditions as a condition of development permit issuance. Provincial 1:20,000 TRIM mapping, using 20m (66ft) contour information, may provide preliminary slope assessment; however, a more detailed site assessment may be required.

### *12.1.4 Exemptions*

A Hazardous Lands Development Permit is not required for the following:

- .1 A single storey accessory building with a gross floor area less than 10 m<sup>2</sup> (107.4 ft<sup>2</sup>) which are placed on slopes of less than 30%;
- .2 Non-structural **external** repairs or alterations exempted by the BC Building Code; or

- .3 Non-structural **internal** repairs or alterations exempted by the BC Building Code which do not create sleeping accommodations or bedrooms.

#### 12.1.5 *Guidelines*

- .1 Whenever possible placement of buildings and structures should be considered first in non-steeply sloped areas, i.e. less than 30% slope;
- .2 In order to protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, development in steep slope areas is discouraged;
- .3 Occupant and public safety shall be the prime consideration of the qualified geotechnical professional and the CSRD prior to approval of development in steeply sloped areas; and,
- .4 Geotechnical reports from qualified geotechnical professionals must address best engineering practices in the field of geotechnical engineering and provide detailed recommendations. At the discretion of CSRD staff an independent third party review of the submitted report(s) may be undertaken.

Where steep slope areas are required for development, development permits addressing Steep Slopes shall be in accordance with the following:

For subdivision, either 12.1.5.5 or 12.1.5.6 applies:

- .5 Submission of a geotechnical report by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering.
  - a. The geotechnical report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the land may be used safely for the use intended.
  - b. The geotechnical report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
  - c. The report should include the following types of analysis and information:
    - i. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;

- ii. strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
  - iii. surface & subsurface water flows & drainage;
  - iv. vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
  - v. recommended setbacks from the toe and top of the slope;
  - vi. recommended mitigation measures; and
  - vii. recommended 'no-build' areas.
- d. Development in steep slopes should avoid:
- i. cutting into a slope without providing adequate mechanical support;
  - ii. adding water to a slope that would cause decreased stability;
  - iii. adding weight to the top of a slope, including fill or waste;
  - iv. removing vegetation from a slope;
  - v. creating steeper slopes; and
  - vi. siting Type 1, 2 and 3 septic systems and fields within steep slopes.
- e. 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.
- .6 Registration of a Covenant on title identifying hazards and restrictions regarding 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:

Compliance with and submission of the relevant geotechnical sections of Schedule B-1, B-2 and C-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 restrictions regarding construction, habitation or other structures or uses on slopes of 30% or greater.

## **12.2 Foreshore and Water Development Permit Area**

### *.1 Purpose*

The Foreshore and Water Development Permit Area is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

### *.2 Justification*

The Foreshore and Water Development Permit Area arises from the growing impact that structures, including (but not limited to) docks, swimming platforms, and private mooring buoys, are having on the lakes in the Electoral Area. Evidence of these impacts is documented in the Shuswap Watershed Mapping Project, which was completed in conjunction with Fisheries & Oceans Canada, the BC Ministry of Environment and environmental consultants.

The intent of the Foreshore and Water Development Permit Area is to:

- .1 Allow for proper siting of structures on the foreshore and swimming platforms in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and
- .2 Complement the Riparian Areas Regulation (RAR) and Shuswap Lake 100 m Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

### *.3 Area*

The Foreshore and Water Development Permit Area extends from the lake's natural boundary across the entire area of Shuswap Lake, White Lake and Little White Lake. In the case of Shuswap Lake, the DPA extends to the Electoral Area 'C' boundary.

### *.4 Exemptions*

A Foreshore and Water DPA is not required for the following:

- .1 Structures and works associated with a public park use;
- .2 Installation and maintenance of utilities and utility corridors;
- .3 Subdivision;
- .4 Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (Rational: these facilities undergo Provincial review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area);
- .5 Maintenance and alterations of existing structures, except:
  - a. alterations which increase the size of existing structures;
  - b. removal and reconstruction of existing structures;

- c. replacement docks and swimming platforms, as defined by the guidelines below; or
- .6 Land alterations that will demonstrably increase environmental values (e.g. creation of additional fish habitat).

#### .5 *Guidelines*

For all relevant guidelines, the Shuswap Watershed Atlas, based on the Shuswap Watershed Mapping Project, will be referenced to determine an area's Aquatic Habitat Index Rating, known fish rearing and spawning areas, natural features such as stream deltas and vegetation etc.

##### .1 For new and replacement docks and for new and replacement swimming platforms

These guidelines apply to the first-time placement of a dock or to the replacement of an existing dock or swimming platform. Docks will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms shall:

- a. Minimize impact on the natural state of the foreshore and water whenever possible;
- b. Not use concrete, pressure treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments.
- c. Use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for structure that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment.
- d. Use only treated lumber that is environmentally friendly for structures that are above water;
- e. Be made by cutting, sealing and staining all lumber away from the water using only environmentally friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- f. Have plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water;
- g. Avoid the use of rubber tires as they are known to release compounds that are toxic to fish;
- h. Be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
- i. Be sited in a manner which minimizes potential impacts on water intakes and other utilities; and

- j. Avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m (4.92 ft) water depth at the lake-end of the dock is recommended at all times.

.2 For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys shall be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration, expected impacts on the foreshore or water environment and any mitigation efforts which should accompany the proposed alterations.

### **12.3 Lakes 100m Development Permit Area**

*.1 Purpose*

The Shuswap Lake Development Permit Area (DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

*.2 Justification*

The intent of the Shuswap Lake DPA is to prevent or mitigate potential negative impacts on the lake environment from larger-scale development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and Type 1 and 2 sewerage systems. Larger-scale development close to the lake has the potential to impact natural drainage patterns, disrupt stormwater infiltration and increase surface runoff into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before installing Type 1 and 2 sewerage systems close to the lake will reduce potential negative impacts improper effluent drainage may have on lake water quality.

*.3 Area*

The Lakes DPA applies to areas within 100 metres (328.1 feet) of Shuswap Lake, White Lake and Little White Lake. For the purposes of calculating distance from Shuswap Lake, White Lake or Little White Lake, the 1:5 year High Water Mark shall be used.

*.4 Exemptions*

A Lakes DPA is not required for the following:

- .1 Removal, alteration, disruption, or destruction of vegetation involving less than 1000 m<sup>2</sup> (10,763.9 ft<sup>2</sup>) of vegetation coverage area;



- .2 Construction or erection of buildings and structures with a sum total footprint less than 200 m<sup>2</sup> (2,152.8 ft<sup>2</sup>); or
- .3 Creation of non-structural impervious or semi-impervious surfaces less than 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>).

*.5 Guidelines*

- .1 Preservation of natural features, functions and conditions that support fish and animal habitat is the primary objective of the Lakes DPA;
- .2 Impacts to watercourses from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- .3 Construction or erection of buildings and structures with a sum total footprint less than 200 m<sup>2</sup> (2,152.8 feet<sup>2</sup>); or
- .4 Disturbance of soils and removal of vegetation should be minimized in the development process;
- .5 Use of non-impervious and natural landscaping, including for driving surfaces, is desired;
- .6 Compact and cluster development is desired in order to leave natural areas untouched to the greatest extent possible;
- .7 Use of natural landscaping materials is desired as material treated with creosote, paint or other chemicals can be toxic to fish and other organisms;
- .8 A development permit may be issued based upon the above guidelines and following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:
  - a. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
  - b. Existing vegetation and any proposed vegetation removal;
  - c. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
  - d. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
  - e. Potential impacts to other watercourses or water bodies, e.g. Shuswap Lake; and
  - f. Recommendations and mitigative measures.

## 12.4 Riparian Areas Regulation (RAR) Development Permit Area

### .1 Purpose

The Riparian Areas Regulation Development Permit Area (RAR DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

### .2 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.

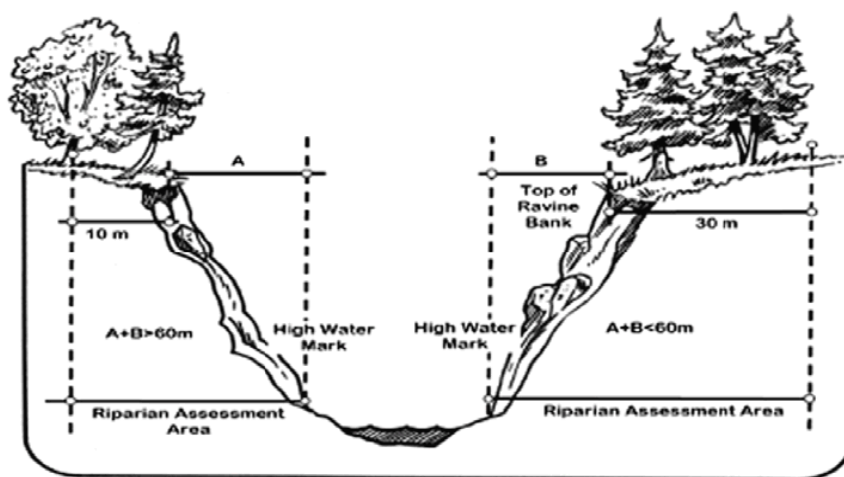
### .3 Area

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 12.1, 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 12.1



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 development permit application is required.

#### .4 *Exemptions*

.1 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, alteration, addition or repair of a legal permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- e. A QEP can confirm that the conditions of the RAR DPA have already been satisfied;
- f. A Development Permit for the same area has already been issued in the past and a QEP can confirm that the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and,
- g. A letter is provided by a QEP confirming that there is no visible channel.

#### .5 *Guidelines*

- .1 Preservation of water courses, waterbodies, and adjacent, natural features, functions and conditions of riparian areas that support fish and animal habitat is the primary objective of the RAR DPA;
- .2 Impacts to watercourses and riparian areas from proposed development is not desirable. Such impacts must be minimized to the greatest extent possible and addressed in a report from a QEP, including mitigative measures;
- .3 Disturbance of soils and removal of vegetation should be minimized in the development process;
- .4 Whenever possible development or land altering activities shall be located outside of the 30m setback to the riparian area unless a QEP permits a reduced setback area;
- .5 Development requiring a Development Permit 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:

- a. Removal, alteration, disruption or destruction of vegetation within 30m (98.4 feet) of a watercourse.
  - b. Disturbance of soils, within 30m (98.4 feet) of a watercourse;
  - c. Construction or erection of buildings and structures within 30m (98.4 feet) of a watercourse;
  - d. Creation of non-structural impervious or semi-impervious surfaces within 30m (98.4 feet) of a watercourse;
  - e. Flood protection works within 30m (98.4 feet) of a watercourse;
  - f. Construction of roads, trails, docks, wharves and bridges within 30m (98.4 feet) of a watercourse;
  - g. Provision and maintenance of sewer and water services within 30m (98.4 feet) of a watercourse;
  - h. Development of drainage systems within 30m (98.4 feet) of a watercourse;
  - i. Development of utility corridors within 30m (98.4 feet) of a watercourse; and
  - j. Subdivision as defined in the Land Title Act and including the division of land into 2 or more parcels within 30m (98.4 feet) of a watercourse.
- .6 A development permit may be issued following the submission of a report from a Qualified Environmental Professional (QEP). This written submission shall be used to determine the conditions of the development permit and shall include:
- a. Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
  - b. Existing vegetation and any proposed vegetation removal;
  - c. Assessment of hydrogeology, including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
  - d. The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
  - e. Potential impacts to other water courses or water bodies, e.g. Shuswap Lake; and,
  - f. Recommendations and mitigative measures.

.6 *Role of the QEP and CSRD in the RAR Development Permit Process*

The RAR regulations place considerable emphasis on QEPs to research established standards for the protection of riparian areas. It is the QEP's responsibility to consider federal and provincial regulations regarding fish, water and riparian protection and consult with appropriate agencies as necessary. Since the responsibility rests with the QEP for conducting research and providing technical information and recommendations specific to an application required under this RAR DP section the extent to which the CSRD will be involved in the technical details of the permitting process is reduced. If the RAR DP guidelines are met by the QEP, and the QEP report is submitted to and accepted by the BC Ministry of Environment, the CSRD role becomes more administrative in nature and the DP can be considered for approval.

**South Shuswap Zoning Bylaw No. 701**

**PART 1: DEFINITIONS**

ACCESSORY USE means a use that is subordinate and supplementary to the principal building or use permitted on the same parcel.

AGRICULTURE means the use of land for the growing, rearing, producing, and harvesting of agricultural products, including the storing of agricultural products, the sale of agricultural products produced from the same parcel or same farm, the repair of farm machinery and related equipment used on the same farm and includes farming, ratite production, forestry, greenhouses, kennels and nursery uses and does not include intensive agricultural use or commercial garden centres.

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy.

COTTAGE means a building with a floor area not exceeding 50 m<sup>2</sup> containing living quarters which is incidental to and located on the same parcel as a single family dwelling, is on an approved sanitary sewage disposal system and does not include recreational vehicles or travel trailers and is occupied on a temporary basis.

COVERAGE means the percentage of the parcel area covered by the area of all buildings, including accessory buildings.

DENSITY means the number of dwelling units per total parcel area.

DWELLING OR DWELLING UNIT means a self-contained set of habitable rooms containing not more than one kitchen facility.

HABITATION in respect of development proposed on properties subject to floodplain specifications, means the support of life processes within a *building*, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas.

HIGHWAY includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

MEAN ANNUAL HIGH WATER MARK means an elevation of 348.3 metres Geodetic Survey of Canada Datum.

PANHANDLE DRIVEWAY means that portion of a panhandle lot that is the narrow strip fronting a *highway*.

PARCEL is any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

PARCEL LINE means any boundary of a parcel.

PARCEL LINE, EXTERIOR SIDE means a parcel line, other than a front parcel line, common to the parcel and a highway other than a lane.

PARCEL LINE, FRONT means the parcel line that is the shortest parcel boundary common to the lot and an abutting *highway* or access route in a bare land strata plan, and where and in the case of a *panhandle lot* means the line separating the *panhandle driveway* from the main part of the lot.

PARCEL LINE, INTERIOR SIDE means a parcel line other than a front parcel line or a rear parcel line which is not common to a highway other than a lane.

PARCEL LINE, REAR means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line, or, where the rear portion of the parcel is bounded by intersecting side parcel lines, it shall be the point of such intersection.

PARCEL LINE, SIDE means a parcel line other than a front parcel line or a rear parcel line.

PRINCIPAL BUILDING means the building which contains the principal use of the parcel and shall include attached garages and carports, but does not include an accessory building.

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used.

SETBACK means the required minimum distance between a structure, building or use and each of the respective property lines.

SINGLE FAMILY DWELLING means any detached building on an approved sewage disposal system consisting of one dwelling unit which is capable of being occupied as the permanent home or residence of one family but does not include recreational vehicles or travel trailers.

STRUCTURE means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing.

SURVEYOR CERTIFICATE means a sketch plan provided by either a BC Land Surveyor or a Survey Technician which locates all *buildings structures* and improvements on a parcel.

USE means the purpose or function to which land, buildings, or structures are designed, intended to be put, or put.

ZONE means a zone established under this Bylaw.

### **Floodplain Designations**

3.16 The following land is designation as Floodplain:

- (a) Land lower than the Flood Construction Level;
- (b) Land within the Floodplain Setback.

### **Floodplain Specifications**

3.17 .1 Flood Construction Levels:

The following elevations are specified as Flood Construction Levels, except that where more than one Flood Construction Level is applicable, the higher elevation shall be the Flood Construction Level:

- .1 351.0 metres Geodetic Survey of Canada Datum for land adjacent to Shuswap Lake;
- .2 1.5 metres above the Natural Boundary of any other watercourse;

3.17 .2 Floodplain Setbacks:

The following distances are specified as Floodplain Setbacks, except that where more than one Floodplain Setback is applicable, the greater distance shall be the Floodplain Setback:

- .1 15.0 metres from the mean annual high water mark of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum;

- .2 30.0 metres from the mean annual high water mark of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum, for an alluvial fan defined by that portion bounded by Coates Road on the West and Gillespie Road on the East in the Sorrento area;
- .3 15.0 metres from the Natural Boundary of any other watercourse;
- .4 7.5 metres from the Natural Boundary of a lake, marsh or pond.

### **Application of Floodplain Specifications**

- 3.18 .1 A *building*, including a manufactured home or structure must not be constructed, reconstructed, moved or extended within a floodplain setback.
- .2 The underside of any floor system or top of concrete slab supporting any space or room that is used for *habitation*, business, or the storage of goods that are susceptible to damage by floodwater, must be above the flood construction level.
- .3 Where landfill or structural support or both are used to comply with subsection (2), they must be protected against scour and erosion from flood flows, wave action, ice and other debris and shall not extend within the flood plain setback.
- .4 Furnaces and other fixed equipment susceptible to damage by floodwater must be above the flood construction level.
- .5 The Manager of Development Services or their delegate requires that a *Surveyor Certificate* be submitted to them by the land and property owners to verify compliance with the flood construction level and flood plain setback specified in subsections 3.18.1, .2, .3, and .4.
- .6 The following are exempted from the regulations of subsection .2 as they apply to the flood construction level:
  - .1 a renovation of an existing *building*, including manufactured home or *structure* that does not involve an addition to the exterior of the *building*, manufactured home or *structure*;
  - .2 an addition to a *building*, manufactured home or *structure* of less than 25 percent of the *floor area* existing the date of adoption of this bylaw, provided that the degree of non-conformity is not increased;
  - .3 carport or domestic garage;



- .4 a *building* used for *agriculture* excluding a closed-sided livestock housing and a *dwelling unit*; and
- .5 a farm *dwelling unit* that is located both on a *parcel* 8.1 ha (20.01 ac.) or larger and within the Agricultural Land Reserve and provided:
  - (i) the underside of a wooden floor system;
  - (ii) the top of a concrete slab;
  - (iii) in the case of a manufactured home, the top of the pad; or
  - (iv) the ground surface under an area used for *habitation*, is no lower than 1 m (3.28 ft.) above the natural ground elevation measured from the highest point on the perimeter of the farm *dwelling unit* or no lower than the flood construction level, whichever is the lesser.
- .7 The following are exempted from the requirements of sub-sections (1) and (2) as they apply to the flood construction level and floodplain setback:
  - (a) a floating *building* or *structure*;
  - (b) a dock or wharf;
  - (c) a boat fueling use;
  - (d) a fence constructed of wood or wire through which water can flow freely;
  - (e) *flood proofing protection* works constructed to stabilize the shoreline of a *water body* or the banks of a *watercourse*;
  - (f) a roof overhang or cantilevered deck with no footings within the setback area;
  - (g) on-loading and off-loading facilities associated with water-oriented industry and portable sawmills;
  - (h) ground level patios;
  - (i) detached *accessory building* that do not include *habitation*;
  - (j) exterior stairway not forming part of a building or attached in any way to another structure, provided it does not extend below the parcel boundary, or the natural boundary;
  - (j) electrical or mechanical equipment not susceptible to damage by floodwater; and
  - (k) storage of goods not damageable by flood waters.

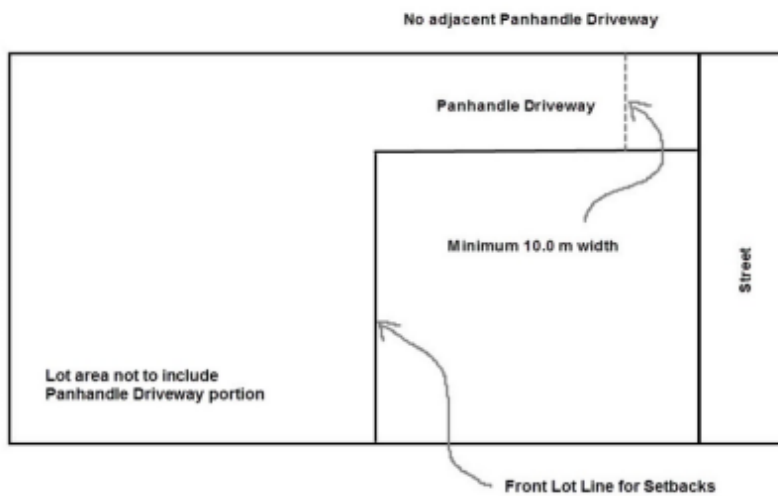
3.19 In all zones which include special regulations applying to specific lands in the zone, such lands are described by legal description and by map and in the event of any discrepancy between the legal description of the lands and the map, the map governs.

## Subdivision Regulations for Panhandle Lots

3.20 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:



## RR4 - RURAL RESIDENTIAL ZONE (2 ha)

## SECTION 10

### Purpose

The purpose of the RR4 zone is to accommodate larger acreage subdivisions and hobby farms as part of a transition area between agricultural and non-agricultural uses. In general, the RR4 zone corresponds to the CR2 designation in the South Shuswap Official Community Plan.

### Permitted Uses

10.1 The following uses and no others are permitted in the RR4 zone:

- .1 single family dwelling;
- .2 hobby farm, permitted only on parcels greater than 2 ha or on parcels within the Agricultural Land Reserve;
- .3 bed and breakfast;

- .4 cottage, permitted only on parcels greater than 4,000 m<sup>2</sup>;
- .5 home business;
- .6 home industry, permitted only on parcels greater than 2 ha;
- .7 accessory use.

**Regulations**

10.2 On a parcel zoned RR4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.1 Minimum Parcel Size for New Subdivisions	2 ha
.2 Maximum Number of Single Family Dwellings Per Parcel	1
.3 Maximum Number of Cottages Per Parcel	1
.4 Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft.)</li> <li>• 10 m (32.81 ft.)</li> </ul>
.5 Minimum Setback from: <ul style="list-style-type: none"> <li>• front parcel line</li> <li>• exterior side parcel line</li> <li>• interior side parcel line</li> <li>• rear parcel line</li> </ul>	5 m 4.5 m 2 m 5 m
.6 Minimum Setback of Home Industry from All Parcel Lines	5 m
.7 Maximum Coverage on Parcels Less than 4000 m <sup>2</sup>	40%

**LH - LARGE HOLDING ZONE**

**SECTION 15**

**Purpose**

*The purpose of the LH zone is either: (1) to ensure appropriate use of lands not suitable for intensive development due to steep slopes and hazardous conditions or, (2) to serve as a holding designation for development which may be suitable in the future.*

**Permitted Uses**

15.1 The following uses and no others are permitted in LH zone:

- .1 single family dwelling;
- .2 agriculture;
- .3 bed and breakfast;
- .4 cottage, permitted only if there is less than two (2) single family dwellings on the property;
- .5 home business;
- .6 home industry, permitted only on parcels greater than 2 ha;
- .7 portable sawmill, permitted only on parcels greater than 10 ha and subject to the provisions of Section 3.14;
- .8 public utility;
- .9 building set apart for public worship;
- .10 public recreation facility;
- .11 public camping;
- .12 storage;
- .13 accessory use.

**Regulation**

15.2 On a parcel zoned LH, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

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<b>COLUMN I MATTER TO BE REGULATED</b>		<b>COLUMN II REGULATIONS</b>
.1	Maximum Number of Single Family Dwellings	2
.2	Maximum Number of Cottages	1
.3	Maximum height for: <ul style="list-style-type: none"> <li>• Principal buildings and structures</li> <li>• Accessory buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 11.5 m (37.73 ft.)</li> <li>• 10 m (32.81 ft.)</li> </ul>
.4	Minimum Parcel Size for New Subdivisions	8 ha

<b>COLUMN I MATTER TO BE REGULATED</b>		<b>COLUMN II REGULATIONS</b>
.5	Minimum Setback from: <ul style="list-style-type: none"> <li>• front parcel line</li> <li>• exterior side parcel line</li> <li>• interior side parcel line</li> <li>• rear parcel line</li> </ul>	<ul style="list-style-type: none"> <li>5 m</li> <li>4.5 m</li> <li>2 m</li> <li>5 m</li> </ul>
.6	Minimum Setback of Home Industry from All Parcel Lines	5 m
.7	Minimum Setback of Portable Sawmill from All Parcel Lines	75 m
.8	Maximum Site Area of Portable Sawmill	1 ha

## Screening

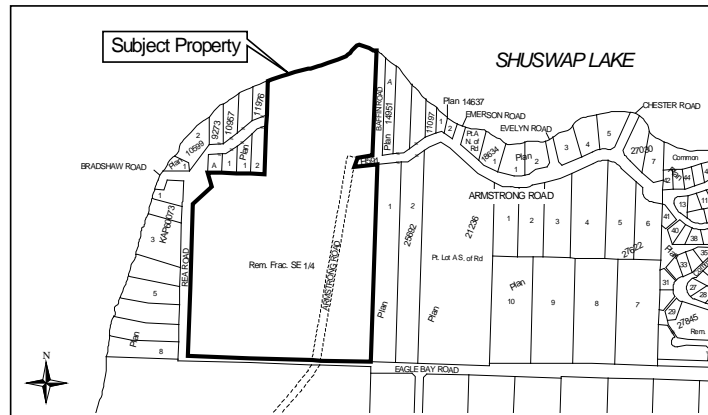
- 15.3 All storage used for commercial purposes must be contained within a landscape screen of not less than 2 m in height so as to fully enclose the storage use from adjacent properties.

**The contents of this box are not a part of the bylaw.**

On the parcel outlined below and as of 1995 03 16, there were 2 single family dwellings, 1 cottage and the parcel area was 22.8202 ha.

- 15.5.1 This special regulation applies to part of south east 1/4 Section 13, Township 23, Range 9, W6M, KDYD except Plans 6627, 9273, 10957, 11976, 14951 and FRAC. LS2 as shown on the map below.

- .1 Notwithstanding Section 15.1, a cottage is an additional permitted use.
- .2 Notwithstanding Section 15.2 the maximum density of cottages is 0.05/ha.
- .3 The maximum density stated in .2 may be exceeded provided the maximum number of cottages per parcel stated in Section 15.2 is not exceeded.



**Lakes Zoning Bylaw No. 900**

# FR1

**4.4 FR1 Foreshore Residential 1**

**.1 Permitted Uses:**

- (a) *Floating dock*, including *removable walkway*, that is accessory to a permitted use on an adjacent *waterfront parcel*.
- (b) *Private mooring buoy(s)* that is accessory to a permitted use on an adjacent *waterfront parcel* or an adjacent *semi-waterfront parcel*.
- (c) *Boat lift(s)* that is accessory to a permitted use on an adjacent *waterfront parcel*.

**.2 Regulations**

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <u>Density</u>  maximum number of <i>docks</i> and <i>private mooring buoys</i> :	<ul style="list-style-type: none"> <li>○ <i>Dock</i>: 1 <i>floating dock</i> per adjacent <i>waterfront parcel</i>.</li> <li>○ <i>Private mooring buoys</i>:                             <ul style="list-style-type: none"> <li>(a) 1 per adjacent <i>semi-waterfront parcel</i>.</li> <li>(b) 1 per adjacent <i>waterfront parcel</i> having a <i>lake</i> boundary length less than 30 m (98.43 ft.).</li> <li>(c) 2 per adjacent <i>waterfront parcel</i> having a <i>lake</i> boundary length 30 m (98.43 ft.) or more.</li> </ul> </li> </ul>
(b) <u>Size</u>  of <i>dock</i> and <i>walkway</i> :	<ul style="list-style-type: none"> <li>○ <i>Floating dock</i> must not exceed 33.45 m<sup>2</sup> (360 ft<sup>2</sup>) in total upward facing surface area (not including <i>removable walkway</i>).</li> <li>○ <i>Floating dock</i> surface must not exceed 3.05 m (10 ft) in width for any portion of the dock.</li> <li>○ <i>Removable walkway</i> surface must not exceed 1.52 m (5 ft.) in width for any other portion of the walkway.</li> </ul>

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<p>(c) <u>Location and Siting</u> of dock, private mooring buoys or boat lifts:</p>	<p>The minimum setback of a <i>floating dock, private mooring buoy</i> or <i>boat lift</i> accessory to an adjacent <i>waterfront parcel</i> (and adjacent <i>semi-waterfront parcel</i> in the case of <i>private mooring buoys</i>) is as follows:</p> <ul style="list-style-type: none"> <li>○ 5 m (16.4 ft) from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i> (and <i>semi-waterfront parcel</i> in the case of <i>private mooring buoys</i>), projected onto the <i>foreshore</i> and water.</li> <li>○ 6 m (19.69 ft) from a Foreshore Park (FP) zone or <i>park side parcel</i> boundaries projected onto the <i>foreshore</i> and water.</li> </ul> <p>Additional setbacks for <i>private mooring buoys</i>:</p> <ul style="list-style-type: none"> <li>○ 20 m (65.62 ft) from any existing structures on the <i>foreshore</i> or water.</li> <li>○ 50 m (164.04 ft.) from any <i>boat launch ramp</i> or <i>marina</i>.</li> </ul>
<p>(d) <u>Site Specific Permitted Uses</u></p>	<p>For the surface of the <i>lake</i> adjacent to Lot 1, Section 11, Township 21, Range 8, W6M, KDYD, Plan 20924, a <i>fixed dock</i> with a maximum upward facing surface area of 37 m<sup>2</sup>, a maximum walkway width of 1.55 m and a setback of 5.34 m from the east property boundary is a permitted use. {Swanson Road}</p>
<p>(e) <u>Site Specific Permitted Uses</u></p>	<p>For the surface of the <i>lake</i> adjacent to Lot 4, Section 11, Township 21, Range 8, W6M, KDYD, Plan 9181, a <i>fixed dock</i> with a maximum size of 24 m, maximum walkway width of 1.52 m and a setback of 1.8 m from the west property boundary is a permitted use. {Swanbeach Road}</p> <p>For the surface of the <i>lake</i> adjacent to Lot 1, Section 11, Township 21, Range 8, W6M, KDYD, Plan 11368, a <i>fixed dock</i> with a maximum upward facing surface area of 89.77 m<sup>2</sup> (22.62 m<sup>2</sup> for the platform and 67.16 m<sup>2</sup> for the walkway at a maximum width of 1.83 m) and a 4.61 m setback from the west property boundary are permitted uses {Swanbeach Road}</p>
<p>(f) <u>Site Specific Permitted Uses</u></p>	<p>For the surface of the <i>lake</i> adjacent to Lot 2, Section 11, Township 21, Range 8, W6M, KDYD, Plan 26543, a <i>fixed dock</i> with a maximum upward facing surface area of 26 m<sup>2</sup> is a permitted use. {Swanbeach Road}</p>

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<p>(g) Site Specific <u>Permitted Uses</u></p>	<p>For the surface of the lake adjacent to the land identified as Public Reserve on the Plan of Bastion Bay Summer Resort, Plan No. 2143, one floating dock with a maximum upward facing surface area of 33.45 m<sup>2</sup> per lot and one private mooring buoy per lot are permitted uses in association with Lots 1-31, 33 and 35-39, Section 5, Township 22, Range 8, West of the 6th Meridian Kamloops Division Yale District, Plan 2143; Lot 1, Section 5, Township 22, Range 8, West of the 6th Meridian Kamloops Division Yale District Plan KAP68606, and Lot 1, Section 5, Township 22, Range 8, West of the 6th Meridian Kamloops Division Yale District Plan KAP71011. {Bastion Bay}</p>
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