

Relevant Excerpts from South Shuswap Zoning Bylaw No. 701

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

SECTION 1- Definitions

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.

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*;

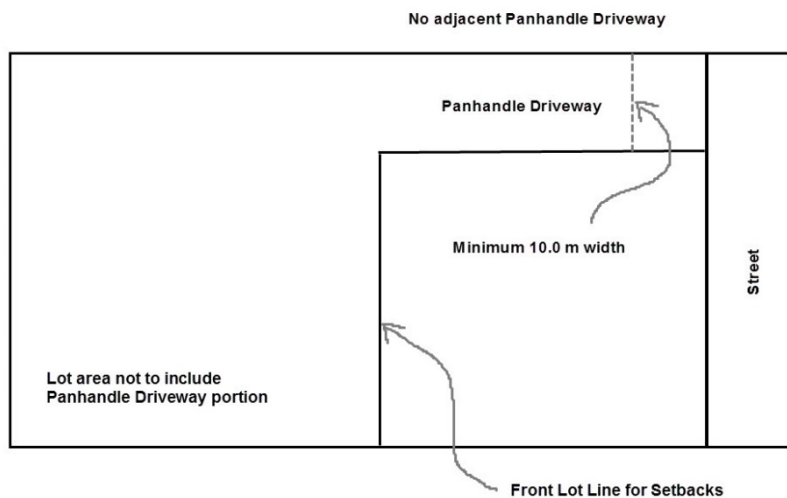
SECTION 3- Regulations

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:



SECTION 9- RR3 – Rural Residential Zone (1 ha)

Purpose

The purpose of the RR3 zone is to provide for acreage subdivisions which are predominately residential in character. In general, the RR3 zone corresponds to the CR1 designation in the South Shuswap Official Community Plan.

Permitted Uses

9.1 The following uses and no others are permitted in the RR3 zone:

- .1 single detached 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 secondary dwelling unit;
- .5 home business;
- .6 home industry, permitted only on parcels greater than 2 ha;
- .7 accessory use.

Regulations

9.2 On a parcel zoned RR3, 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	1 ha
	.2 Maximum Number of Single detached dwellings Per Parcel	1
BL701-103	.3 Maximum Number of Secondary dwelling units Per Parcel	Subject to Section 3.22 of this bylaw
BL701-111	.4 Maximum height for: <ul style="list-style-type: none">• Principal buildings and structures• Accessory buildings containing a dwelling unit• All other Accessory buildings and structures	<ul style="list-style-type: none">• 11.5 m (37.73 ft.)• 10 m (32.81 ft.)• 8.5 m (27.89 ft)
	.5 Minimum Setback of Principal and Accessory Buildings from: <ul style="list-style-type: none">• front parcel line• exterior side parcel line• interior side parcel line• rear parcel line	<ul style="list-style-type: none">5 m4.5 m2 m5 m
	.6 Minimum Setback of Home Industry from All Parcel Lines	5 m

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.7 Maximum Coverage on Parcels Less than 4000 m ²	40%
.8 Maximum floor area, gross of an accessory building <ul style="list-style-type: none"> • On parcels less than 0.4 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other Accessory building and structures • On a parcel equal to or greater than 0.4 ha and less than 2.0 ha 	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²) • 150 m² (1614.59 ft²) • 250 m² (2690.98 ft²)

SECTION 15- LH – Large Holdings Zone

Purpose

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:

BL701-103

- .1 single detached dwelling;
- .2 agriculture;
- .3 bed and breakfast;
- .4 secondary dwelling unit;
- .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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BL701-111

COLUMN I MATTER TO BE REGULATED		COLUMN II REGULATIONS
.1	Maximum Number of Single detached dwellings	2
.2	Maximum Number of Secondary dwelling units Per Parcel	Subject to Section 3.22 of this bylaw
.3	Maximum height for: <ul style="list-style-type: none">• Principal buildings and structures• Accessory buildings containing a dwelling unit• All other Accessory buildings and structures	<ul style="list-style-type: none">• 11.5 m (37.73 ft.)• 10 m (32.81 ft.)• 8.5 m (27.89 ft)

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.4 Minimum Parcel Size for New Subdivisions	8 ha
.5 Minimum Setback from: <ul style="list-style-type: none"> • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line 	5 m 4.5 m 2 m 5 m
.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
.9 Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> • On parcels less than 0.4 ha <ul style="list-style-type: none"> ○ Accessory buildings containing a dwelling unit ○ All other Accessory building and structures • On a parcel equal to or greater than 0.4 ha and less than 2.0 ha 	<ul style="list-style-type: none"> • 250 m² (2690.98 ft²) • 150 m² (1614.59 ft²) • 250 m² (2690.98 ft²)

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.