

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

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

Electoral Area C Official Community Plan Bylaw No. 725

3.3 Secondary Settlement Areas

3.3.1 Objective

- .1 To allow for predominantly residential development and some neighbourhood commercial development within Blind Bay, Eagle Bay, Sunnybrae and White Lake.

3.3.2 Policies

- .1 This designation applies to areas within the Blind Bay, Eagle Bay, Sunnybrae and White Lake Secondary Settlement Area boundaries, as outlined on Schedules B and C.
- .2 Permitted land uses within the Secondary Settlement Areas include: residential, neighbourhood commercial uses, recreational residential, community and health-related services, institutional uses, recreation, arts and cultural activities.
- .3 Residential development is subject to the housing forms and maximum densities of each land use designation within the Secondary Settlement Area Boundaries (i.e. Neighbourhood Residential (NR), Country Residential (CR), etc).
- .4 Expansion of the Blind Bay Secondary Settlement Area south of the Trans-Canada Highway may be supported if there is both community sewer and community water servicing available and if the majority of the land to be included is non-ALR land.
- .5 All new subdivisions and all new rezoning applications which would increase existing residential densities or require additional sewer or water capacity must be connected to both a community sewer system and a community water system. Where community sewer and water system servicing is not feasible, the maximum allowable density is 1 unit / ha (1 unit / 2.47 ac).
- .6 Where possible, new development will include dedicated pedestrian and non-motorized linkages to and through the development.

- .7 New commercial, industrial, multi-family and intensive residential development within the Secondary Settlement Areas is subject to the Form & Character Development Permit Area Guidelines.

12.5 Village Centre and Secondary Settlement Area Form and Character Development Permit Area

.1 Purpose

The Village Centre and Secondary Settlement Area (VCSSA) Form and Character DPA is designated under the Local Government Act for the establishment of form and character objectives for commercial, industrial and multi-family development in the Secondary Settlement Areas of the plan.

.2 Justification

The Village Centre and Secondary Settlement Areas will experience the most increased density and commercial development over time. Therefore the primary objective of the VCSSA DPA is to promote a high level of building and site design in the most densely populated areas of Electoral Area 'C', which take into consideration pedestrian movement, public space, mixed use, and designing in harmony with site conditions, neighbourhood character and the existing built environment.

.3 Area

This DPA applies to all commercial, industrial, multi-family residential and intensive residential (defined as a 5 or more single family residential subdivision) development as set out in Schedules B and C:

- .1 Within Sorrento Village Centre;
- .2 Within Secondary Settlement Areas; and,
- .3 On waterfront parcels (defined as those which have any portion of their parcel boundary in common with the natural boundary of a lake).

.4 Exemptions

- .1 A single storey accessory building with a gross floor area less than 10 m² (107.4 ft²); or,

.2 The complete demolition of a building and clean-up of demolition material. Partial demolition or reconstruction of a building requires a DP under this section.

.5 Guidelines

1. New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards is strongly encouraged;
2. New development that relies on multiple, short automobile trips to access different retail spaces on the same site (i.e. re-parking the car) are strongly discouraged;
3. New development should be of a form and character that relate to local climate and topography, and that take into consideration the form and character of surrounding buildings. When building on peaks or slopes, natural silhouettes should be maintained;
4. The primary pedestrian entrance to all units and all buildings should be from the street; if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent;
5. Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations. public facades to avoid the creation of blank walls in prominent locations;
6. Natural exterior building and landscaping materials, such as wood, rock or stone, or those that appear natural, are encouraged. Metal roofs are acceptable;
7. Weather protection in the form of awnings or canopies should be provided overall grade level entries to residential and retail units;
8. Design of signage and lighting should be integrated with the building facade and with any canopies or awnings;
9. Non retail commercial and industrial facilities including outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
10. Visible long blank walls should be avoided;
11. Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged;
12. Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. All parking should be screened;
13. Dedicated pedestrian linkages (i.e. sidewalks and marked crosswalks across road) should be provided throughout parking lot(s) to access vehicles without the need to walk on the

road, provided throughout parking lot(s) to access vehicles without the need to walk on the road, except marked crosswalks;

14. Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment;
15. Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability;
16. Development of civic public spaces with gathering spots, benches, lighting, ornaments (sculptures, fountains, etc.) and landscaping are encouraged where none exist within a short walking distance; and
17. Development of the Townhouse housing form or Seniors Housing facilities are encouraged to incorporate the following design features:

BL725-08

- i. All development in the Village Centre and Secondary Settlement Development Permit Area shall be of a quality and design that is sensitive to the existing form and character of nearby houses and neighbourhood. Such development should incorporate similar building orientation, massing and height as neighbouring development, as much as possible. Where Seniors Housing Facilities are contemplated, the building should incorporate either greater setbacks from neighbouring properties with lesser height, or similar heights at any transition boundaries.
- ii. All buildings and structures shall be designed with features, colour and finish which complement the natural setting and character of the designated area.
- iii. Building façades must incorporate surface depth and relief in the design to create a visually interesting structure.
- iv. All garbage and recycling bins are to be provided on site and fully screened (ie. consisting of fencing or landscaping) with secure enclosures.
- v. All buildings should be sited and designed with consideration for shading on adjacent properties, buildings and roadways. A shadow analysis will be required at the Development Permit stage for proposals for Seniors Housing buildings.
- vi. The impact of new development on existing view corridors should be minimized and long views to natural landscape and significant buildings or focal points should be maintained.
- vii. The building facade shall use architectural solutions to create varied and articulated building facades. Window placement and groupings,

material palette and surface relief through massing or elements, among other techniques, may be explored to avoid a monolithic form.

- viii. Entrances should be emphasized with architectural forms such as height, massing, projection, shadow, punctuation and/or change in roofline or materials. Canopies, awnings, or recesses all help to define and distinguish an entrance.
- ix. Building materials should be chosen for their durability as well as their functional and aesthetic quality, while meeting Fire Smart principles. Vinyl siding, plastic, darkly tinted or mirrored glass and textured stucco are discouraged unless used thoughtfully in combination with other materials. Materials should be compatible with adjacent buildings, either as primary or accent materials.
- x. Materials used for the front facade should be carried around the building where any facades are within view of a public street.
- xi. Wherever possible, surface parking should be located internal to the development site and should include lighting, signage and minimal driveways.
- xii. Within surface parking lots, landscaping, trees and decorative paving should be used to break up the expansive hard surfaces.
- xiii. A detailed landscape plan must be provided with each Development Permit application. The plan shall indicate any existing landscaping that is proposed to remain within the development and all new landscaping to be installed on site. The objective shall be to retain existing trees within the development, where possible.
- xiv. All parking areas shall be hard surfaces, drained and maintained. Whenever possible, and where function, safety or use does not preclude it, permeable surfaces and on site stormwater retention are to be utilized. Paving stones or grass-crete is encouraged, but consideration will be given to permeable asphalt.
- xv. Roof top mechanical units and/or elevator equipment are required to be screened from view from all angles.
- xvi. A detailed pedestrian plan illustrating safe movement of people within parking areas, to/from entrances and exits, and public spaces, (eg. Crosswalks, sidewalks, etc.).

South Shuswap Zoning Bylaw No. 701

1.0 DEFINITIONS

DWELLING OR DWELLING UNIT is a use of one (1) or more rooms in a detached building, with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) household;

HEIGHT is the vertical distance between the highest point of a building or structure and the lowest point of a building or structure where the finished ground elevation and the building meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.).

HOUSEHOLD means people living together in one (1) dwelling unit, using a common kitchen;

MULTIPLE DWELLING is a building containing three or more dwelling units each of which is occupied or intended to be occupied as a permanent home or residence of not more than one household?but does not include townhouse;

SCREENING means the use of a continuous fence, wall, berm, landscaping or combination thereof to screen the property which it encloses and which is broken only by access driveways and walkways.

SIGN is an identification, description, illustration, contrivance, or device visible from a public place which is intended to direct attention to a product, service, place, activity, person, institution, business, or solicitation;

Purpose

The purpose of the R2 zone is to provide for higher, urban density residential development in select portions of the South Shuswap Plan Area. In general, the R2 zone corresponds to the MDR designation in the South Shuswap Official Community Plan.

Permitted Uses

12.1 The following uses and no others are permitted in the R2 zone:

- .1 multiple dwelling;
- .2 duplex;
- .3 single detached dwelling;
- .4 home business, conducted entirely within a single detached dwelling or an accessory building to a single detached dwelling
- .5 accessory use.

Regulations

12.2 On a parcel zoned R2, 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:	700 m ²
	.2 Maximum Number of Single detached dwellings Per Parcel	1
	.3 Minimum Parcel Area for a: <ul style="list-style-type: none">• single detached dwelling• duplex• multiple dwelling	700 m ² 1,000 m ² 1,400 m ²
BL701-111	.4 Maximum floor area, gross of Accessory Buildings Where the Parcel Area is: <ul style="list-style-type: none">• 1400 m² or less• more than 1400 m²	45 m ² 60 m ²
BL701-111	.5 Maximum height for: <ul style="list-style-type: none">• Principal buildings and structures• Accessory buildings and structures	11.5 m (37.73 ft.)
BL701-50		8.5 (27.89 ft.)

COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6 Minimum Setback from the: <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
.7 Maximum Coverage	50%
.8 Maximum Density of Multiple dwellings and Duplexes	25 dwelling units/ha

Connection to Community Water and Sewer Systems

- 12.3 Every parcel created by a new subdivision in the R2 zone shall be connected to a community water system and a community sewer system.