

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

(See [Bylaw No. 830](#) and [Bylaw No. 825](#) for all policies and land use regulations)

Bylaw No. 830

6.1 Housing Affordability and Special Needs

Policy 1

The Regional District:

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.

6.3 Housing for Families

Policy 1

The Regional District will encourage a variety of housing forms to increase choice and affordability. Potential housing forms include townhouses and small lot subdivisions in Scotch Creek, and small lot subdivisions within walking distance of the North Shuswap Elementary School.

Policy 2

The Regional District will support one secondary suite in a detached home provided it is compatible with surrounding residential uses and meets Provincial sewer and water regulations. Additional conditions related to secondary suites will be included in the zoning bylaw. A suite can act as a "mortgage helper" for the owners, as well as provide additional rental housing for single people, couples and lone parent families.

Section 12 Managing Growth: Scotch Creek (Primary Settlement Area)

Principle 2

Strive for an economically and socially sustainable community by:

- a) Providing a breadth of affordable housing types for the diverse population ranging from families to seniors, and including full-time, temporary, and summer residents and workers;
- b) Including housing and development types that will support diversity and address needs;

12.15 Secondary Suites

1. A secondary suite is created when a second dwelling unit is constructed on an existing lot. This type of housing contributes to housing diversity and can be a good way of providing low income housing as well as senior housing.
2. Secondary suites include but are not limited to (refer to illustrations below):
 - a) Suites below grade (basement suites)
 - b) Suites above the main floor of the house or garage (sometimes called granny flats or in-law flats)
 - c) Suites attached to the house or garage at grade with or without a separate entrance
 - d) Suites detached from the house, including accessory buildings modified to serve as suites (sometimes called garden suites, guest houses, or carriage houses).
3. A maximum of one secondary suite may be constructed in any lot located in a neighbourhood composed of single family detached housing. This is a way to provide a greater range of housing types, especially affordable units, that may be appropriate for seniors, students, visiting relatives, seasonal workers, or for others looking for more affordable accommodation, and is a low-impact and unobtrusive way of increasing density.
4. Secondary suites must meet Provincial water and sewer regulations.
5. The maximum floor area of the secondary suite should not exceed the lesser of 90 sq meters (968 sq ft) or 40% of the primary dwelling to which it relates.
6. The secondary suite should contain no more than one bedroom, one bathroom, one kitchen and one living room.
7. Off-street parking for one vehicle should be provided.

Section 14 Temporary Use Permits

The Regional District may consider issuing Temporary Use Permits through the authority of the *Local Government Act*.

Area

Temporary Use Permits are allowed in all designations.

Guidelines

1. For all temporary use permits:
 - a) Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.
2. For vacation rentals and similar short-term property rentals, applicants may be required to:
 - a) Demonstrate that the proposed use will not alter the general character of the neighbourhood;
 - b) Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;
 - c) Obtain approval from the ALC, if the proposed use is on ALR land;
 - d) Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.
 - e) Supply an occupancy permit or provide written proof from a qualified professional that the dwelling meets the fire code and is appropriate for the proposed use;
 - f) Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;
 - g) Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
 - h) Limit the number of guests per bedroom. Generally, the limit should be 2 guests per bedroom;
 - i) Limit the number of pets on site at anytime;
 - j) Restrict signage,
 - k) Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
 - l) Restrict rentals of items and crafts, including motorized personal watercraft, ATVs;
 - m) Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.

Bylaw No. 825

5.7

RESIDENTIAL – 1

(R1)

Principal Uses

5.7 (1) The *uses* stated in this subsection and no others are permitted in the Residential - 1 zone as principal *uses*, except as stated in Part 3: General Regulations:

- (a) *Single family dwelling*
- (b) *Standalone residential campsite*

Secondary Uses

(2) The *uses* stated in this subsection and no others are permitted in the Residential - 1 zone as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *Accessory use*
- (b) *Bed and breakfast*
- (c) *Guest accommodation*
- (d) *Home business*
- (e) *Residential campsite*

Regulations

(3) On a *parcel* zoned Residential - 1, no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

	COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
BL825-41	(a) Minimum <i>parcel</i> size created by subdivision <ul style="list-style-type: none"> ▪ where <i>parcel</i> is serviced by an existing <i>community sewer system</i> ▪ in all other cases 	0.1 ha (0.25 ac.) 1.0 ha (2.47 ac.)
	(b) Minimum <i>parcel width</i> created by subdivision	20 m (65.62 ft.)
	(c) Maximum <i>parcel coverage</i>	30%
	(d) Maximum number of <i>single family dwellings per parcel</i>	One
BL825-12	(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ Principal <i>buildings</i> and structures ▪ <i>Accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m (37.73 ft.) ▪ 6 m (19.69 ft.)
	(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding <i>guest cottage</i> or <i>home business</i>) 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft.) ▪ 2.0 m (6.56 ft.) ▪ 4.5 m (14.76 ft.) ▪ 4.5 m (14.76 ft.) ▪ 2.0 m (6.56 ft.)
	(g) Maximum <i>gross floor area</i> of an <i>accessory building</i>	<ul style="list-style-type: none"> ▪ 75 m² (807.32 sq. ft.)