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 family dwelling;
.2 duplex;
.3 single family dwelling;
.4 home business, conducted entirely within a single family dwelling or an accessory building to a single family 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 m²
.2	Maximum Number of Single Family Dwellings Per Parcel	1
.3	Minimum Parcel Area for a: • single family dwelling • duplex • multiple family dwelling	 700 m² 1,000 m² 1,400 m²
.4	Maximum Gross Floor Area of Accessory Buildings Where the Parcel Area is: • 1400 m² or less • more than 1400 m²	 45 m² 60 m²
BL701-50 5	Maximum height for: • Principal buildings and structures • Accessory buildings	 • 10 m (32.81 ft.) • 6 m (19.69 ft.)

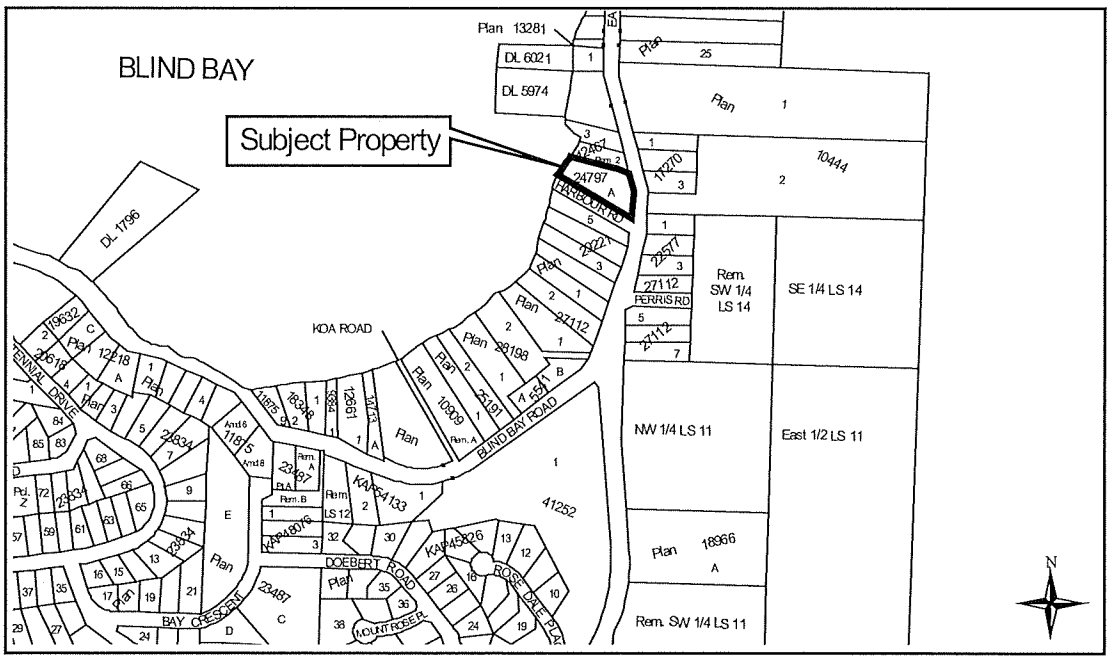
	COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.6	Minimum Setback from the: • front parcel line • exterior side parcel line • interior side parcel line • rear parcel line	 5 m 4.5 m 2 m 5 m
.7	Maximum Coverage	50%
.8	Maximum Density of Multiple Family Dwellings and Duplexes	25 dwelling units/ha

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.

Special Regulations

12.4 Notwithstanding Section 12.2, the maximum density of multiple family dwellings and duplexes for Lot A, Plan 24797, Section 17, Township 22, Range 10, W6M, KDYD is 19 dwelling units/ha.



Tax Record Detail

DB Modified: **2026-03-31**
Prop Modified: **2026-03-31**
Jurisdiction: **789 Salmon Arm Rural**
Roll No: **8402105**

Address: **2924 EAGLE BAY RD #1**

Parcel Number/MHR Details

Parcel Number: **023-091-266**
MHR(s):

Municipal Taxes

Tax Year: **2025**
Gross Taxes: **782.00**

Actual Values

Year: **2026**
Land: **78,100.00**
Imprvmnt: **151,000.00**
Total: **229,100.00**

Taxable Values

Municipal	Land	Improvements	Total	Sch/Hosp	Land	Improvements	Total
Gross:	**78,100.00**	**151,000.00**	**229,100.00**	Gross:	**78,100.00**	**151,000.00**	**229,100.00**
Exempt:	**0.00**	**0.00**	**0.00**	Exempt:	**0.00**	**0.00**	**0.00**
Net:	**78,100.00**	**151,000.00**	**229,100.00**	Net:	**78,100.00**	**151,000.00**	**229,100.00**

Legal Description

Plan: **KAS1630**
Section: **32**
L.D.:
Freeform: **TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
Dist Lot:
Except Plan:

Strata Lot: **1**
Block:
Range: **10**
Meridian:

Lot Size

SqFt:
Width:
Acres:
Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2005-11-15	**$200,000**	**CA143135**	**Improved Single Property Transaction**
2005-07-18	**166,500.00**	**KX94669**	**Reject - Not Suitable for Sales Analysis**
1996-06-28	**154,200.00**	**KK54934**	**Improved Single Property Transaction**

Exemption/Taxation Code

Neighbourhd: **WF SQUILAX TO WILD ROSE BAY**
Reg Dist: **Columbia-Shuswap**

Tenure: **Crown-Granted**

Tax Record Detail

DB Modified: **2026-03-31**
Prop Modified: **2026-03-31**
Jurisdiction: **789 Salmon Arm Rural**
Roll No: **8402106**

Address: **2924 EAGLE BAY RD #2**

Parcel Number/MHR Details

Parcel Number: **023-091-282**
MHR(s):

Municipal Taxes

Tax Year: **2025**
Gross Taxes: **756.00**

Actual Values

Year: **2026**
Land: **68,500.00**
Imprvmnt: **146,000.00**
Total: **214,500.00**

Taxable Values

Municipal	Land	Improvements	Total	Sch/Hosp	Land	Improvements	Total
Gross:	**68,500.00**	**146,000.00**	**214,500.00**	Gross:	**68,500.00**	**146,000.00**	**214,500.00**
Exempt:	**0.00**	**0.00**	**0.00**	Exempt:	**0.00**	**0.00**	**0.00**
Net:	**68,500.00**	**146,000.00**	**214,500.00**	Net:	**68,500.00**	**146,000.00**	**214,500.00**

Legal Description

Plan: **KAS1630**
Section: **32**
L.D.:
Freeform: **TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
Dist Lot:
Except Plan:

Strata Lot: **2**
Block:
Range: **10**
Meridian:

Lot Size

SqFt:
Width:
Acres:
Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2014-01-15	**$116,000**	**CA3547034**	**Improved Single Property Transaction**
2002-08-02	**125,000.00**	**KT84798**	**Multiple Property Transaction**
1996-06-07	**145,000.00**	**KK48041**	**Improved Single Property Transaction**

Exemption/Taxation Code

Neighbourhd: **WF SQUILAX TO WILD ROSE BAY**
Reg Dist: **Columbia-Shuswap**

Tenure: **Crown-Granted**

Tax Record Detail

DB Modified: **2026-03-31**
Prop Modified: **2026-03-31**
Jurisdiction: **789 Salmon Arm Rural**
Roll No: **8402107**

Address: **2924 EAGLE BAY RD #3**

Parcel Number/MHR Details

Parcel Number: **023-091-291**
MHR(s):

Municipal Taxes

Tax Year: **2025**
Gross Taxes: **975.00**

Actual Values

Year: **2026**
Land: **60,600.00**
Imprvmnt: **210,000.00**
Total: **270,600.00**

Taxable Values

Municipal	Land	Improvements	Total	Sch/Hosp	Land	Improvements	Total
Gross:	**60,600.00**	**210,000.00**	**270,600.00**	Gross:	**60,600.00**	**210,000.00**	**270,600.00**
Exempt:	**0.00**	**0.00**	**0.00**	Exempt:	**0.00**	**0.00**	**0.00**
Net:	**60,600.00**	**210,000.00**	**270,600.00**	Net:	**60,600.00**	**210,000.00**	**270,600.00**

Legal Description

Plan: **KAS1630**
Section: **32**
L.D.:
Freeform: **TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
Dist Lot:
Except Plan:

Strata Lot: **3**
Block:
Range: **10**
Meridian:

Lot Size

SqFt:
Width:
Acres:
Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2012-08-30	**$199,000**	**CA2744993**	**Improved Single Property Transaction**
1996-06-07	**200,000.00**	**KK48042**	**Improved Single Property Transaction**
1995-07-04	**175,000.00**	**KJ51989**	**Improved Single Property Transaction**

Exemption/Taxation Code

Neighbourhd: **WF SQUILAX TO WILD ROSE BAY**
Reg Dist: **Columbia-Shuswap**

Tenure: **Crown-Granted**

Tax Record Detail

DB Modified: **2026-03-31**
Prop Modified: **2026-03-31**
Jurisdiction: **789 Salmon Arm Rural**
Roll No: **8402108**

Address: **2924 EAGLE BAY RD #4**

Parcel Number/MHR Details

Parcel Number: **023-091-304**
MHR(s):

Municipal Taxes

Tax Year: **2025**
Gross Taxes: **1,271.00**

Actual Values

Year: **2026**
Land: **73,800.00**
Imprvmnt: **295,000.00**
Total: **368,800.00**

Taxable Values

Municipal	Land	Improvements	Total	Sch/Hosp	Land	Improvements	Total
Gross:	**73,800.00**	**295,000.00**	**368,800.00**	Gross:	**73,800.00**	**295,000.00**	**368,800.00**
Exempt:	**0.00**	**0.00**	**0.00**	Exempt:	**0.00**	**0.00**	**0.00**
Net:	**73,800.00**	**295,000.00**	**368,800.00**	Net:	**73,800.00**	**295,000.00**	**368,800.00**

Legal Description

Plan: **KAS1630**
Section: **32**
L.D.:
Freeform: **TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
Dist Lot:
Except Plan:

Strata Lot: **4**
Block:
Range: **10**
Meridian:

Lot Size

SqFt:
Width:
Acres:
Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2006-06-16	**$330,000**	**LA81348**	**Improved Single Property Transaction**
2003-09-15	**255,000.00**	**KV110821**	**Improved Single Property Transaction**
2002-10-03	**200,000.00**	**KT108749**	**Improved Single Property Transaction**

Exemption/Taxation Code

Neighbourhd: **WF SQUILAX TO WILD ROSE BAY**
Reg Dist: **Columbia-Shuswap**

Tenure: **Crown-Granted**

Tax Record Detail

DB Modified: **2026-03-31**
Prop Modified: **2026-03-31**
Jurisdiction: **789 Salmon Arm Rural**
Roll No: **8402109**

Address: **2924 EAGLE BAY RD #5**

Parcel Number/MHR Details

Parcel Number: **023-091-312**
MHR(s):

Municipal Taxes

Tax Year: **2025**
Gross Taxes: **942.00**

Actual Values

Year: **2026**
Land: **85,200.00**
Imprvmnt: **191,000.00**
Total: **276,200.00**

Taxable Values

Municipal	Land	Improvements	Total	Sch/Hosp	Land	Improvements	Total
Gross:	**85,200.00**	**191,000.00**	**276,200.00**	Gross:	**85,200.00**	**191,000.00**	**276,200.00**
Exempt:	**0.00**	**0.00**	**0.00**	Exempt:	**0.00**	**0.00**	**0.00**
Net:	**85,200.00**	**191,000.00**	**276,200.00**	Net:	**85,200.00**	**191,000.00**	**276,200.00**

Legal Description

Plan: **KAS1630**
Section: **32**
L.D.:
Freeform: **TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
Dist Lot:
Except Plan:

Strata Lot: **5**
Block:
Range: **10**
Meridian:

Lot Size

SqFt:
Width:
Acres:
Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2015-07-17	**$85,100**	**CA4544502**	**Reject - Not Suitable for Sales Analysis**
2006-02-17	**218,000.00**	**CA176224**	**Improved Single Property Transaction**
2005-07-18	**194,100.00**	**KX94670**	**Reject - Not Suitable for Sales Analysis**

Exemption/Taxation Code

Neighbourhd: **WF SQUILAX TO WILD ROSE BAY**
Reg Dist: **Columbia-Shuswap**

Tenure: **Crown-Granted**

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