

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: July 15, 2025
Meeting Type: Regular Council Meeting

Prepared by: Trevor Empey, Senior Planner
Department: Planning and Development

Title: Official Community Plan and Zoning Bylaw Amendment | ASP00002 | 11470 Bond Road
Description: Application to include the subject property inside the Urban Containment Boundary, amend the Official Community Plan future land use designation to High-Density Residential and rezone the subject property to RM4 – Low Density Multiple Housing

RECOMMENDATION

THAT the Area Structure Plan application, ASP00002, for the property at 11470 Bond Rd. (PID: 009-045-279), not be supported
AND FURTHER THAT the Area Structure Plan application (ASP00002) file be closed.

EXECUTIVE SUMMARY

An application has been made to amend the Official Community Plan by including 11470 Bond Road inside the Urban Containment Boundary (OCP Map 3) and changing the land use designation from Rural Residential to High-Density Residential (OCP Map 1), and amend the Zoning Bylaw by changing the zoning designation from RR2 – Rural Residential to RM4 – Low Density Multiple Housing, to support a multi-unit development on the subject property.

Although the parcel is relatively close to the UCB, the application would be inconsistent with the majority of applicable OCP Policies (Environment, Growth, Housing, Land Use) as identified in Table 1 and Attachment C. Staff do not recommend support of this application.

Despite the non-support of the application, the following three alternative options have been explored for Councils review:

- 1) Not support application as proposed, but support a modified amendment:
OCP from Rural Residential to Urban Residential and
Zoning from RR3 – Rural Residential to RM2 - Low Density Row Housing with conditions,
- 2) Defer application and direct staff to review as part of OCP review and update process
- 3) Not support application as proposed, but support application with increased housing agreement terms.

BACKGROUND

Application Information			
Application Type	Area Structure Plan	Application Date:	December, 11 2023
Applicant:	FrontSide Developments Inc.	Owner:	Bharatendu, Bharat
Application Description	<ul style="list-style-type: none"> • Include the subject property into the Urban Containment Boundary via an amendment to Map 3 of the Official Community Plan • Amend the future land use designation from Rural Residential to High Density Residential • Rezone from RR3 – Rural Residential to RM4 – Low Density Multiple Housing 		

Property Information: General	
Folio/Roll #:	02562.000
Legal Description	LOT 1 SECTION 16 & 21 TOWNSHIP 20 ODYD PLAN KAP14233
PID	009-045-279
Civic Address:	11470 Bond Rd.

Property Information: Land Use		
OCP Designation:	Rural Residential	
Zoning Designation:	RR3 – Rural Residential	
Land Use Contract	N/A	
ALR:	N/A	
Parcel Size:	1.03 Ha / 2.55 Ac	
Development Permit Areas:	Agricultural	
Adjacent Land Summary:	Zoning:	Use:
<i>North:</i>	A1 – Agricultural	Agriculture
<i>East:</i>	RR3 – Rural Residential	Single-family dwelling
<i>South:</i>	RR3 – Rural Residential	Single-family dwelling
<i>West:</i>	P2 – Administration, Public Services and Assembly	Elementary School
<i>West:</i>	RR3 – Rural Residential	Single-family dwelling

Property Information: Infrastructure and Development Engineering	
Road Network	Minor connector
Driveway Access	Driveway Access Permit required at Building Permit Phase
Water Supply:	Municipal (source: Beaver Lake/Okanagan Lake)
Sewer:	Municipal
Drainage / Stormwater	Wood Lake
Comments:	Municipal infrastructure shown on Attachment B, Map 5

Previous Council Decisions

Council has made two recent decisions regarding the subject property.

September 2023: Council approved Zoning Bylaw Amendment 1207, 2023 that rezoned the subject property from RR2 – Rural Residential to RR3 – Rural Residential.

September 2024: Council directed staff to process applications contemplating the amendment of Official Community Plan (Urban Containment Boundary and Future Land Use Designation) and Zoning Bylaw (multi-family residential development) at 11470 Bond Road.

ANALYSIS

Application Overview

The subject property is approximately one hectare in size and located at 11470 Bond Road, with secondary frontage on Davidson Road (Attachment A). The property is currently located outside of the Urban Containment Boundary (UCB) as shown on Attachment B, Map 1, and is designated Residential (Attachment B, Map 2) for future land use considerations. The zoning bylaw currently identifies the property for Rural Residential (RR3) use (Attachment B, Map 3).

The proponent would like to develop the property with multi-family housing. Therefore, this application has been submitted to amend the Official Community Plan (OCP) and Zoning Bylaw as follows:

1. Amend OCP Map 3 by expanding the UCB to include the subject property;
2. Amend OCP Map 1 by changing the Future Land Use designation of the subject property from Rural Residential to High Density Residential; and
3. Amend Zoning Bylaw #561 Schedule A by changing the zoning designation of the subject property from RR3 – Rural Residential to RM4 – Low Density Multiple Housing

Expansion of the Urban Containment Boundary and Land Use Considerations

For this application, an ASP is required as the proponent requests to include the subject property within the Urban Containment Boundary.

Section 4.7 of the OCP provides policy direction on Area Structure Plans (ASP) including when an ASP is required, how an ASP is processed and what an ASP should consider. The intent of an ASP is to provide a connection of all District plans to the specific development proposal. A key component of OCP Section 4.7 is the delineation of where urban growth and development is planned to occur and to discourage expansion of the UCB. By directing growth inside the UCB, the District can limit sprawl, maintain the community's rural character, protect farmland, encourage use of existing municipal infrastructure, and develop complete communities.

As this application requests to amend the UCB, staff analyzed the application materials submitted along with review of OCP Section 4.7 and the DLC's Housing Needs Assessment Reports. Table 1, below, provides an overview of the key principles that an ASP application should meet based on OCP s.4.5(d), including evaluation of market demand and land need, municipal servicing potential, transportation infrastructure, review of potential impacts to the Town Centre and distances to services and amenities. The full land use analysis has been provided as Attachment C

Although the subject property is relatively close to the UCB (Attachment B, Map 1), the application to amend Map 3 – Urban Containment Boundary of the OCP would be inconsistent with OCP policies relative to Growth, Land Use, Environment and Housing. Staff's analysis demonstrated that there is no need to expand the UCB to accommodate this proposal given the available land designated for high-density growth the District.

The application has also requested to amend the OCP future land use designation of the subject property from Rural Residential to High-Density Residential (Attachment B, Map 2). Staff are not supportive of this request as the High-Density Residential land use designation would be inconsistent with Growth, Housing, Rural Residential and High-Density Land Uses and Environment policies of the OCP. These OCP policies intend to focus high-density growth to specified areas of the District to pursue a more compact, efficient and sustainable community, maintain the core and nodal growth pattern of the District and protect Lake Country's rural character by limiting intensity of development in rural residential areas to low-density residential development.

Zoning Considerations

This proponent has applied to rezone the subject property from RR3 – Rural Residential 3 to RM4 – Low Density Multiple Housing (Attachment B, Map 3). Staff note that rezoning the subject property to RM4 would be inconsistent with Growth, Housing, Land Use and Environment policies under the OCP. Rezoning the subject property to RM4 would enable a significant change in permitted uses, building typology, density and site coverage. The intent of the application would be to use the subject property for multiple dwelling housing. As per s.23.4 of the OCP, the RM4 zone is best suited for a parcel that has a future land use designation of High-Density Residential.

Table 2, below, outlines key differences in the RR3 and RM4 zones. Staff have also included the RM2 – Low Density Multiple Housing zone for council's awareness based on Option 2 which considers an OCP amendment to Urban Residential and zoning amendment to RM2.

Table 1 ASP Analysis

Analysis of Area Structure Plan Application Requirements		
Key Principle	Meets ASP Principal (Y/N)	Analysis
Analysis of current market demand and review of DLC Land supply	Y N	<ul style="list-style-type: none"> • GIS data showed no vacant land available of similar size in UCB • GIS data shows sufficient land to meet Housing Needs Assessment projections • Application specifically notes: <i>While there is land available within the Urban Containment Boundary suitable for townhome development, its value better reflects market priced housing. It would not be eligible for the BC Housing "Affordable Home Ownership Program". Alternatively, the value created by the added density proposed for the rural land in this application creates the value lift which BC Housing leverages to provide mortgages to qualifying purchasers</i> • Applicant specifically outlines wish to use affordable housing program as part of this development (Ownership/AHOP under BC Housing) however no proposal has been provided • Applicant proposed a covenant to ensure affordability intent
Servicing Potential	Y	<ul style="list-style-type: none"> • Infrastructure available for future development of this parcel
Transit Services and Pedestrian Connectivity	N	<ul style="list-style-type: none"> • Limited existing and future transit services available • Closest stop is 600m • BC Transit did not support this application • Limited pedestrian connectivity
Amenities	Y N N	<ul style="list-style-type: none"> • Adjacent to public elementary school • Park access available nearby • Traffic Engineering report noted that majority of trips will be to and from Town Centre • Services and Amenities are located beyond 1KM from the parcel

Table 2 Comparison of RR3 and RM4 Zones

Comparison of Zones			
Zone Regs	RR3 – Rural Residential (Current)	RM4 – Low Density Multi Housing (Proposed Zone)	RM2 – Low Density Row Housing (Option)
Principal Uses	<ul style="list-style-type: none"> • group home, minor • single dwelling housing • scale multiple housing 	<ul style="list-style-type: none"> • boarding / lodging / congregate • group home, major • multiple dwelling housing • two dwelling housing 	<ul style="list-style-type: none"> • multiple dwelling housing • two dwelling housing
Secondary Uses	<ul style="list-style-type: none"> • accessory or secondary suite • bed and breakfast homes • care centre, minor • home occupations • short term vacation rental • utility services, minor impact 	<ul style="list-style-type: none"> • care centres, major • home occupation • utility services, minor impact 	<ul style="list-style-type: none"> • care centres, minor • home occupation • utility services, minor impact
Buildings & Structures	<ul style="list-style-type: none"> • one single detached house • accessory buildings / structures • small-scale multiple housing 	<ul style="list-style-type: none"> • apartment housing • duplex housing • row housing (regular & stacked) • semi-detached housing • accessory buildings / structures 	<ul style="list-style-type: none"> • duplex housing • row housing • semi-detached housing • accessory buildings / structures
Site Coverage	<ul style="list-style-type: none"> • 40%, not to exceed 50% combined with driveways and parking areas 	<ul style="list-style-type: none"> • 45% not to exceed 65% combined with driveways and parking areas 	<ul style="list-style-type: none"> • 45%, not to exceed 50% combined with driveways and parking areas
Height	<ul style="list-style-type: none"> • 9.5m/2.5 storeys – SFD • 11m/3 storeys – SSMUH 	<ul style="list-style-type: none"> • 12.4m/3 storeys 	9.5m / 2.5 storeys
Density	<ul style="list-style-type: none"> • 1 SFD per lot 	<ul style="list-style-type: none"> • 0.65 FAR, up to 0.75 with bonus 	<ul style="list-style-type: none"> • 0.50 FAR, up to 0.55 with bonus
Setbacks	RR3 Zone	RM4 Zone	RM2 Zone
Min. Front Yard	<ul style="list-style-type: none"> • 4.5m, except 6.0m to garage door or carport entrance 	<ul style="list-style-type: none"> • 6.0m 	<ul style="list-style-type: none"> • 4.5m, except 6.0m to garage door or carport entrance
Min. Side Yard	<ul style="list-style-type: none"> • 3.0m, but 4.0m from side street • 1.5m for SSMUH with exceptions to 4.0m or 6.0m 	<ul style="list-style-type: none"> • 2.3m up to 2 storeys • 4.5m over 2 storeys 	<ul style="list-style-type: none"> • 4.0m up to 1.5 storeys • 4.5m up to 2.5 storeys
Min. Rear Yard	<ul style="list-style-type: none"> • 6.0m 	<ul style="list-style-type: none"> • 7.5m 	<ul style="list-style-type: none"> • 6.0m up to 1.5 storeys • 7.5m up to 2.5 storeys
Landscaping	RR3 Zone	RM4 Zone	RM2 Zone
Front	<ul style="list-style-type: none"> • Level 1: no specific guidelines 	<ul style="list-style-type: none"> • Level 2: 3.0m buffer with opaque barrier or vegetative buffer • Level 3: 3.0m buffer using vegetative buffer or opaque barrier 	
Sides & Rear			
Parking	RR3 Zone	RM4 Zone	RM2 Zone
Vehicle Parking	<ul style="list-style-type: none"> • 2 spaces for each of the 1st and 2nd principal dwelling units. • 1 space for each of 3rd and 4th principal dwelling units. 	<ul style="list-style-type: none"> • 1 per bachelor dwelling unit, plus • 1.25 per 1-bedroom dwelling unit, plus • 1.5 per 2-bedroom dwelling unit, plus • 2 per 3-or-more bedroom dwelling unit, and • Of required spaces, 1 visitor stall designated for every 7 units 	
Bicycle Class I Bicycle Class II	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Class I: 0.5 per dwelling unit • Class II: 0.1 per dwelling unit 	

Drive Aisle	<ul style="list-style-type: none"> • 6.5m wide for two-way aisles serving 90-degree parking • 6m wide for two-way aisles without adjacent parking 	<ul style="list-style-type: none"> • 7.0 m wide for two way aisles and for all 90 degree parking. • 5.5 m wide for one way aisles and for 60 degree parking, • 3.6 m wide for 45 degree parking • 3.5 m wide for parallel parking 	
Other	RR3 Zone	RM4 Zone	RM2 Zone
Private Open Space	<ul style="list-style-type: none"> • 7.5m² min. for SSMUH 	<ul style="list-style-type: none"> • 7.5m² per bachelor unit • 15m² per 1 bedroom • 25.0m² more than 1 bedroom 	<ul style="list-style-type: none"> • 25m² per dwelling
Daylighting stds	<ul style="list-style-type: none"> • 65 degree angular plane requirement for buildings more than 10.0m in height / 2 storeys 		

Proposal to Provide Affordable Housing

This application initially proposed to use the Affordable Home Ownership Program (AHOP) under BC Housing. This BC Housing program has since been placed on hold and therefore cannot be leveraged by the applicant at this time. The AHOP was intended to provide affordable home ownership based on unit type and identified income percentile of occupants for a minimum 5-year timeframe. Through the AHOP program, BC Housing takes out a second mortgage which is assigned to the buyer, called the AHOP Mortgage, of 10% or more of the purchase price. It is interest and payment-free for up to 25 years. The intent of AHOP is to provide the buyer with an option to have a lower total mortgage, reduced monthly mortgage payments and lower income requirements for stress test and mortgage qualifications for the first mortgage.

While the AHOP is not currently available, staff noted there was still opportunity to further explore how this application could provide a community benefit to DLC in terms of below market ownership housing, affordable or attainable housing. In response to staff's feedback, the applicant has proposed a developer led buyer assistance program to the District for review, as follows:

- 20% of all homes will be sold with the Developer retaining an interest in the property equal to 10% of the purchase price (no interest, no payments) secured on title, but not affecting a purchaser's debt servicing capacity
- Purchaser's must qualify for their 1st mortgage (5% down with CMHC eligibility, or 10% down for conventional mortgage)
- Purchasers must declare the home is their primary residence and cannot sell the Unit for 2 years
- Primary residence is to be maintained throughout the ownership period; rental is not permitted
- The Developer's 10% interest has a term of 5 years which the homeowner can refinance and pay out the original principal amount, or sell the property whereas, the developer then recoups 10% of market value in the sale. The Developer retains the right to provide extensions to the term on a case-by-case basis at its sole discretion, in which case it would convert its 10% interest into an interest-bearing 2nd mortgage.
- The Developer's 10% interest is assignable in the event a homeowner sells to a qualifying purchaser during the term.
- The Developer enters into a Housing Agreement with the District to create binding terms

Staff note the following regarding the proposed buyer assistance program that would be covenanted on title through a housing agreement:

- Does not support long-term attainable / affordable housing agreement policy of OCP
- Due to the limited timeframe of the buyer assistance program that would have 2-year sale restriction period and 10% mortgage repayment period of 5 years (compared to AHOP 25 years), staff caution basing a decision solely on the policy and objectives of attainable housing in the OCP

- Would provide limited community benefit based on proposed number of units set asides, mortgage repayment timelines and target income levels (none specified by applicant) and would provide the applicant with a significant density uplift

DLC Proposed Housing Agreement

Staff compared the original AHOP proposal and the updated buyer assistance program proposal. It was noted that there is opportunity to improve the proposed buyer assistance program to better meet the intent of the Housing Section of the OCP, as outlined:

- Improve 2-year sales period to a minimum of 5 years where the purchaser is restricted to sell or rent their unit. The 5-year restriction period would align with the AHOP.
- Include targeted income levels,
- Include restrictions on eligibility
- Include 2nd mortgage repayment timelines.

Table 3, below, compares AHOP, the applicant's proposed buyer assistance program and staff's recommended conditions. Should Council deem it suitable to require long-term attainable / affordable housing as part of this development proposal, this would be secured through the registration of a Housing Agreement on the property title.

Table 3 Housing Agreement Comparison

Program	BC Housing Affordable Home Ownership Program * ON HOLD	Applicant's Buyer Assistance Program	Proposed Updated Housing Agreement
Affordability Period	<ul style="list-style-type: none"> • 5-year restriction period of sale or renting • Once AHOP mortgage paid (10%), owner cleared to rent if permitted by strata 	<ul style="list-style-type: none"> • 2 years • Second mortgage provided at 10% 	<ul style="list-style-type: none"> • 5 years restriction on sale or renting • Once 2nd mortgage repaid to developer, owner cleared to rent
Unit Set Aside	<ul style="list-style-type: none"> • Entire project 	<ul style="list-style-type: none"> • 20% of total development (8 units possibly) 	<ul style="list-style-type: none"> • Minimum 20%
Eligibility	<ul style="list-style-type: none"> • Canadian Citizen or Permanent Resident • Resided in BC for past 12+ months • Not own in real estate anywhere in world and currently live in rental housing or non-ownership tenure 	<ul style="list-style-type: none"> • Not described; terms would be required in Housing Agreement on Title 	<ul style="list-style-type: none"> • Follow AHOP criteria
Income Levels	<ul style="list-style-type: none"> • Two or More Bedrooms: Gross household income not exceeding 75th income percentile for families with children • Less than 2 Bedrooms: Gross household income does not exceed the 75th income percentile for families without children 	<ul style="list-style-type: none"> • Not described; terms would be required in Housing Agreement 	<ul style="list-style-type: none"> • Follow AHOP criteria
2nd Mortgage	<ul style="list-style-type: none"> • 25 years 	<ul style="list-style-type: none"> • Minimum 5 years, with evaluation on case-by-case basis by developer 	<ul style="list-style-type: none"> • 25 Years

Repayment Timeline			
Housing Cost Analysis	<ul style="list-style-type: none"> Assumes purchase price of \$500,000 and mortgage financing % AHOP Mortgage allows 15% down payment therefore reduced CMHC insurance premium. If buyer increases deposit from 5% to 10% there is no CMHC insurance premium. For a \$500,000 home, this saves ~ \$15,000 over the life of the mortgage. As down payment is now high enough, the primary mortgage can be extended from 25 to 30 years. With a lower primary mortgage amount and by extending the amortization, monthly mortgage payments are about \$500 less. Results in homeownership costing \$6,000 less per year (\$30,000 less over the 5-year mortgage term) 	<ul style="list-style-type: none"> Although there is a buyer assisted mortgage of 10% provided, the repayment period is significantly shorter than that of BC Housing's 25-year period. By 5 years, 2nd mortgage of 10% must be repaid; case-by-case extension which then turns into interest bearing to owner Monthly mortgage costs are likely higher than BC Housing as a result 	<ul style="list-style-type: none"> Intent would be to reduce monthly mortgage costs with 25-year mortgage repayment period as per BC Housing's example

DISCUSSION OF OPTIONS

As indicated above, the proposed application does not meet the intent of the OCP, and therefore staff recommend that the application not be supported for the following reasons:

- Although the parcel is relatively close to the UCB, the Application to amend Map 3 UCB and the Future Land Use would be inconsistent with the majority of applicable OCP Policies (Environment, Growth, Housing, Land Use)
- Feedback received during public information meeting and neighbour consultation was unsupportive (public feedback may have been influenced by misinformation)
- Proposed housing agreement by applicant would be inconsistent with affordable housing definition and intent for long-term affordable housing agreements under the OCP

Although the application as submitted is not consistent with the OCP, Council may want to consider other options respecting the proposed development of this site, therefore several alternate options have been outlined below:

Alternate Option 1: Support Modified Land Use Designation and Rezoning (Reduction)

- Although the application requests a future land use designation as High-Density Residential, there is opportunity to use a lower density land use (e.g., urban residential) and zone that may be more appropriate for this area of the DLC given that subject property can be serviced by municipal sewer and water
- A modified proposal could include:
 - OCP Amendments; from Rural Residential to Urban Residential, including UCB map amendment
 - Rezoning from RR3 – Rural Residential to RM2 Low Density Row Housing

- An Urban Residential Future Land Use would be inconsistent with the majority of applicable OCP Policies (Environment, Growth, Housing, Land Use) as identified in Attachment C: Land Use Analysis
- Public consultation by the applicant for this option has not been conducted
- Staff would recommend that a housing agreement be a condition of a modified application to ensure that the application meets the intent of the OCP affordable housing definition and provides long-term affordable housing to Lake Country.

Alternate Option 2: Defer Application until OCP Review Completed

- OCP is undergoing a review, scheduled for competition mid/late 2026
- The OCP review could consider including the subject property, and surrounding parcels, in an updated Urban Containment Boundary as infrastructure is located nearby with capacity for densification.
- Staff note this option would place application on hold until OCP Review completed and would provide council option in not making a decision on this application until OCP updates have concluded
- Timelines for this review would impact developer as DLC OCP is approximately one year out from full review being completed and adopted; developer likely will not be supportive of further delays in a decision on this application
- Possibility that BC Housing's AHOP is available for developer to participate in and use as housing agreement tool
- DLC residents would have significant engagement opportunities to provide feedback on visioning of future of DLC under OCP review to determine if this is appropriate location for a change in future land use designations from Rural Residential to Urban or High-Density residential, and further input on housing policies including affordable or attainable housing

Alternate Option 3: Support Application as is with Housing Agreement Conditions

- There may be some rationale to support this application from an infrastructure perspective (water, sanitary sewer, storm water management) as infrastructure is located nearby the subject property and the property is located nearby the current Urban Containment Boundary.
- The Future Land Use of the subject property would be considered at High-Density Residential as originally proposed
- The zoning of the subject property would be considered at RM4 – Low Density Multiple Housing as originally proposed
- The applicant has provided a housing agreement proposal that has limited community benefit and would not meet affordable housing definitions or provide long-term affordable housing as per the OCP. Staff have analyzed the applicant's proposed housing agreement; Council could require a housing agreement as a condition of their decision on this application.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Other (see below)

COMMUNICATION

- This application was referred to internal and external departments and comments were provided and shared with the applicant through the Comprehensive Letter.
 - Through referrals, the RDCO provided analysis of the proposal to the Regional Growth Strategy and note that the application may not be in alignment with some of the Land, Heath, Climate and Transportation Regional Growth Strategy policies.
- A Public Information meeting and Neighbour Consultation was held by the applicant on November 20th, 2024. The applicant provided a summary of feedback provided during the Public Information meeting (see Attachment D)

- Staff note the feedback received during the applicant led Public Information meeting and neighbour consultation was largely unsupportive
- Staff note that misinformation (e.g., lack of understanding of the proposal, lack of understanding of what affordable housing etc.) circulated via social media and letters to neighbourhood residents may have impacted the unsupportive feedback by members of the public to date
- A Comprehensive Letter was issued to the applicant providing a summary of internal and external comments regarding this application
- If this application proceeds to Public Hearing, The Planning Dept. will prepare statutory notification in the form of mail notices to properties within 100m, two news advertisements in the local newspaper along with notice signs on the subject property.

ALTERNATE RESOLUTIONS

1. Support Modified Land Use Designation and Rezoning (Reduction)

THAT Area Structure Plan application, ASP00002, for the property at 11470 Bond Rd. (PID: 009-045-279), not be supported as proposed;

THAT Official Community Plan Amendment (ASP00002) Bylaw 1290, 2025 be amended by changing the Future Land Use of the subject property on Map 1 from the proposed High-Density Residential to Urban Residential;

AND THAT Official Community Plan Amendment (ASP00002) Bylaw 1290, 2025 be read a first and second time as amended;

AND THAT prior to adoption, the applicant be required to

- a) enter into a Housing Agreement with the District of Lake Country including terms of unit set asides, income levels, affordability period, mortgage repayment period and other considerations as required to inform a Housing Agreement
- b) register the completed Housing Agreement on title of the property
- c) Any other conditions as determined by Council.

AND THAT Official Community Plan Amendment (ASP00002) Bylaw 1290, 2025 be forwarded to a public hearing.

THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 be amended by changing the proposed zoning for the subject property from RM4-Low Density Multiple Housing to RM2 – Low Density Row Housing

AND THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 read a first and second time as amended.

AND THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 be forwarded to a public hearing.

2. Defer Application until OCP Review Completed

THAT Area Structure Plan application, ASP00002, for the property at 11470 Bond Rd. (PID: 009-045-279), be deferred until the completion of the 2025/2026 OCP review;

AND THAT staff be directed, as part of the 2025/2026 OCP review, to consider amending the Urban Containment Boundary and Future Land Use Designation of properties in the Bond Road area between Davidson Road and Williams Road.

3. Support Application as is with Housing Agreement Conditions

THAT Area Structure Plan application, ASP00002, for the property at 11470 Bond Rd. (PID: 009-045-279), not be supported as proposed;

AND THAT Official Community Plan Amendment (ASP00002) Bylaw 1290, 2025 be read a first and second time

AND THAT prior to adoption, the applicant be required to

- a) enter into a Housing Agreement with the District of Lake Country including terms of unit set asides, income levels, affordability period, mortgage repayment period and other considerations as required to inform a Housing Agreement
- b) register the completed Housing Agreement on title of the property

AND THAT Official Community Plan Amendment (ASP00002) Bylaw 1290, 2025 be forwarded to a public hearing.
THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 be read a first and second time
AND THAT Zoning Amendment (ASP00002) Bylaw 1291, 2025 be forwarded to a public hearing.

Respectfully Submitted,
Trevor Empey, Senior Planner
RPP, MCIP

Report Approval Details

Document Title:	ASP00002 - 11470 Bond Road .docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - ASP00002 - Location Map.pdf - Attachment B - ASP00002 - Land Use and Zoning Map.pdf - Attachment C - ASP00002 - Land Use Analysis.pdf - Attachment D - ASP00002 - Public Engagement Summary.pdf - Attachment E - ASP00002 - Draft OCP Bylaw 1290, 2025.pdf - Attachment F - ASP00002 - Draft Zoning Bylaw 1291, 2025.pdf
Final Approval Date:	Jul 10, 2025

This report and all of its attachments were approved and signed as outlined below:

Carie Liefke, Manager of Current Planning - Jul 8, 2025 - 9:20 AM

Steven Gubbels, Development Engineering Manager - Jul 8, 2025 - 12:32 PM

Matthew Salmon, Infrastructure & Development Engineering Director - Jul 8, 2025 - 12:42 PM

Jeremy Frick, Director of Development Approvals - Jul 10, 2025 - 8:29 AM

Reyna Seabrook, Director of Corporate Services - Jul 10, 2025 - 12:34 PM

Paul Gipps, Chief Administrative Officer - Jul 10, 2025 - 12:49 PM

Makayla Ablitt, Legislative & FOI Coordinator - Jul 10, 2025 - 12:50 PM