

**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** June 17, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Carie Liefke, Manager of Current Planning  
**Department:** Planning and Development

**Title:** Copper Hill OCP and Zoning Bylaw Amendments | OCP00062 & Z0000253 | Copper Hill  
**Description:** Copper Hill Land Use Changes Proposed for Residential, Light Industrial and Park Purposes

## RECOMMENDATION

THAT Official Community Plan Amendment Bylaw 1284, 2025 be read a first time;  
AND THAT Zoning Amendment Bylaw 1285, 2025 be read a first time.

## EXECUTIVE SUMMARY

A request to amend the Official Community Plan and Zoning Bylaw has been requested for lands located south of the existing Copper Hill development and north of the City of Kelowna Boundary. The proposed amendments would allow the subject lands be used for residential, light industrial, open space and institutional uses. Development of these lands would result in a significant benefit to the community, with the construction of a much-needed collector road and emergency egress, and dedication of lands to the District.

Staff support the proposed OCP and Zoning Bylaw amendments.

## BACKGROUND

Application Information			
<b>Application Type</b>	Official Community Plan and Zoning Bylaw Amendment	<b>Application Date:</b>	
<b>Applicant:</b>	Eldorado Ranch Ltd	<b>Owner:</b>	Eldorado Ranch Ltd
<b>Application Description</b>	Request to amend the Official Community Plan future land use designations, and amend the Zoning Bylaw to facilitate residential, industrial and institutional uses on the subject property.		

Property Information: General	
<b>Folio/Roll #:</b>	a portion of Roll # 02392.001
<b>Legal Description</b>	THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523
<b>PID</b>	013-537-270
<b>Civic Address:</b>	Unassigned (Sherman Drive / Copper Hill Road)
Property Information: Land Use	
<b>OCP Designation:</b>	Urban Residential, Industrial, Parkland & Conservation
<b>Zoning Designation:</b>	RU1 – Small-Scale Multiple Housing
<b>ALR:</b>	n/a
<b>Parcel Size:</b>	~ 25 hectares / ~62 acres
<b>Development Permit Areas:</b>	Agricultural, Natural Environment, Stability / Drainage / Erosion Hazard

<b>Adjacent Land Summary:</b>	<b>Zoning:</b>	<b>Use:</b>
<i>North:</i>	P2 – Administration, Public Service & Assembly RU1 – Small-Scale Multiple Housing	Peter Greer Elementary School Residential
<i>East:</i>	A1 – Agriculture 1	Agricultural grazing
<i>South:</i>	P4 – Utilities Industrial (City of Kelowna Boundary)	DLC Treatment Plan Industrial
<i>West:</i>	A1 – Agriculture 1	Agricultural grazing, tree fruits

<b>Property Information: Infrastructure and Development Engineering</b>	
<b>Road Network</b>	Collector (Sherman Drive extension) and local road classifications
<b>Driveway Access</b>	Will be reviewed as part of future development applications
<b>Water Supply:</b>	Municipal (Okanagan/Beaver Lake source)
<b>Sewer:</b>	Municipal
<b>Drainage / Stormwater</b>	Will be reviewed as part of future subdivision applications
<b>Comments:</b>	As part of future development, and emergency access/egress will be provided by extending Sherman Drive to McCarthy Road.

## ANALYSIS

The landowner and agent have been in discussions with District staff regarding future phases of the Copper Hill development on the subject property (Attachment A). The proposal includes residential and industrial development for the landowner, plus open space and institutional land use to benefit the community. A second egress from the Clearwater – Copper Hill development is also proposed, connecting Sherman Drive to McCarthy Road (Attachment B, Map 1). To facilitate this proposal, an amendment to the Official Community Plan (OCP) and the Zoning Bylaw have been proposed (Attachments C and D).

### Official Community Plan

The OCP currently identifies the property as being located within the Urban Containment Boundary. In addition, the Future Land Use map designates the lands for urban residential, industrial, and park and open space use; the designated areas were set based on a previous subdivision plan that had been contemplated in prior years.

Based on a re-analysis of the topography of the land, the landowner has adjusted the development proposal. The proposed OCP amendment (Attachment C) includes the following:

1. adjusting the 'Urban Residential' and 'Park and Open Space' land use designations to reduce previously proposed significant land alterations,
2. adjusting the 'Urban Residential' and 'Industrial' land use designations to reduce foreseeable land use conflicts and increase the industrial land area within the community, and
3. adding the 'Institutional' land use designation to accommodate necessary infrastructure expansion.

A comparison on the existing and proposed OCP designations are included as Attachment B Map 2.

The proposed land use designation amendments would be consistent with OCP policies.

### Zoning Bylaw

Zoning Bylaw #561, 2007 currently designates the entirety of the subject property as 'RU1 – Small Scale Multiple Housing', which is not consistent with the OCP designations (current or proposed). The landowner has requested an amendment to the zoning bylaw to allow the OCP and zoning of the lands to be consistent.

The proposed Zoning Bylaw amendment (Attachment D) includes the following:

1. a comprehensive development zone (CD16) to allow for a broader range of permitted uses
  - a. residential use would remain similar to the RU1 zone with the addition of row housing (i.e. townhouses). A reduced ALR setback of 6m is also proposed to allow this phase of Copper Hill to have building sitings similar to the existing neighbourhood.

- b. light industrial uses include many of the general industrial (I1 zone) and service commercial (C10 zone) uses. Zoning these lower lands would allow light industrial businesses to develop and expand the District tax base
- c. adding the P1 zone to be consistent with the proposed OCP future land use designation,
- d. adding the P4 zone to be consistent with the proposed OCP future land use designation. These lands are immediately adjacent to existing DLC lands, and the proponent has agreed to provide the 1.8 hectares (4.4 acres) to the District for future use.

A comparison on the existing and proposed zones are included as Attachment B Map 3.

The proposed zoning amendments would be consistent with OCP policies and the proposed OCP future land use designations.

#### Servicing and Infrastructure

The proposed development would be fully serviced by municipal infrastructure. Installation of all required municipal infrastructure would occur during the subdivision process and would adhere to Subdivision and Development Servicing Bylaw 1121, 2020 (unless otherwise varied by Council).

This development would also include the construction of a new access road (Attachment B Map 1), from Sherman Road to McCarthy Road, to service the proposed lots and the existing Clearwater-Copperhill neighbourhood. Initially, this road would be used by the developer to help limit construction traffic through the existing neighbourhood and would be immediately available for emergency egress of the neighbourhood. Once construction traffic has reduced, upon completion of the Sherman Road extension (including installation of water, sewer, storm, road surfacing, etc.) and prior to occupancy of the first building having access from the Sherman Road extension, the road would become open to service the community on a permanent basis. The final location and configuration of the permanent road will be determined upon subdivision approval. This new egress would be a community benefit and would provide a long-awaited emergency exit for the Clearwater-Copper Hill neighbourhood.

District staff are supportive of the proposed development as it integrates into the existing terrain and would benefit the area and contribute to the community at large.

#### **FINANCIAL IMPLICATIONS**

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

Potential financial implications have undergone preliminary review and shall be further reviewed prior to bringing the proposed bylaws back to Council for consideration of further readings.

#### **COMMUNICATION**

- This application has received initial review by staff.
- Referrals for the proposal are to be circulated (internally and externally) should the bylaws get initial support from Council.
- Prior to any future scheduled Public Hearing, District and applicant notifications are to occur in accordance with Development Approval Procedures Bylaw 1227, 2024.

#### **ALTERNATE RESOLUTION OPTION(S)**

1. THAT Official Community Plan Amendment Bylaw 1284, 2025 not be read a first time;  
AND THAT file OCP00062 be closed.  
THAT Zoning Amendment Bylaw 1285, 2025 not be read a first time.  
AND THAT file Z0000253 be closed.

2. THAT Official Community Plan Amendment Bylaw 1284, 2025 be read a first time subject to conditions as identified by Council;  
THAT Zoning Amendment Bylaw 1285, 2025 be read a first time subject to conditions as identified by Council.

Respectfully Submitted,

**Carie Liefke, Manager of Current Planning**

## Report Approval Details

Document Title:	OCP00062 Z0000253 Copper Hill Land Use Proposal.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A - OCP00062 Z0000253 - Property Maps.pdf</li> <li>- Attachment B - OCP00062 Z0000253 - Land Map Comparison.pdf</li> <li>- Attachment C - OCP00062 - Proposed Bylaw 1284.pdf</li> <li>- Attachment D - Z0000253 - Proposed Bylaw 1285.pdf</li> </ul>
Final Approval Date:	Jun 13, 2025

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

**Steven Gubbels, Development Engineering Manager - Jun 13, 2025 - 10:30 AM**

**Matthew Salmon, Infrastructure & Development Engineering Director - Jun 13, 2025 - 10:41 AM**

**No Signature - Task assigned to Jeremy Frick, Director of Development Approvals was completed by workflow administrator Reyna Seabrook, Director of Corporate Services**

**Jeremy Frick, Director of Development Approvals - Jun 13, 2025 - 1:15 PM**

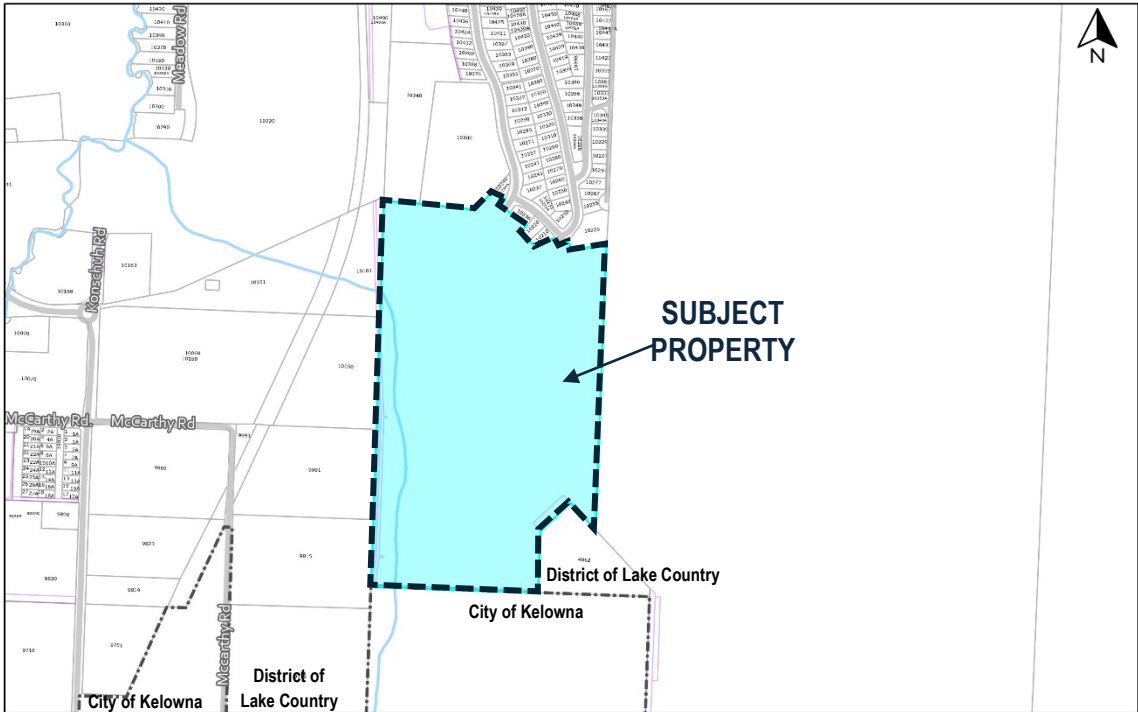
**Reyna Seabrook, Director of Corporate Services - Jun 13, 2025 - 1:16 PM**

**Task assigned to Paul Gipps, Chief Administrative Officer was completed by workflow administrator Reyna Seabrook, Director of Corporate Services**

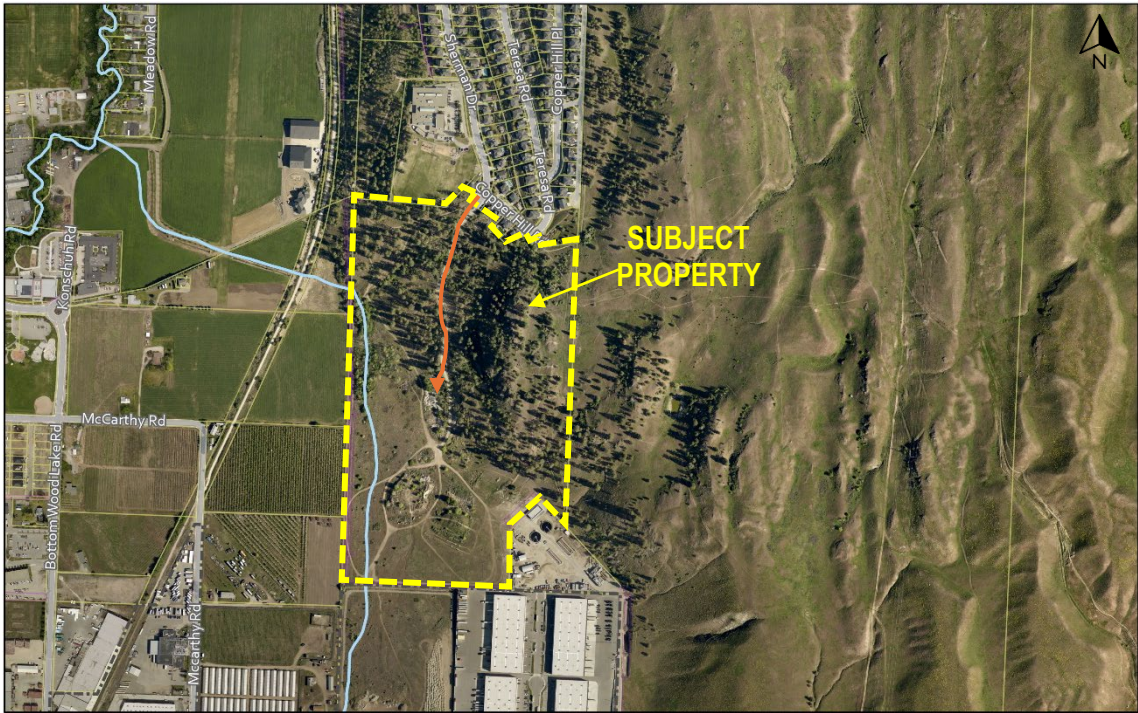
**Paul Gipps, Chief Administrative Officer - Jun 13, 2025 - 1:16 PM**

**Makayla Ablitt, Legislative & FOI Coordinator - Jun 13, 2025 - 1:48 PM**

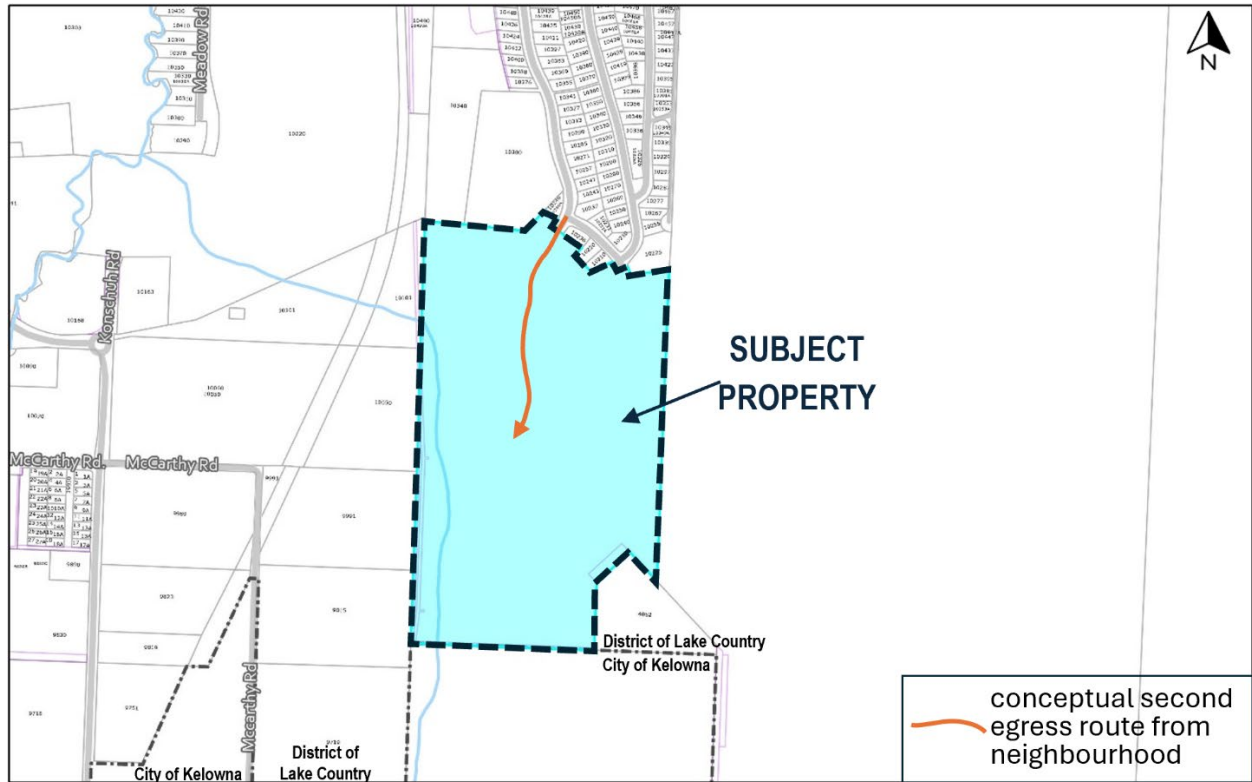
Location Map



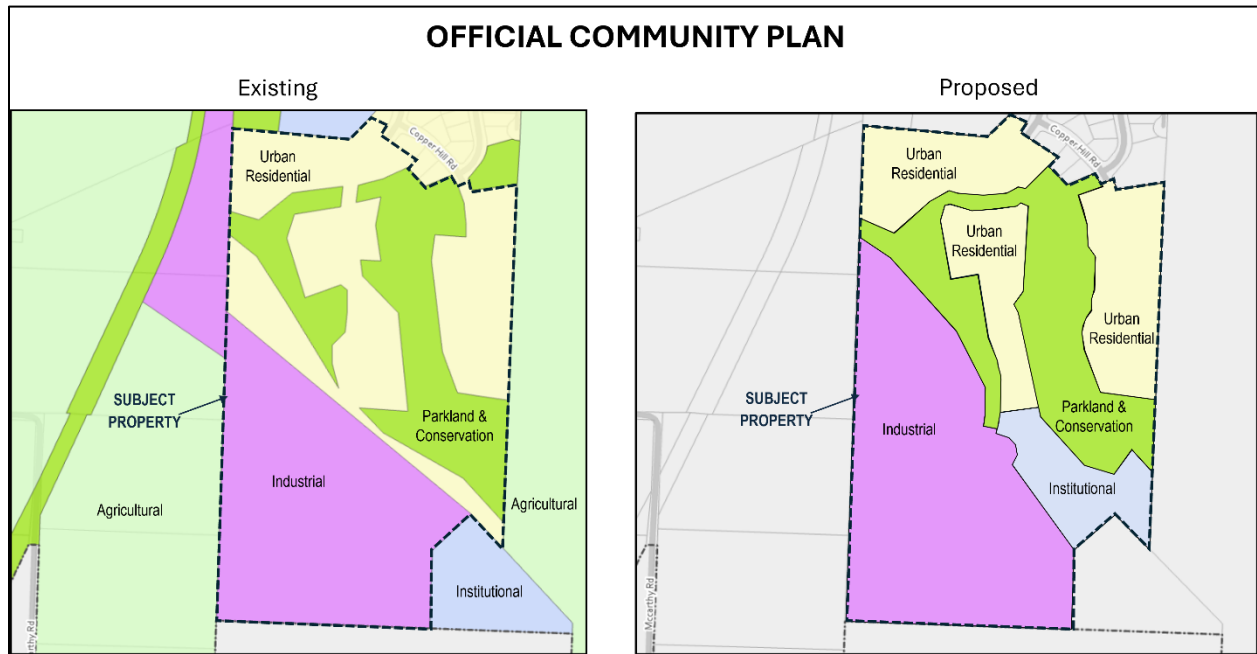
Orthophoto



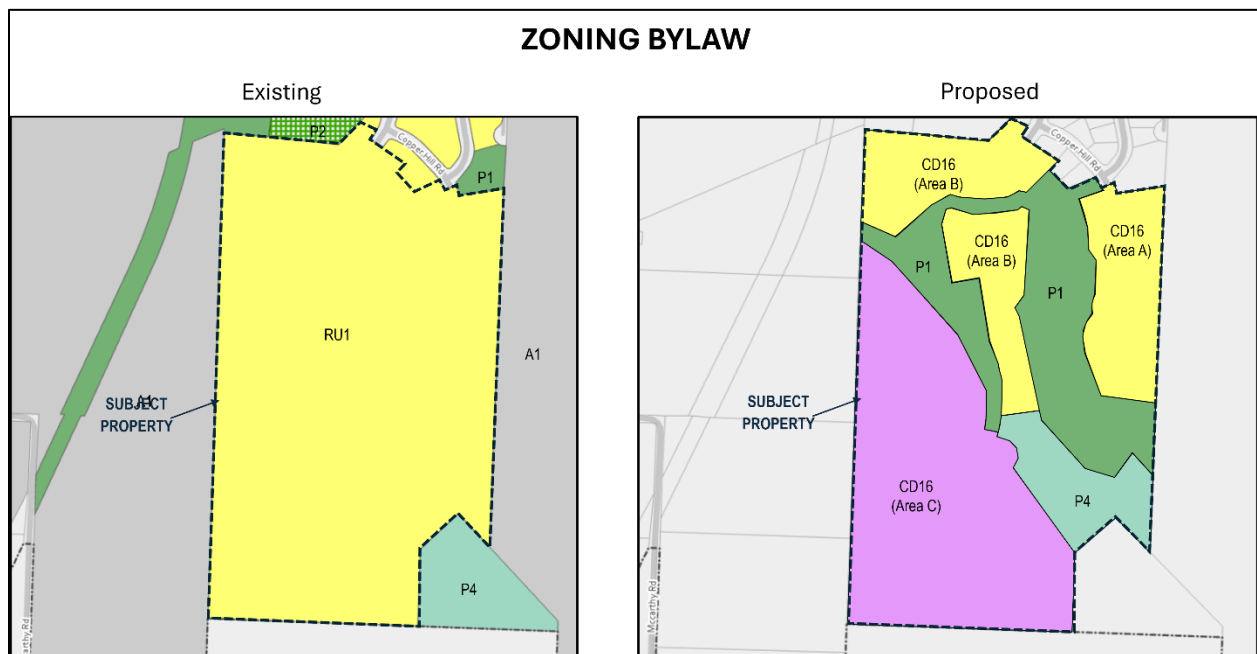
Map 1



Map 2



Map 3





DISTRICT OF LAKE COUNTRY

BYLAW 1284, 2025

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A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW 1065, 2018

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The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. Official Community Plan Bylaw 1065, 2018 is hereby amended as follows:

1.1. Map 1 – Future Land Use, is amended by changing the land use designation of:

THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT  
PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523

**From:** Urban Residential, Industrial, and Parkland & Conservation

**To:** Urban Residential, Industrial, Parkland & Conservation, and Institutional

As shown on Schedule A, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025”.

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_, 2025.

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_, 2025.

ADVERTISED on the \_\_\_\_ and \_\_\_\_ days of \_\_\_\_, 2025 and a Public Hearing held pursuant to Section 464 of the *Local Government Act*.

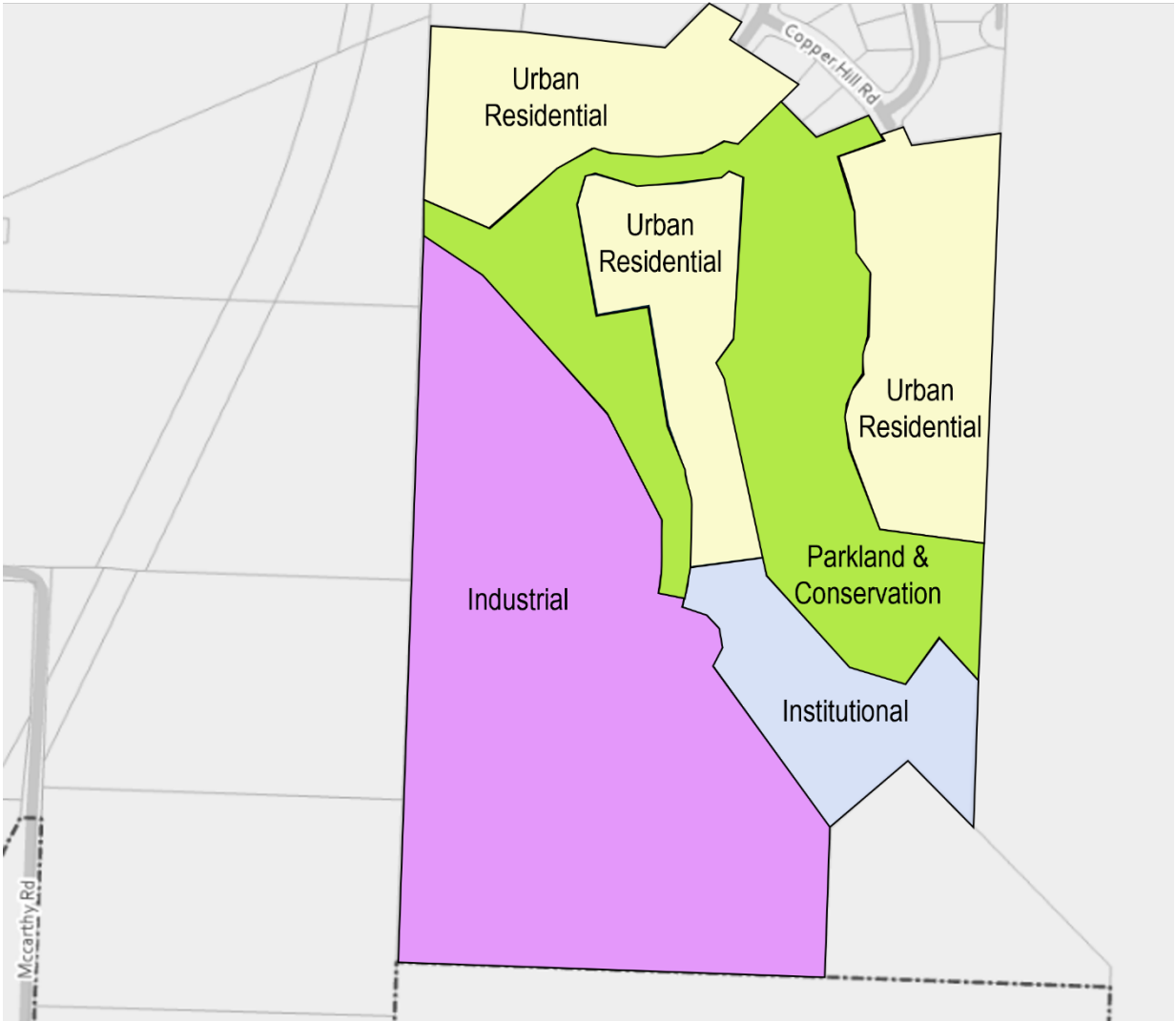
READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_, 2025.

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule A to Bylaw 1284, 2025



**DISTRICT OF LAKE COUNTRY****BYLAW 1285, 2025****A BYLAW TO AMEND ZONING BYLAW 561, 2007**

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:
  - 1.1. Section 2 General Administration, subsection 2.3. Zoning Map, sub section 2.3.1 is amended by adding the following row to the table titled "Section 19-Direct Control and Comprehensive Development Zones" immediately beneath the row 'CD15 Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.):'

CD16	Comprehensive Development Zone 16 (Copper Hill 2)
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- 1.2. Section 3 Interpretation, subsection 3.3. General Definitions, section 3.3.3 is amended by adding the following definitions, in alphabetical order:

**STORAGE, WAREHOUSE** means a facility used for the storage of equipment, goods, and materials within an enclosed building. Typical uses include but are not limited to the storage of furniture, carpet, major appliances, building materials, boats, and recreational vehicles. This use does not include commercial storage, or developments used for wholesale or retail sales.

- 1.3. Section 9 Parking and Loading, subsection 9.1. Off-Street Vehicle Parking is amended by adding the following new section in numerical order:

19.1.8 Electric vehicle charging stations may be located in all zones but shall not exceed the minimum number of parking stalls required in accordance with Section 9.1.2.

- 1.4. Section 19-Direct Control and Comprehensive Development Zones, is amended by adding a new section '19.15. CD16 – Comprehensive Development Zone 16 (Copper Hill 2)', as shown on Schedule A attached to and forming part of this Bylaw, in numerical order and re-numbering subsequent sections.

- 1.5. By changing the zoning classification, as shown on Schedule 'A' of Zoning Bylaw #561, 2007, of:

THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523

**From:** RU1 – Small Scale Multiple Housing

**To:** CD16 – Comprehensive Development Zone 16 (Copper Hill 2),  
P1 – Public Park and Open Space, and  
P4 – Utilities

As shown on Schedule B, attached to and forming part of this bylaw.

2. This bylaw may be cited as "Zoning Amendment (Z0000253) Bylaw 1285, 2025".

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_, 2025.

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_, 2025.

ADVERTISED on the \_\_\_\_ and \_\_\_\_ days of \_\_\_\_, 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the \_\_\_\_ day of \_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_, 2025.

Certified correct at third reading.

\_\_\_\_\_  
Dated at Lake Country, B.C.

\_\_\_\_\_  
Corporate Officer

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2025.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
for Minister of Transportation & Transit

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## Schedule A to Bylaw 1285, 2025

### 19.15. CD-16 – Comprehensive Development 16 (Copper Hill 2)

#### 19.15.1. Purpose

This zone provides for the comprehensive development of land holdings identified as the Copper Hill Development including residential uses and Industrial uses.

The CD-16 zone is divided by use and topography into three sub-areas, as described below and generally depicted in Figure 19.15.1:

**Area A** Single family residential (Area A).

**Area B** Single family and multi-family residential (Area B).

**Area C** Industrial Zone (Area C).

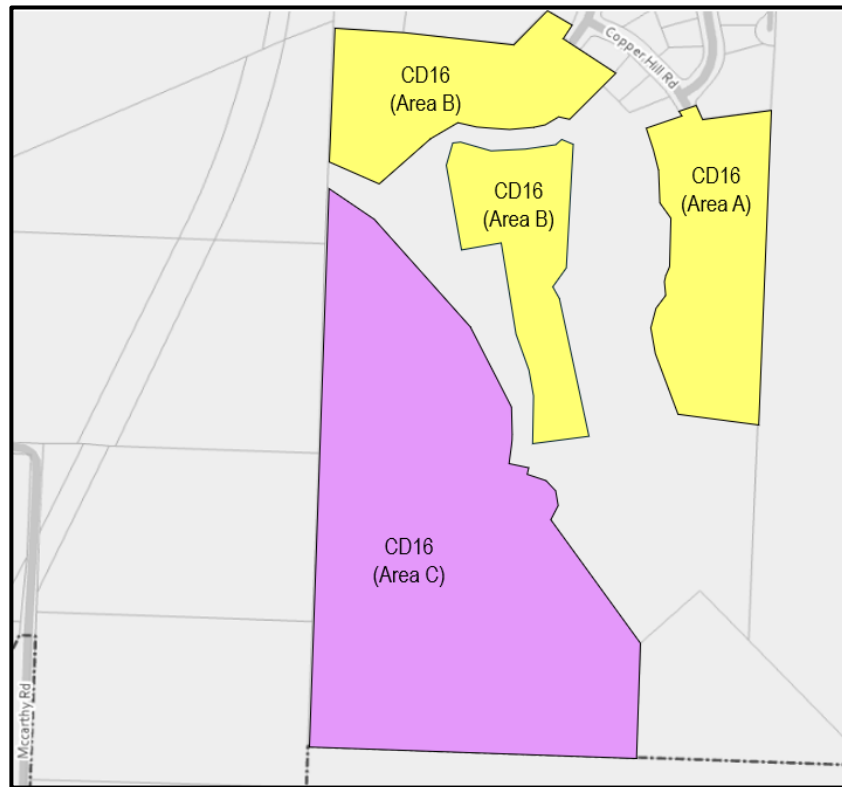


Figure 19.15.1: CD-16 Zone Use Areas

#### 19.15.2 Principal Uses

- (i) Principal uses shall occur on the land within Area A and Area B as indicated in the following table and depicted in Figure 19.15.1

Use	Area A	Area B
(a) group homes, minor	P <sup>1</sup>	P
(b) row housing		P
(c) single dwelling housing	P	P
(d) small-scale multiple housing		P

<sup>1</sup> P = principal use permitted

- (ii) Principal uses shall occur on the land within Area C as indicated in the following table and depicted in Figure 19.15.1

Use	Area C
(a) auctioneering establishments	P
(b) amusement arcade, major	P
(c) animal clinic, minor	P
(d) automotive and equipment repair shops	P
(e) automotive and minor recreation vehicle sales/rentals	P
(f) breweries and distilleries, major	P
(g) broadcasting studios	P
(h) bulk fuel depots	P
(i) business support services	P
(j) cannabis dispensary	P
(k) cannabis production	P
(l) car washes	P
(m) commercial schools	P
(n) commercial storage	P
(o) contractor services, general	P
(p) contractor services, limited	P
(q) convenience vehicle rentals	P
(r) custom indoor manufacturing	P
(s) drive-in restaurants	P
(t) emergency and protective services	P
(u) equipment rentals	P
(v) fleet services	P
(w) food primary establishment	P
(x) cremation services	P
(y) gaming facilities	P
(z) gas bars	P
(aa) general industrial uses	P
(bb) government services	P
(cc) high technology research and product design	P
(dd) household repair services	P
(ee) liquor primary establishment, major (C1lp only)	P
(ff) liquor primary establishment, minor	P
(gg) non-accessory parking	P
(hh) offices	P
(ii) outdoor storage	P
(jj) participant recreation services, indoor	P
(kk) private clubs	P
(ll) rapid drive-through vehicle services	P
(mm) recycled materials drop-off centres	P
(nn) recycling depots	P
(oo) retail stores, convenience	P
(pp) retail stores, service commercial	P
(qq) service stations, major	P
(rr) service stations, minor	P
(ss) truck and manufactured home sales rentals	P

(tt) used goods stores	P
(uu) vehicle and equipment services, industrial	P
(vv) warehouse storage	P

### 19.15.3 Secondary Uses

- (i) Secondary uses shall occur on the land within Area A and Area B as indicated in the following table and depicted in Figure 19.15.1

Use	Area A	Area B
(a) bed and breakfast homes	S <sup>2</sup>	S
(b) care centres, minor	S	S
(c) home occupation, residential	S	S
(d) secondary suite	S	S
(e) short term vacation rental	S	S
(f) utility services, minor impact	S	S

- (ii) Secondary uses shall occur on the land within Area C as indicated in the following table and depicted in Figure 19.15.1

Use	Area C
(a) amusement arcades, minor	S
(b) care centres, intermediate	S
(c) care centres, major	S
(d) care centres, minor	S
(e) fueling station	S
(f) licensee retail liquor store	S
(g) residential security operator unit	S
(h) utility services, minor impact	S
(i) outdoor storage	S

### 19.15.4 Subdivision Regulations

	Area A	Area B	Area C
(a) Minimum Area	500m <sup>2</sup>	500m <sup>2</sup>	1000m <sup>2</sup>
(b) Minimum Depth	28.0 m	28.0 m	30.0m
(c) Minimum Width	15.0 m	15.0 m	30.0m

### 19.15.5 Development Regulations

- (a) Density

	Area A	Area B
(i) secondary suite	one per dwelling unit	one per dwelling unit
(ii) single dwelling housing	1 unit per lot	1 unit per lot
(iii) small-scale multiple housing		4 units per lot
(iv) row housing;		0.65 FAR

<sup>2</sup> S = secondary use permitted

## (b) Floor Area Ratio

Within Area C, the maximum floor area ratio is 1.5, except it is 2.0 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

## (c) Site Coverage

	Area A	Area B	Area C
(i) maximum site coverage of all buildings and structures	45%	45%	60%
(ii) maximum site coverage of buildings, structures, driveways and parking areas	55%	55%	

## (d) Height

	Area A	Area B	Area C
(i) row housing single dwelling housing small-scale multiple housing	the lessor of 11.0 m or 3 storey	the lessor of 11.0 m or 3 storey	
(ii) residential accessory buildings and structures	5.5 m	5.5 m	
(iii) all principal uses within Area C			the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions of Section 7.18, the maximum height is the lesser of 18.0 m or 6 storeys.
(iv) all secondary uses within Area C			the lesser of 11.0 m or 3 storey
(v) all accessory structures within Area C			26.0m

## (e) Setbacks:

	Area A	Area B	Area C
(i) Front Yard	minimum 4.0 m, except it is 6.0m to a garage door or carport entrance having vehicle entry from the front	minimum 4.0 m, except it is 6.0m to a garage door or carport entrance having vehicle entry from the front	minimum 6.0 m



(ii) Side Yard	minimum 2.0 m, except it is 4.5 meters from a flanking street and is 6.0 m to a garage door or carport entrance having vehicle entry from the flanking street	minimum 2.0 m, except it is 4.5 meters from a flanking street and is 6.0 m to a garage door or carport entrance having vehicle entry from the flanking street	0.0 m, except it is 2.0m from a flanking street or 4.5 m when adjacent to other zones
(iii) Rear Yard	minimum 4.5 meters, except it is 6.0m adjacent to the ALR and is 6.0 m to a garage door or carport entrance having vehicle entry from the rear	minimum 4.5 meters, except it is 6.0m adjacent to the ALR and is 6.0 m to a garage door or carport entrance having vehicle entry from the rear	0.0 m, except it is 6.0 m when adjacent to other zones
(iv) Between Principal Buildings	minimum 3.0m	minimum 3.0m	0.0 m

#### 19.15.6 Small-Scale Multiple Housing

Notwithstanding 19.15.2(i), small-scale multiple housing is only permitted on lots:

- (i) located within the urban containment boundary;
- (ii) connected to municipal sewer and water services; and
- (iii) 4,050m<sup>2</sup> or smaller in lot size.

#### 19.15.7 Private Open Space

- (i) Row Housing: A minimum area of 25 m<sup>2</sup> of private open space shall be provided per dwelling unit
- (ii) Small-Scale Multiple Housing: A minimum area of 7.5 m<sup>2</sup> of private open space shall be provided per dwelling unit

#### 19.15.8 Landscaping

Notwithstanding any regulations contained in Section 8 Landscaping and Screening, only the following regulations shall apply to the CD-16 zone:

	<b>Area A</b>	<b>Area B</b>	<b>Area C</b>
Front	1	1	2
Side	1, except it is 6 where there are 3 or more units on a lot	1, except it is 6 where there are 3 or more units on a lot	6
Rear	1, except it is 6 where there are 3 or more units on a lot	1, except it is 6 where there are 3 or more units on a lot	6

- (a) The minimum Landscape Buffer Treatment Levels for the CD-16 zone are as follows:
- (b) A landscaping buffer is not required along the Agricultural Land Reserve boundary.

- (c) Erosion control measures, to prevent the pollution, degradation, or siltation of natural areas and water courses, must occur concurrently with all land alteration and construction activities. This includes the provision of temporary fencing prior to and during construction.

#### 19.15.9 Parking and Loading

Section 9 Parking and Loading, shall apply to the CD-16 zone, except as regulated below:

- (a) Table 9.1 Parking Schedule shall apply, except as specified in the following table:

Area A and B		
Parking	dwellings:	2 spaces for each of the 1 <sup>st</sup> and 2 <sup>nd</sup> principal dwelling unit, plus 1 space for each of the 2 <sup>nd</sup> and 3 <sup>rd</sup> dwelling unit, plus 1 per secondary suite,
	care centres	1 per 10 children, plus 1 per 2 employees on duty
	home occupation	1 per non-resident employee, plus space(s) required for dwelling(s)

#### 19.15.10 Other regulations

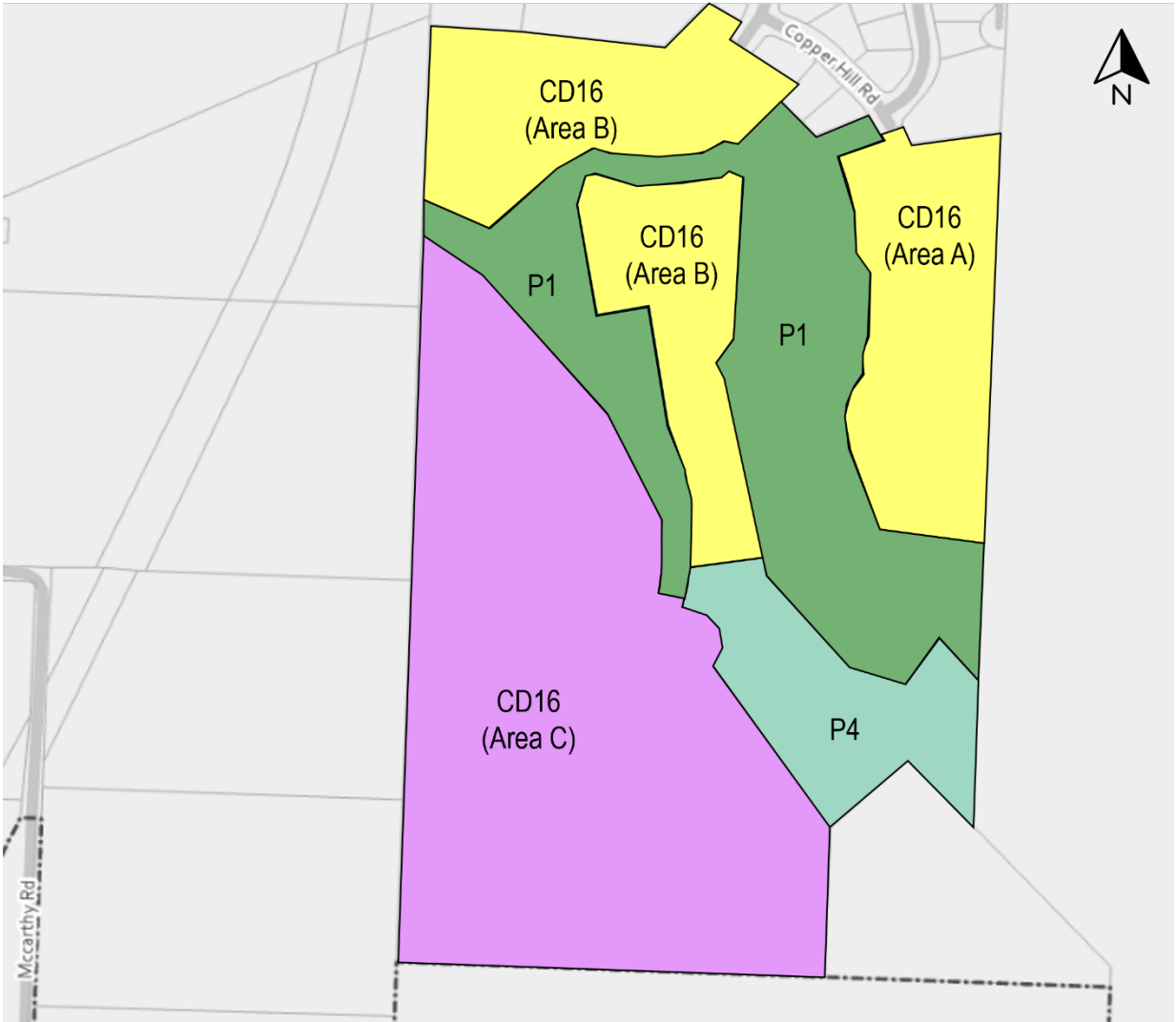
- (a) Within Area C:

- (i) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- (ii) No use shall produce odour, glare, or noise that creates a nuisance.
- (iii) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radio-active materials.
- (iv) Only one residential security operator unit is permitted on a site.

- (b) In addition to the regulations listed above, other regulations may apply, including but not limited to:

- (i) Section 7 General Development Regulations,
- (ii) Section 8 Landscaping and Screening Regulations, except as modified within the CD-16 zone,
- (iii) Section 9 Parking and Loading Regulations, except as modified within the CD-16 zone,
- (iv) Section 10 Specific Use Regulations, and
- (v) Section 11 Signs

Schedule B to Bylaw 1285, 2025



**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** July 8, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Carie Liefke, Manager of Current Planning  
**Department:** Planning and Development

**Title:** Copper Hill OCP and Zoning Bylaw Amendments | OCP00062 & Z0000253 | Copper Hill  
**Description:** Copper Hill Land Use Changes Proposed for Residential, Light Industrial and Park Purposes – Consideration of 2nd Reading

## RECOMMENDATION

THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025, as amended, be considered in conjunction with the District's financial plan and waste management plan;  
AND THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be read a second time, as amended;  
AND THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025 be read a second time, as amended;  
AND THAT prior to adoption of Zoning Amendment (Z0000253) Bylaw 1285, 2025 and OCP Amendment (OCP00062) Bylaw 1284, 2025, the applicant be required to:

1. construct the emergency egress route through the subject property (PID 013-537-270), from Sherman Drive to the McCarthy Road extension, and enter into an agreement to make such route open and available to the District and the public prior to adoption of the above noted bylaws and prior to being dedicated as a road right of way; and
2. enter into an agreement with the District, establishing that:
  - a) the egress route is to be fully constructed and dedicated to the District prior to the first building in CD-16 Area B and/or Area C being occupied;
  - b) the applicant will transfer approximately 1.8 ha (4.4 acres) of land (as shown on Attachment F to the Report to Council dated July 8, 2025) to the District for institutional purposes; and
  - c) the applicant will transfer undevelopable land (as shown on Attachment F to the Report to Council dated July 8, 2025) to the District for park conservation purposes.

## EXECUTIVE SUMMARY

A request to amend the Official Community Plan and Zoning Bylaw has been requested for lands located south of the existing Clearwater-Copper Hill neighbourhood and north of the City of Kelowna Boundary. The proposed amendments would allow the subject lands to be used for residential, light industrial, open space and institutional uses. Development of these lands would result in significant benefit to the community, with the construction of a much-needed collector road and emergency egress, and dedication of lands to the District for park and institutional uses.

District staff are supportive of the proposed development as it integrates into the existing terrain and would benefit the area and contribute to the community at large.

**BACKGROUND**

<b>Application Information</b>			
<b>Application Type</b>	Official Community Plan and Zoning Bylaw Amendment	<b>Application Date:</b>	
<b>Applicant:</b>	Eldorado Ranch Ltd	<b>Owner:</b>	Eldorado Ranch Ltd
<b>Application Description</b>	Request to amend the Official Community Plan future land use designations, and amend the Zoning Bylaw to facilitate residential, industrial and institutional uses on the subject property.		

<b>Property Information: General</b>	
<b>Folio/Roll #:</b>	a portion of Roll # 02392.001
<b>Legal Description</b>	THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523
<b>PID</b>	013-537-270
<b>Civic Address:</b>	Unassigned (Sherman Drive / Copper Hill Road)
<b>Property Information: Land Use</b>	
<b>OCP Designation (current):</b>	Urban Residential, Industrial, Parkland & Conservation
<b>Zoning Designation (current):</b>	RU1 – Small-Scale Multiple Housing
<b>ALR:</b>	n/a
<b>Parcel Size:</b>	~ 25 hectares / ~62 acres
<b>Development Permit Areas:</b>	Agricultural, Natural Environment, Stability / Drainage / Erosion Hazard

<b>Adjacent Land Summary:</b>	<b>Zoning:</b>	<b>Use:</b>
<i>North:</i>	P2 – Administration, Public Service & Assembly RU1 – Small-Scale Multiple Housing	Peter Greer Elementary School Residential
<i>East:</i>	A1 – Agriculture 1	Agricultural grazing
<i>South:</i>	P4 – Utilities Industrial (City of Kelowna Boundary)	DLC Treatment Plan Industrial
<i>West:</i>	A1 – Agriculture 1	Agricultural grazing, tree fruits

<b>Property Information: Infrastructure and Development Engineering</b>	
<b>Road Network</b>	Collector (Sherman Drive extension) and local road classifications
<b>Driveway Access</b>	Will be reviewed as part of future development applications
<b>Water Supply:</b>	Municipal (Okanagan/Beaver Lake source)
<b>Sewer:</b>	Municipal
<b>Drainage / Stormwater</b>	Will be reviewed as part of future subdivision applications
<b>Comments:</b>	As part of future development, permanent access/egress will be provided by extending Sherman Drive to McCarthy Road.

**ANALYSIS**Background

The subject property (Attachment A), located at the south end of Sherman Drive, is approximately 25 hectares in size. It is proposed that the land would be used for residential, industrial, institutional, and conservation park land. The proposed development would allow the long-awaited second egress from the Clearwater-Copper Hill neighbourhood to McCarthy Road (Attachment B, Map 1); the developer would be responsible for constructing the road through the subject property to the eastern boundary of Lot D Plan 457 McCarthy Road, and the District intends to finish the connection through to McCarthy Road. Both park and institutional lands would be dedicated to the District for community purposes.

To facilitate this proposal, an amendment to the Official Community Plan (OCP) and the Zoning Bylaw have been proposed. The application was first reviewed by Council on June 17, 2025, where Council granted both bylaws first reading (resolution # 2025-06-137).

The proposal has now been referred to both internal departments and external agencies for their review and comment. Based on input from the referral department/agencies, several amendments to the proposal have occurred, as described below.

#### Official Community Plan

The OCP currently identifies the property as being located within the Urban Containment Boundary, and the Future Land Use map designates the lands for urban residential, industrial, and park and open space use.

The proposed amendment to the OCP includes:

- a) adding the Institutional designation in the south-east corner of the subject proper, and
- b) realigning the industrial, residential, and park designation boundaries based on current topographical analysis of the land, and to reduce foreseeable land use conflicts and increase the industrial land area within the community

A comparison on the existing and proposed OCP designations are included as Attachment B Map 2. The proposed land use designation amendments included in Bylaw 1284, 2025 (Attachment C) would be consistent with OCP policies.

#### Zoning Bylaw

Zoning Bylaw #561, 2007 currently designates the entirety of the subject property as 'RU1 – Small Scale Multiple Housing'. With the current zone of RU1, the land owner currently had development rights to develop the entire property with single dwelling housing (up to 500 lots) and small-scale multi-unit housing (up to 2000 units).

The landowner has requested an amendment to the zoning bylaw to allow the OCP and zoning of the lands to be consistent. This would reduce the potential for residential (80 lots proposed / ~5 ha), increase the potential for industrial (~11 ha / 27 acres), plus provide for institutional lands (~1.8 ha / 4.4 acres) and park conservation lands (~7 ha / 17 acres). A comparison of the existing and proposed zone areas are included as Attachment B Map 3.

Zoning Amendment Bylaw 1285, 2025 was granted first reading on June 17, 2025. Based on referral reviews, it is proposed that the bylaw should be amended as follows:

- a) change the proposed park zone from P1 – Public Park and Open Space to P5 – Conservation Area, to better reflect the intended use of the land,
- b) correct the use of 'fueling stations' to read as 'gas bars', to be consistent with current bylaw nomenclature,
- c) reorder the use tables to allow for alphabetical order.

These amendments have been incorporated into the bylaw (Attachment D); a redlined copy of the bylaw showing the proposed changes are included as Attachment E.

Concern was raised about having I3 – Heavy Industrial uses within the CD-16 industrial area. As shown in Table 1, industrial uses that are in both the I1 – General Industrial and the I3 – Heavy Industrial have been included in the CD-16 zone; if a use was only listed in the I3 zone, then it was not included in the CD zone.

Table 1: Zone Comparison - CD-16 vs I1 &amp; I3

Use	Proposed CD-16	I1	I3
breweries and distilleries, major	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
bulk fuel depots	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
cannabis production	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
general industrial uses	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
outdoor storage	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
recycled materials drop-off centres	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
recycling depots	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
vehicle and equipment services, industrial	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
medical marihuana production	-	✓ <input type="checkbox"/>	✓ <input type="checkbox"/>
recycling plants	-	-	✓ <input type="checkbox"/>
utility services, major impact	-	-	✓ <input type="checkbox"/>
wrecking yards	-	-	✓ <input type="checkbox"/>

The CD-16 industrial area uses permitted are a blend of the C10 – Service Commercial zone and I1 – General Industrial zone.

The proposed zoning amendments would be consistent with OCP policies and the proposed OCP future land use designations.

#### Servicing and Infrastructure

The proposed development would be fully serviced by municipal infrastructure. Installation of all required municipal infrastructure would occur during the subdivision process and would adhere to Subdivision and Development Servicing Bylaw 1121, 2020 (unless otherwise varied by Council).

The proposed new access road to the Clearwater-Copper Hill subdivision (Attachment B Map 1) would be upgraded incrementally throughout the development of the lands. Initially the access would be upgraded to a passable standard to be used for emergency egress of the neighbourhood and by the developer for construction traffic, thereby limiting construction traffic through the existing neighbourhood. During this initial stage, the egress route would have a lockable gate at both ends to allow District staff and the developer to manage usage. The road would open to the community on a permanent basis once construction traffic has reduced, full construction of the road has been completed and prior to the first building in CD-16 Area B or C being occupied. The final location and configuration of the permanent road will be determined through the subdivision review and approval process.

To prepare the property for subdivision (site grading, infrastructure installation, etc.) the developer intends to blast and move materials (soil, rock, etc.) around the site. Part of these works would occur within a portion of the area proposed as park (Attachment B, Map 4); any disturbed areas within the park zone would be restored by the developer based on a professional restoration plan. To help limit disturbance to nearby residents, the developer has indicated work in areas directly adjacent to homes is likely to be limited to the hours of 7am to 6pm, though the the Nuisance Bylaw 857, 2013 would permit noise between 7am and 9pm unless authorization has been granted otherwise. Staff are supportive of works in this area as it would help reduce potential impacts to existing road infrastructure and existing residents.

#### Waste Management Plan

The proposed development of the subject property would not impact the districts waste management plans as this proposal was previously envisioned and therefore is already included in the District's waste management plans. In addition, the proposal includes the dedication of land which could be made available for expansion to the wastewater treatment plant.

**FINANCIAL IMPLICATIONS**

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

The proposal would result in additional taxation revenue for the District due to the residential and industrial uses proposed. While the development would provide the District with additional assets (new roads, infrastructure, parkland), the additional taxation would more than offset the costs of maintaining the assets. This development would generate more revenue than costs for the District of Lake Country.

**COMMUNICATION**

- This application has reviewed by staff and various referral agencies.
- Newspaper advertisement, surrounding property owner letters, and the posting of development signs on the property have occurred in accordance with Development Approval Procedures Bylaw 1227, 2024.

**ALTERNATE RESOLUTION OPTION(S)**

1. THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be considered in conjunction with the District's financial plan and waste management plan;  
AND THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be read a second time subject to conditions as identified by Council;  
AND THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025 be read a second time, subject to conditions as identified by Council;
2. THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 not be considered in conjunction with the District's financial plan and waste management plan, not be read a second time, and the file be closed;  
THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025 25 not be read a second time, and the file be closed.
3. THAT Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025 be deferred pending additional information identified by Council;  
THAT Zoning Amendment (Z0000253) Bylaw 1285, 2025 be deferred pending additional information identified by Council.

Respectfully Submitted,

**Carie Liefke, Manager of Current Planning**



## Report Approval Details

Document Title:	OCP00062 Z0000253 Copper Hill Land Use – 2 <sup>nd</sup> reading proposed.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A – OCP00062 Z0000253 – Property Maps.pdf</li> <li>- Attachment B – OCP00062 Z0000253 – Land Maps.pdf</li> <li>- Attachment C – OCP00062 – Bylaw 1284 for 2<sup>nd</sup> clean and redline.pdf</li> <li>- Attachment D – Z0000253 – Bylaw 1285 for 2<sup>nd</sup> – clean.pdf</li> <li>- Attachment E – Z0000253 – Bylaw 1285 for 2<sup>nd</sup> – redline.pdf</li> <li>- Attachment F – OCP00062 Z0000253 – Dedication</li> </ul>
Final Approval Date:	Jul 3, 2025

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

**Steven Gubbels, Development Engineering Manager – Jul 2, 2025 – 10:37AM**

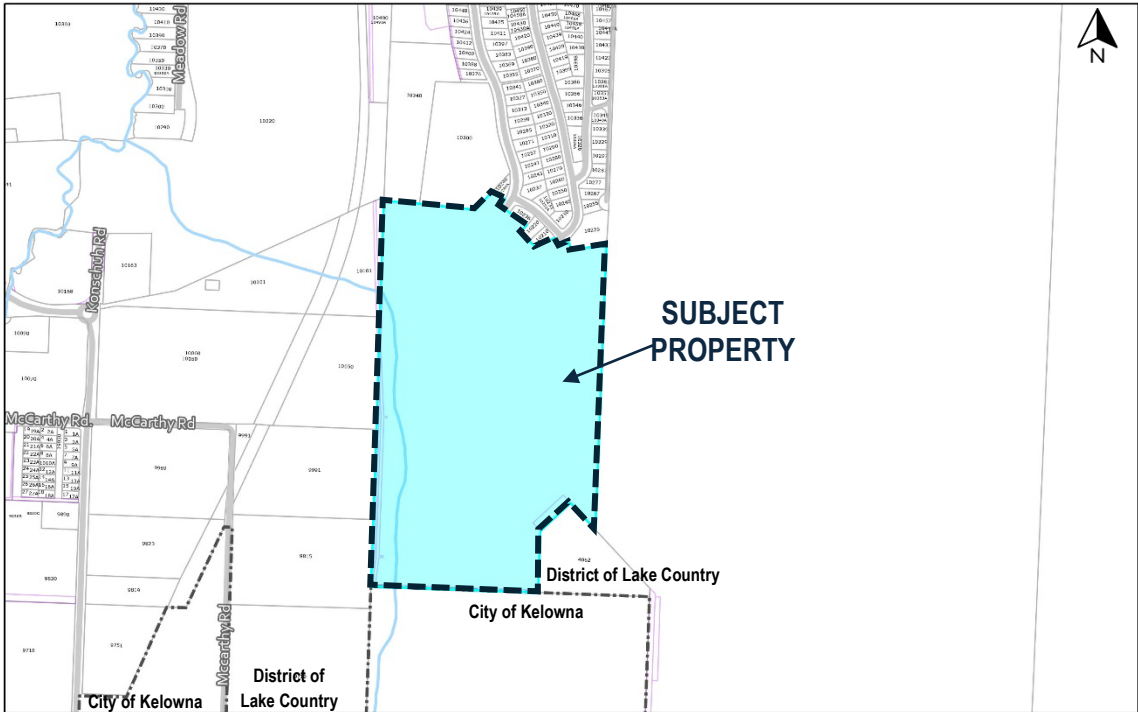
**Jeremy Frick, Director of Development Approvals - Jul 3, 2025 – 8:19 AM**

**Reyna Seabrook, Director of Corporate Services – Jul 3, 2025 – 1:30 PM**

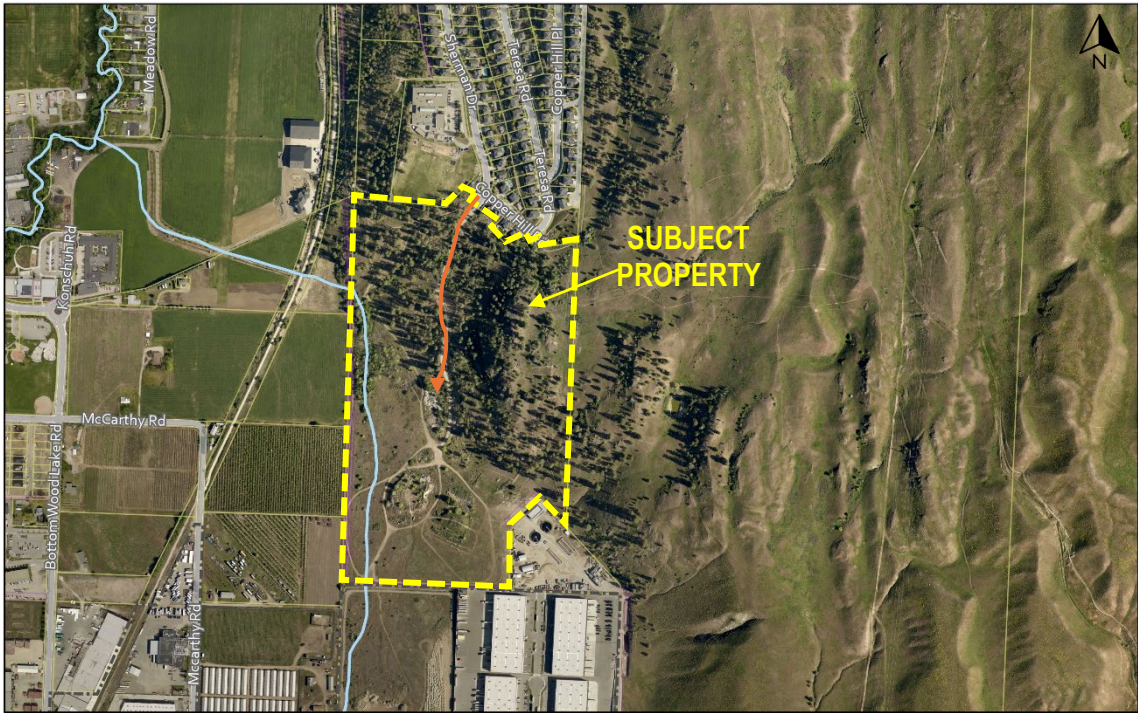
**Paul Gipps, Chief Administrative Officer - Jul 3, 2025 – 3:50 PM**

**Makayla Ablitt, Legislative & FOI Coordinator - Jul 3, 2025 – 3:52 PM**

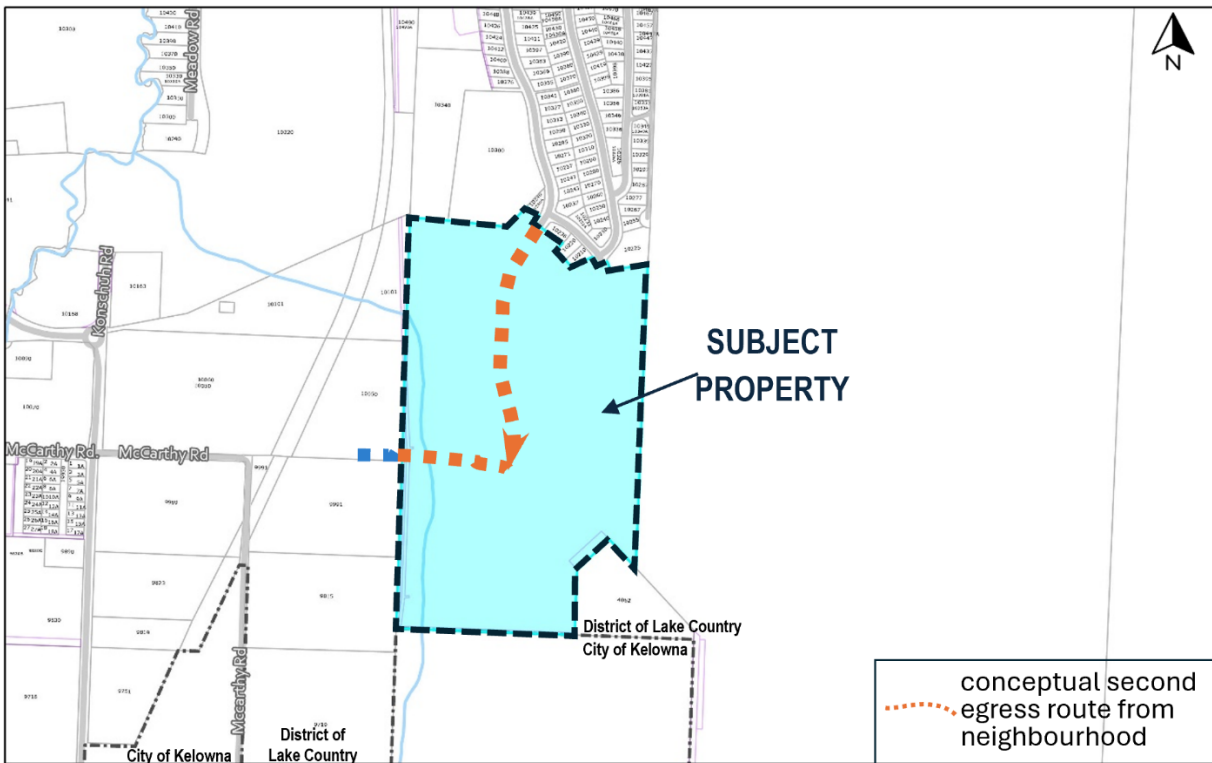
Location Map



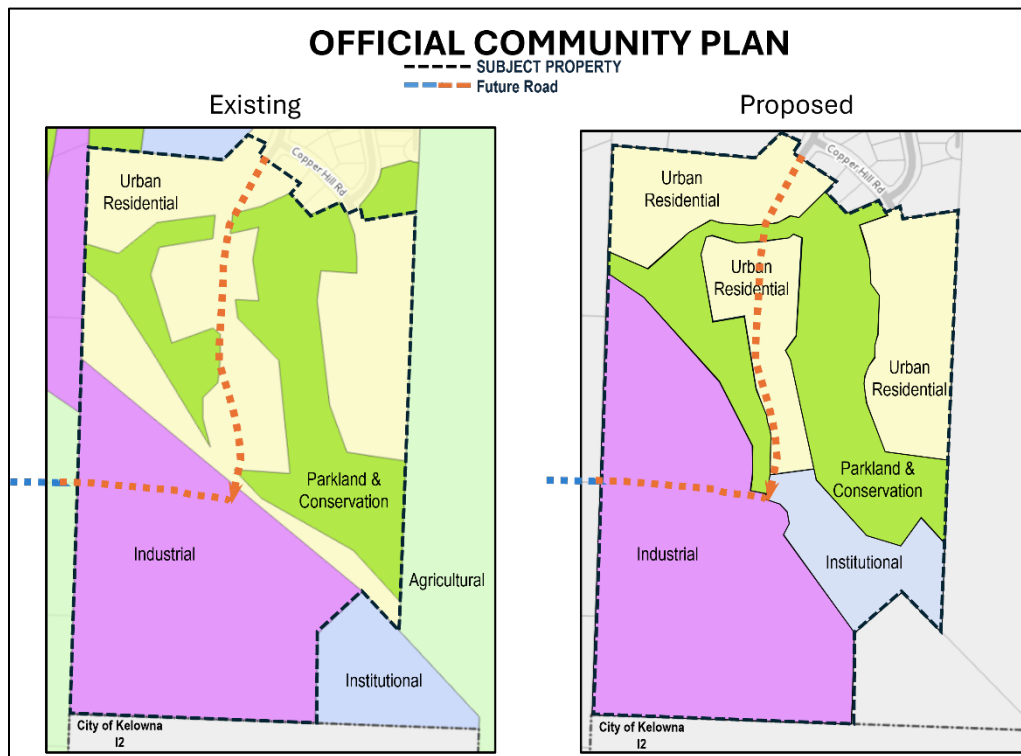
Orthophoto



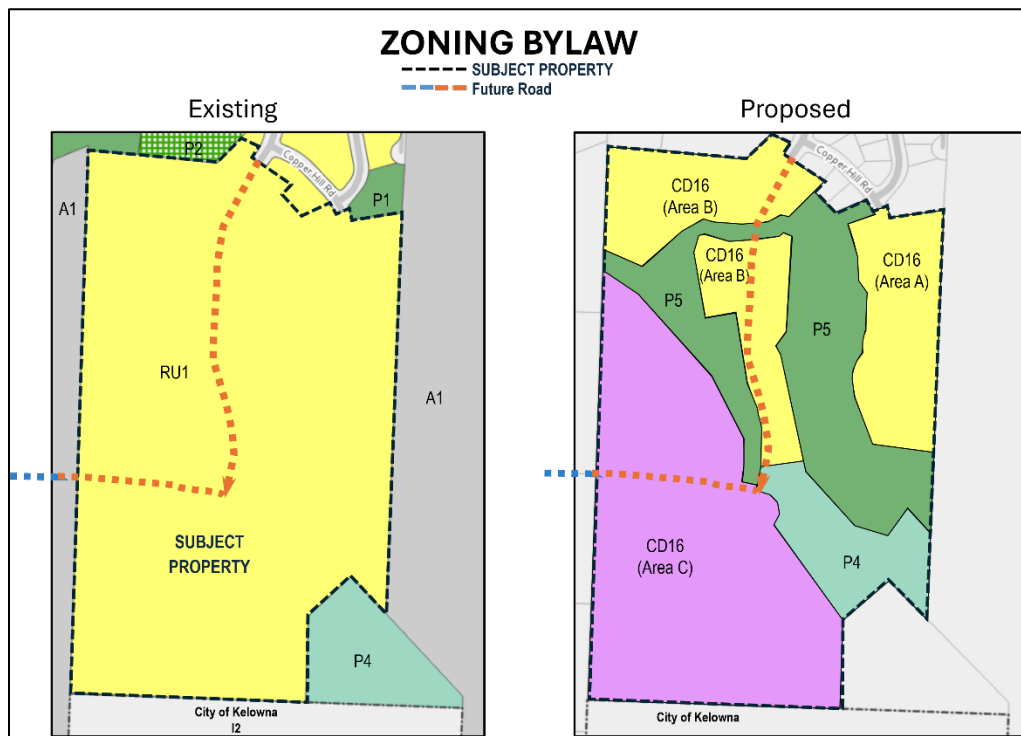
Map 1 – Approximate Location of New Access Road



Map 2 – OCP Map Comparison

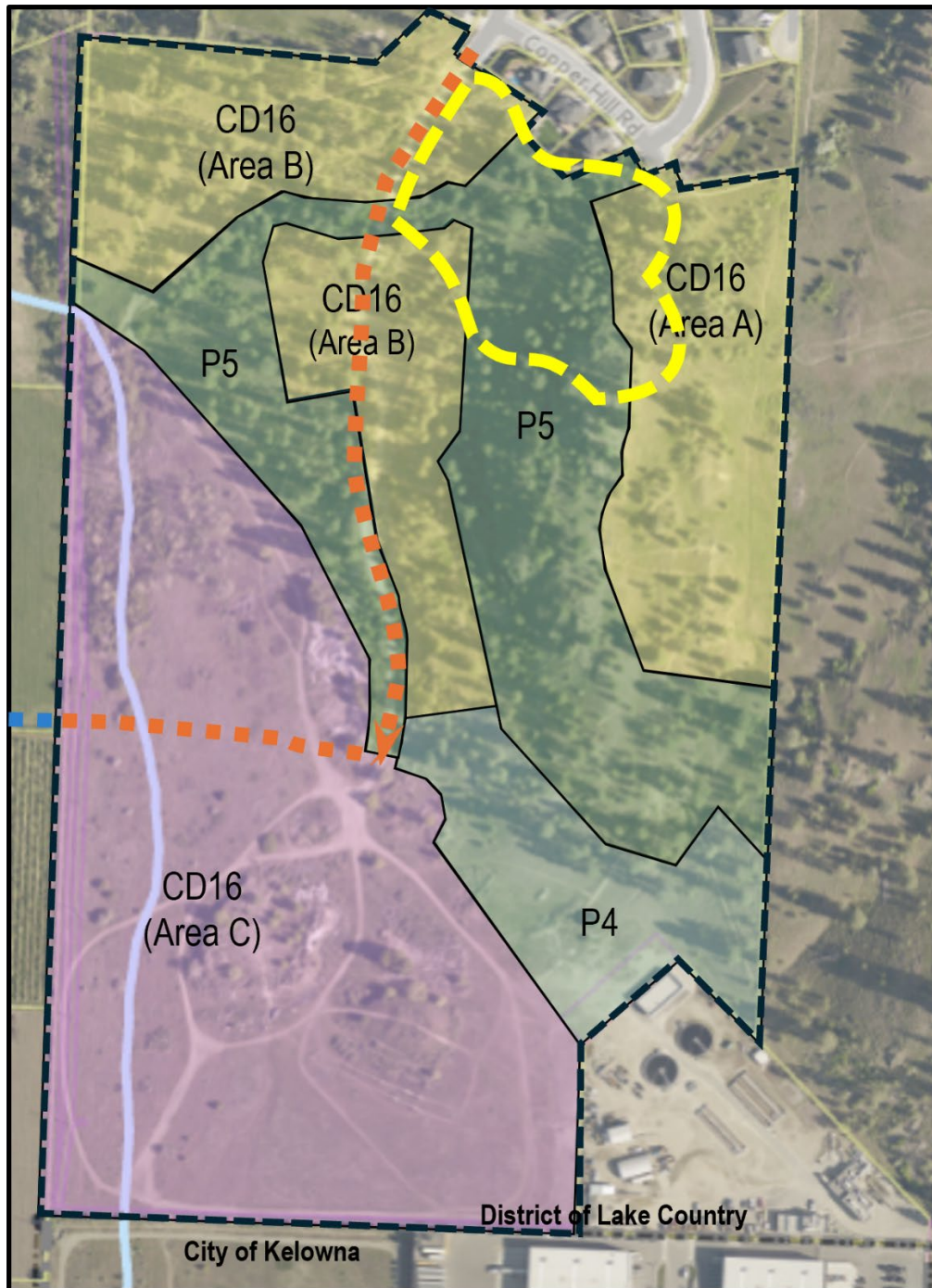


Map 3 – Zoning Map Comparison





Map 4 – Zones with Approximate Disturbance Area (to be restored)



**DISTRICT OF LAKE COUNTRY**

**BYLAW 1284, 2025**

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**A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW 1065, 2018**

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The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. Official Community Plan Bylaw 1065, 2018 is hereby amended as follows:

1.1. Map 1 – Future Land Use, is amended by changing the land use designation of:

THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT  
PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523

**From:** Urban Residential, Industrial, and Parkland & Conservation

**To:** Urban Residential, Industrial, Parkland & Conservation, and Institutional

As shown on Schedule A, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025”.

READ A FIRST TIME this 17<sup>th</sup> day of June, 2025.

CONSIDERED in conjunction with the financial plan and waste management plan this \_\_\_ day of \_\_\_, 2025.

READ A SECOND TIME, as amended, this \_\_\_ day of \_\_\_, 2025.

ADVERTISED on the \_\_\_ and \_\_\_ days of \_\_\_, 2025 and a Public Hearing held pursuant to Section 464 of the *Local Government Act*.

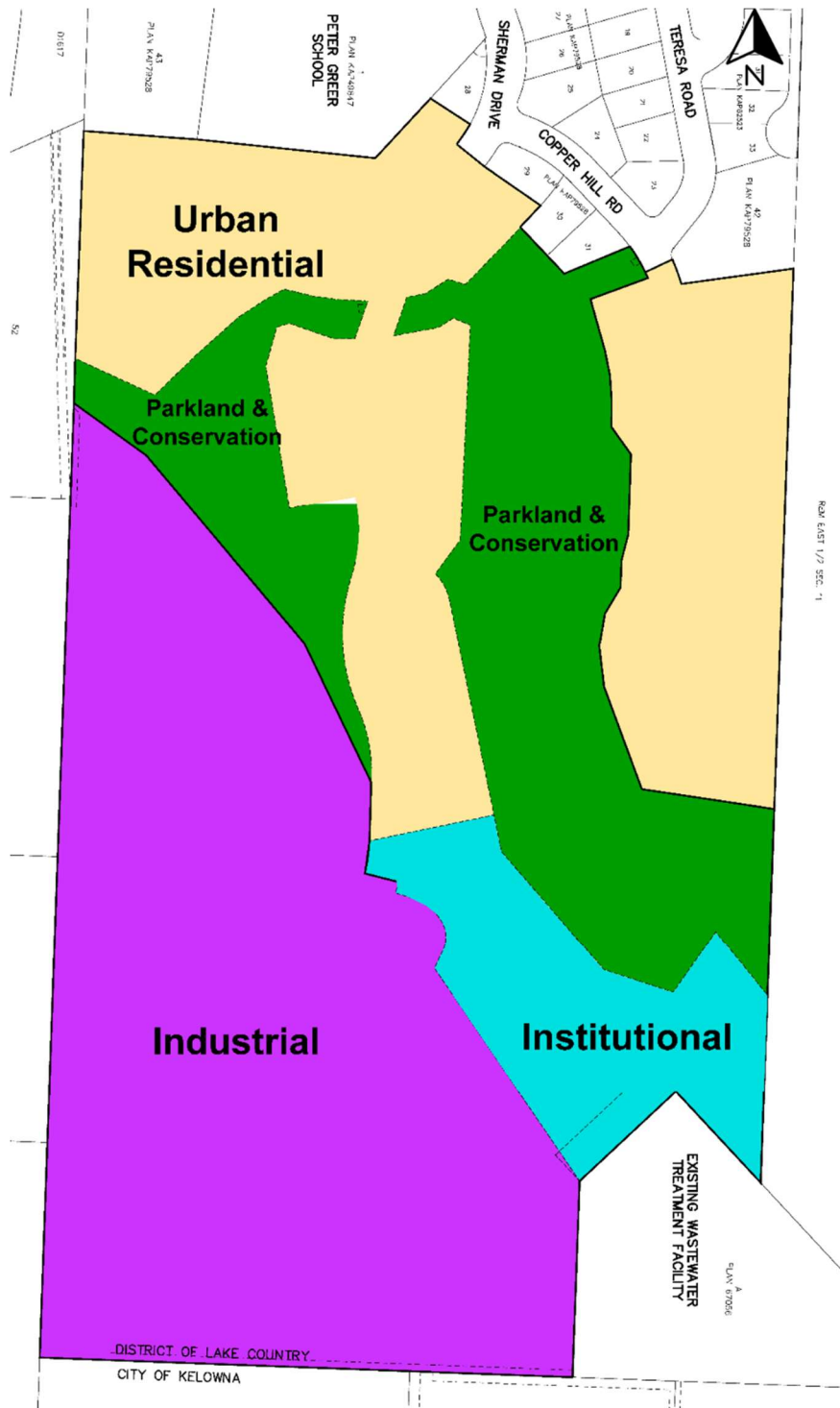
READ A THIRD TIME this \_\_\_ day of \_\_\_, 2025.

ADOPTED this \_\_\_ day of \_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule A to Bylaw 1284, 2025



DISTRICT OF LAKE COUNTRY

BYLAW 1284, 2025

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A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW 1065, 2018

---

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. Official Community Plan Bylaw 1065, 2018 is hereby amended as follows:

1.1. Map 1 – Future Land Use, is amended by changing the land use designation of:

THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT  
PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523

**From:** Urban Residential, Industrial, and Parkland & Conservation

**To:** Urban Residential, Industrial, Parkland & Conservation, and Institutional

As shown on Schedule A, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Official Community Plan Amendment (OCP00062) Bylaw 1284, 2025”.

READ A FIRST TIME this 17<sup>th</sup> day of June, 2025.

CONSIDERED in conjunction with the financial plan and waste management plan this \_\_ day of \_\_, 2025.

| READ A SECOND TIME, as amended, this \_\_ day of \_\_, 2025.

ADVERTISED on the \_\_ and \_\_ days of \_\_, 2025 and a Public Hearing held pursuant to Section 464 of the *Local Government Act*.

READ A THIRD TIME this \_\_ day of \_\_, 2025.

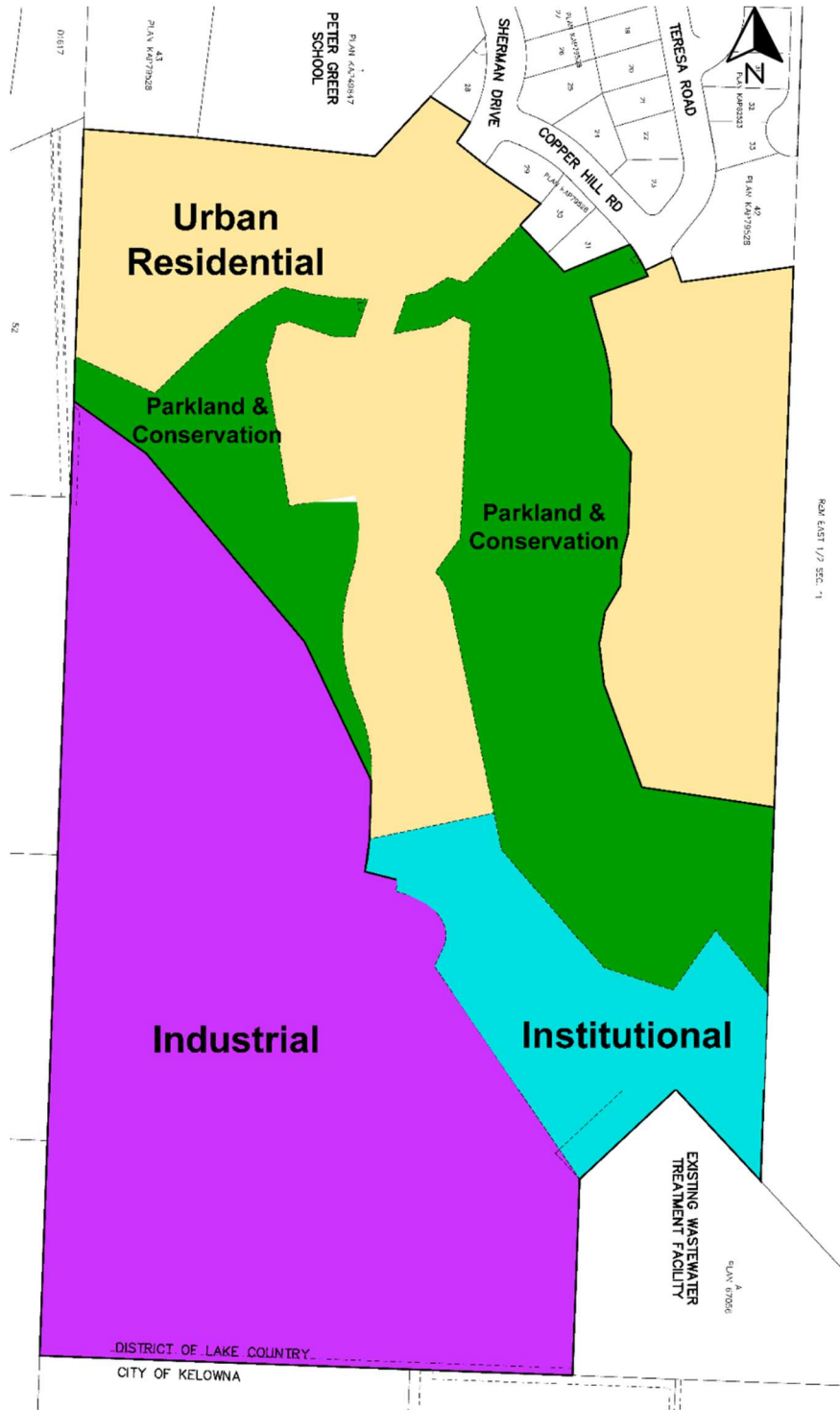
ADOPTED this \_\_ day of \_\_, 2025.

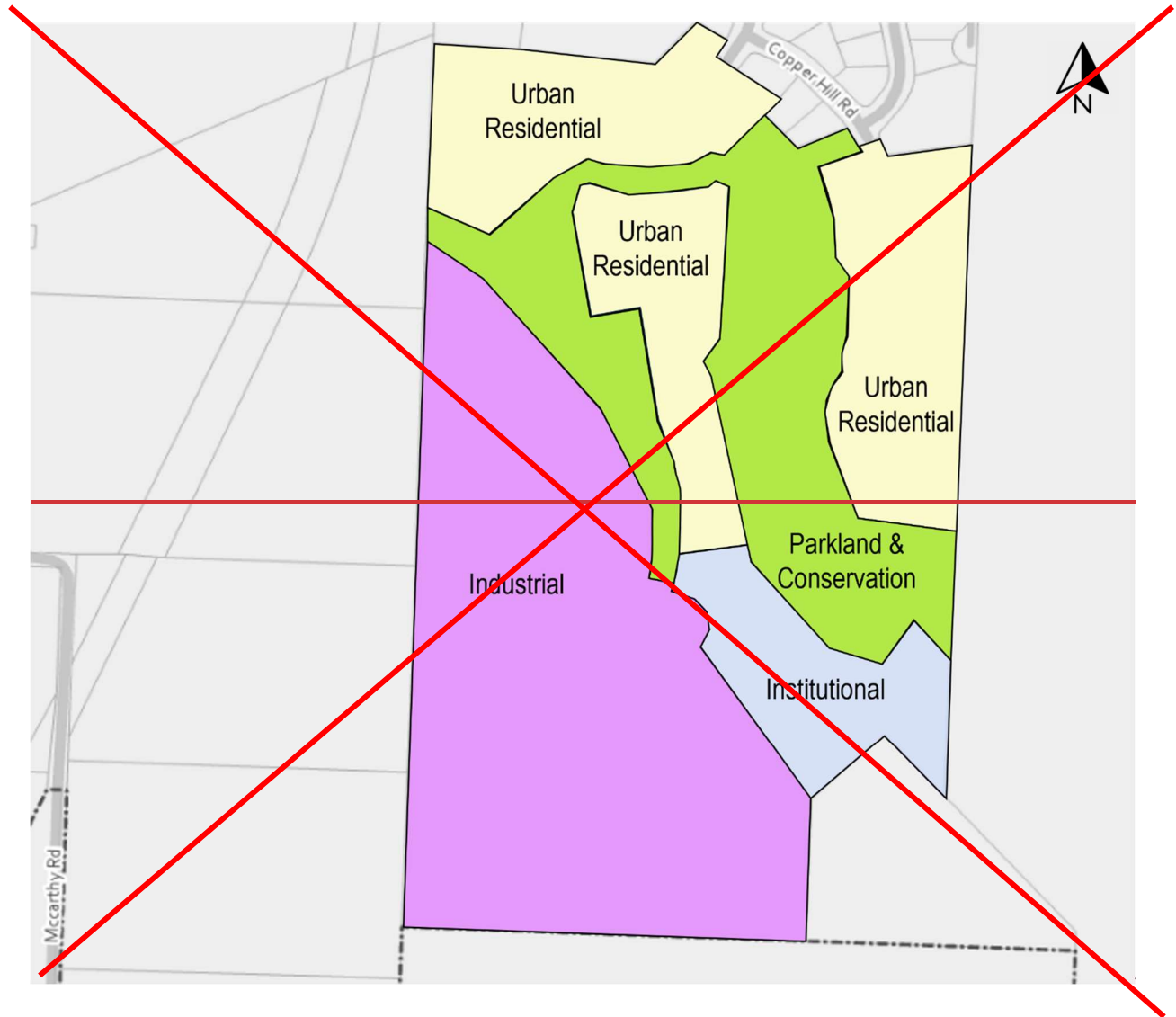
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



Schedule A to Bylaw 1284, 2025





**DISTRICT OF LAKE COUNTRY**

**BYLAW 1285, 2025**

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**A BYLAW TO AMEND ZONING BYLAW 561, 2007**

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The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:
  - 1.1. Section 2 General Administration, subsection 2.3. Zoning Map, sub section 2.3.1 is amended by adding the following row to the table titled "Section 19-Direct Control and Comprehensive Development Zones" immediately beneath the row 'CD15 Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.):'

CD16	Comprehensive Development Zone 16 (Copper Hill 2)
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- 1.2. Section 3 Interpretation, subsection 3.3. General Definitions, section 3.3.3 is amended by adding the following definitions, in alphabetical order:

**STORAGE, WAREHOUSE** means a facility used for the storage of equipment, goods, and materials within an enclosed building. Typical uses include but are not limited to the storage of furniture, carpet, major appliances, building materials, boats, and recreational vehicles. This use does not include commercial storage, or developments used for wholesale or retail sales.

- 1.3. Section 9 Parking and Loading, subsection 9.1. Off-Street Vehicle Parking is amended by adding the following new section in numerical order:

19.1.8 Electric vehicle charging stations may be located in all zones but shall not exceed the minimum number of parking stalls required in accordance with Section 9.1.2.

- 1.4. Section 19-Direct Control and Comprehensive Development Zones, is amended by adding a new section '19.15. CD16 – Comprehensive Development Zone 16 (Copper Hill 2)', as shown on Schedule A attached to and forming part of this Bylaw, in numerical order and re-numbering subsequent sections.

- 1.5. By changing the zoning classification, as shown on Schedule 'A' of Zoning Bylaw #561, 2007, of:

THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523

**From:** RU1 – Small Scale Multiple Housing

**To:** CD16 – Comprehensive Development Zone 16 (Copper Hill 2),  
P5 – Conservation Area , and  
P4 – Utilities

As shown on Schedule B, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Zoning Amendment (Z0000253) Bylaw 1285, 2025”.

READ A FIRST TIME this 17<sup>th</sup> day of June, 2025.

READ A SECOND TIME, as amended, this \_\_\_\_ day of \_\_\_\_, 2025.

ADVERTISED on the \_\_\_\_ and \_\_\_\_ days of \_\_\_\_, 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the \_\_\_\_ day of \_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_, 2025.

Certified correct at third reading.

\_\_\_\_\_  
Dated at Lake Country, B.C.

\_\_\_\_\_  
Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act* this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
for Minister of Transportation & Transit

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## Schedule A to Bylaw 1285, 2025

### 19.15. CD-16 – Comprehensive Development 16 (Copper Hill 2)

#### 19.15.1. Purpose

This zone provides for the comprehensive development of land holdings identified as the Copper Hill Development including residential uses and Industrial uses.

The CD-16 zone is divided by use and topography into three sub-areas, as described below and generally depicted in Figure 19.15.1:

**Area A** Single family residential (Area A).

**Area B** Single family and multi-family residential (Area B).

**Area C** Industrial Zone (Area C).

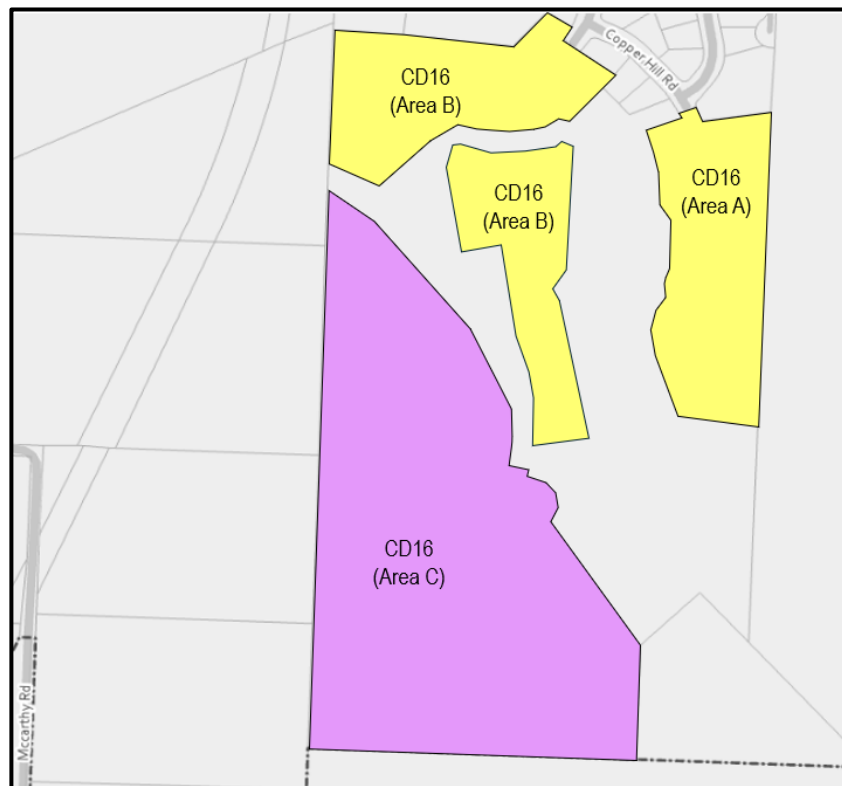


Figure 19.15.1: CD-16 Zone Use Areas

#### 19.15.2 Principal Uses

- (i) Principal uses shall occur on the land within Area A and Area B as indicated in the following table and depicted in Figure 19.15.1

Use	Area A	Area B
(a) group homes, minor	P <sup>1</sup>	P
(b) row housing		P
(c) single dwelling housing	P	P
(d) small-scale multiple housing		P

<sup>1</sup> P = principal use permitted

- (ii) Principal uses shall occur on the land within Area C as indicated in the following table and depicted in Figure 19.15.1

Use	Area C
(a) amusement arcade, major	P
(b) animal clinic, minor	P
(c) auctioneering establishments	P
(d) automotive and equipment repair shops	P
(e) automotive and minor recreation vehicle sales/rentals	P
(f) breweries and distilleries, major	P
(g) broadcasting studios	P
(h) bulk fuel depots	P
(i) business support services	P
(j) cannabis dispensary	P
(k) cannabis production	P
(l) car washes	P
(m) commercial schools	P
(n) commercial storage	P
(o) contractor services, general	P
(p) contractor services, limited	P
(q) convenience vehicle rentals	P
(r) cremation services	P
(s) custom indoor manufacturing	P
(t) drive-in restaurants	P
(u) emergency and protective services	P
(v) equipment rentals	P
(w) fleet services	P
(x) food primary establishment	P
(y) gaming facilities	P
(z) gas bars	P
(aa) general industrial uses	P
(bb) government services	P
(cc) high technology research and product design	P
(dd) household repair services	P
(ee) liquor primary establishment, major	P
(ff) liquor primary establishment, minor	P
(gg) non-accessory parking	P
(hh) offices	P
(ii) outdoor storage	P
(jj) participant recreation services, indoor	P
(kk) private clubs	P
(ll) rapid drive-through vehicle services	P
(mm) recycled materials drop-off centres	P
(nn) recycling depots	P
(oo) retail stores, convenience	P
(pp) retail stores, service commercial	P
(qq) service stations, major	P
(rr) service stations, minor	P
(ss) truck and manufactured home sales rentals	P

(tt) used goods stores	P
(uu) vehicle and equipment services, industrial	P
(vv) warehouse storage	P

## 19.15.3 Secondary Uses

- (i) Secondary uses shall occur on the land within Area A and Area B as indicated in the following table and depicted in Figure 19.15.1

Use	Area A	Area B
(a) bed and breakfast homes	S <sup>2</sup>	S
(b) care centres, minor	S	S
(c) home occupation, residential	S	S
(d) secondary suite	S	S
(e) short term vacation rental	S	S
(f) utility services, minor impact	S	S

- (ii) Secondary uses shall occur on the land within Area C as indicated in the following table and depicted in Figure 19.15.1

Use	Area C
(a) amusement arcades, minor	S
(b) care centres, intermediate	S
(c) care centres, major	S
(d) care centres, minor	S
(e) gas bars	S
(f) licensee retail liquor store	S
(g) residential security operator unit	S
(h) utility services, minor impact	S
(i) outdoor storage	S

## 19.15.4 Subdivision Regulations

	Area A	Area B	Area C
(a) Minimum Area	500m <sup>2</sup>	500m <sup>2</sup>	1000m <sup>2</sup>
(b) Minimum Depth	28.0 m	28.0 m	30.0m
(c) Minimum Width	15.0 m	15.0 m	30.0m

## 19.15.5 Development Regulations

- (a) Density

	Area A	Area B
(i) secondary suite	one per dwelling unit	one per dwelling unit
(ii) single dwelling housing	1 unit per lot	1 unit per lot
(iii) small-scale multiple housing		4 units per lot
(iv) row housing;		0.65 FAR

<sup>2</sup> S = secondary use permitted

## (b) Floor Area Ratio

Within Area C, the maximum floor area ratio is 1.5, except it is 2.0 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

## (c) Site Coverage

	Area A	Area B	Area C
(i) maximum site coverage of all buildings and structures	45%	45%	60%
(ii) maximum site coverage of buildings, structures, driveways and parking areas	55%	55%	

## (d) Height

	Area A	Area B	Area C
(i) row housing single dwelling housing small-scale multiple housing	the lessor of 11.0 m or 3 storey	the lessor of 11.0 m or 3 storey	
(ii) residential accessory buildings and structures	5.5 m	5.5 m	
(iii) all principal uses within Area C			the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions of Section 7.18, the maximum height is the lesser of 18.0 m or 6 storeys.
(iv) all secondary uses within Area C			the lesser of 11.0 m or 3 storey
(v) all accessory structures within Area C			26.0m

## (e) Setbacks:

	Area A	Area B	Area C
(i) Front Yard	minimum 4.0 m, except it is 6.0m to a garage door or carport entrance having vehicle entry from the front	minimum 4.0 m, except it is 6.0m to a garage door or carport entrance having vehicle entry from the front	minimum 6.0 m



(ii) Side Yard	minimum 2.0 m, except it is 4.5 meters from a flanking street and is 6.0 m to a garage door or carport entrance having vehicle entry from the flanking street	minimum 2.0 m, except it is 4.5 meters from a flanking street and is 6.0 m to a garage door or carport entrance having vehicle entry from the flanking street	0.0 m, except it is 2.0m from a flanking street or 4.5 m when adjacent to other zones
(iii) Rear Yard	minimum 4.5 meters, except it is 6.0m adjacent to the ALR and is 6.0 m to a garage door or carport entrance having vehicle entry from the rear	minimum 4.5 meters, except it is 6.0m adjacent to the ALR and is 6.0 m to a garage door or carport entrance having vehicle entry from the rear	0.0 m, except it is 6.0 m when adjacent to other zones
(iv) Between Principal Buildings	minimum 3.0m	minimum 3.0m	0.0 m

#### 19.15.6 Small-Scale Multiple Housing

Notwithstanding 19.15.2(i), small-scale multiple housing is only permitted on lots:

- (i) located within the urban containment boundary;
- (ii) connected to municipal sewer and water services; and
- (iii) 4,050m<sup>2</sup> or smaller in lot size.

#### 19.15.7 Private Open Space

- (i) Row Housing: A minimum area of 25 m<sup>2</sup> of private open space shall be provided per dwelling unit
- (ii) Small-Scale Multiple Housing: A minimum area of 7.5 m<sup>2</sup> of private open space shall be provided per dwelling unit

#### 19.15.8 Landscaping

Notwithstanding any regulations contained in Section 8 Landscaping and Screening, only the following regulations shall apply to the CD-16 zone:

	<b>Area A</b>	<b>Area B</b>	<b>Area C</b>
Front	1	1	2
Side	1, except it is 6 where there are 3 or more units on a lot	1, except it is 6 where there are 3 or more units on a lot	6
Rear	1, except it is 6 where there are 3 or more units on a lot	1, except it is 6 where there are 3 or more units on a lot	6

- (a) The minimum Landscape Buffer Treatment Levels for the CD-16 zone are as follows:
- (b) A landscaping buffer is not required along the Agricultural Land Reserve boundary.

- (c) Erosion control measures, to prevent the pollution, degradation, or siltation of natural areas and water courses, must occur concurrently with all land alteration and construction activities. This includes the provision of temporary fencing prior to and during construction.

19.15.9 Parking and Loading

Section 9 Parking and Loading, shall apply to the CD-16 zone, except as regulated below:

- (a) Table 9.1 Parking Schedule shall apply, except as specified in the following table:

Area A and B		
Parking	dwellings:	2 spaces for each of the 1 <sup>st</sup> and 2 <sup>nd</sup> principal dwelling unit, plus 1 space for each of the 2 <sup>nd</sup> and 3 <sup>rd</sup> dwelling unit, plus 1 per secondary suite,
	care centres	1 per 10 children, plus 1 per 2 employees on duty
	home occupation	1 per non-resident employee, plus space(s) required for dwelling(s)

19.15.10 Other regulations

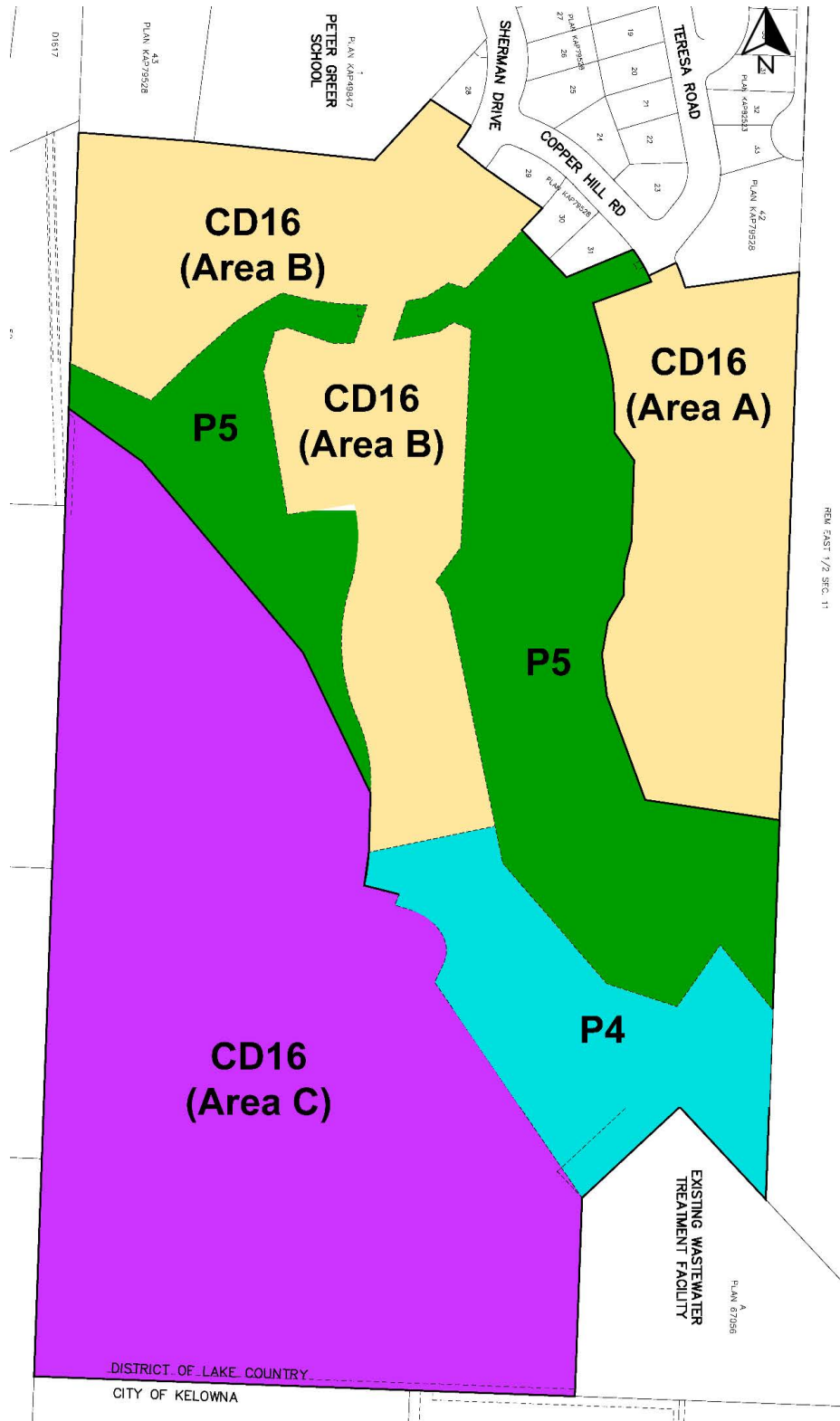
- (a) Within Area C:

- (i) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- (ii) No use shall produce odour, glare, or noise that creates a nuisance.
- (iii) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radio-active materials.
- (iv) Only one residential security operator unit is permitted on a site.

- (b) In addition to the regulations listed above, other regulations may apply, including but not limited to:

- (i) Section 7 General Development Regulations,
- (ii) Section 8 Landscaping and Screening Regulations, except as modified within the CD-16 zone,
- (iii) Section 9 Parking and Loading Regulations, except as modified within the CD-16 zone,
- (iv) Section 10 Specific Use Regulations, and
- (v) Section 11 Signs

**Schedule B to Bylaw 1285, 2025**



**DISTRICT OF LAKE COUNTRY**

**BYLAW 1285, 2025**

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**A BYLAW TO AMEND ZONING BYLAW 561, 2007**

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The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:
  - 1.1. Section 2 General Administration, subsection 2.3. Zoning Map, sub section 2.3.1 is amended by adding the following row to the table titled “Section 19-Direct Control and Comprehensive Development Zones” immediately beneath the row ‘CD15 Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.)’:

CD16	Comprehensive Development Zone 16 (Copper Hill 2)
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- 1.2. Section 3 Interpretation, subsection 3.3. General Definitions, section 3.3.3 is amended by adding the following definitions, in alphabetical order:

**STORAGE, WAREHOUSE** means a facility used for the storage of equipment, goods, and materials within an enclosed building. Typical uses include but are not limited to the storage of furniture, carpet, major appliances, building materials, boats, and recreational vehicles. This use does not include commercial storage, or developments used for wholesale or retail sales.

- 1.3. Section 9 Parking and Loading, subsection 9.1. Off-Street Vehicle Parking is amended by adding the following new section in numerical order:

19.1.8 Electric vehicle charging stations may be located in all zones but shall not exceed the minimum number of parking stalls required in accordance with Section 9.1.2.

- 1.4. Section 19-Direct Control and Comprehensive Development Zones, is amended by adding a new section ‘19.15. CD16 – Comprehensive Development Zone 16 (Copper Hill 2)’, as shown on Schedule A attached to and forming part of this Bylaw, in numerical order and re-numbering subsequent sections.

- 1.5. By changing the zoning classification, as shown on Schedule ‘A’ of Zoning Bylaw #561, 2007, of:

THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523

**From:** RU1 – Small Scale Multiple Housing

**To:** CD16 – Comprehensive Development Zone 16 (Copper Hill 2),  
P5 – Conservation Area ~~P1 – Public Park and Open Space~~, and  
P4 – Utilities

As shown on Schedule B, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Zoning Amendment (Z0000253) Bylaw 1285, 2025”.

READ A FIRST TIME this 17<sup>th</sup> day of June, 2025.

READ A SECOND TIME, as amended, this \_\_\_\_ day of \_\_\_\_, 2025.

ADVERTISED on the \_\_\_\_ and \_\_\_\_ days of \_\_\_\_, 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the \_\_\_\_ day of \_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_, 2025.

Certified correct at third reading.

\_\_\_\_\_  
Dated at Lake Country, B.C.

\_\_\_\_\_  
Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act* this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
for Minister of Transportation & Transit

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## Schedule A to Bylaw 1285, 2025

### 19.15. CD-16 – Comprehensive Development 16 (Copper Hill 2)

#### 19.15.1. Purpose

This zone provides for the comprehensive development of land holdings identified as the Copper Hill Development including residential uses and Industrial uses.

The CD-16 zone is divided by use and topography into three sub-areas, as described below and generally depicted in Figure 19.15.1:

**Area A** Single family residential (Area A).

**Area B** Single family and multi-family residential (Area B).

**Area C** Industrial Zone (Area C).

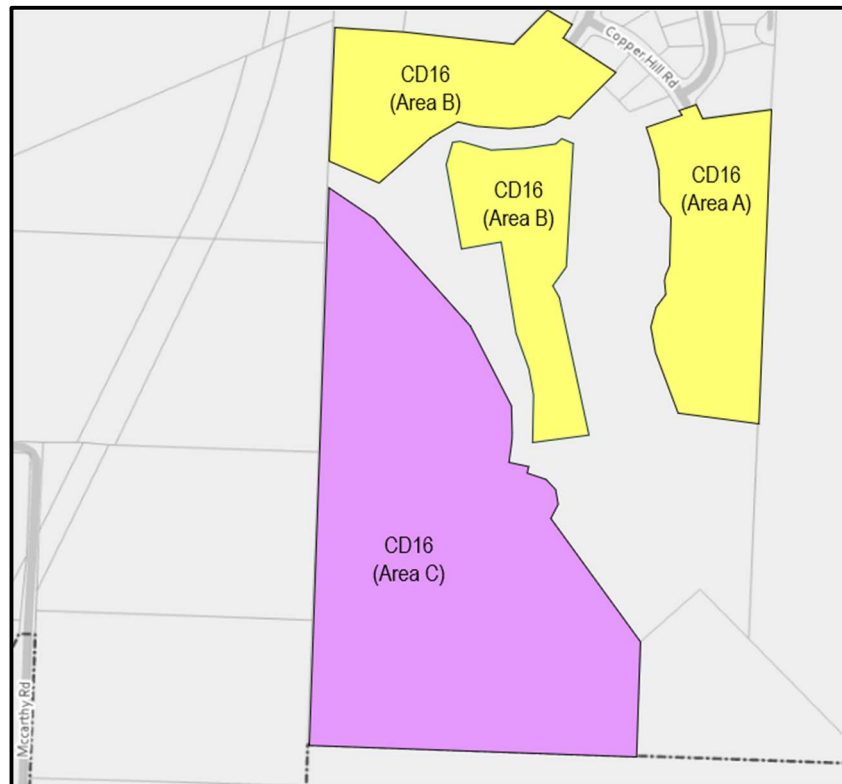


Figure 19.15.1: CD-16 Zone Use Areas

#### 19.15.2 Principal Uses

- (i) Principal uses shall occur on the land within Area A and Area B as indicated in the following table and depicted in Figure 19.15.1

Use	Area A	Area B
(a) group homes, minor	P <sup>1</sup>	P
(b) row housing		P
(c) single dwelling housing	P	P
(d) small-scale multiple housing		P

<sup>1</sup> P = principal use permitted

- (ii) Principal uses shall occur on the land within Area C as indicated in the following table and depicted in Figure 19.15.1

Use	Area C
<del>(a)</del> <u>auctioneering establishments</u>	<del>P</del>
<del>(d)</del> <u>(a)</u> amusement arcade, major	P
<del>(e)</del> <u>(b)</u> animal clinic, minor	P
<del>(c)</del> <u>auctioneering establishments</u>	<del>P</del>
<del>(f)</del> <u>(d)</u> automotive and equipment repair shops	P
<del>(g)</del> <u>(e)</u> automotive and minor recreation vehicle sales/rentals	P
<del>(h)</del> <u>(f)</u> breweries and distilleries, major	P
<del>(i)</del> <u>(g)</u> broadcasting studios	P
<del>(j)</del> <u>(h)</u> bulk fuel depots	P
<del>(k)</del> <u>(i)</u> business support services	P
<del>(l)</del> <u>(j)</u> cannabis dispensary	P
<del>(m)</del> <u>(k)</u> cannabis production	P
<del>(n)</del> <u>(l)</u> car washes	P
<del>(o)</del> <u>(m)</u> commercial schools	P
<del>(p)</del> <u>(n)</u> commercial storage	P
<del>(q)</del> <u>(o)</u> contractor services, general	P
<del>(r)</del> <u>(p)</u> contractor services, limited	P
<del>(s)</del> <u>(q)</u> convenience vehicle rentals	P
<del>(r)</del> <u>cremation services</u>	<del>P</del>
<del>(t)</del> <u>(s)</u> custom indoor manufacturing	P
<del>(u)</del> <u>(t)</u> drive-in restaurants	P
<del>(v)</del> <u>(u)</u> emergency and protective services	P
<del>(w)</del> <u>(v)</u> equipment rentals	P
<del>(x)</del> <u>(w)</u> fleet services	P
<del>(y)</del> <u>(x)</u> food primary establishment	P
<del>(z)</del> <u>cremation services</u>	<del>P</del>
<del>(cc)</del> <u>(y)</u> gaming facilities	P
<del>(dd)</del> <u>(z)</u> gas bars	P
<del>(ee)</del> <u>(aa)</u> general industrial uses	P
<del>(ff)</del> <u>(bb)</u> government services	P
<del>(gg)</del> <u>(cc)</u> high technology research and product design	P
<del>(hh)</del> <u>(dd)</u> household repair services	P
<del>(ii)</del> <u>(ee)</u> liquor primary establishment, major <del>(C1p-only)</del>	P
<del>(jj)</del> <u>(ff)</u> liquor primary establishment, minor	P
<del>(kk)</del> <u>(gg)</u> non-accessory parking	P
<del>(ll)</del> <u>(hh)</u> offices	P
<del>(mm)</del> <u>(ii)</u> outdoor storage	P
<del>(nn)</del> <u>(jj)</u> participant recreation services, indoor	P
<del>(oo)</del> <u>(kk)</u> private clubs	P
<del>(pp)</del> <u>(ll)</u> rapid drive-through vehicle services	P
<del>(qq)</del> <u>(mm)</u> recycled materials drop-off centres	P
<del>(rr)</del> <u>(nn)</u> recycling depots	P
<del>(ss)</del> <u>(oo)</u> retail stores, convenience	P
<del>(tt)</del> <u>(pp)</u> retail stores, service commercial	P
<del>(uu)</del> <u>(qq)</u> service stations, major	P

<del>(vv)</del> (rr) service stations, minor	P
<del>(www)</del> (ss) truck and manufactured home sales rentals	P
<del>(xx)</del> (tt) used goods stores	P
<del>(yy)</del> (uu) vehicle and equipment services, industrial	P
<del>(zz)</del> (vv) warehouse storage	P

### 19.15.3 Secondary Uses

- (i) Secondary uses shall occur on the land within Area A and Area B as indicated in the following table and depicted in Figure 19.15.1

Use	Area A	Area B
(a) bed and breakfast homes	S <sup>2</sup>	S
(b) care centres, minor	S	S
(c) home occupation, residential	S	S
(d) secondary suite	S	S
(e) short term vacation rental	S	S
(f) utility services, minor impact	S	S

- (ii) Secondary uses shall occur on the land within Area C as indicated in the following table and depicted in Figure 19.15.1

Use	Area C
(a) amusement arcades, minor	S
(b) care centres, intermediate	S
(c) care centres, major	S
(d) care centres, minor	S
(e) <del>fueling station</del> gas bars	S
(f) licensee retail liquor store	S
(g) residential security operator unit	S
(h) utility services, minor impact	S
(i) outdoor storage	S

### 19.15.4 Subdivision Regulations

	Area A	Area B	Area C
(a) Minimum Area	500m <sup>2</sup>	500m <sup>2</sup>	1000m <sup>2</sup>
(b) Minimum Depth	28.0 m	28.0 m	30.0m
(c) Minimum Width	15.0 m	15.0 m	30.0m

### 19.15.5 Development Regulations

- (a) Density

	Area A	Area B
(i) secondary suite	one per dwelling unit	one per dwelling unit
(ii) single dwelling housing	1 unit per lot	1 unit per lot
(iii) small-scale multiple housing		4 units per lot
(iv) row housing;		0.65 FAR

<sup>2</sup> S = secondary use permitted



## (b) Floor Area Ratio

Within Area C, the maximum floor area ratio is 1.5, except it is 2.0 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

## (c) Site Coverage

	Area A	Area B	Area C
(i) maximum site coverage of all buildings and structures	45%	45%	60%
(ii) maximum site coverage of buildings, structures, driveways and parking areas	55%	55%	

## (d) Height

	Area A	Area B	Area C
(i) row housing single dwelling housing small-scale multiple housing	the lessor of 11.0 m or 3 storey	the lessor of 11.0 m or 3 storey	
(ii) residential accessory buildings and structures	5.5 m	5.5 m	
(iii) all principal uses within Area C			the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions of Section 7.18, the maximum height is the lesser of 18.0 m or 6 storeys.
(iv) all secondary uses within Area C			the lesser of 11.0 m or 3 storey
(v) all accessory structures within Area C			26.0m

## (e) Setbacks:

	Area A	Area B	Area C
(i) Front Yard	minimum 4.0 m, except it is 6.0m to a garage door or carport entrance having vehicle	minimum 4.0 m, except it is 6.0m to a garage door or carport entrance having vehicle	minimum 6.0 m

	entry from the front	entry from the front	
(ii) Side Yard	minimum 2.0 m, except it is 4.5 meters from a flanking street and is 6.0 m to a garage door or carport entrance having vehicle entry from the flanking street	minimum 2.0 m, except it is 4.5 meters from a flanking street and is 6.0 m to a garage door or carport entrance having vehicle entry from the flanking street	0.0 m, except it is 2.0m from a flanking street or 4.5 m when adjacent to other zones
(iii) Rear Yard	minimum 4.5 meters, except it is 6.0m adjacent to the ALR and is 6.0 m to a garage door or carport entrance having vehicle entry from the rear	minimum 4.5 meters, except it is 6.0m adjacent to the ALR and is 6.0 m to a garage door or carport entrance having vehicle entry from the rear	0.0 m, except it is 6.0 m when adjacent to other zones
(iv) Between Principal Buildings	minimum 3.0m	minimum 3.0m	0.0 m

#### 19.15.6 Small-Scale Multiple Housing

Notwithstanding 19.15.2(i), small-scale multiple housing is only permitted on lots:

- (i) located within the urban containment boundary;
- (ii) connected to municipal sewer and water services; and
- (iii) 4,050m<sup>2</sup> or smaller in lot size.

#### 19.15.7 Private Open Space

- (i) Row Housing: A minimum area of 25 m<sup>2</sup> of private open space shall be provided per dwelling unit
- (ii) Small-Scale Multiple Housing: A minimum area of 7.5 m<sup>2</sup> of private open space shall be provided per dwelling unit

#### 19.15.8 Landscaping

Notwithstanding any regulations contained in Section 8 Landscaping and Screening, only the following regulations shall apply to the CD-16 zone:

	Area A	Area B	Area C
Front	1	1	2
Side	1, except it is 6 where there are 3 or more units on a lot	1, except it is 6 where there are 3 or more units on a lot	6
Rear	1, except it is 6 where there are 3 or more units on a lot	1, except it is 6 where there are 3 or more units on a lot	6

- (a) The minimum Landscape Buffer Treatment Levels for the CD-16 zone are as follows:
- (b) A landscaping buffer is not required along the Agricultural Land Reserve boundary.
- (c) Erosion control measures, to prevent the pollution, degradation, or siltation of natural areas and water courses, must occur concurrently with all land alteration and construction activities. This includes the provision of temporary fencing prior to and during construction.

19.15.9 Parking and Loading

Section 9 Parking and Loading, shall apply to the CD-16 zone, except as regulated below:

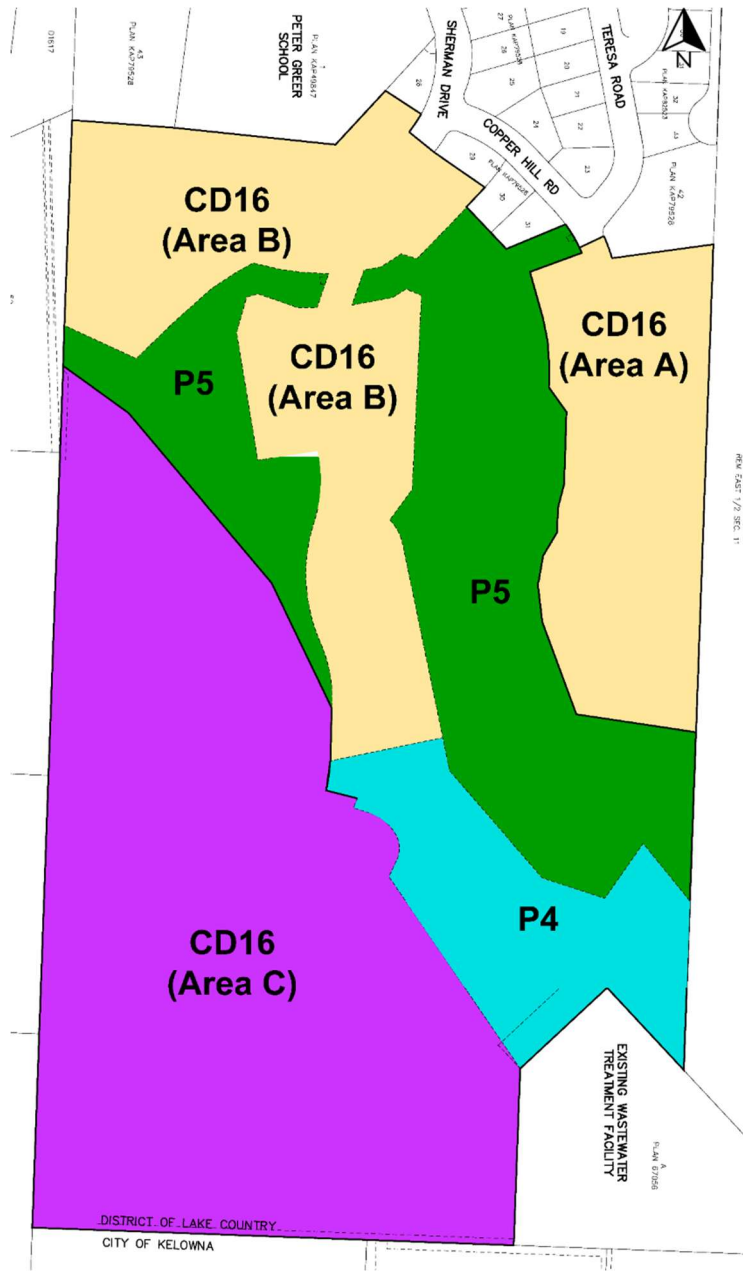
- (a) Table 9.1 Parking Schedule shall apply, except as specified in the following table:

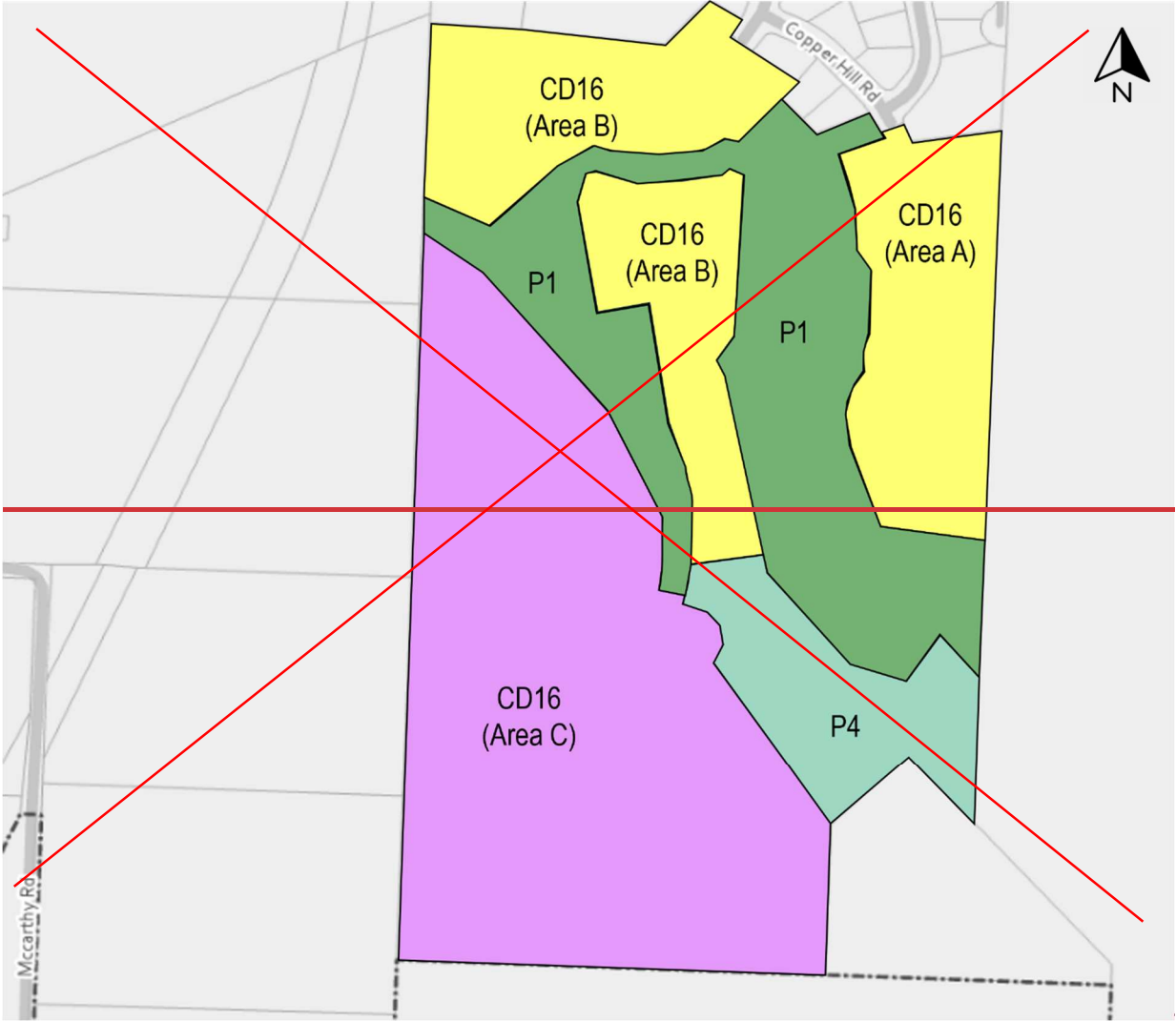
	<b>Area A and B</b>	
Parking	dwellings:	2 spaces for each of the 1 <sup>st</sup> and 2 <sup>nd</sup> principal dwelling unit, plus 1 space for each of the 2 <sup>nd</sup> and 3 <sup>rd</sup> dwelling unit, plus 1 per secondary suite,
	care centres	1 per 10 children, plus 1 per 2 employees on duty
	home occupation	1 per non-resident employee, plus space(s) required for dwelling(s)

19.15.10 Other regulations

- (a) Within Area C:
  - (i) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
  - (ii) No use shall produce odour, glare, or noise that creates a nuisance.
  - (iii) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radio-active materials.
  - (iv) Only one residential security operator unit is permitted on a site.
- (b) In addition to the regulations listed above, other regulations may apply, including but not limited to:
  - (i) Section 7 General Development Regulations,
  - (ii) Section 8 Landscaping and Screening Regulations, except as modified within the CD-16 zone,
  - (iii) Section 9 Parking and Loading Regulations, except as modified within the CD-16 zone,
  - (iv) Section 10 Specific Use Regulations, and
  - (v) Section 11 Signs

**Schedule B to Bylaw 1285, 2025**





Areas to be Dedicated to the District of Lake Country

1. Parkland & Conservation Areas (green)
2. Institutional Area (blue)

