

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

**Meeting Date:** September 2, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Jason Tran, Planner

**Department:** Planning and Development

**Title:** Zoning Amendment Application | Z0000342 | Bylaw 1277,2025 | 11263 Lodge Road  
**Description:** Rezoning a property from RU6 – Large Lot Small-Scale Multiple Housing to RM2 – Low Density Row Housing

**RECOMMENDATION**

THAT Zoning Amendment (Z0000342) Bylaw 1277, 2025 be read a first, second and third time.  
AND THAT the applicant be required to meet the following prior to conditions:  
a) obtain approval of a Certificate of Public Convenience and Necessity (CPCN) Amendment for Alto Utilities.

**EXECUTIVE SUMMARY**

This application seeks Council approval to rezone the property located at 11263 Lodge Road to facilitate the development of a three-unit townhouse on the west side of the lot, fronting Lodge Road. The site currently contains an existing duplex, which is connected to the District of Lake Country (DLC) community sewer system. Upon completion, the property would accommodate a total of five residential units.

The property receives water from Alto Utilities . DLC infrastructure is adequate for this proposal, with community sewer infrastructure being present along both Lodge Road and Dakota Road.

Staff support the proposed rezoning and recommend Bylaw 1277, 2025 (Attachment A) be given three readings.

**BACKGROUND**

Application Information			
<b>Application Type</b>	Zoning Amendment	<b>Application Date:</b>	November 15, 2024
<b>Applicant:</b>	Sean Harrington	<b>Owner:</b>	Sean Harrington
<b>Application Description</b>	Request to rezone the property from RU6 – Large Lot Small-Scale Multiple Housing to RM2 – Low Density Row Housing		

Property Information: General	
<b>Folio/Roll #:</b>	10094.390
<b>Legal Description</b>	LOT 8 DISTRICT LOT 117 OSOYOOS DIVISION YALE DISTRICT PLAN 33733
<b>PID</b>	003-100-782
<b>Civic Address:</b>	11263 Lodge Road

Property Information: Land Use	
<b>OCP Designation:</b>	Urban Residential
<b>Zoning Designation: current &amp; proposed</b>	RU6 – Large Lot Small-Scale Multiple Housing to RM2 – Low Density Row Housing
<b>Land Use Contract</b>	No

<b>ALR:</b>	No	
<b>Parcel Size:</b>	0.18 ha (0.457 ACRES)	
<b>Development Permit Areas:</b>	Multiple Units	
<b>Adjacent Land Summary:</b>	<b>Zoning:</b>	<b>Use:</b>
<i>North:</i>	RU6 - Large Lot Small-Scale Multiple Housing	Two Dwelling Housing
<i>East:</i>	RU1 – Small-Scale Multiple Housing	Single Dwelling Housing
<i>South:</i>	RU1 – Small-Scale Multiple Housing	Single Dwelling Housing
<i>West:</i>	RU1 – Small-Scale Multiple Housing	Single Dwelling Housing

<b>Property Information: Infrastructure and Development Engineering</b>	
<b>Road Network</b>	Existing Major Road Connector (Lodge Road)
<b>Driveway Access</b>	Required at Building Permit Phase
<b>Water Supply:</b>	Private Utility (Alto Utilities)
<b>Sewer:</b>	Community Sewer
<b>Drainage / Stormwater</b>	Ditch drainage along Lodge Road
<b>Comments:</b>	N/A

## ANALYSIS

### Application Overview

The subject property is located east of Lodge Road and west of Dakota Road (Attachment B – Location Map). The property is approximately 0.18 hectares (0.457 acres) and currently contains two existing dwelling units. The applicant requests to rezone the land from RU6 – Large Lot Small-Scale Multiple Housing to RM2 – Low Density Row Housing. If this application is successful, the applicant intends to construct a three-unit townhouse on the west side of the property (Attachment C – Project Rationale).

With the new Small Scale Multiple Unit Housing regulations introduced by the Province, this property would have been permitted two additional units outright (requiring only a building permit) if the property were serviced by the District of Lake Country (DLC) community water system. However, the property is serviced by Alto Utilities, which does not meet the definition of “municipal water services” under the Zoning Bylaw, and as a result, a rezoning from RU6 to RM2 is required to accommodate additional residential units.

### Official Community Plan (OCP)

The property lies within the Urban Containment Boundary, where the OCP encourages infill development and increased density in areas that can leverage existing infrastructure. The proposed rezoning aligns with these objectives by supporting compact growth and efficient land use. The development is not expected to negatively impact surrounding properties.

### Zoning Bylaw

The surrounding area includes a mix of zoning designations, including RU1, RU6, P1, and P2. The subject property is currently zoned RU6, and the applicant is requesting a rezoning to RM2 to permit the construction of a second building containing three townhouse units.

The applicant has also identified the need for a variance to address an existing side yard setback on the north side of the property for the existing duplex. Specifically, the request is to reduce the setback from 4.0 m to 2.37 m. This variance would be reviewed through a future Development Permit or Development Variance Permit application.

No land use conflicts are anticipated as a result of the proposed rezoning.

DEVELOPMENT REGULATIONS		
CRITERIA	Current: RU6 – Large Lot Small-Scale Multiple Housing	Proposal: RM2 – Low Density Row Housing
Site Coverage	(Duplex) 40% 50% (with driveways and parking)	45% 50% (with driveways and parking)
Height	9.5 metres or 2 ½ storeys	9.5 metres / 2 ½ storeys
Density	Principal Residence & Secondary Suite and Accessory Suite (if permitted by SSMH)	0.5 FAR (6 units per building)
Min. Lot Area	700 m2 (800 m2 for a corner lot)	1000 m2
Min. Front Yard (West)	4.5 metres (6.0 m to garage door)	4.5 metres
Min. Side Yard (North)	2.0 metres	4.0 metres (required) <b>2.37 metres (existing; ok to rezone without a variance)</b>
Min. Side Yard (South)	2.0 metres	4.0 metres
Min. Rear Yard (East)	6.0 metres	6.0 metres

#### Engineering Considerations

In regard to infrastructure provided by the District, the property is currently adequately serviced to support the proposed re-zoning.

Water is provided to the property by Alto Utilities; a Certificate of Public Convenience and Necessity (CPCN) issued by the Provincial Comptroller of Water Rights is necessary. A water assessment, completed by AF Consulting (Water & Environmental Engineering), indicates that the required 67 L/s fire flow is available through an existing hydrant located on Dakota Road.

#### Summary

Based on referral feedback and professional water assessment, staff support the proposed rezoning with the following conditions:

1. Approval of a CPCN amendment prior to final adoption of the rezoning bylaw.  
The applicant must obtain approval of a CPCN amendment with Alto Utilities to ensure adequate water servicing for the proposed development.

Given that the proposed rezoning is consistent with the Official Community Plan and is not expected to result in any land use conflicts, staff are supportive of the application and recommend proceeding with the rezoning as proposed.

#### **FINANCIAL IMPLICATIONS**

- None       Budget Previously Approved       Other (see below)

#### **COMMUNICATION**

- The application was referred to relevant internal departments, and feedback was provided to the applicant through two Comprehensive Letters.
- **Alto Utilities:**
  - The applicant is required to obtain approval for a CPCN Amendment, to expand Alto Utilities' service area.
  - Alto Utilities is currently updating its water system model to determine water service availability for densification projects.
- **Engineering Department:**

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- No concerns were raised regarding sewer capacity.
  - A Works & Services application will be required.
  - **Protective Services:**
    - Further review of the site plan will be required at the Development Permit stage to assess fire mitigation measures and ensure firefighter safety, particularly given the challenging slope and grade of the subject property.
  - **Neighbour Consultation:**
    - Conducted in accordance with the Development Approval Procedures Bylaw No. 1227, 2024.
    - Feedback included:
      - Concerns from two neighbours regarding off-site street parking and elm trees/elm bugs.
      - A general concern from a long-time resident about the pace of development in Lake Country.
  - **Statutory Notification:**
    - Staff has complete statutory notification prior to first reading, including:
      - Notification to properties within 100 metres of the subject site.
      - Posting notice on the District's website.
      - Development notice signage on the property.

**ALTERNATE RESOLUTION OPTION(S)**

1. THAT Zoning Amendment (Z0000342) Bylaw 1277, 2025 not be read a first, second and third time and the file closed.
2. THAT Zoning Amendment (Z0000342) Bylaw 1277, 2025 be deferred pending additional information as identified by Council.

Respectfully Submitted,  
**Jason Tran, Planner**

## Report Approval Details

Document Title:	Zoning Bylaw Amendment – Z0000342 11263 LODGE RD.docx
Attachments:	- Attachment A - Z0000342 – Zoning Amendment – Bylaw 1277, 2025 PH Prohibited.pdf - Attachment B - Z0000342 – Location and Orthophoto Map.pdf - Attachment C - Z0000342 – Project Rationales.pdf
Final Approval Date:	Aug 26, 2025

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

**Carie Liefke, Manager of Current Planning - Aug 22, 2025 – 2:25 PM**

**Matthew Salmon, Infrastructure & Development Engineering Director - Aug 22, 2025 – 2:37 PM**

**Jeremy Frick, Director of Development Approvals - Aug 25, 2025 – 3:29 PM**

**Reyna Seabrook, Director of Corporate Services - Aug 25, 2025 - 8:23 PM**

**Paul Gipps, Chief Administrative Officer - Aug 26, 2025 – 8:06 AM**

**Makayla Ablitt, Manager of Corporate Administration - Aug 26, 2025 - 9:43 AM**