

**To:** Mayor and Council  
**From:** Paul Gipps, CAO  
**Meeting Date:** September 2, 2025  
**Meeting Type:** Regular Council Meeting

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

**Title:** Official Community Plan Amendment and Zoning Bylaw Amendment | OCP00055 & Z0000263 | 12036 Pretty Road  
**Description:** OCP Land Use Amendment from Urban Residential to High-Density Residential and Zoning Bylaw Amendment from RU1 – Small Scale Multiple Housing to RM4 – Low Density Multiple Housing

**RECOMMENDATION**

THAT Official Community Plan Amendment (OCP00055) Bylaw 1278, 2025 be read a first time;  
 AND THAT Official Community Plan Amendment (OCP00055) Bylaw 1278, 2025, be considered in conjunction with the District’s financial plan and waste management plan;  
 AND THAT Official Community Plan Amendment (OCP00055) Bylaw 1278, 2025 be read a second time.  
 AND THAT Official Community Plan Amendment (OCP00055) Bylaw 1278, 2025 be forwarded to a public hearing.  
 AND THAT Rezoning Application (Z0000263) Bylaw 1300, 2025 be read a first and second time.  
 AND THAT Rezoning Application (Z0000263) Bylaw 1300, 2025 be forwarded to a public hearing.

**EXECUTIVE SUMMARY**

This application requests to amend the future land use designation of 12036 Pretty Road (subject property) from Urban Residential to High-Density Residential and to rezone the subject from RU1 – Small Scale Multiple Housing to RM4 – Low Density Multiple Housing to support a future residential development (See Attachment A for Location and Land Use, Attachment B for Land Use Analysis and Attachment C and D for Draft Bylaws).

Staff evaluated the OCP and its policies related to the Environment, Growth, Neighbourhood Planning, Housing and High-Density Residential Land Use and note the application would be consistent with the OCP (Attachment B). Staff support the land use and rezoning applications.

**BACKGROUND**

Application Information			
<b>Civic Address:</b>	12036 Pretty Road		
<b>Application Type</b>	Official Community Plan and Rezoning Applications	<b>Application Date:</b>	February 2, 2021
<b>Applicant:</b>	Belco Holdings	<b>Owner:</b>	Stewart Smith
<b>Application Description</b>	<ul style="list-style-type: none"> <li>Amend the OCP Future Land Use Designation to High-Density Residential of subject property</li> <li>Rezone the subject property from RU1 to RM4</li> </ul>		
<b>Variances</b>	N/A		

Property Information: Land Use	
<b>OCP Designation:</b>	Urban Residential
<b>Zoning Designation:</b>	RU1 – Small Scale Multiple Housing (12036 Pretty Rd)
<b>Land Use Contract</b>	n/a
<b>ALR:</b>	n/a

<b>Parcel Size:</b>	.25ha/.63	
<b>Development Permit Areas:</b>	Natural Environment, Multiple Unit	
<b>Adjacent Land Summary:</b>	<b>Zoning:</b>	<b>Use:</b>
<i>North:</i>	P2 – Institutional	Place of Worship (Church)
<i>East:</i>	A1 – Agricultural	Agricultural Production (Farm)
<i>South:</i>	C1 – Town Centre Commercial	Commercial Shopping Centre
<i>West:</i>	Highway 97	Provincial Highway

<b>Property Information: Infrastructure and Development Engineering</b>	
<b>Road Network</b>	Major Connector (Oceola Road) / Minor Connector (Pretty Road)
<b>Driveway Access</b>	Required at Building Permit Phase
<b>Water Supply:</b>	Municipal (source: Okanagan Lake/Beaver Lake)
<b>Sewer:</b>	Municipal
<b>Drainage / Stormwater</b>	Municipal
<b>Comments:</b>	N/A

## ANALYSIS

The subject property is located at 12036 Pretty Rd. (See Attachment A Map 1). This application requests to amend:

- the OCP future land use designation from Urban Residential to High-Density Residential, and
- the zoning designation from RU1 – Small Scale Multiple Housing to RM4 – Low Density Multiple Housing.

Staff evaluated the OCP and its policies relative to the Environment, Growth, Neighbourhood Planning, Housing and High-Density Residential Land Use and note the application would be consistent with the OCP and as such, staff support this application. Attachment B provides a detailed analysis of applicable OCP policies relevant to this land use application.

### Land Use Review

The subject property is located in an established Winfield neighbourhood and is adjacent to a commercial node of Lake Country including the Lakeview Mall and Turtle Bay Court (See Attachment A Map 1 and 2). Amending the future land use designation from Urban Residential to High-Density Residential for 12036 Pretty Road would support development of a complete community in an established neighbourhood with services and amenities nearby. The proposed land use amendment would be within the Urban Containment Boundary (UCB) and would focus future densification to an established area of Lake Country that is serviced with municipal infrastructure, active transportation and public transit. Further, amending the future land use designation would support implementation of OCP Housing policies and the Housing Needs Assessments, as a wider variety of housing options are permitted in zones that are consistent with the High-Density residential land use designation.

### Rezoning

The OCP provides policy direction on the relationship between a land use designation and the Zoning Bylaw, where the High-Density land use designation corresponds to a variety of lower to medium density residential zones under the Zoning Bylaw. Staff note that the applicant has submitted a request to rezone 12036 Pretty Rd. from RU1 to RM4 which would be consistent with the proposed High-Density Residential land use designation, if approved by council. Rezoning to RM4-Low Density Multiple Housing would support meeting OCP policy objectives that direct growth inside the UCB, support the development of a complete community where residents can access services and amenities in close vicinity to new developments, support the creation of a range and mix of housing options in areas well suited for future growth and protect the rural and agricultural characteristics of the community. A detailed comparison of the current RU1 zone and proposed RM4 zone is provided below in Table 1 below. Map 3 of Attachment A also identifies the current zoning of the subject and surrounding properties.

**Table 1: Zoning Comparison Chart**

<b>DEVELOPMENT REGULATIONS</b>		
<b>CRITERIA</b>	<b>RU1 – Small Scale Multi Housing (Existing)</b>	<b>RM4 – Low Density Multiple Housing (Proposal)</b>
Principal Uses	<ul style="list-style-type: none"> <li>group homes, minor</li> <li>single dwelling housing</li> <li>small-scale multiple housing</li> </ul>	<ul style="list-style-type: none"> <li>boarding / lodging / congregate</li> <li>group home, major</li> <li>multiple dwelling housing</li> <li>two dwelling housing</li> </ul>
Secondary Uses	<ul style="list-style-type: none"> <li>bed and breakfast homes</li> <li>care centres,</li> <li>minor home occupations</li> <li>secondary suite</li> <li>utility services, minor impact</li> <li>short term vacation rental</li> <li>Backyard Chickens</li> </ul>	<ul style="list-style-type: none"> <li>care centres, major</li> <li>home occupation</li> <li>utility services, minor impact</li> </ul>
Buildings & Structures	<ul style="list-style-type: none"> <li>one single detached house</li> <li>accessory buildings or structures</li> <li>small-scale multiple housing</li> </ul>	<ul style="list-style-type: none"> <li>apartment housing</li> <li>duplex housing</li> <li>row housing (regular &amp; stacked)</li> <li>semi-detached housing</li> <li>accessory buildings / structures</li> </ul>
Site Coverage	<ul style="list-style-type: none"> <li>40% to 50% depending on if Single dwelling housing or Small Scale Multiple Housing</li> </ul>	<ul style="list-style-type: none"> <li>45% not to exceed 65% combined with driveways and parking areas</li> </ul>
Site Coverage (Building, Driveways, Parking)	<ul style="list-style-type: none"> <li>50% to 60% depending on if Single dwelling housing or Small Scale Multiple Housing</li> </ul>	
Height	<ul style="list-style-type: none"> <li>Between 5.5m to 11m depending on housing typology</li> </ul>	<ul style="list-style-type: none"> <li>12.4m/3 storeys</li> </ul>
Density	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>0.65 FAR, up to 0.75 with bonus</li> </ul>
<b>Setbacks</b>	<b>RU1 Zone</b>	<b>RM4 Zone</b>
Min. Front Yard	<ul style="list-style-type: none"> <li>4.5m to 6.0m</li> </ul>	<ul style="list-style-type: none"> <li>6.0m</li> </ul>
Min. Side Yard	<ul style="list-style-type: none"> <li>2.0m to 6.0m</li> </ul>	<ul style="list-style-type: none"> <li>2.3m up to 2 storeys</li> <li>4.5m over 2 storeys</li> </ul>
Min. Rear Yard	<ul style="list-style-type: none"> <li>4.5m to 6.0m</li> </ul>	<ul style="list-style-type: none"> <li>7.5m</li> </ul>
<b>Other</b>	<b>RU1 Zone</b>	<b>RM4 Zone</b>
Private Open Space	<ul style="list-style-type: none"> <li>Min. 7.5m<sup>2</sup> per dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>7.5m<sup>2</sup> per bachelor unit</li> <li>15m<sup>2</sup> per 1 bedroom</li> <li>25.0m<sup>2</sup> more than 1 bedroom</li> </ul>
Drive Aisle	<ul style="list-style-type: none"> <li>SSMUH: 6.0m to 6.5m</li> </ul>	<ul style="list-style-type: none"> <li>Two way aisles: 7.0 m wide for all two way aisles and for all 90° parking</li> <li>One way aisles: 5.5 m wide for 60° parking, 3.6 m wide for 45° parking and 3.5 m wide for parallel parking</li> </ul>
Daylighting Standards	<ul style="list-style-type: none"> <li>65° angular plane requirement for buildings more than 10.0m in height / 2 storeys</li> </ul>	
<b>Landscaping</b>	<b>RU1 Zone</b>	<b>RM4 Zone</b>
Front	<ul style="list-style-type: none"> <li>Level 1: No specific guidelines for buffering</li> </ul>	<ul style="list-style-type: none"> <li>Level 2: 3.0m buffer with opaque barrier or vegetative buffer</li> </ul>
Sides		<ul style="list-style-type: none"> <li>Level 3: 3.0m buffer using vegetative buffer or opaque barrier</li> </ul>
Rear		

### 12022 Pretty Road

For Council's awareness, the applicant and DLC staff held several discussions on the potential to also evaluate a Future Land Use Amendment to 12022 Pretty Road (the adjacent modular home park). As such, during neighbour consultation and the applicant's public information meeting, the applicant outlined the possibility of amending the future land use designation of 12022 Pretty Road from Urban Residential to High-Density Residential. Rationale of including 12022 Pretty Road as a separate application was noted by staff to consider a holistic approach for any redevelopment of the subject properties while also providing an opportunity to better align the current zoning of 12022 Pretty Road. The current zoning of 12022 Pretty Rd. is RM7 – Mobile Home Park which is outlined under s.23.4 of the OCP as corresponding to the high-density future land use designation.

The applicant did not submit a formal application to request an amendment to the future land use of 12022 Pretty Road, and staff have not evaluated any further land use considerations for 12022 Pretty Road at this time. The property at 12022 Pretty Road is not being considered for redevelopment at this time.

### **FINANCIAL IMPLICATIONS**

None       Budget Previously Approved       Other (see below)

The District must consider the proposed OCP amendment in conjunction with the Financial Plan and the Liquid Waste Management Plan. This application would result in additional taxation revenue for the District due to the high-density residential use proposed.

### Liquid Waste Management Plan

The existing infrastructure currently has sufficient capacity to support the proposed development.

### **COMMUNICATION**

- This application was referred to internal departments and comments were provided and shared with the applicant through the Comprehensive Letter
- Neighbour Consultation and a Public Information meeting October 2024 was held by the applicant to inform residents of this application; discussions at this time also included the potential to amend the future land use designation of 12022 Pretty Rd.
- A Public Hearing would be required if Council chooses that this application proceed from 1<sup>st</sup> and 2<sup>nd</sup> Reading
- Statutory Notification would be required if this application proceeds to a Public Hearing

### **ALTERNATE RESOLUTION OPTIONS**

1. THAT Official Community Plan Amendment (OCP00055) Bylaw 1278, 2025 not be read a first time, and the file be closed;  
THAT Zoning Amendment (Z0000263) Bylaw 1300, 2025 not be read a first time, and the file be closed.
2. THAT Official Community Plan Amendment (OCP00055) Bylaw 1278, 2025 be deferred pending additional information identified by Council;  
THAT Zoning Amendment (Z0000263) Bylaw 1300, 2025 be deferred pending additional information identified by Council.

Respectfully Submitted,

**Trevor Empey, Senior Planner**  
**MCIP, RRP**

## Report Approval Details

Document Title:	OCP00055 Z0000263 - OCP and Zoning Amendment for 12036 Pretty Road.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A - OCP00055 - Location Map and Land Use.pdf</li> <li>- Attachment B - OCP00055 - Land Use Analysis.pdf</li> <li>- Attachment C - OCP00055 Draft OCP Bylaw 1278, 2025.pdf</li> <li>- Attachment D - Z0000263 - Draft Zoning Bylaw 1300, 2025.pdf</li> </ul>
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 - 4:41 PM**

**Matthew Salmon, Infrastructure & Development Engineering Director - Aug 25, 2025 - 8:05 AM**

**Jeremy Frick, Director of Development Approvals - Aug 25, 2025 - 2:10 PM**

**Reyna Seabrook, Director of Corporate Services - Aug 25, 2025 - 8:21 PM**

**Paul Gipps, Chief Administrative Officer - Aug 26, 2025 - 7:33 AM**

**Makayla Ablitt, Manager of Corporate Administration - Aug 26, 2025 - 9:47 AM**