

DISTRICT OF LAKE COUNTRY

BYLAW 1291, 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 by:
 - 1.1. Section 2 General Administration, subsection 2.3 Zoning Map, subsection 2.3.1 is amended by adding the following row of text to the table titled “Section 19-Direct Control and Comprehensive Development Zones” in the proper order:

CD18	Comprehensive Development 18 (11470 Bond Road)
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- 1.2. Section 19-Direct Control and Comprehensive Development Zones, is amended by inserting a new subsection 18 in numerical order titled ‘CD18 – Comprehensive Development 18 (11470 Bond Road)’ zone, as shown on Schedule A attached to and forming part of this bylaw.
- 1.3. Changing the zoning classification of LOT 1 SECTION 16 & 21 TOWNSHIP 20 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP14233

From: RR3 – Rural Residential 3

To: DC18 – Comprehensive Development Zone 18 (11470 Bond Road)

as shown on Schedule B as Area ‘A’ attached hereto.

- 2. This bylaw may be cited as “Zoning Amendment (ASP00002) Bylaw 1291, 2025”.

READ A FIRST TIME this X day of ____, 2025.

READ A SECOND TIME this X day of ____, 2025.

ADVERTISED on the __ and __ days of ____, 202X and a Public Hearing held pursuant to Section 464 of the Local Government Act.

READ A THIRD TIME this __ day of ____, 202X

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 _____, 202X.

Mayor

Corporate Officer

Schedule A to Bylaw 1291, 2025

19.17 CD18 - Comprehensive Development Zone 18 (11470 Bond Road)

19.17.1. Purpose

19.17.2. The purpose is to provide a zone for low density housing and compatible secondary uses on urban services

19.17.3. Principal Uses

- (a) multiple dwelling housing
- (b) two dwelling housing

19.17.4. Secondary Uses

- (a) home occupation
- (b) care centres, minor
- (c) utility services, minor impact

19.17.5. Buildings & Structures Permitted

- (a) duplex housing
- (b) semi-detached
- (c) row housing
- (d) stacked row housing
- (e) accessory buildings or structures

19.15.6 Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m.
- (b) DEPTH
The minimum lot depth is 30.0 m.
- (c) AREA
The minimum lot area is 1000 m²

19.17.6. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 0.55, except it is 0.63 with a housing agreement pursuant to the provisions of Section 7.10 Where screened parking spaces are provided totally under habitable or common amenity areas, the floor area ratio may be increased by 0.08 multiplied by the ratio of such parking spaces to the total required up to a maximum of 0.08.

(b) MAXIMUM UNIT COUNT:

- (i) 50 dwelling units per lot
- (ii) 6 dwellings per building, except where dwellings are stacked there may be a maximum of 8 dwelling units per building

(c) HEIGHT

The maximum height is the lesser of 12.4 m or 3 storeys, except it is 4.5 m for accessory buildings and structures

(d) FRONT YARD

The minimum site front yard is 6.0 m.

(e) SIDE YARD

The minimum side yard is 4.0 m for a building not over 2 storeys or an accessory building or structure, and 4.5 m for any part of a building over 2 storeys, except it is 4.5 m from a flanking street unless there is a garage accessed from the flanking street, it is 6.0 m. Side yards are not required on a lot line that has a party wall.

(f) REAR YARD

The minimum site rear yard is 7.5 m and 1.5 m for accessory buildings.

(g) PRINCIPAL BUILDINGS

No principal building shall be closer than 3.0 m to another principal building.

(h) SITE COVERAGE

The maximum site coverage is 45%, provided that the maximum site coverage of buildings, driveways, and parking areas is 60%

19.17.7. Other Regulations

(a) PRIVATE OPEN SPACE

A minimum area of:

- (i) 6.0 m² of private open space shall be provided per bachelor dwelling,
- (ii) 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and
- (iii) 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(b) RETAINING WALL:

The height of all retaining walls must comply with Section 8.5, except that any retaining wall facing Davidson Road shall have a maximum height of 8.0m in height with each vertical rise not being greater than 1.5m in height.

19.17.8. ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the Section 7 General Development Regulations (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the Section 8, Landscaping and Screening Regulations, Section 9, Parking and Loading, Section 10, Specific Use Regulations and Section 11, Sign Regulations.

