

DISTRICT OF LAKE COUNTRY

BYLAW 1306, 2025

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. 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:

| | |
|------|--|
| CD19 | Comprehensive Development 19 – Town Centre Commercial West |
|------|--|

1.2. Section 19-Direct Control and Comprehensive Development Zones, is amended by inserting a new subsection 19 in numerical order titled 'CD19 – Comprehensive Development 19 – Town Centre Commercial West' zone, as shown on Schedule A attached to and forming part of this bylaw.

1.3. By changing the zoning classification of lands with the following PIDS: 010-954-945, 018-149-723, 010-954-848, 010-856-641, 010-954-899, 018-149-715,

From: RU1 – Small Scale Multiple Housing

To: CD19 – Comprehensive Development 19

as shown on Schedule B as 'Area A' attached to and forming part of this bylaw.

1.4. This bylaw may be cited as "Zoning Amendment (OPZ00004) Bylaw 1306, 2025".

READ A FIRST TIME this this 4th day of November, 2025.

READ A SECOND TIME this 4th day of November, 2025.

PUBLIC NOTICE POSTED on the 7th day of November, 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 18th day of November, 2025.

READ A THIRD TIME this 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 xx day of month, 202X.

Mayor

Corporate Officer

Schedule A to Bylaw 1306, 2025

19.18. CD19 - Comprehensive Development Zone 19 – Town Centre Commercial West

19.18.1. Purpose

The purpose is to designate orderly development of mixed use commercial and residential neighbourhood scale development within the Town Centre on the west side of Highway 97.

19.18.2. Principal Uses

- (a) apartment housing
- (b) care centres, minor
- (c) community recreation services
- (d) hotels
- (e) financial services
- (f) food primary establishment
- (g) health services
- (h) licensee retail liquor store (smaller than 75 m²)
- (i) liquor primary establishment, minor
- (j) offices
- (k) participant recreation services, indoor
- (l) personal service establishments
- (m) cultural exhibits
- (n) retail stores, convenience
- (o) retail stores, general
- (p) breweries and distilleries, minor
- (q) cannabis dispensary

19.18.3. Secondary Uses

- (a) multiple dwelling housing
- (b) apartment housing
- (c) home occupation
- (d) utility services, minor impact

19.18.4. Subdivision Regulations

- (a) WIDTH The minimum lot width is 40.0m
- (b) DEPTH The minimum lot depth is 30.0 m
- (c) AREA
 - (i) The minimum lot area is 1500m²
 - (ii) The maximum lot area is 1.0ha

19.18.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio for developments having only commercial uses is 1.5. For mixed use developments, the maximum floor area ratio is 3.0, except it is up to 3.5 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18. Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2. Where a Housing Agreement is provided pursuant to the provisions of Section 7.10, an amount of 0.1 may be added to the floor area ratio.

(b) HEIGHT

- (i) Apartments: the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18, the maximum height is the lesser of 22.0 m or 6 storeys
- (ii) Other Uses: the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18, the maximum height is the lesser of 16.5 m or 4 storeys.

(c) SETBACKS

- (i) FRONT / REAR: minimum 4.5m adjacent to Highway 97, and
minimum 3.0m adjacent to Okanagan Centre Road E.
- (i) SIDE: minimum 3.0m

19.18.6. PRIVATE OPEN SPACE

A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

19.18.7. PARKING

A maximum of 125% of required parking is permitted.

19.18.8. MIXED USE

A mixed use building incorporating residential and other uses shall provide a commercial use on the first floor which must occupy a minimum of 25% of any building façade facing Highway 97 and a minimum of 73% of any building façade facing Okanagan Centre Road E.

19.18.9. LANDSCAPING

FRONT / REAR: Level 2 Buffering adjacent to Highway 97

1.5m Landscape Buffering adjacent to Okanagan Centre Road E.

SIDE: Level 3 Buffering

19.18.10. ADDITIONAL REGULATIONS

(a) Section 7.1.2 of the Zoning Bylaw applies as follows:

In the case of a building more than two storeys or 10.0 m in height, no part of such building above the second storey or above 10.0 m shall project above lines extending toward the building at right angles from:

- (i) all points along the centre line Highway 97 and inclined at an angle of 65° to the horizontal;
- (ii) all points along the centre line of Okanagan Centre and inclined at an angle of 70° to the horizontal; and
- (iii) all points along the side lot line and inclined at an angle of 82° to the horizontal.

(b) Section 7.13 'Hillside Development Sight Lines' of the Zoning Bylaw does not apply to this zone.

(c) 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.

