

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

**Meeting Date:** February 3, 2026  
**Meeting Type:** Regular Council Meeting

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

**Title:** Area Structure Plan | ASP00005 | 9850 Chase Road (Lakestone)  
**Description:** Zoning Amendment for Lakestone Comprehensive Development Zone and 9850 Chase Road

**RECOMMENDATION**

THAT Zoning Amendment (ASP00005) Bylaw 1316, 2026 be read a first, second and third time.

**EXECUTIVE SUMMARY**

Amendments to the zoning bylaw are proposed to modernize the DC3 - Direct Control 3 (Lakestone) zoning district; these changes would include amending the title of the zone to CD3, permitting home occupations, updating the CD3 zone references to general regulations, and rezoning 9850 Chase Road (Lot 2 Plan 33960) from RR2 to CD3.

This application is consistent with the Official Community Plan (OCP). Staff support this application and recommend that Council grant readings to Bylaw 1316, 2026.

**BACKGROUND**

Application Information			
<b>Application Type</b>	Zoning	<b>Application Date:</b>	
<b>Applicant:</b>	Macdonald Lakeshore Properties Ltd	<b>Owner:</b>	MACDONALD LAKESHORE PROPERTIES LTD
<b>Application Description</b>	Request to amend the DC3 (Lakestone) zone and rezone 9850 Chase Road		

Property Information: General	
<b>Folio/Roll #:</b>	02226.122
<b>Legal Description</b>	LOT 2 SECTIONS 9 AND 10 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 33960
<b>PID</b>	003-053-334
<b>Civic Address:</b>	9850 Chase Road
Property Information: Land Use	
<b>OCP Designation:</b>	Urban Residential
<b>Zoning Designation:</b>	Current: RR2 – Rural Residential 2 Proposed CD3 – Comprehensive Development 3 (Lakestone)
<b>ALR:</b>	n/a
<b>Parcel Size:</b>	~1.3ha / 3.25ac
<b>Development Permit Areas:</b>	Agricultural, multi-unit, natural environment
<b>Adjacent Land Summary:</b>	<b>Zoning:</b>
	<b>Use:</b>
<i>North:</i>	RR2 – Rural Residential 2 Residential
<i>East:</i>	A1 – Agriculture 1 Chase Road; agriculture
<i>South:</i>	RU1 – Small-Scale Multiple Housing Residential (Sage Glen Neighbourhood)
<i>West:</i>	DC3 – Direct Control 3 (Lakestone) Vacant residential land

<b>Property Information: Infrastructure and Development Engineering</b>	
<b>Road Network</b>	Chase Road (Minor Connector Road)
<b>Driveway Access</b>	Will be required
<b>Water Supply:</b>	Municipal (source: Beaver Lake/Okanagan Lake)
<b>Sewer:</b>	Municipal
<b>Drainage / Stormwater</b>	Ditch conveyance
<b>Comments:</b>	N/A

## ANALYSIS

The proposed zoning bylaw (Attachment A) is intended to:

1. Amend the title of the DC3 – Direct Control 3 (20/20 Developments/Lakestone) zone to CD3 – Comprehensive Development 3 (Lakestone),
2. Add the secondary use of ‘home occupations’ to the CD3 zone;
3. Amending the references to general / additional regulations that apply to the CD3 zone; and
4. Rezone the property at 9850 Chase Road from RR2 to CD3 – Comprehensive Development 3, to align with the proposed Phased Development Agreement.

The proposed text amendment changes are intended to modernize the zoning bylaw. The proposed wording change of ‘Direct Control (DC)’ to ‘Comprehensive Development (CD)’ updates the bylaw to reflect that the District works with developers to create zones that are beneficial to both the community and the development, rather than using a dated term that implies dictating specifically what is to happen on a site. The second text amendment proposed is adding in the secondary use of ‘home occupations’ to the CD3 zone as this zone does not currently permit residents in the Lakestone neighbourhood to conduct a home-based business. This proposed change would help to encourage economic development within the community by allowing these properties to have the same zoning permission as other residential properties in the community. The third text amendment proposed is to update the wording of the ‘additional regulations’ for the CD3 zone; this change ensures that the general regulations of the zoning bylaw are correctly referenced to ensure that they apply to the lands.

The last proposed bylaw change is to rezone the property at 9850 Chase Road (Attachment B, Map 1) from RR2-Rural Residential 2 to CD3 - Comprehensive Development 3 (Lakestone). This property is located directly north of the Sage Glen Neighbourhood. The developer has acquired this property to provide a temporary residential access to Chase Road (via Crimson Road) and a construction access directly to Chase Road. The residential connection would be for a maximum of 50 properties; any further development of the Lakestone properties on the east side would not occur until the main access route to Okanagan Centre Road West (Attachment B, Map 2) has been constructed.

This parcel will be subject to a road reservation agreement that will be registered through the Lakestone Phased Development Agreement process.

District staff are supportive of the proposed rezoning as it would be consistent with the OCP and would support more opportunities for residential development on lands located within the Urban Containment Boundary.

## FINANCIAL IMPLICATIONS

- None       Budget Previously Approved       Other (see below)

## COMMUNICATION

- On-site signage was installed to notify the neighbourhood of the proposed rezone of 9580 Chase Road, and District staff notified residences within 100m of the subject property.
- A Public Notice for the zoning amendment was posted on January 23, 2026.
- In accordance with Local Government Act (LGA) s.464, a public hearing is prohibited for this application.

**ALTERNATE RESOLUTION OPTION(S)**

1. THAT Zoning Amendment (ASP00005) Bylaw 1316, 2026, not be supported, the bylaw abandoned, and the file closed.
2. THAT Zoning Amendment (ASP00005) Bylaw 1316, 2026, be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,  
**Carie Liefke, Manager of Current Planning**

**Report Approval Details**

Document Title:	ASP00005 9850 Chase Road (Lakestone).docx
Attachments:	- Attachment A - Zoning Amendment (ASP0005) Bylaw 1316 2026.pdf - Attachment B - Location Maps.pdf
Final Approval Date:	Jan 28, 2026

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

**Steven Gubbels, Development Engineering Manager - Jan 27, 2026 - 11:51 AM**

**Matthew Salmon, Infrastructure & Development Engineering Director - Jan 27, 2026 - 12:45 PM**

**Jeremy Frick, Director of Development Approvals - Jan 27, 2026 - 2:29 PM**

**Reyna Seabrook, Director of Corporate Services - Jan 27, 2026 - 4:02 PM**

**Paul Gipps, Chief Administrative Officer - Jan 28, 2026 - 9:22 AM**

**Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Jan 28, 2026 - 9:34 AM**