

**To:** Mayor and Council  
**From:** Paul Gipps, CAO  
**Meeting Date:** March 17, 2026  
**Meeting Type:** Regular Council Meeting

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

**Title:** Area Structure Plan | ASP00005 | Lakestone  
**Description:** Zoning Amendment to the CD3 (Lakestone) Zone for Density

**RECOMMENDATION**

THAT Zoning Amendment (ASP00005) Bylaw 1323, 2026 be read a first, second and third time.

**EXECUTIVE SUMMARY**

Amendments to the zoning bylaw are proposed to update the CD3 – Comprehensive Development 3 (Lakestone) zone to include density provisions resulting from the recent rezoning of 9850 Chase Road to CD3, clarifying the allocation of both commercial and residential density, and removing references to the 2012 Lakestone Master Plan.

This application is consistent with the Official Community Plan (OCP). Staff support this application and recommend that Council grant readings to Bylaw 1323, 2026.

**BACKGROUND**

Application Information			
<b>Application Type</b>	Zoning Text Amendment	<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 CD3 (Lakestone) zone		

**ANALYSIS**

The proposed text amendments would bring the CD3 zone into alignment with the proposed Lakestone Phased Development Agreement (PDA). The proposed zoning bylaw (Attachment A) would:

- remove all references of the 2012 Lakestone Master Plan [s.19.3.1., and 19.3.4.(h)(i)].
- amend the residential density [s.19.3.4.(h)(i)], of all lands within CD3 zone and subject to the PDA, from 1365 units to 1380 units.  
 This amendment is requested as additional land (9850 Chase Rd) has been included within the proposed PDA and the applicant has proposed 15 units on the land. Additional clarification is also being added to the zone to separate the previously allocate density of the existing Master Plan Phases from the pending PDA phases.
- clarify the allocation of commercial floor space permitted.  
 This amendment would permit commercial uses on lots in accordance with the CD3 zoned that have been developed in Phases 2-5 or will be developed in accordance with the PDA. Lot A & B Plan EPP74336 would not be permitted any commercial floor space which coincides with an existing covenant registered on the titles of these lands.

DEVELOPMENT REGULATIONS		
CRITERIA	CD3 zone (current)	CD3 zone (proposed)
Density - Residential	1365	Lakestone: Phase 2-5: 498 PDA Area: 882 Total: 1380 All other lots: 1 unit per lot*
Density - Commercial	85,600 square feet	maximum of 85,600 square feet (7,952.5m <sup>2</sup> ) combined total on all lots, except that Lot A & B EPP74336 shall have no commercial floor space*
<p><i>*existing registered covenant on Lot A &amp; B EPP74336 only permits one dwelling and associated accessory uses. Adding these terms to bylaw would allow covenant to be discharged in future.</i></p>		

Attachment B is a red-line version of the CD3 zone to demonstrate the changes that are proposed.

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

- A Public Notice for the zoning text amendment was posted on March 10, 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 1323, 2026, not be supported, the bylaw abandoned, and the file closed.
2. THAT Zoning Amendment (ASP00005) Bylaw 1323 , 2026, be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,

**Carie Liefke, Manager of Current Planning**