

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: May 5, 2026
Meeting Type: Regular Council Meeting

Prepared by: Jason Tran, Planner
Department: Planning and Development

Title: Zoning Amendment Bylaw | Z0000275 | 9421 Tyndall Road
Description: Request to rezone to RM2 - Low Density Row Housing to facilitate a multi-unit residential development

RECOMMENDATION

THAT Zoning Amendment (Z0000275) Bylaw 1324, 2026 be read a first, second and third time.

EXECUTIVE SUMMARY

The District has received a Zoning Bylaw Amendment application for 9421 Tyndall Road to rezone the property from RR1 – Rural Residential 1 to RM2 – Low Density Row Housing. The property is within the Urban Containment Boundary and designated Urban Residential in the Official Community Plan (OCP). The amendment would enable the development of multi-family residential units on the 3.4-hectare parcel.

The proposed RM2 zone is consistent with the OCP’s Urban Residential designation and aligns with the District’s Housing Needs Report (2023). Municipal infrastructure services front the property. The applicant received neighbourhood feedback that expressed concerns related to traffic, privacy, environmental impacts, drainage, and pedestrian safety. These matters were reviewed and will be addressed through comments within this zoning report or at the Development Permit stage. The application meets the criteria of *Local Government Act* Section 464(3) and therefore a public hearing is not permitted.

Staff support the applicants request to rezone the property, and recommend that Council consider granting readings to Zoning Amendment Bylaw 1324, 2026 to rezone the property to RM2 – Low Density Row Housing. Should Council support the rezoning, matters such as form and character and servicing details would be addressed at the Development Permit and Building Permit stages.

BACKGROUND

| Table 1: Application Information | | | |
|----------------------------------|--|--------------------------|---------------------------|
| Application Type: | Zoning Bylaw Amendment | Application Date: | July 12, 2022 |
| Applicant: | Landon Block | Owner: | Stoney Ridge Projects Ltd |
| Application Description: | Request to rezone the property from RR1 – Rural Residential 1 to RM2 – Low Density Row Housing to accommodate a multi-unit residential development | | |

| Table 2: Property Information | |
|-------------------------------|---|
| General | |
| Folio/Roll #: | 02184.801 |
| Legal Description: | Lot A Sections 9 And 4 Township 20 Osoyoos Division Yale District Plan Epp74821 |
| PID: | 030-260-728 |
| Civic Address: | 9421 Tyndall Rd |

| Land Use | | |
|------------------------------------|---|-------------|
| OCP Designation: | Urban Residential | |
| Zoning Designation: | Current: RR1 – Rural Residential 1 Proposed: RM2 – Low Density Row Housing | |
| ALR: | No | |
| Urban Containment Boundary: | Inside | |
| Parcel Size: | ~3.4 ha/8.4 ac | |
| Development Permit Areas: | Multiple Unit, Wildland Fire and Natural Environment | |
| Adjacent Land Summary: | Zoning: | Use: |
| <i>North:</i> | CD3 – Comprehensive Development 3 (Lakestone) | vacant |
| <i>East:</i> | CD3 – Comprehensive Development 3 (Lakestone) | vacant |
| <i>South:</i> | CD3 – Comprehensive Development 3 (Lakestone) | Residential |
| <i>West:</i> | RU1 – Small-Scale Multiple Housing CD3 – Comprehensive Development 3 (Lakestone) | Residential |

| Table 3: Infrastructure and Development Engineering | |
|---|---|
| Road Network: | Tyndall Road (Major Connector) |
| Driveway Access: | Will be required at building permit phase |
| Water Supply: | Municipal (source: Okanagan Lake/Beaver Lake) |
| Sewer: | Municipal |
| Drainage / Stormwater: | Municipal storm conveyance |
| Comments: | Storm design for this development will need to be aware of potential downstream system constraints and be designed accordingly. A portion of the site will require private water boosters. |

ANALYSIS

Site Context

The approximately 3.42 ha (8.45 acres) property is located (Attachment A) on Tyndall Road within the District of Lake Country. The Property is surrounded by natural (undeveloped) and residential properties. The property is on a west facing slope with an elevation change of approximately 35m. Water, sanitary, and storm lines are located along Tyndall Road.

The subject property is suburban in nature and is currently developed with an existing dwelling and accessory buildings. A building permit is in progress to demolish the existing house.

Official Community Plan

The Official Community Plan (OCP) Future Land Use Designation for the subject property is Urban Residential (Attachment B, Map 1) and is located within the Urban Containment Boundary (UCB). Within the UCB, higher-density development is encouraged to utilize existing infrastructure. The Urban Residential designation aims to increase population density, enhance livability, and minimize conflicts between Urban Residential uses and adjacent parcels.

The OCP recommends that Urban Residential areas support a variety of housing types. The proposed Zoning Bylaw amendment aligns with the Urban Residential designation by offering a zone for low density row housing, duplexes and compatible secondary uses on urban services.

In addition to OCP policy, the District's Housing Needs Report (2023) underscored the community need for all forms of multi-unit housing.

This application would be consistent with the objectives of the UCB, Urban Residential designation and the Housing Needs Report (2023).

Zoning Bylaw

The subject property is currently zoned RR1 – Rural Residential 1 (Attachment B, Map 2), which is not aligned with the OCP Future Land Use designation of Urban Residential. The proposed zone, RM2 – Low Density Row Housing, would be consistent with the Urban Residential OCP designation.

The proposed zone, RM2 – Low Density Row Housing, would permit multiple-dwelling housing & two dwelling housing. The buildings and structures permitted within the RM2 zone are duplex housing, row housing, semi-detached housing and accessory buildings and structures.

The Proposal

The proposed development for 9421 Tyndall Road currently envisions 34 residential units in a series of duplexes, three-plexes and four-plexes (Attachment C). The concept plan shows a low-density multi-unit residential layout accessed directly from Tyndall Road, with internal circulation on a private on-site road. The concept plan is subject to review and revisions during the Development Permit application phase.

Staff note that the proposed design demonstrates general compliance with RM2 – Low Density Row Housing zone. A fulsome review of the site layout and building form and character would occur at the development permit application stage, should this rezoning application be supported by Council.

The table below demonstrates the key differences between the existing RR1 zone and the proposed RM2 zone.

| Table 4: Regulation Analysis | | |
|-------------------------------------|---|--|
| Development Regulations | Current | Proposed |
| OCP Future Land Use | • Urban Residential | • Urban Residential |
| Zoning | • RR1 – Rural Residential 1 (not aligned with OCP designation) | • RM2 – Low Density Row Housing |
| Principle Uses | • Single family housing • Group home, minor • Agricultural, extensive | • multiple dwelling housing • two dwelling housing |
| Site Coverage | • 10% | • 45% – 50% |
| Floor Area Ratio (FAR) | • n/a | • 0.5 – 0.63 (+0.05 with a housing agreement; +0.08 with screened parking) |
| Height | • 9.5m or 2 ½ storeys | • 9.5m or 2 ½ storeys |
| Front Yard | • 6.0m | • 4.5m |
| Side Yard | • 3.0m | • 4m (1 or 1½ storey) • 4.5m (2 or 2½ storey) |
| Rear Yard | • 10.0m | • 6m (1 or 1½ storey) • 7.5m (2 or 2½ storey) |
| Additional Setbacks | • 15-30m for specific farm buildings | • 3.0m between principal buildings |

Public Hearing Legislation

Under Section 464(3) of the Local Government Act, local governments must not hold a public hearing for a zoning amendment when the application meets all conditions outlined in that section. This application satisfies those conditions; therefore, a public hearing is not required.

Future Considerations

Should Council rezone the property, several matters would need to be addressed at the time of development:

- Multiple Unit Development Permit Area (DPA) to consider site layout and form and character guidelines
- Natural Environment DPA
 - This DPA requires the natural environment to be considered in accordance with policies and guidelines with the OCP.
 - The applicant has provided an environmental report, and the report outlines the following:

- It is the professional opinion of the Qualified Environmental Professional (QEP) that the remaining ESA3 area should be enhanced to offset the loss of ESA2 habitat.
 - Proposed enhancement and mitigation measures include the installation of bird houses and bat roosting boxes under the QEP supervision, removal of invasive species, and the installation of fencing and signage to clearly delineate the environmentally sensitive area and discourage access by future occupants.
 - Additional professional recommendations are also proposed to protect the natural environment during the DP and construction stage.
 - With the implementation of these environmental protection and mitigation measures, the QEP anticipated that the potential environmental impacts associated with the proposed development can be minimized.
 - The applicant would update any necessary site layout considerations and provide security bonding at the DP stage to ensure environmental recommendations are met.
- Wildland Fire DPA
 - This DPA requires the wildland fire mitigation measures to be considered in accordance with policies and guidelines with the OCP.
 - The Wildfire Mitigation Report concluded with recommendations for buildings and landscaping due to the risk of fire spreading by sparks from forest interface areas.
 - The applicant would need to provide a landscape plan that meets FireSmart BC recommendations at the time of the DP review.
- Servicing:
 - The District's Engineering staff have confirmed with the District's engineering consultants that preliminary analyses of the existing mobility, sanitary sewer, and water models indicate the proposed use of the site can be serviced. Further detailed design and confirmation will be required through the Works and Services application process, triggered by issuance of a Building Permit.
 - Infrastructure upgrades along Tyndall Road were completed through an earlier development; at the time of Building Permit application, the owner/applicant will be required to pay applicable latecomer fees.
 - As part of the Works and Services application, the Owner's engineer will also be required to demonstrate that post-development stormwater flows will not adversely impact the downstream system.
- Building Permit(s) would be required for all buildings and on-site services.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

This application was referred to internal departments, and comments were provided and shared with the applicant through the Comprehensive Letter.

The Planning Department prepared the appropriate letter/signage and landowner notifications prior to Council consideration.

The Applicant completed the neighbourhood consultation required by the Development Approval Procedures Bylaw, and a summary was submitted to the District which outlined responses including:

1. Concerns regarding potential:
 - environmental impacts,
 - drainage/flooding issues,
 - privacy reduction,
 - light impacts,
 - pedestrian safety, and

-
- parking
2. Oppose high density development in this area as it would increase traffic and reduce property values
 3. Prefer the property stay as RR1 and allow for outdoor storage.

As per the Local Government Act, a public notice was posted to inform the public of this amendment application. This application meets Section 467 of the Local Government Act; therefore, a public hearing is prohibited.

Staff support Zoning Amendment Bylaw 1324, 2026 (Attachment D).

ALTERNATE RECOMMENDATION(S)

1. THAT Zoning Amendment (Z0000275) Bylaw 1324, 2026 not be read a first, second and third time.
AND THAT the file closed.

2. THAT Zoning Amendment (Z0000275) Bylaw 1324, 2026 be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted.

Jason Tran, Planner

Report Approval Details

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|----------------------|---|
| Document Title: | Z0000275 - 9421 Tyndall Road.docx |
| Attachments: | <ul style="list-style-type: none"> - Attachment A-Z0000275-Location Maps.pdf - Attachment B-Z0000275-Land Use Maps.pdf - Attachment C-Z0000275-Concept Plan.pdf - Attachment D - Draft Zoning Amendment Bylaw 1324 2026.pdf |
| Final Approval Date: | Apr 30, 2026 |

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

Carie Liefke, Manager of Current Planning - Apr 24, 2026 - 4:57 PM

Steven Gubbels, Development Engineering Manager - Apr 27, 2026 - 9:42 AM

Matthew Salmon, Infrastructure & Development Engineering Director - Apr 27, 2026 - 10:41 AM

Jeremy Frick, Director of Development Approvals - Apr 29, 2026 - 3:26 PM

Reyna Seabrook, Director of Corporate Services - Apr 29, 2026 - 3:42 PM

Paul Gipps, Chief Administrative Officer - Apr 29, 2026 - 3:59 PM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Apr 30, 2026 - 10:27 AM