

DISTRICT OF LAKE COUNTRY

BYLAW 1156

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. Zoning Bylaw 561, 2007 Section 19 – DIRECT CONTROL ZONES s is hereby amended by adding “19.12 DC-13 Direct Control 13 (O’Rourke Family Vineyard) Zone as shown in Schedule A, attached to and forming part of this bylaw; and
2. This bylaw may be cited as “Zoning Amendment (Z2020-004) Bylaw 1156, 2021”.

READ A FIRST TIME this 15th day of June 2021.

READ A SECOND TIME this ___ day of ___, 2021.

ADVERTISED on the ___ and ___ days of ___, 2021 and a Public Hearing held pursuant to the provisions of Section 464 of the *Local Government Act* on the ___ day of ___, 2021.

READ A THIRD TIME this _____ day of _____, 2021.

Certified correct at third reading.

Dated at Lake Country, B.C.

Corporate Officer

RECEIVED the approval of the Ministry of Transportation this ___ day of ___, 2021.

Ministry of Transportation and Infrastructure

ADOPTED this ___ day of ___, 2021.

Mayor

Corporate Officer

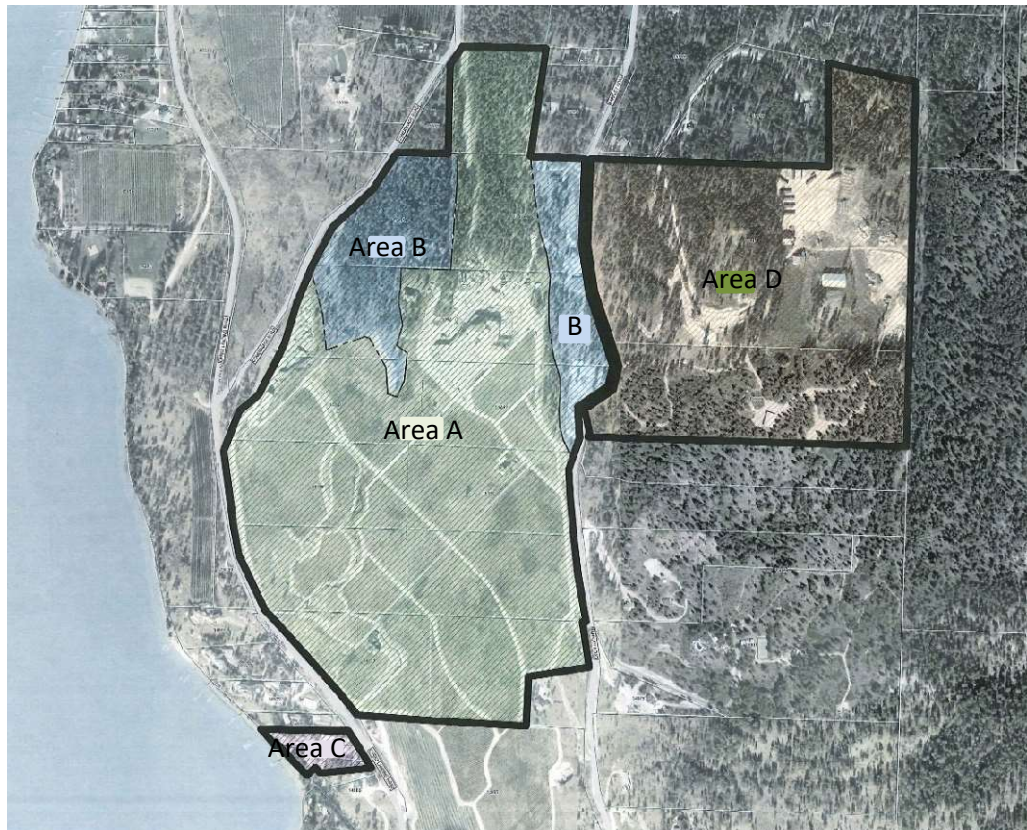
Schedule 'A'

19.12 DC-13 – Direct Control 13 (O'Rourke Family Vineyard)

19.12.1 Purpose

This zone provides for the comprehensive development of land holdings located in Carr's Landing as defined in Figure 19.12.1 identified as O'Rourke Family Vineyard; including a winery, year-round occupancy of accessory tourist accommodation units and associated residential uses. The area is divided by use and topography into four areas:

- Area A Agriculture, Winery, ancillary use and a variety of assembly uses;
- Area B Dwelling units and tourist accommodation in a variety of forms;
- Area C Residential and short-term accommodation uses and waterfront access to the holdings; and
- Area D Site services and assorted accessory uses.



The development includes the following properties:

- Lot B, Plan EPP34669, Section 5, Township 14, Osoyoos Division of Yale Land District
- Lot 25, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
- Lot 18, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
- Lot 24, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
- Lot 23, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
- Lot 17, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
- Lot 22, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
- Lot 16, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
- Lot A, Plan EPP87503, Section 5, Township 14, Osoyoos Division of Yale Land District

Lot 14, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
 Lot 20, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
 Lot 14, Plan KAP712, Section 8, Township 14, Osoyoos Division of Yale Land District
 Lot 1, Plan KAP712, Section 8, Township 14, Osoyoos Division of Yale Land District
 Lot 1, Plan EPP77578, Section 5, Township 14, Osoyoos Division of Yale Land District
 Lot C, Plan KAP20162, Section 5, Township 14, Osoyoos Division of Yale Land District
 Lot 3, Plan KAP53949, Section 5, Township 14, Osoyoos Division of Yale Land District
 Lot 3, Plan KAP525, Section 5, Township 14, Osoyoos Division of Yale Land District
 Lot B, Plan EPP88444, Section 5, Township 14, Osoyoos Division of Yale Land District

19.12.2 Permitted Uses

Use	Area A	Area B	Area C	Area D
Agricultural Uses:				
Agriculture	Y	Y	Y	Y
Farm	Y	Y	Y	Y
Farm Product Processing	Y	Y	Y	Y
Farm Retail Sales	Y	Y		
On-Farm Composting	Y			Y
Agri-tourism	Y	Y	Y	Y
Agri-tourism Accommodation	Y	Y	Y	
Full-time Farm Worker Housing	Y	Y	Y	Y
Temporary Farm Worker Housing	Y	Y	Y	Y
Winery	Y			
Residential Uses:				
Dwelling	Y	Y	Y	Y
Secondary Suite	Y	Y	Y	Y
Caretaker Dwelling	Y	Y	Y	Y
Accommodation Uses:				
Tourist Accommodation	Y	Y	Y	Y
Bed & Breakfast	Y	Y	Y	Y
Other Uses:				
Ancillary Use	Y			
Assembly Use	Y			
Docks, Private			Y	
Entertainment Use	Y			
Exhibition and Convention Facilities	Y			
Food Primary Establishment	Y			
Liquor Primary Establishment, Minor	Y			
Offices	Y			
Outdoor Storage	Y	Y		Y
Passive Recreation	Y	Y	Y	Y
Utility Services, Minor Impact	Y	Y	Y	Y

19.12.3 Subdivision Regulations

	Area A	Area B	Area C	Area D
Minimum Width	30m	40m	30m	40m
Minimum Depth	30m	100m	30m	100m
Minimum Area	2.6 ha	3.8 ha	1.0ha	3.8ha

19.12.4 Development Regulations

(a) Density (Maximum number of units or Gross Floor Area as applicable)

	Area A	Area B	Area C	Area D
Dwellings including Caretaker and Full-time Farm Worker and excluding suites	3 units	3 units	3 units	3 units
Temporary Farm Worker Housing	20 units			
Tourist Accommodation, including Agri-tourism accommodation	10 units	25 units	Nil	
Entertainment Use, Exhibition and/or Convention Facilities	7000m ²	Nil		
Food and Liquor Establishments	500m ²			
Winery and Ancillary Uses, excluding tunnels	5600m ²			

(b) Site Coverage¹

	Area A	Area B	Area C	Area D
Total of all buildings and structures within Area	10%	10%	2%	15%

¹ Site coverage calculated on entire O'Rourke Vineyards Site

² No maximum site coverage for Agricultural uses

(c) Height

	Area A	Area B	Area C	Area D
Winery, Ancillary Uses & Event Centre	30m			
Dwellings	9.5m	9.5m	9.5m	9.5m
Tourist Accommodation	9.5m	9.5m	9.5m	9.5m
Agricultural buildings	16m	16m	16m	16m
Accessory uses ²	4.5m	4.5m	4.5m	4.5m

(d) Setbacks to exterior boundaries of O'Rourke Vineyards Site

	From Dedicated Road Frontage	North Site boundary	South Site boundary	East Site boundary
Winery, Ancillary Uses & Event Centre	15m	30m	30m	30m
Dwellings	6m	3m	3m	3m
Tourist Accommodation	6m	3m	3m	3m
Agricultural buildings	15m	15m	15m	15m
Accessory uses	6m	3m	3m	3m

19.12.5 The regulations contained in Section 8 Landscaping and Screening are supplemented with the following:

The minimum Landscape Buffer for this zone is Level 1, except that it is Minimum 3.0m Level 2 for all parking and loading areas and access driveways adjacent to the exterior boundary of the site.

19.12.6 Parking and Loading

(a) Notwithstanding the regulations contained in Section 9.1.5 Off-street Parking (a) Location, the following apply in this zone:

- i. all required off-street parking shall be located on the site;
- ii. all visitor parking is to be easily accessible to the access points of the corresponding development and or buildings.
- iii. No off-street parking shall be located within 2.0m of any boundary property line or exterior boundary of the site.

(b) All other provisions of section 9 – Parking and Loading apply.

19.12.7 Agricultural Uses in Area C Agricultural uses in Area C must also comply with the following:

- (a) Pedestrian or vehicular traffic or must not exceed that which is generally characteristic of the neighbourhoods within which it is located;
- (b) Secondary processing of food products produced on site is prohibited;
- (c) outdoor storage of related equipment and materials is not permitted;
- (d) Organic materials produced and composted on site must be composted in accordance with best practices and must not produce odours, or must be transported to a composting facility located elsewhere in Areas A, B or D by an appropriate means.

19.12.8 Other Regulations

Except where modified herein, all other parts and definitions regulations apply. These include the general development regulations of Section 7 General Development Regulations; Section 10 Specific Use Regulations; and Section 11 Signs.