

DISTRICT OF LAKE COUNTRY

BYLAW XXXXX

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended by:

- 1.1. Section 2, subsection 2.3.1 is amended by adding the following row to the bottom of the table titled “Section 19-Direct Control and Comprehensive Development Zones”:

CD15	Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.)
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- 1.1. Section 19, adding, in alpha-numerical order, the ‘CD15 – Comprehensive Development 15 (3223 Woodsdale Road/ 11437 Bottom Wood Lake Road)’ zone, as shown on Schedule “A” attached hereto.

- 1.2. Changing the zoning classification, as shown on Schedule “B” attached hereto, as follows:

PID 032-357-834, LOT A DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN EPP139349
PID 032-357-842, LOT B DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN EPP139349

From: C1 – Town Centre Commercial

To: CD15 – Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.)

- 1.3. This bylaw may be cited as “Zoning Amendment (XXXX) Bylaw XXXXX, 2024”.

READ A FIRST TIME this XX day of XX, 2024.

READ A SECOND TIME this XX day of XX, 2024.

READ A THIRD TIME this X day of XX, 202x

ADVERTISED on the XX and XX days of XX, 202x and a Public Hearing held pursuant to Section 464 of the Local Government Act on the X day of XX, 202x.

Certified correct at third reading.

Dated at Lake Country, B.C.

Corporate Officer

RECEIVED the approval of the Ministry of Transportation this ____ day of ____, 2024.

Ministry of Transportation and Infrastructure

ADOPTED this xx day of month, 2024.

Mayor

Corporate Officer

DRAFT

Schedule "A" to Bylaw XXXX, 2024

19.14. CD15 - Comprehensive Development Zone 15 (3223 Wooddale Road/ 11437 Bottom Wood Lake Road):

19.14.1. Purpose

The purpose is to designate orderly development of mixed use commercial and residential neighbourhood scale development

19.14.2 Principal Uses

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

19.14.2 Secondary Uses

- (a) outdoor storage
- (b) multiple dwelling housing
- (c) apartment housing

19.14.3 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

19.14.4 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

1. Lot A (PID# 032-357-834):
 - i) Front and flanking/exterior side yard: 2.0m.
 - ii) Interior Side Yard: 0.0m
 - iii) Rear: 1.2m
2. Lot B (PID# 032-357-842):
 - i) Front yard: 2.0m.
 - ii) North side yard: 0.0m.
 - iii) South side yard: 1.2m
 - iv) Rear yard: 1.2m

19.14.5 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.

19.14.6 PARKING

In the CD15 zone, the Parking and Loading regulations of Section 9 shall apply and a maximum of 125% of required parking is permitted.

19.14.7 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 90% of any building façade facing public road and a minimum of 50% of the gross floor area of the main floor.

19.14.8 LANDSCAPING

- (a) Front: 2.0m

- (b) Side: Equal to the side yard OR minimum setback as Determined by the District of Lake Country
- (c) Rear: Equal to the rear yard OR minimum setback as Determined by the District of Lake Country

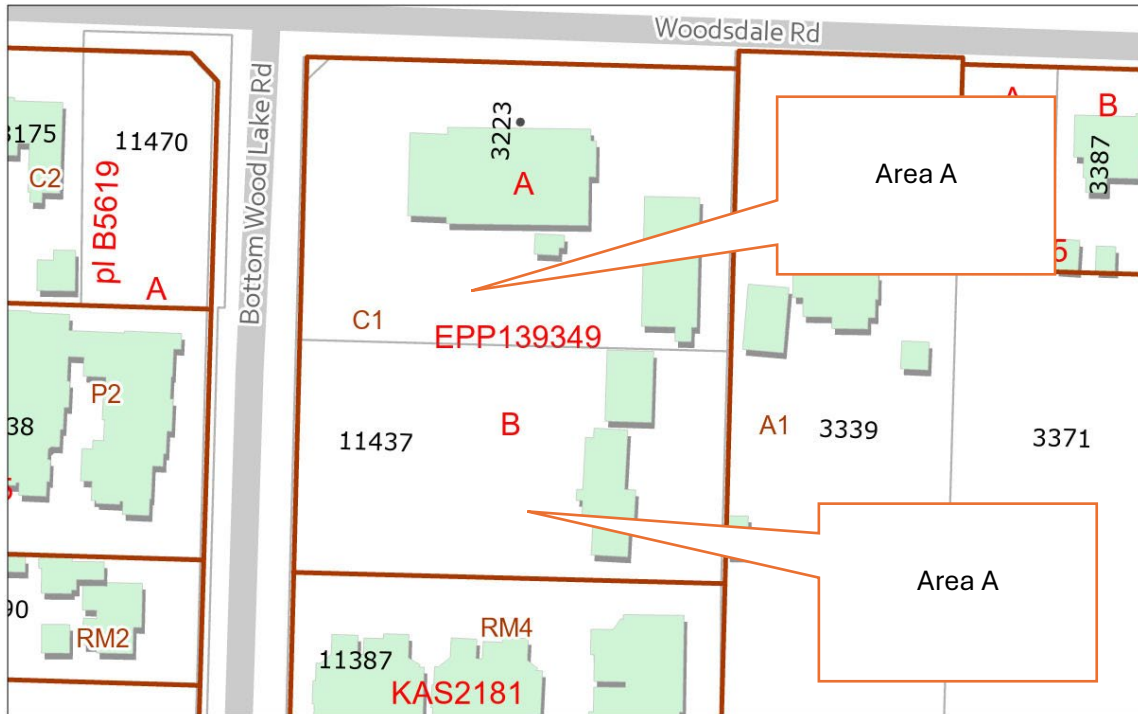
19.14.9 ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11

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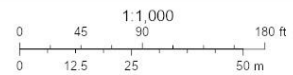
Schedule B to Bylaw XXXXX, 2024

Schedule B Zoning Map



11/14/2024, 9:26:49 AM

- Zoning
- Parcels
- Street Names 502-1001
- Building
- Streets
- Lake Country Boundary
- Street



District of Lake Country Online Mapping System
District of Lake Country

