

# Attachment B-Zoning Bylaw 1248 at 2nd

## DISTRICT OF LAKE COUNTRY

### BYLAW 1248

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#### A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:
  - 1.1. Section 2.3, General Administration, Zoning Map, subsection 2.3.1 is amended by:
    - (a) deleting the table header text “Section 19 – Direct Control Zones” and replacing it with “Section 19 – Direct Control and Comprehensive Development Zones”; and
    - (b) in the same, table, now titled “Section 19-Direct Control and Comprehensive Development Zones”, adding the following row immediately beneath the row “DC12 Direct Control 12 (Turtle Bay Crossing Developments Ltd.)”:

CD14	Comprehensive Development 14 (West Point Apartment Housing)
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  - 1.2. In Section 19 – Direct Control Zones, deleting the heading title “Section 19 – Direct Control Zones” and replacing it with “Section 19 – Direct Control and Comprehensive Development Zones”.
  - 1.3. In Section 19, inserting the new Section 19.12. CD14-Comprehensive Development 14 (West Point Apartment Housing), as shown on Schedule A, attached to and forming part of this Bylaw, immediately following the end of section 19.11. DC-12.
2. By changing the zoning classification of:

Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road)  
From: I1 – General Industrial  
To: CD14-Comprehensive Development 14 (West Point Apartment Housing)

And

Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road)  
From: I1 – General Industrial  
To: CD14-Comprehensive Development 14 (West Point Apartment Housing)

As shown as Area A on Schedule B attached to and forming part of this bylaw.
3. This bylaw may be cited as “Zoning Amendment (OPZ00002) Bylaw 1248, 2024”.

# Attachment B-Zoning Bylaw 1248 at 2nd

Bylaw 1248, 2024

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READ A FIRST TIME this 5<sup>th</sup> day of November, 2024.

READ A SECOND TIME 5<sup>th</sup> day of November, 2024.

ADVERTISED on the 9<sup>th</sup> and 16<sup>th</sup> days of January, 2025 that a Public Hearing be held pursuant to Section 464 of the *Local Government Act* on the 21<sup>st</sup> day of January 2025.

READ A THIRD TIME this 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Ministry of Transportation and Infrastructure

ADOPTED this xx day of month, 202X.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule A to Bylaw 1248

**19.12. CD-14 – Comprehensive Development 14 (West Point Apartment Housing)**

19.12.1. Purpose

The purpose is to provide a zone for multi-family residential ranging up to 6 storeys and complimentary commercial uses on the border of the District of Lake Country and City of Kelowna.

19.12.2 Principal Uses

- (a) apartment housing
- (b) congregate housing
- (c) multiple dwelling housing
- (d) public park
- (e) row housing
- (f) stacked row housing

19.12.3 Secondary Uses

- (a) accessory buildings
- (b) accessory uses
- (c) care centres, major
- (d) food primary establishment
- (e) health services
- (f) home occupations
- (g) offices
- (h) participant recreation services, indoor
- (i) personal service establishments
- (j) public libraries and cultural exhibits
- (k) retail store, convenience

19.12.4 Subdivision Regulations

- (a) WIDTH  
The minimum lot width is 30.0 m
- (b) DEPTH  
The minimum lot depth is 30.0 m
- (c) AREA  
The minimum lot area is 1400 m<sup>2</sup>

19.12.5 Density and Height Regulations

- (a) DENSITY  
The maximum floor area ratio is 2.35.  
The minimum floor area ratio is 0.5.
- (b) HEIGHT

The maximum height is the lesser of 22 m or 6 storeys, except it is 4.8 m for accessory buildings and structures.

## 19.12.6 Development Regulations

### (a) SITE COVERAGE

The maximum site coverage of all buildings is 65%, and together with driveways, parking areas, other structures and impermeable surfaces, shall not exceed 85%.

### (b) FRONT YARD

The minimum front yard is 3.0 m.

### (c) SIDE YARD

The minimum side yard is 3.0 m, except it shall be 6.0 m for a side yard abutting ALR-designated property.

### (d) REAR YARD

The minimum rear yard is 4.5 m.

### (e) PRIVATE OPEN SPACE

A minimum of 5 m<sup>2</sup> of private open space shall be provided per dwelling unit and congregate housing bedroom.

### (f) BUILDING FRONTAGE

A continuous building frontage shall not exceed 100 m in length.

## 19.12.7 Parking Regulations

### (a) RESIDENTIAL PARKING

A minimum of 1.0 off-street vehicle parking spaces shall be provided per dwelling unit.

A minimum of 0.33 off-street vehicle parking spaces shall be provided per unit of special needs housing or non-market housing.

### (b) NON-RESIDENTIAL PARKING

Required off-street vehicle parking minimums shall meet the regulations contained in Section 9.5 General Provisions.

### (c) VISITOR PARKING

A minimum of 0.14 parking spaces shall be provided for each parking space required in 19.12.7(a).

### (d) BICYCLE PARKING

Required off-street bicycle parking minimums shall meet the regulations contained in Section 9.4 Off-Street Bicycle Parking.

### (e) OTHER PARKING & LOADING

Up to 50% of the required residential and non-residential off-street vehicle parking spaces may be of a length shorter than 6.0 m, to a minimum of 5.0 m.

All other residential and non-residential off-street vehicle parking and loading spaces shall adhere to Section 9 for size, location, and development standards.

19.12.8 Other Regulations

(a) LANDSCAPING AND SCREENING

Landscaping requirements shall be as specified in Section 8.

Minimum landscape buffers shall be as follows:

Front Yard: Level 2

Side Yard: Level 3

Rear Yard: Level 3

(b) ALR BUFFER

The minimum landscape buffer for a yard abutting ALR-designated property shall be as follows:

Level 5 as per Section 8.6(e)

(c) OTHER LANDSCAPING AND SCREENING

Landscaping shall adhere to the landscaping and screening provisions of Section 8.

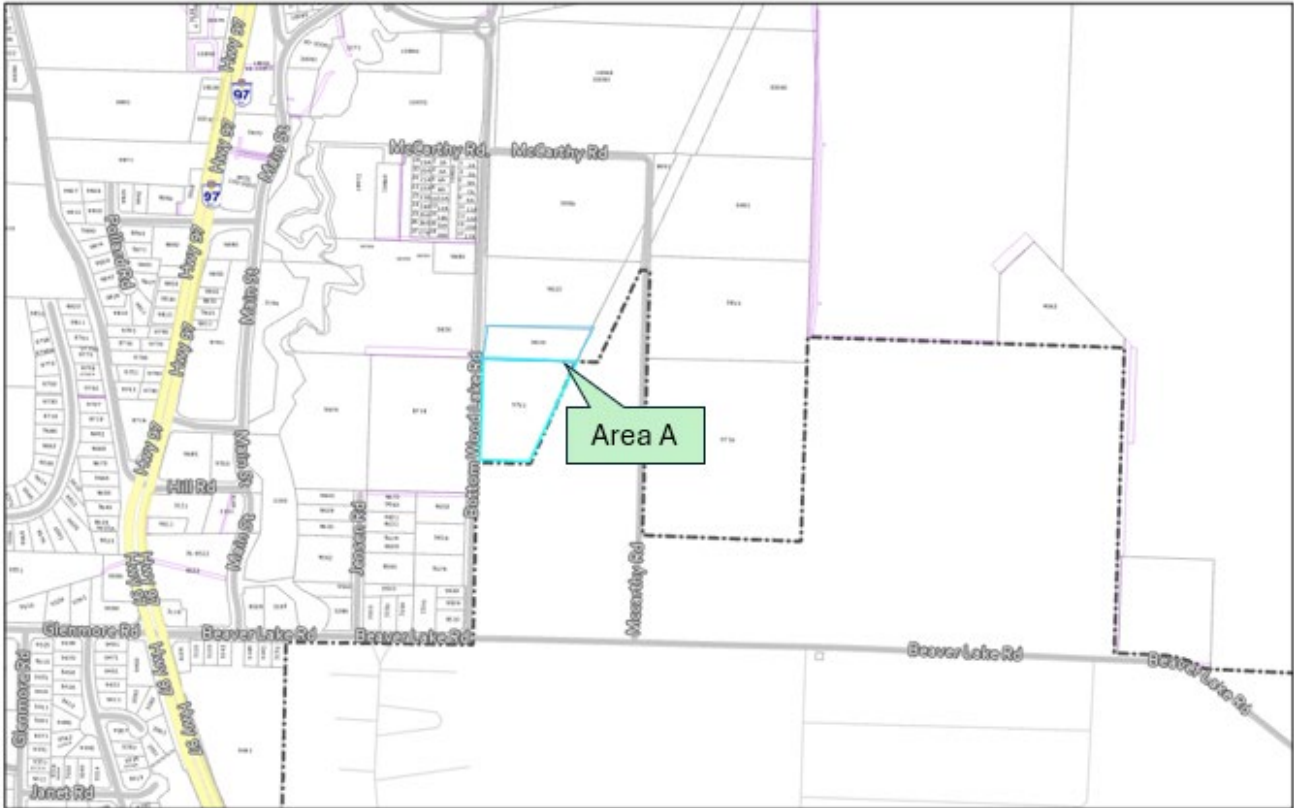
19.12.9 Additional Regulations

Daylighting standards do not apply to buildings constructed in this zone.

Unless otherwise specified in this zone, the following regulations apply: the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the specific use regulations of Section 10, and the sign regulations of Section 11.

Schedule B to Bylaw 1248

District of Lake Country Map



10/24/2024, 3:39:12 PM

- Parcels
- Streets
- Highway
- Easements
- Street
- Lake Country Boundary

