



Minutes

Regular Council Meeting

January 21, 2025, 7:15 p.m.
Council Chambers/Video Conference
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Council Present:

Mayor Blair Ireland
Councillor Tricia Brett
Councillor Heather Irvine
Councillor Michael Lewis
Councillor Todd McKenzie
Councillor Bib Patel
Councillor Cara Reed

Staff Present:

Paul Gipps, Chief Administrative Officer
Jeremy Frick, Director of Planning & Development
Trevor James, Chief Financial Officer
Darren Lee, Fire Chief
Matthew Salmon, Director of Infrastructure & Development Engineering
Brad Savoury, Director of Legal Services and Risk Management
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation & Culture
Carie Liefke, Manager of Current Planning
Steven Gubbels, Manager of Development
Shaun Lesowski, Parks and Facilities Manager
James Robertson, Land Agent
Ruth Sulentich, Economic Development and Public Engagement Specialist
Scott Unser, Public Works Manager
Richard Wagner, Manager of Finance
Kiel Wilkie, Utility Manager
Brian Zurek, Manager of Long Range Planning
Makayla Ablitt, Legislative Technical Clerk

1. Call to Order and Territorial Acknowledgement

We acknowledge that we are conducting our business today on the unceded territory of squilx"/syilx (Okanagan) peoples. As a Council, we recognize the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.

The Mayor called the meeting to order at 9:25 p.m.

The Mayor read a statement of apology and recognition of behaviour in response to language and statements made by Mayor Ireland at the January 14, 2025 Regular Council Meeting.

2. Adoption of Agenda

2025-01-018 It was moved and seconded

THAT the Regular Council Meeting Agenda of January 21, 2025 be adopted.

Carried.

3. Adoption of Minutes

4. Mayor's Report

5. Announcements

Mark your calendar – drop in to either of the Budget Open House events scheduled for:

- Tuesday, January 28 5pm-8pm at GESS; and
- Thursday, February 6 3pm-6pm Municipal Hall

Come out and chat in person to have your questions answered and learn what is included in the 2025 budget.

Submit a question before the meeting through [Let's Talk – Lake Country](http://letstalk.lakecountry.bc.ca).
(letstalk.lakecountry.bc.ca)

Free Christmas tree chipping is going on until the end of the month at Jack Seaton Park. Take the decorations and tinsel off your natural tree and drop it off before January 31.

Save \$20 on dog license renewal fee until the end of February.

6. Delegations

7. Planning and Development Applications

7.1 Official Community Plan Amendment Bylaw 1263 | OCP00061 | Map 6

For adoption.

Read a 1st and 2nd time [December 17, 2024](#). Public Hearing and 3rd reading January 14, 2025.

Councillor Lewis declared a conflict due to property ownership for items 7.1, 7.2 and 7.3 and left the meeting at 9:29 p.m.

2025-01-019 It was moved and seconded

THAT Official Community Plan Amendment (OCP00061) Bylaw 1263, 2024 be adopted.

Carried.

7.2 Zoning Amendment Bylaw 1261 | Z0000269 | Lot 63 Tyndall Road

Rezoning from RR1 – Rural Residential 1 to RU1 – Small-Scale Multiple Housing to support future development of the property.

2025-01-020 It was moved and seconded

THAT Zoning Amendment (Z0000269) Bylaw 1261, 2025 be read first and second time.

Motion Failed.

OPPOSED: Councillors Brett, Irvine, and Reed

2025-01-021 It was moved

THAT Zoning Amendment (Z0000269) 1261, 2025 be read a first time;

AND THAT staff be directed to bring back a report prior to second reading, addressing sewer, fire, stormwater and access on the subject property.

Carried.

OPPOSED: Mayor Ireland and Councillor Patel

7.3 Zoning Amendment Bylaw 1259 | Z0000274 | Lot 64 Tyndall Road

Rezoning from RR2 – Rural Residential 2 to RU1 – Small-Scale Multiple Housing to support future development of the property.

2025-01-022 It was moved and seconded

THAT Zoning Amendment (Z0000274) Bylaw 1259, 2025 be read first time;

AND THAT staff be directed to bring back a report prior to second reading addressing sewer, fire, stormwater and access on the subject property.

Carried.

OPPOSED: Mayor Ireland and Councillor Patel.

7.4 Zoning Amendment Bylaw 1266 | Z0000277 | 3118 Reimche Rd.

To rezone from RM4 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing

Councillor Lewis returned at 10:05 p.m.

2025-01-023 It was moved and seconded

THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025, for a portion of the property at 3118 Reimche Road, be read for a first, second and third time.

AND THAT prior to adoption, the District secure a covenant for road dedication and offsite pedestrian improvements.

Carried.

7.5 Development Permit with Variance | DP000839 | 11551 Bottom Wood Lake Road

Multiple Unit Development Permit for the construction of an apartment building with variances to landscaping, site coverage and parking regulations.

2025-01-024 It was moved and seconded

THAT Development Permit with Variance DP000839 (Attachment A in the Report to Council dated January 21, 2025) for property at 11551 Bottom Wood Lake Road, legally described as LOT 1 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 9194 EXCEPT PLAN 15147; PID: 006-438-318 be approved.

Carried.

7.6 Development Variance Permit | DPV00405 | 12558 Lake Vista Court

Variance to permitted height of two constructed retaining walls

2025-01-025 It was moved and seconded

THAT Development Variance Permit DVP00405 (Attachment A in the Report to Council dated January 21, 2025), to permit an increase in height of two retaining walls for the property at 12558 Lake Vista Court, be approved.

Carried.

OPPOSED: Councillor Reed

7.7 Development Variance Permit | DVP00408 | 13595 Forest Hill Drive

To authorize construction of a proposed secondary suite with variances to site coverage, building height, maximum floor area and total floor area regulations.

2025-01-026 It was moved and seconded

THAT the Regular Council Meeting of January 21, 2025 continue past 11:00 p.m.

Carried.

2025-01-027 It was moved and seconded

THAT Development Variance Permit DVP00408 and Development Permit DP001066 (Attachment A to the Report to Council dated January 21, 2025) for the property located at 13595 Forest Hill Drive (Roll 3017105; PID: 018-311-644), to vary site coverage, height and floor area provisions of Zoning Bylaw #561, 2007 for the development of a secondary suite, be approved.

Carried.

8. Departmental Reports**8.1 Revenue Anticipation Borrowing Bylaw 1267, 2025**

To consider a bylaw that permits temporary borrowing to meet current lawful expenditures.

2025-01-028 It was moved and seconded

THAT Revenue Anticipation Borrowing Bylaw 1267, 2025 be read a first, second and third time.

Carried.

8.2 Road Closure | RC2023-025 | 15851 Trask Road

Road Closure Bylaw (RC2023-025) 1237, 2024 to remove highway dedication adjacent to 15851 Trask Road

2025-01-029 It was moved and seconded

THAT Road Closure Bylaw (15851 Trask Road) 1237, 2024 be read a first, second and third time.

Carried.

OPPOSED: Councillor Reed

8.3 Road Closure Application | RC2023-030 | 11th Street

A Bylaw to close a portion of road, and remove its highway dedication, 11th Street

2025-01-030 It was moved and seconded

THAT Road Closure Bylaw (11th Street) 1210, 2024 be read a first, second and third time.

Carried.

OPPOSED: Councillor McKenzie

8.4 Community Hall Capital Grant Funding

Consider amendments to the funding strategy Community Hall Capital Grant

2025-01-031 It was moved and seconded

THAT the Community Hall Capital Grant budget be increased from \$15,000 to \$24,000 for 2025 and future years, with funds to be reallocated from Council Contingency;

AND THAT each of the community halls, Winfield Memorial Hall, Okanagan Centre Hall and Oyama Community Club, be allocated \$8,000 of the Community Hall Capital Grant each year, to be accrued annually and available for use by each respective group for capital projects, upon receipt of a request for funds and supporting documents, including budgets and financial statements substantiating the project;

AND THAT staff be directed to bring forward amendments to Grant In Aid Policy 175, 2019 clarifying the proposed changes.

Carried.

8.5 Council Authority to Approve Travel 2025

Council authorization for attendance at 2025 Conferences.

2025-01-032 It was moved and seconded

THAT the Mayor and Council (7 members) be authorized to attend the 2025 UBCM and SILGA Conferences;

AND THAT the Mayor and one member of Council be authorized to attend the 2025 FCM Conference;

AND THAT Councillor Patel be authorized to attend the 2025 Local Government Leadership Academy (LGLA) Forum with expenditures not to exceed \$2,000;

AND THAT the Council Conferences budget be increased from \$25,000 to \$35,000 for 2025 and future years, with funds to be reallocated from Council Contingency.

Carried.

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Zoning Amendment Bylaw 1243 | Z0000339 | Strata Hotel / Motel Secondary Use

For adoption.

Read a 1st and 2nd time [October 15, 2024](#). Public Hearing and 3rd reading January 14, 2025.

2025-01-033 It was moved and seconded

THAT Zoning Amendment (Z0000339) Bylaw 1243, 2024 be adopted.

Carried.

9.2 OCP and Zoning Amendment Bylaws 1247 and 1248 | OPZ00002 | 9751 & 9819 Bottom Wood Lake Road

Consideration of readings after a Public Hearing.

Read a 1st and 2nd time [November 5, 2024](#). Public Hearing held January 21, 2025.

2025-01-034 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00002) Bylaw 1247, 2024 be read a third time;

THAT Zoning Amendment (OPZ00002) Bylaw 1248, 2024 be read a third time with the condition that the Owner be required to enter into a Cash in Lieu Agreement with the District of Lake Country in lieu of offsite improvements.

Carried.

9.3 OCP and Zoning Amendment Bylaws 1249 and 1250 | OPZ00003 | O'Rourke Family Vineyard

Consideration of readings after a Public Hearing.

Read a 1st time [November 19, 2024](#). Read a second time [December 17, 2024](#). Public Hearing held January 21, 2025.

An amended version of Bylaw 1249 and Bylaw 1250 were circulated to Council for consideration and are attached to and form part of these minutes.

2025-01-035 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be deferred, pending clarification from staff on Public Hearing comments;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be deferred, pending clarification from staff on Public Hearing comments.

Motion Failed.

OPPOSED: Mayor Ireland, Councillors Brett, Irvine, Lewis, and Patel.

2025-01-036 It was moved and seconded

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be amended as identified in the version of Bylaw 1249, 2025 circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a third time as amended;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be amended circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND FURTHER THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a third time as amended.

Main Motion Carried as Amended.

OPPOSED: Councillor Reed

Amendment:

2025-01-037 It was moved and seconded

THAT the main motion be amended to include:

AND FURTHER THAT prior to adoption, staff be directed to report back with options for the applicant to contribute to parks and trails.

Amendment to Main Motion Carried.

The main motion as amended reads as follows:

THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be amended as identified in the version of Bylaw 1249, 2025 circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND THAT Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024 be read a third time as amended;

AND THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be amended circulated to Council at the January 21, 2025 Regular Council Meeting, attached to and forming part of the minutes;

AND FURTHER THAT Zoning Amendment (OPZ00003) Bylaw 1250, 2024 be read a third time as amended;

AND FURTHER THAT prior to adoption, staff be directed to report back with options for the applicant to contribute to parks and trails.

9.4 Subdivision and Development Servicing Amendment (Cash-in-lieu) Bylaw 1262, 2025

For adoption.

2025-01-038 It was moved and seconded

THAT Subdivision and Development Servicing Amendment (Cash-in-lieu) Bylaw 1262, 2025 be adopted.

Carried.

10. Rise and Report from In Camera

11. Council Committees

12. External Committees and Boards

12.1 Regional District of Central Okanagan Board Report of January 16, 2025

13. Strategic Priorities

14. Report from Councillors

15. Adjournment

The Mayor adjourned the meeting at 12:28 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook

DISTRICT OF LAKE COUNTRY

BYLAW 1249, 2024

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW 1065, 2018

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

1. Official Community Plan Bylaw 1065, 2018 is hereby amended by:

1.1. Changing Map 1 – Future Land Use Plan and the associated land use designation of:

~~Lot 3 Section 5 Township 14 Osoyoos Division Yale District Plan 525~~
~~Lot B Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP88444~~
LOT 1 SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141228

From: Rural Residential
To: Agricultural

And, a portion of:

LOT A SECTIONS 5 AND 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP141227 ~~Lot 20~~
~~Section 5 Township 14 Osoyoos Division Yale District Plan 525~~

From: Rural Residential
To: Agricultural

As shown on Schedule A, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Official Community Plan Amendment (OPZ00003) Bylaw 1249, 2024”.

READ A FIRST TIME this 19th day of November, 2024.

CONSIDERED in conjunction with the financial plan and waste management plan this 17th day of December 2024.

READ A SECOND TIME this 17th day of December, 2024.

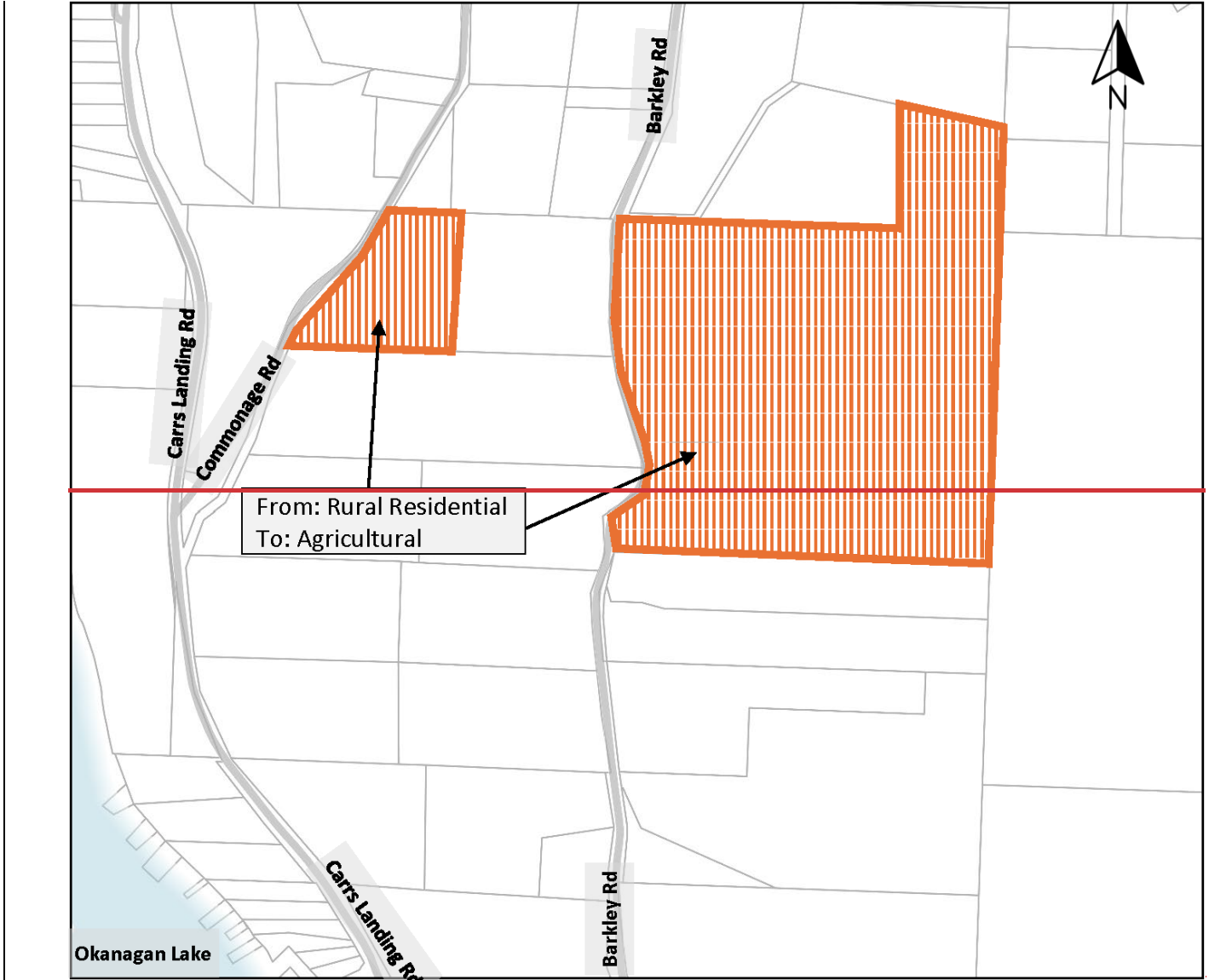
ADVERTISED on the 9th and 16th days of January, 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 21st day of January, 2025.

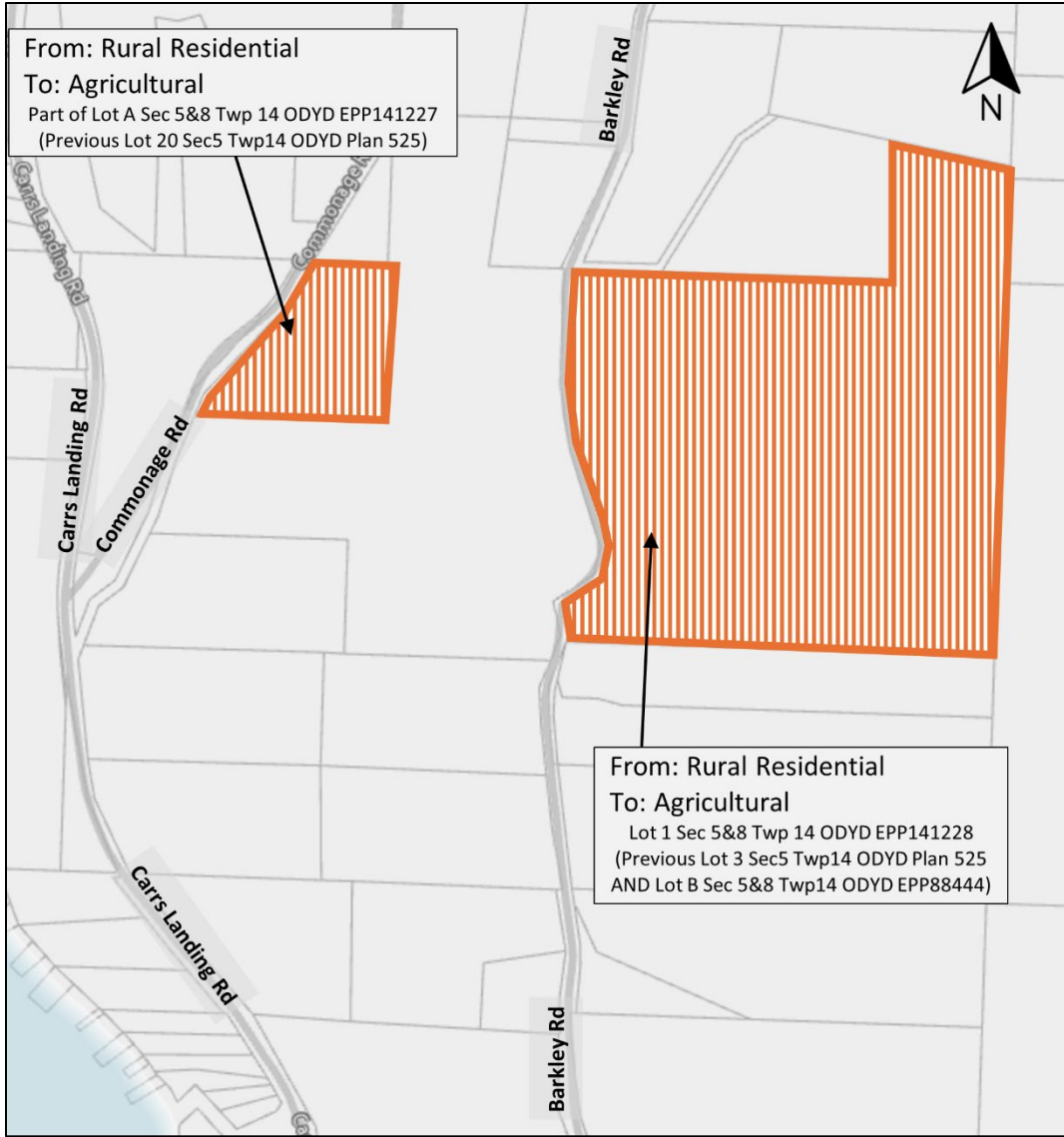
READ A THIRD TIME, as amended, this X day of XX, 202x
ADOPTED this xx day of month, 202X.

Mayor

Corporate Officer

Schedule A to Bylaw 1249, 2024





DISTRICT OF LAKE COUNTRY

BYLAW 1250

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. Zoning Bylaw 561, 2007 is hereby amended as follows:

1.1. Section 2 General Administration, subsection 2.3. Zoning Map, sub section 2.3.1 is amended by adding the following row to the table titled “Section 19-Direct Control and Comprehensive Development Zones” immediately beneath the row DC12 Direct Control 12 (Turtle Bay Crossing Developments td.):

CD13	Comprehensive Development 13 (O’Rourke Family Vineyard)
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1.2. Section 3 Interpretation, subsection 3.3. General Definitions, section 3.3.3 is amended by adding the following definitions, in alphabetical order:

AMPHITHEATRE means a building or outdoor area or structure specifically designed and used as a place of assembly.

CHILDREN’S CAMP means the use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service and dormitory accommodation. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.

EMPLOYEE HOUSING means a building(s) or portion of a building(s) used to provide sleeping unit(s) or dwelling(s) for persons employed on the property, and where such housing is provided and regulated by the employer.

EVENT CENTRE means a facility used for meetings, conferences and similar social, corporate, and governmental events and functions, including but not limited to professional, educational, musical, cultural, and theatrical performances.

WINERY TOURIST ACCOMODATION means a building(s) or portion of a building(s) used for the accommodation of tourists and may have self-contained cooking facilities, and such use is associated with a vineyard/winery, orchard/cidery or honey farm/meadery. Winery tourist accommodation may include multiple sleeping rooms with shared cooking facilities and seating areas, or individual sleeping rooms with private cooking facilities and seating areas. The maximum length of stay is no more than ~~240~~30 days during any calendar year.

1.3. Section 19-Direct Control and Comprehensive Development Zones, is amended by inserting a new section the 19.12. CD13 – Comprehensive Development 13 (O’Rourke Family Vineyard)’

zone, as shown on Schedule A attached to and forming part of this Bylaw, in numerical order and re-numbering subsequent sections.

1.4. By changing the zoning classification of:

~~Lot 14 Section 5 Township 14 Osoyoos Division Yale District Plan 525~~

~~Lot 16 Section 5 Township 14 Osoyoos Division Yale District Plan 525~~

Lot 17 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot 18 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot B Section 5 Township 14 Osoyoos Division Yale District Plan EPP34669

Lot 22 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot 23 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot 24 Section 5 Township 14 Osoyoos Division Yale District Plan 525

Lot 25 Section 5 Township 14 Osoyoos Division Yale District Plan 525

~~Lot A Section 5 Township 14 Osoyoos Division Yale District Plan EPP87503~~

~~Lot 14 Section 8 Township 14 Osoyoos Division Yale District Plan 712~~Lot A Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141227

From: A1 – Agriculture 1

To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

And

~~Lot 3 Section 5 Township 14 Osoyoos Division Yale District Plan 525~~

~~Lot B Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP88444~~

Lot 1 Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141228

From: RR1 – Rural Residential 1

To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

And

Lot 20 Section 5 Township 14 Osoyoos Division Yale District Plan 525

From: RR2 – Rural Residential 2

To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)

As shown on Schedule B, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Zoning Amendment (OPZ00003) Bylaw 1250, 2024”.

READ A FIRST TIME this 19th day of November, 2024.

READ A SECOND TIME AS AMENDED this 17th day of December, 2024.

ADVERTISED on the 9th and 16th days of January 2025 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 21st day of January 2025.

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

ADOPTED this xx day of month, 202X.

Mayor

Corporate Officer

Schedule A to Bylaw 1250, 2024

19.12. CD-13 – Comprehensive Development 13 (O’Rourke Family Vineyard)

19.12.1. Purpose

This zone provides for the comprehensive development of land holdings within the Carr’s Landing area and identified as the O’Rourke Family Vineyard including a winery and associated agricultural, tourist and residential uses.

The CD-13 zone is divided by use and topography into three sub-areas, as described below and generally depicted in Figure 19.12.1:

Area A Agriculture, vineyards, winery including ancillary uses of administration, storage/distribution, wine tasting, service and utility, restaurants, amphitheatre/event centre, tourist accommodation and dwellings.

Area B Non-contiguous areas with tourist accommodation and dwellings and infrastructure for water reservoir and storm water retention.

Area C Employee housing, children’s camp, dwellings, storage buildings, and infrastructure including gravel pit and septic field.

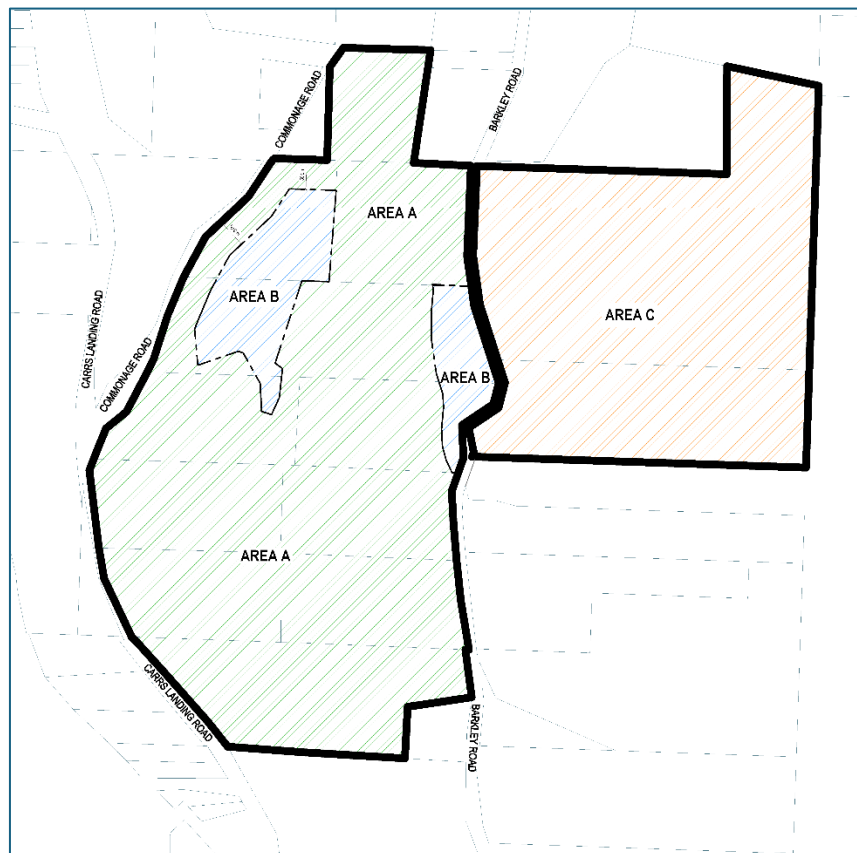


Figure 19.13.1 - CD 13 Zone Use Areas

19.12.2 Principal Uses

Principal uses shall occur within specified Area(s) on the land as indicated in the following table and depicted in Figure 19.13.1

Use	Area A	Area B	Area C
(a) Agriculture, extensive	P ¹	P	P
(b) Agri-tourism	P	P	P
(c) Amphitheatre	P		
(d) Dwelling unit	P	P	P
(e) Event Centre	P		
(f) Food Primary Establishment	P		
(g) Food Primary License	P		
(h) Spectator Entertainment Establishment	P		
(i) Wineries, Cideries, and Meaderies	P		

19.12.3 Secondary Uses

(a) Secondary uses shall occur within specified Area(s) on the land as indicated in the following table and depicted in Figure 19.13.1

(b) Accessory and/or Secondary buildings and uses are permitted on any property within the CD-13 zone, despite any definition or regulation to the contrary.

Use	Area A	Area B	Area C
(i) Accessory Buildings	P	P	P
(ii) Children's Camp			P
(iii) Dwelling unit	P		
(iv) Employee Housing			P
(v) Licensee Retail Liquor Store	P		
(vi) Liquor Primary Establishment, Major	P		
(vii) Outdoor Storage	P	P	P
(viii) Retail stores, convenience	P		
(ix) Secondary Suite	P	P	P
(x) Winery tourist accommodation	P	P	P
(xi) Utility Services, Minor Impact	P	P	P

¹ P = permitted

19.12.3 Subdivision Regulations

	Area A	Area B	Area C
(a) Minimum Area	4.0 ha		
(b) Minimum Depth	30.0 m	100.0 m	100.0 m
(c) Minimum Width	30.0 m	40.0 m	40.0 m

19.12.4 Development Regulations

(a) Density

	Area A	Area B	Area C
(i) Dwelling units	2	3	2
(ii) Amphitheatre / Event Center	10,000 m ²		
(iii) Children’s Camp			<u>Accommodation for 80 attendees & 80 attendees at a time</u>
(iv) Employee Housing			<u>±100 sleeping units accommodation for 100 employees</u>
(v) Food and Liquor Establishments and Retail Store, convenience and liquor (combined total)	3,500m ²		
(vi) Secondary Suite	one per dwelling unit		
(vii) Winery, Cidery, Meadery	7,500 m ²		
(viii) Winery Tourist Accommodation	25 sleeping rooms	55 sleeping rooms	

(b) Site Coverage

	Area A	Area B	Area C
(i) Total of all buildings and structures within sub-area	15%	15%	15%

(c) Height

	Area A	Area B	Area C
(i) Agricultural Buildings	16.0 m		
(ii) Accessory Buildings, unless otherwise specified	4.5 m		
(iii) Accessory buildings, winery	12.0 m		
(iv) Amphitheatre / Event Center / Winery	20.0 m		
(v) Dwelling Unit	10.0 m	10.0 m	

(vi) Children’s Camp			10.0 m
<u>(vii) Employee Housing</u>	<u>12.0 m</u>		
(viii) Winery Tourist Accommodation	10.0 m	10.0 m	

(d) Setbacks: minimum setback required from the building/use to the exterior boundaries of the CD13 zone and nearest lot line adjacent to a dedicated road:

	Public Road Right of Way	North Site Boundary	East Site Boundary	South Site Boundary	West Site Boundary
(i) Agricultural Buildings	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
(ii) Accessory Buildings (all)	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
(iii) Amphitheatre / Event Center / Winery	30.0 m	30.0 m	30.0 m	30.0 m	30.0 m
<u>(iv) Employee Housing</u>	<u>10.0m</u>	<u>10.0m</u>	<u>10.0m</u>	<u>10.0m</u>	<u>10.0m</u>
(iv) Winery Tourist Accommodation	6.0 m	15.0 m	15.0 m	15.0 m	15.0 m
(vi) All uses not listed separately	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m

19.12.5 Landscaping

Notwithstanding any regulations contained in Section 8 Landscaping and Screening, only the following regulations shall apply to the CD13 zone:

- (a) The minimum Landscape Buffer for the CD13 zone is Level 1, except that:
 - (i) the minimum landscaping required for all parking and loading areas is Level 2, as regulated by Section 8.6, and
 - (ii) the minimum landscaping required for access driveways is Level 2, as regulated by Section 8.6., when adjacent to:
 - a. a dedicated road, or
 - b. the exterior boundary of the site.
 - (iii) Site refuse and recycling bins, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and streets.

19.12.6 Parking and Loading

Notwithstanding any regulation contained in Section 9 Parking, only the following regulations shall apply to CD-13:

- (a) the minimum number of parking spaces: 200

- (b) the minimum number of loading stalls: 3
- (c) the minimum number of Class I bike parking spaces: 5
- (d) the minimum number of Class II bike parking spaces: 5
- (e) parking for all events shall be provided on-site; no parking may occur off-site or on public road right of ways.

19.12.7 Events, Amphitheatre and Spectator Entertainment Regulations

- (a) outdoor events, amphitheatre use and outdoor spectator entertainment shall be limited to the following hours of operation:
 - (i) Sunday through Thursday between 7:00 hours and 22:00 hours, and
 - (ii) Friday, Saturday between 7:00 hours and 23:59 hours, or
 - (iii) Statutory holidays and the day preceding a statutory holiday between 7:00 hours and 23:59 hours
- (b) outdoor events, amphitheatre use and outdoor spectator entertainment shall have a maximum of 500 attendees, except that:
 - (i) there may be up to 4 events annually with a maximum of 1,200 attendees where a traffic management plan is in place (which may include but is not limited to shuttle buses and traffic management personnel at key intersections).

19.12.8 Other regulations

In addition to the regulations listed above, other regulations may apply, including but not limited to:

- (a) Section 7 General Development Regulations shall apply to CD-13, except ~~for that~~:
 - ~~(i) Section 7.12 Lake Development Sight Lines, and~~
 - ~~(ii)~~(i) Section 7.13 Hillside Development Sight Lines shall only apply to residential and commercial buildings.
- (b) Section 10 Specific Use Regulations, and
- (c) Section 11 Signs.

Schedule B to Bylaw 1250, 2024

