

DISTRICT OF LAKE COUNTRY

BYLAW 867

A BYLAW TO AMEND ZONING BYLAW 561, 2007

WHEREAS the Council of the District of Lake Country deems it appropriate to amend District of Lake Country Zoning Bylaw 561, 2007.

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

Zoning Bylaw 561, 2007 is hereby amended by:

- 1) Insert the following definition, in alphabetical order, to Section 3 – Interpretation; 3.3 General Definitions:

DRIVE-THROUGH FACILITY - Means a commercial facility providing non-food related service directly to a customer within a motor vehicle via a window by which the customer is serviced without exiting the vehicle. Typical uses include financial or pharmaceutical services but may not include liquor sales.

- 2) Insert a new zone under Section 19 – Direct Control Zones, DC-12 Direct Control 12 (0825634 BC Ltd.), a description of which is attached hereto as Schedule “A”.

- 3) Schedule “A” to District of Lake Country Zoning Bylaw 561, 2007, is hereby amended by changing the zoning classification of:

- Lot 1 Section 22 Township 20 O.D.Y.D. Plan KAP56206
FROM I1 – General Industrial
TO DC12 – Direct Control 12;
- That Part of Lot 1, Section 22, Township 20, ODYD, Plan 12267, Except Plans 14433, 39596, H9103 and 42319
FROM RU1 – Single Family Housing
TO DC12 – Direct Control 12

As shown on Schedule “B” which is attached hereto.

- 4) This bylaw may be cited as “Zoning Amendment (0825634 BC Ltd.) Bylaw 867, 2013”.

READ A FIRST TIME this 5th day of May, 2013.

READ A SECOND TIME AS AMENDED this 15th day of April, 2014.

ADVERTISED on the 21st and 28th days of May , 2014 and a Public Hearing held pursuant to the provisions of Section 890 of the *Local Government Act* on the 3rd day of June , 2014.

READ A THIRD TIME this 15th day of July, 2014.

Certified correct at third reading.

July 17, 2014
Dated at Lake Country, B.C.

Original signed by Reyna Seabrook
Corporate Officer

RECEIVED the approval of the Ministry of Transportation this 24th day of October, 2014.

Original signed by Lynda Lochhead
Ministry of Transportation and Infrastructure

RECONSIDERED AND ADOPTED this 4th day of November, 2014.

Original signed by James Baker
Mayor

Original signed by Reyna Seabrook
Corporate Officer

I hereby certify the foregoing to be a true and correct copy of the Bylaw cited as "Zoning Amendment (0825634 BC Ltd.) Bylaw 867, 2013" as adopted by the Municipal Council on the 4th day of November, 2014.

Dated at Lake Country, BC

Corporate Officer

Schedule "A"

DC-12 - Direct Control 12 (0825634 BC Ltd.)**19.11.1 Purpose**

This zone provides for the development of a retail commercial complex on Lot 1, Section 22, Township 20, ODYD Plan KAP56206 and part of Lot 1, Section 22, Township 20, ODYD Plan 12267, or any subsequent legal descriptions.

19.11.2 Principal Uses

- (a) animal clinic, minor
- (b) business support services
- (c) care centres, intermediate
- (d) care centres, minor
- (e) financial services
- (f) food primary establishment
- (g) government services
- (h) health services
- (i) household repair services
- (j) licensee retail liquor store
- (k) liquor primary establishment, minor
- (l) offices
- (m) participant recreation services, indoor
- (n) personal service establishments
- (o) retail stores, convenience
- (p) retail stores, general
- (q) spectator entertainment establishments

19.11.3 Secondary Uses

- (a) drive-in food services
- (b) drive-through facility
- (c) non-accessory parking
- (d) utility services, minor impact

19.11.4 Subdivision Regulations

- (a) **WIDTH**
The minimum lot width is 50.0 m.
- (b) **DEPTH**
The minimum lot depth is 50.0 m.
- (c) **AREA**
The minimum lot area is 1 ha.

19.11.5 Buildings and Structures Permitted

- (a) Buildings and structures are to be located in accordance with Section 19.11.8 Site Plan.
- (b) A maximum of three drive-in food services and one drive-through facility.
- (c) A maximum of two (2) health services buildings.
- (d) A total built area of 3,540 m² is permitted on the entire site.
- (e) Up to 3 pylon signs may be installed in locations identified in 19.11.8 Site Plan each with a maximum height of 8.0 m accordance with Section 19.11.12 (a, b, c) Signage Plans.

19.11.6 Development Regulations

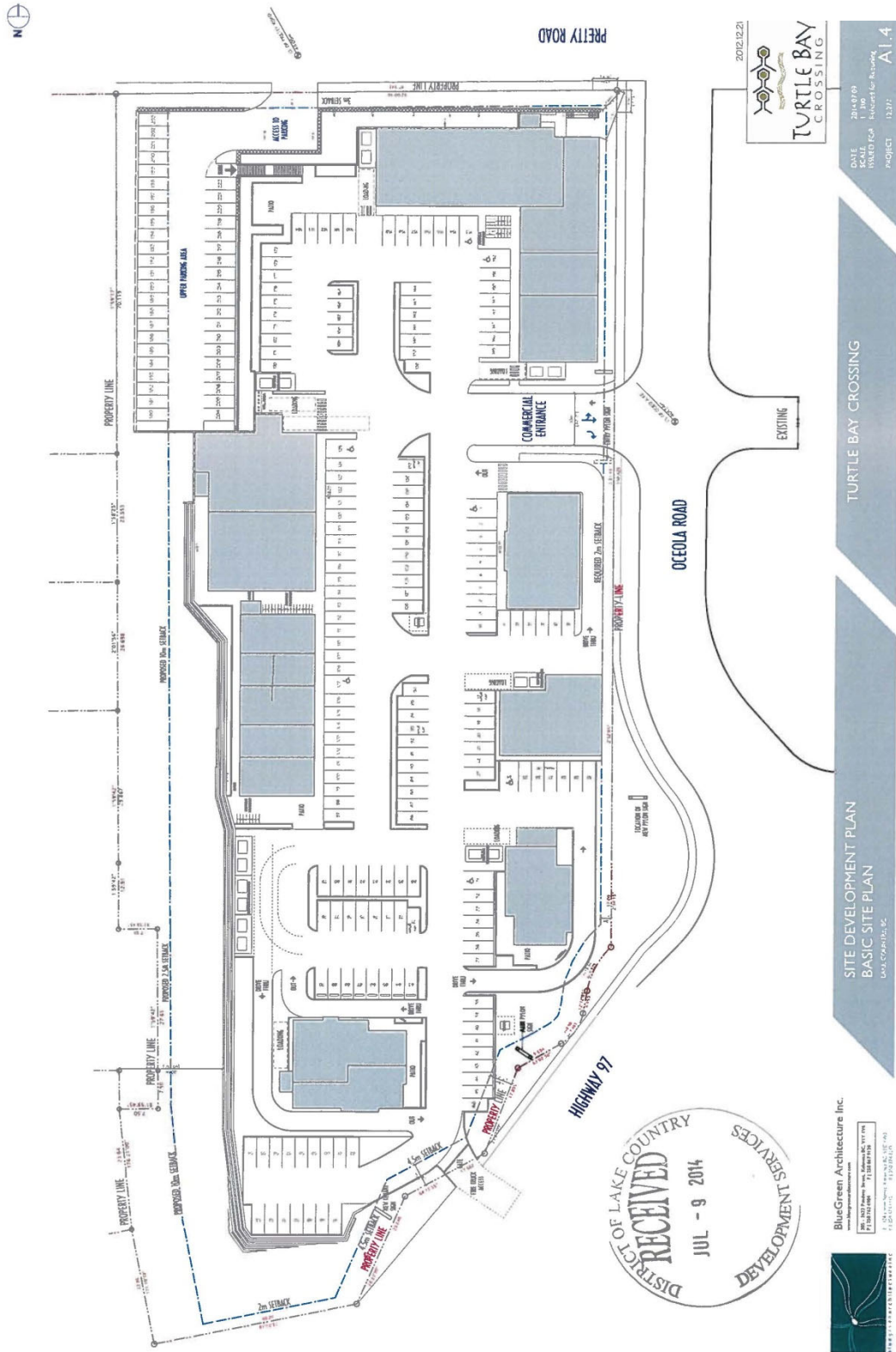
- (a) **HEIGHT**
One storey is permitted with a maximum building height 8.0 m and a minimum of building height of 6.0 m.
- (b) **FRONT YARD**
The minimum front yard is shown on Section 19.11.9 Setback Plan.
- (c) **SIDE YARD**
The minimum side yard is shown on Section 19.11.9 Setback Plan.
- (d) **REAR YARD**
The minimum rear yard is shown on Section 19.11.9 Setback Plan.

19.11.7 Other Regulations

- (a) **PARKING REGULATIONS**
A maximum of 229 parking stalls may be provided as shown on Section 19.11.8 Site Plan.
- (b) **RETAINING WALLS**
The height of all retaining walls must comply with Section 8.5 unless otherwise specified in Section 19.11.11.(a, b) Retaining Wall Plan and Retaining Wall Elevations. The maximum allowable retaining wall height is 13m, as shown in Section 19.11.11.(a, b) Retaining Wall Plan and Retaining Wall Elevations

All retaining walls greater than 1.5 m in height must be vegetated gabion walls, unless varied or supplemented by an approved development permit.
- (c) **LANDSCAPING**
Landscaping must be provided as shown on Section 19.11.10 Landscape Plan unless varied or supplemented by an approved development permit.
- (d) **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.

19.11.8 – Site Plan



2012.12.21
TURTLE BAY CROSSING
 DATE: 2014.09.09
 DRAWN BY: J. B. BROWN
 PROJECT: 1237
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: A1.4

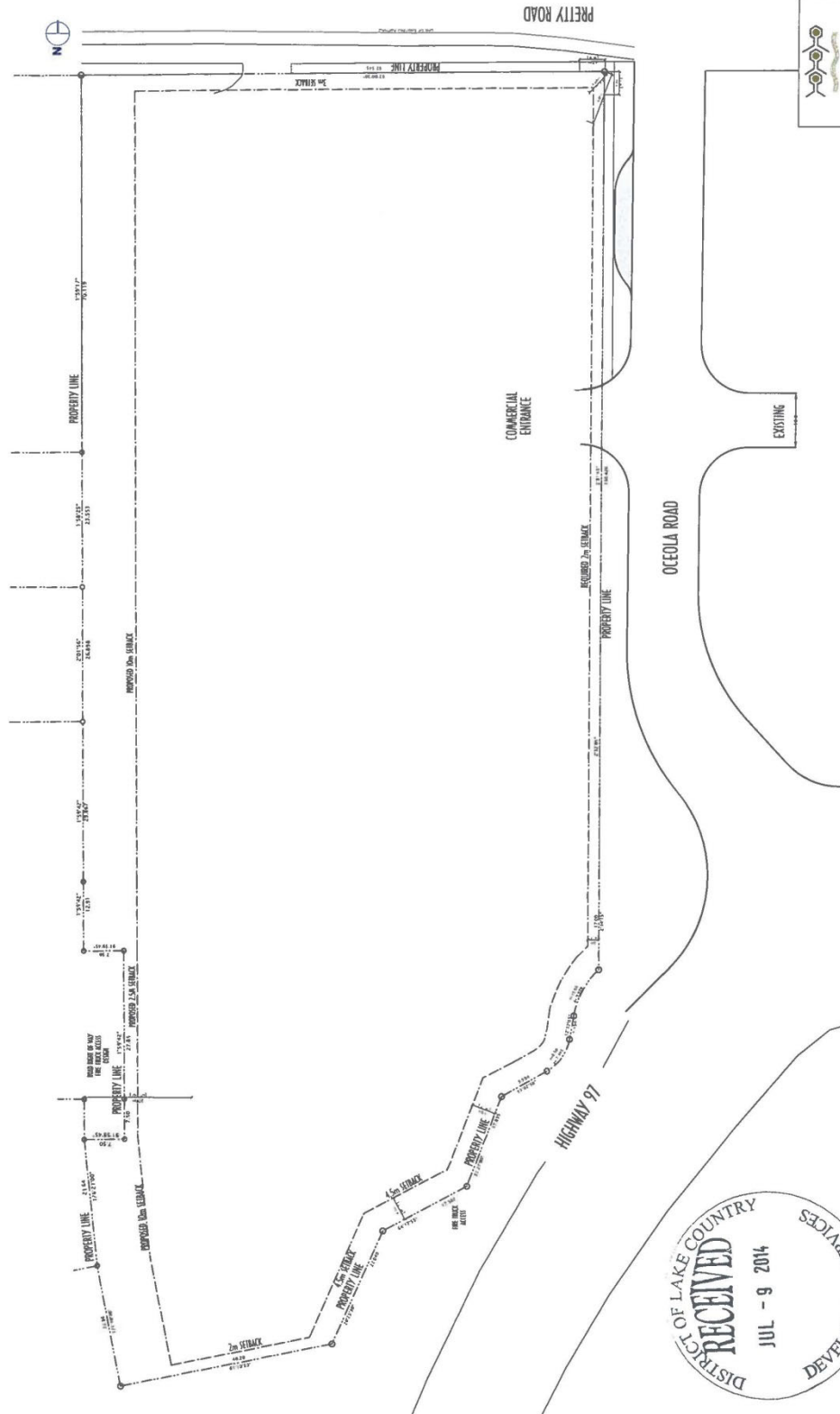
TURTLE BAY CROSSING

SITE DEVELOPMENT PLAN
 BASIC SITE PLAN
 LISA CAMPBELL, P.E.



BlueGreen Architecture Inc.
 www.bluegreenarchitecture.com
 1000 10th Street, Kamloops, BC V2Y 1K7
 TEL: 250-835-1100 FAX: 250-835-1101
 1000 10th Street, Kamloops, BC V2Y 1K7
 TEL: 250-835-1100 FAX: 250-835-1101

19.11.9 – Setback Plan



TURTLE BAY CROSSING

DATE: 2014-07-09
 PROJECT: A.I.I.

TURTLE BAY CROSSING

SITE DEVELOPMENT PLAN
 LOCATION OF PROPERTY LINES & SETBACKS

BlueGreen Architecture Inc.

BlueGreen Architecture Inc.
 1000-10th Avenue, Suite 100
 Whitehorse, Yukon Territory X1A 2S1
 Tel: (867) 333-1111



TURTLE BAY CROSSING
LANDSCAPE PLAN

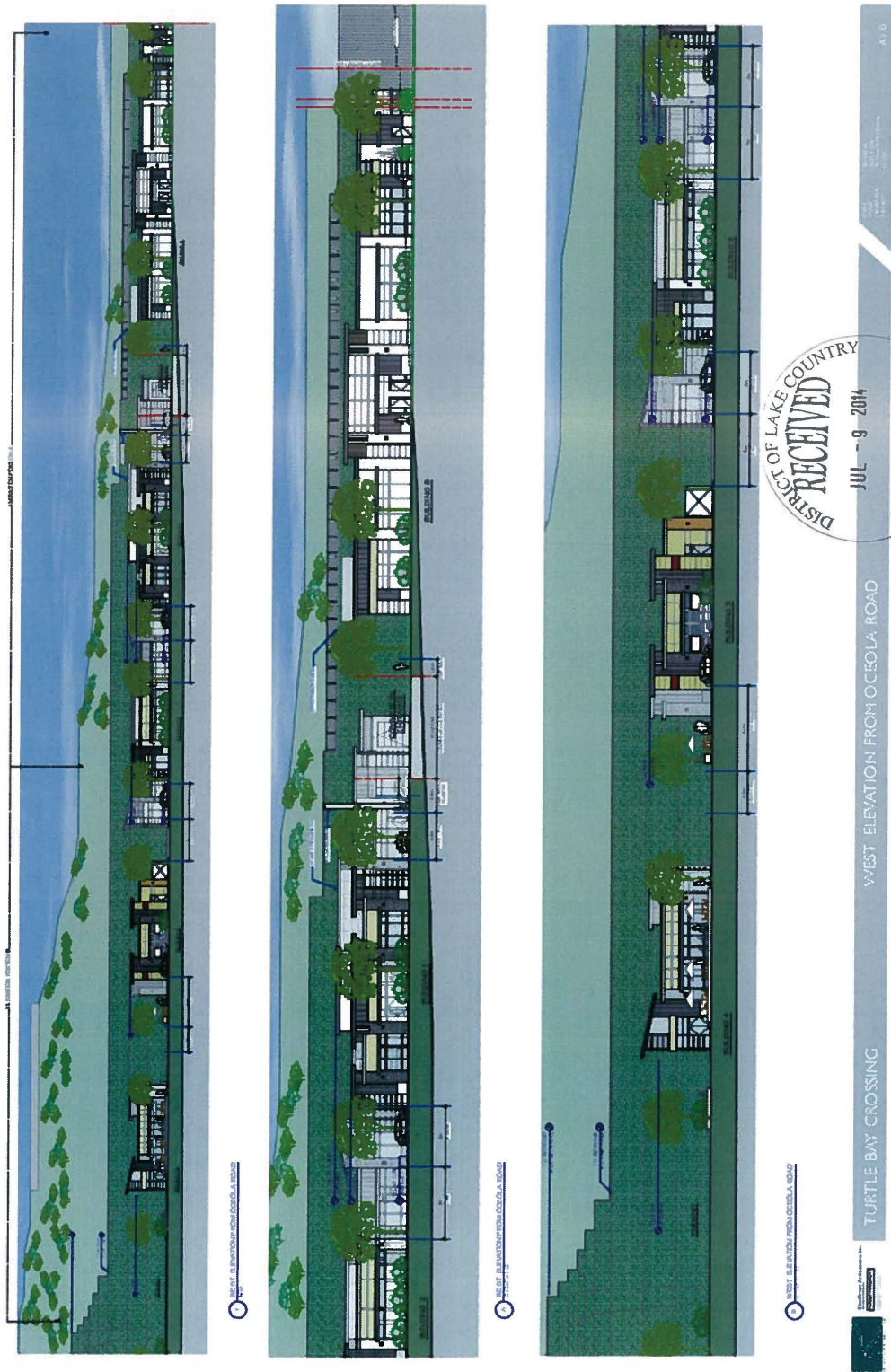
Table with columns: No., Name, Qty, Unit, Notes. Includes a title block with project name and scale.

LANDSCAPE NOTES
1. LANDSCAPE SHALL BE CONSIDERED AN INTEGRAL PART OF THE PROJECT DESIGN AND SHALL BE DESIGNED TO COMPLEMENT THE ARCHITECTURE AND BUILDINGS.

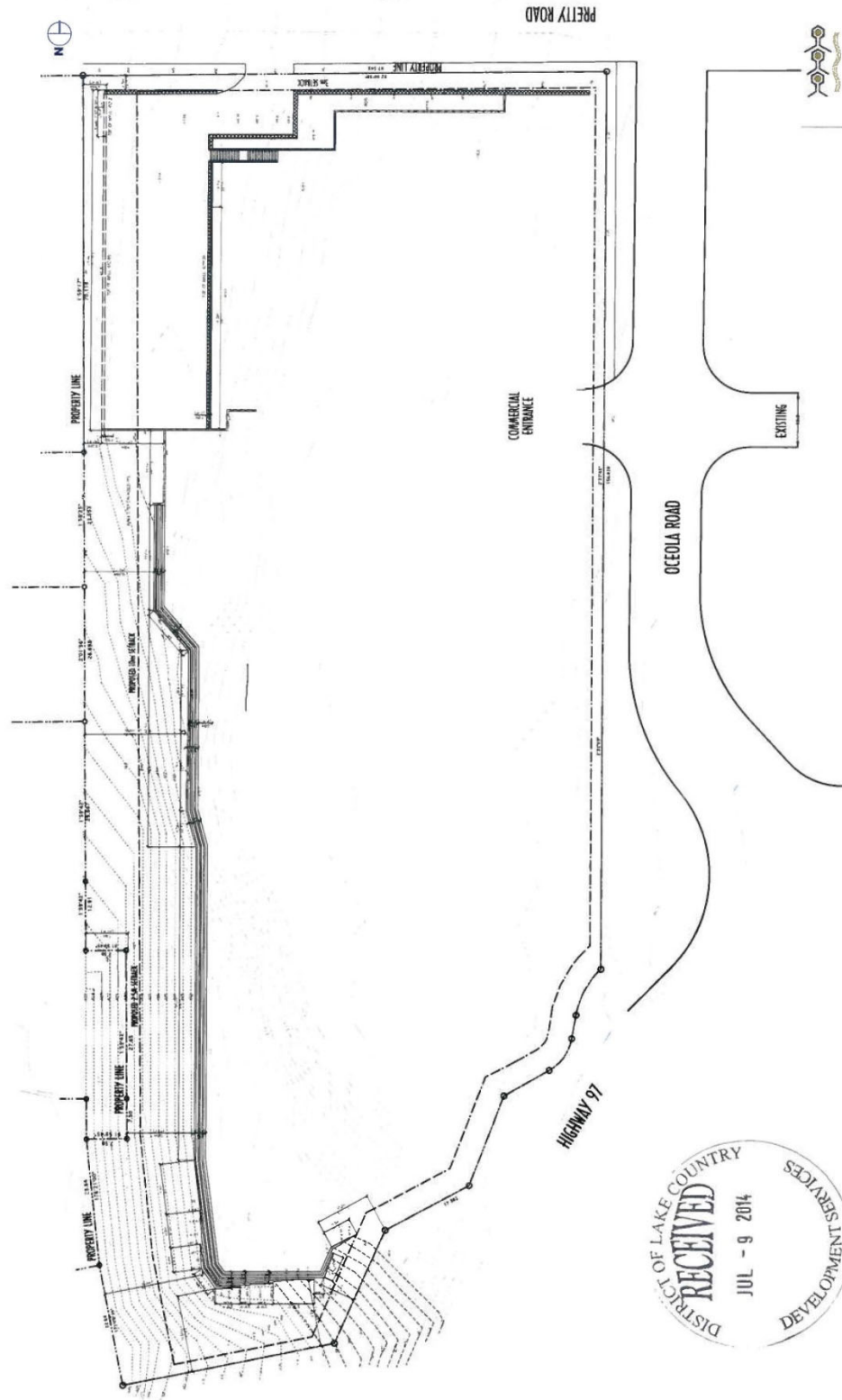
PLANT LIST
SYMBOLIC NAME: TREE, SHRUB, PALM, etc.
COMMON NAME: BIRCH, MAPLE, etc.
SPECIES: BETA PULCERRIMA, etc.



19.11.11a – Retaining Wall Elevations



19.11.11b – Retaining Wall Plan



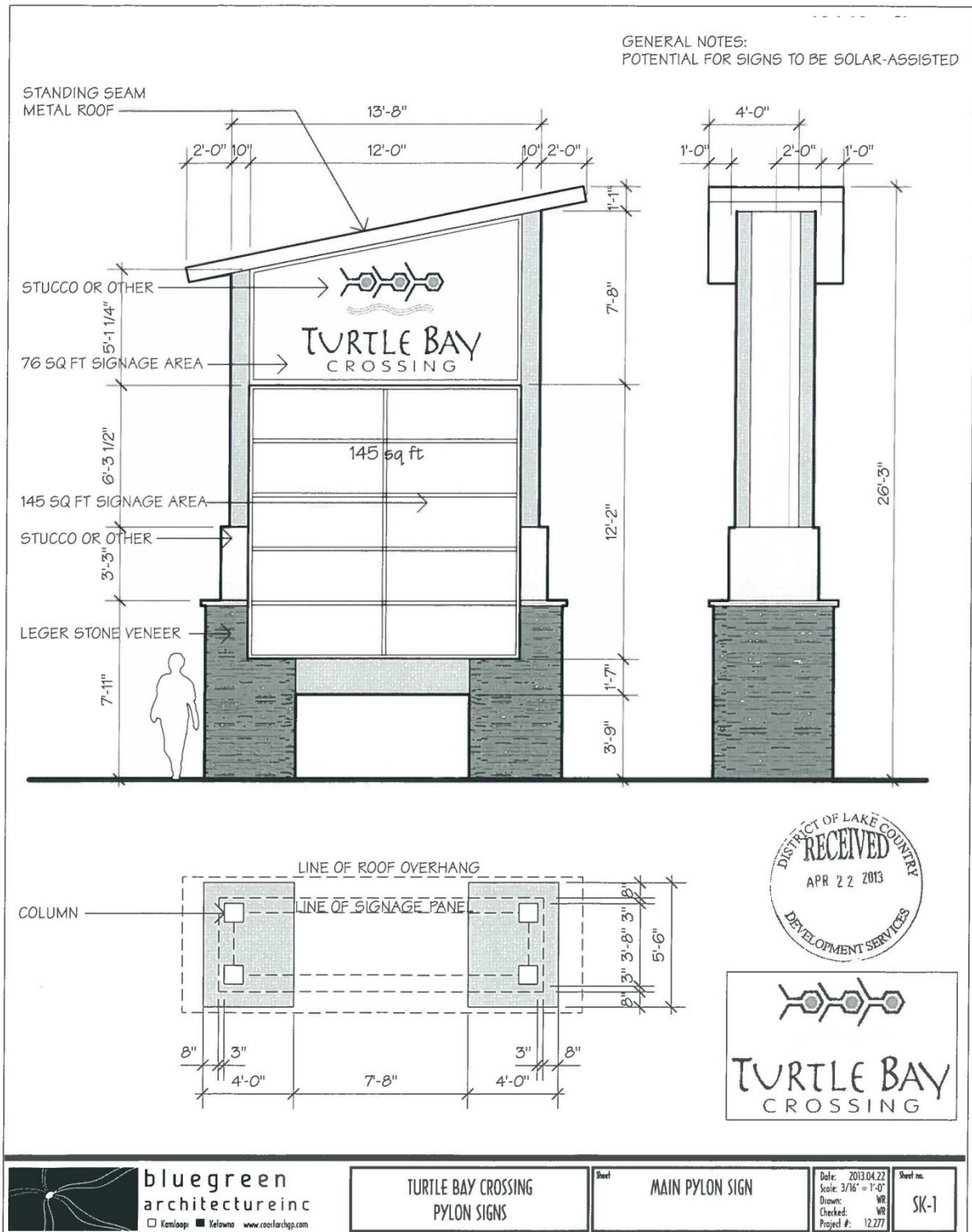
DATE: 2014-07-09
 ISSUED FOR: K. Lupton Ltd., K. Lupton
 PROJECT: 13-271 A1.2

TURTLE BAY CROSSING

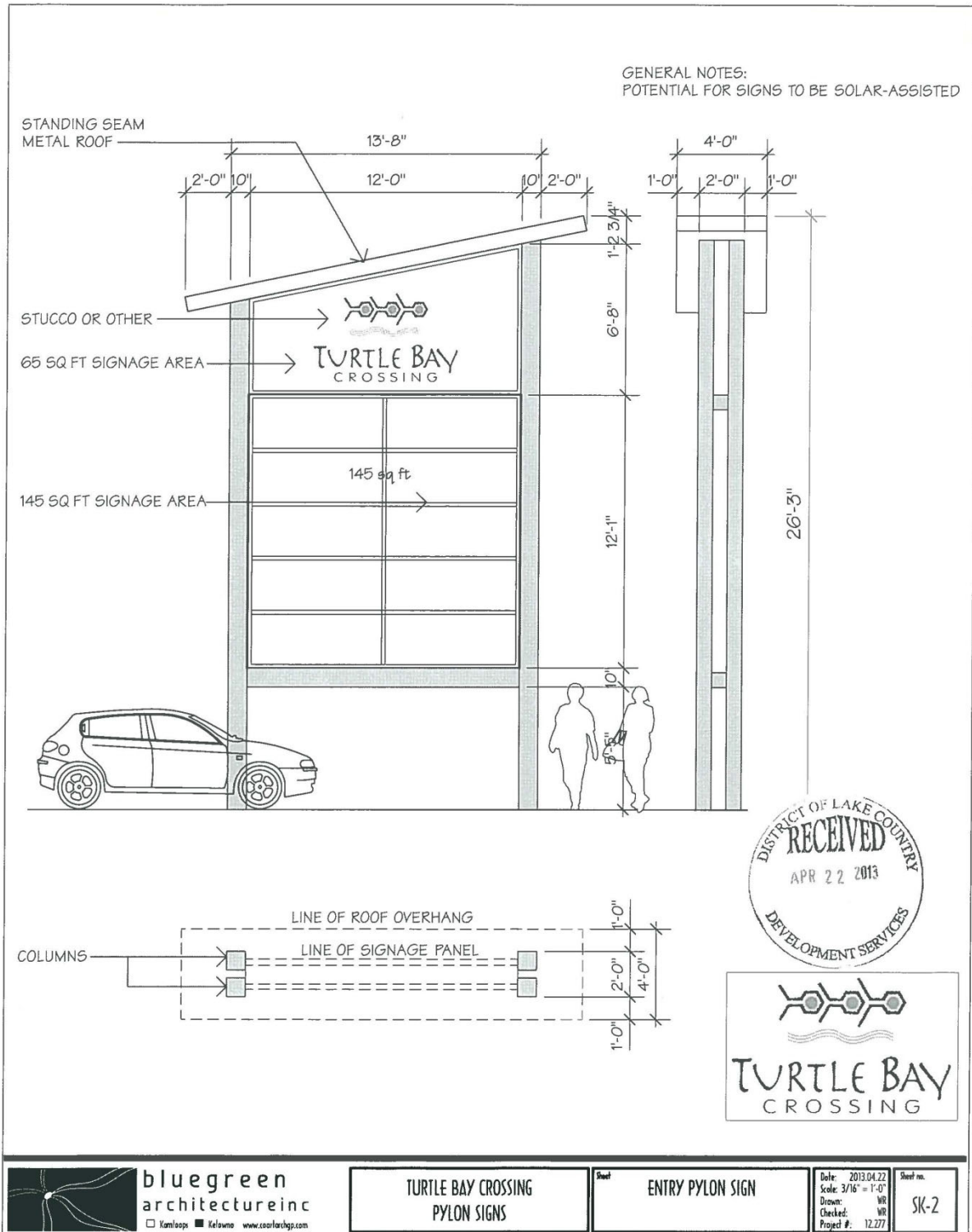
SITE DEVELOPMENT PLAN
 LOCATION OF RETAINING ONLY
 LALC CONSULTING INC.



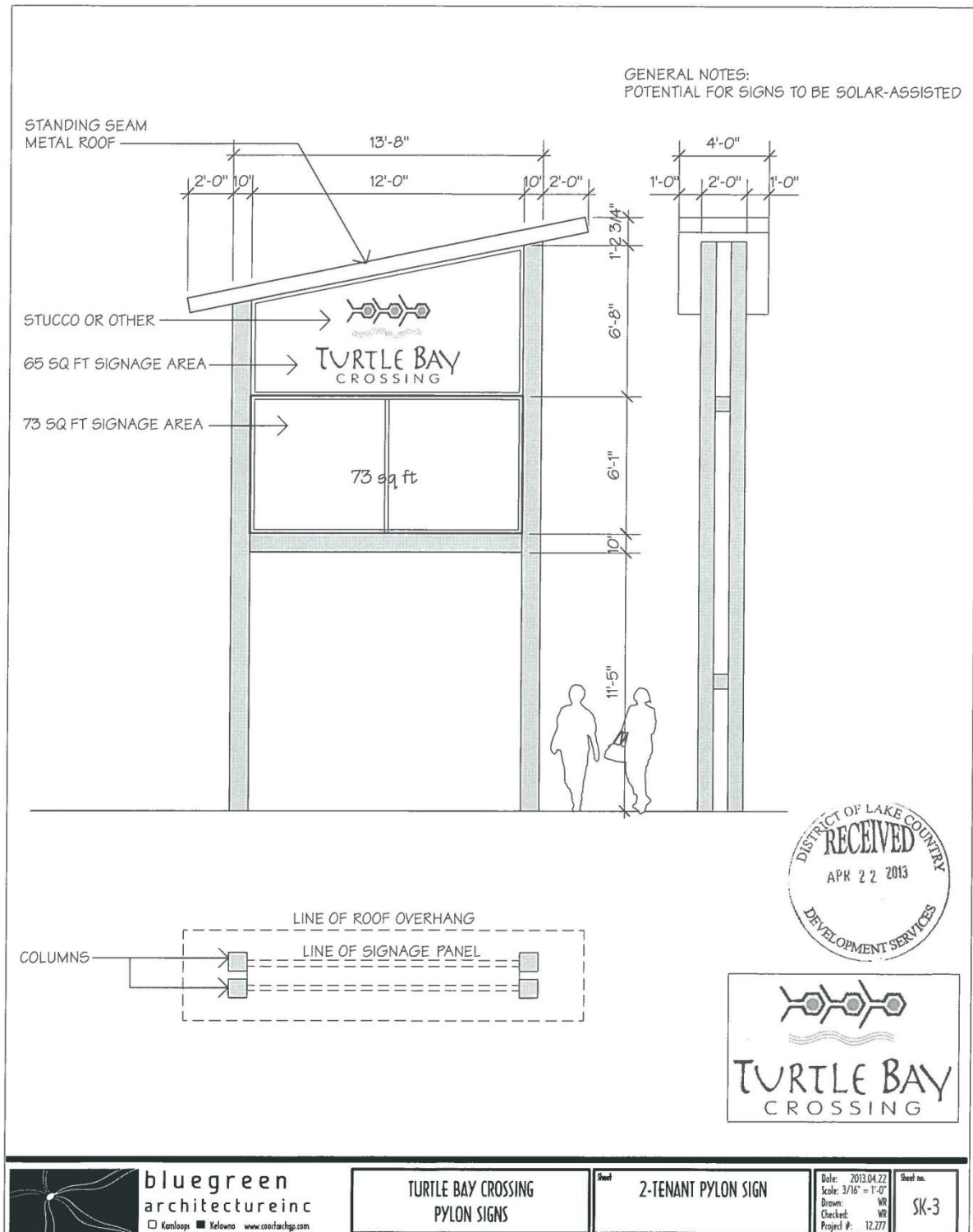
19.11.12a –Signage



19.11.12b – Signage



19.11.12c – Signage



Schedule B

