

DISTRICT OF LAKE COUNTRY

BYLAW 1212

A BYLAW TO AMEND ZONING BYLAW 561

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

1. This bylaw may be cited as “Zoning Amendment (C9A - Tourist Commercial) Bylaw 1212, 2023”.
2. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:
 - 2.1 Section 16.3 is amended by adding the following Section 16.3A, C9A – TOURIST COMMERCIAL immediately following Section 16.3 C9- TOURIST COMMERCIAL:

16.3A C9A – TOURIST COMMERCIAL

16.3A.1. Purpose

The purpose is to designate and preserve land for the orderly development of commercial facilities and services for visitors to the community, encouraging a mix of commercial developments in a walkable urban setting.

16.3A.2 Principal Uses

- (a) breweries and distilleries, minor
- (b) food primary establishment
- (c) liquor primary establishment, minor
- (d) hotels
- (e) motels
- (f) participant recreation services, indoor
- (g) spectator entertainment establishments

16.3A.3 Secondary Uses

- (a) licensee retail liquor store
- (b) offices
- (c) personal service establishments
- (d) residential security operator unit
- (e) retail stores, convenience

16.3A.4 Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m.
- (b) DEPTH
The minimum lot depth is 35.0 m.
- (c) AREA

The minimum lot area is 1800 m²

- 16.3A.5 Development Regulations
- (a) FLOOR AREA RATIO
The maximum floor area ratio is 1.5
 - (b) SITE COVERAGE
The maximum site coverage is 40%
 - (c) HEIGHT
 - (i) Hotels: 12.4m 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 22.0m or 6 storeys.
 - (ii) Other Uses: the lesser of 12.4m or 3 storeys
 - (d) FRONT YARD
The minimum front yard is 6.0m
 - (e) SIDE YARD
The minimum side yard is 3.0m except that it is 4.5m on a flanking street.
 - (f) REAR YARD
The minimum rear yard is 4.5m.

- 16.3A.6 Other Regulations
- (a) Offices are limited to those secondary to and serving the principal use
 - (b) A building incorporating hotel, motel and office uses shall locate other commercial uses with higher traffic on the first 1-2 storeys of development.
 - (c) 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, distance from water, 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.

- 2.2 Section 2.3.1 is amended by deleting and replacing table “Section 16-Commercial Zones” with the following:

Section 16 – Commercial Zones	
C1	Town Centre Commercial
C1p	Town Centre Commercial (Liquor Primary)
C2	Neighbourhood Commercial
C9	Tourist Commercial
C9A	Tourist Commercial
C10	Service Commercial
C11	Highway Commercial

- 2.3 Section 7.18. 1 is amended by adding the text “C9A” immediately following the text “C9”
- 2.4 Section 8.6.10 Table 8.1 – Minimum Landscape Buffer Treatment Levels Schedule is amended by deleting and replacing the commercial zones portion of the table with the following:

Commercial Zones			
C1, C1p, C2, C9, C9A, C10, C11	2	3	3

ADVERTISED on the 23rd and 30th days of November, 2023 that the Public Hearing was waived pursuant to Section 467 of the *Local Government Act*.

READ A FIRST TIME this 5th day of December, 2023.
 READ A SECOND TIME this 5th day of December, 2023.
 READ A THIRD TIME this 5th day of December, 2023.

ADOPTED this 9th day of January, 2024.

Original Signed by Mayor Ireland
 Mayor

Original Signed by Reyna Seabrook
 Corporate Officer