

DISTRICT OF LAKE COUNTRY

BYLAW 878

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:

- 1) Amend Section 3.3 by adding the following definition in alphabetical order:

LIVE – WORK HOUSING means row or semi-detached dwelling units where the principal use of each and every unit must be a dwelling and part of each and every unit may be used for secondary commercial purposes.

- 2) Amend Section 2.3.1 by adding the following into the table in order:

DC11	Direct Control 11 (Live-Work)
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- 3) Insert Section 10.13 as follows:

10.13. Live-Work Housing Regulations

10.13.1. The commercial use portion of the Live-Work Housing must:

- (a) be located at-grade fronting a public street;
- (b) be restricted to a single storey;
- (c) have an independent entrance from the outside and shall only be entered by the public without passing through a shared corridor or lobby;
- (d) not produce noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance detectable beyond the property boundary;
- (e) be limited to signage as follows:
 - (i) one (1) awning/canopy sign or fascia sign per commercial unit.
 - (ii) one (1) projection/hanging sign per commercial unit.
 - (iii) one (1) portable sign per business.
 - (iv) all sign dimensions and placement shall be in accordance with the Signage Regulation Bylaw currently in effect, and as amended from time to time.
 - (v) all signage must be related to the commercial use operated on the property.
- (f) be limited to a maximum of three clients on the premises at any one time; and
- (g) be operated by the principal resident(s) of the associated live-work housing unit and may employ up to two non-resident employees.

- 4) Insert Section 19.10 as follows:

19.10. DC11 – Direct Control 11 (Live-Work)

19.10.1. Purpose

The purpose is to provide a zone for low density multiple family residential housing in conjunction with limited commercial uses to allow a live-work mixed use development.

- 19.10.2. Principal Uses
 - (a) multiple dwelling housing
 - (b) two dwelling housing
 - (c) live-work housing (which may contain a commercial use as per Section 19.10.3.(b))
- 19.10.3. Secondary Uses
 - (a) utility services, minor impact
 - (b) commercial uses (live – work housing only)
 - (i) commercial schools;
 - (ii) custom indoor manufacturing;
 - (iii) health services;
 - (iv) household repair services;
 - (v) offices;
 - (vi) personal service establishments;
 - (vii) public libraries and cultural exhibits.
- 19.10.4. Buildings and Structures Permitted
 - (a) row housing;
 - (b) semi-detached housing;
 - (c) accessory buildings or structures.
- 19.10.5. Development Regulations
 - (a) DENSITY OF DEVELOPMENT
A maximum of 42 units per hectare.
 - (b) SITE COVERAGE
The maximum site coverage is 50%.
 - (c) HEIGHT
The maximum height is the lesser of 12.5 m or 3 storeys, except for live-work housing the maximum height is the lesser of 13.6m or 3 storeys.

The maximum height is 4.5 m for accessory buildings and structures.
 - (d) FRONT YARD
Front Yard: The minimum site front yard is 4.5 m.
 - (e) SIDE YARD
Side Yard: The minimum site side yard is 4.5 m.
 - (f) REAR YARD
Rear Yard: The minimum site rear yard is 3.0 m.
 - (g) OFF STREET PARKING
A minimum of 2 parking spaces per residential unit shall be provided; of the total required spaces, 1 parking space shall be designated visitor parking for every 7 dwelling units.

A minimum of 2 parking spaces per commercial unit shall be provided; except that on Lot A Sec27 Twp20 ODYD Plan KAP85107 a total of 5 parking spaces for all commercial units shall be provided.

A minimum of 0.8 bicycle parking spaces per commercial unit and 0.6 bicycle parking spaces per residential unit.
 - (h) LANDSCAPING

Minimum Landscape Buffer Treatment Levels			
	Front Yard	Rear Yard	Side Yard
DC11	2	3	3

- (i) PRIVATE OPEN SPACE
A minimum area of 15.0 m² of private open space shall be provided per dwelling unit.
- 19.10.6. Other Regulations
- (a) LIVE-WORK HOUSING
A commercial use shall only be permitted as a secondary use within Live-Work Housing in accordance with Section 10.13 Live-Work Housing Regulations.
- (b) ADDITIONAL REGULATIONS
In addition to the regulations listed above, all other parts and definitions of the District of lake Country Zoning Bylaw 561, 2007, of which this forms a part, shall apply; where there are discrepancies between this zone and other parts of this bylaw, the provisions of this zone shall take precedence.
- 5) Amend Schedule "A" to Zoning Bylaw 561, 2007 by changing the zoning classification of:
- Lot A Section 27 Township 20 ODYD Plan KAP85107 except Plan KAP87925.
- From:** C2 – Neighbourhood Commercial
- To:** DC11 – Direct Control 11 (Live-Work)
- 6) This bylaw may be cited as "Zoning Amendment (DC11 Live-Work) Bylaw 878, 2013".

READ A FIRST and SECOND TIME this 19th day of November 2013.

ADVERTISED on the 22nd and 29th days of January, 2014 and a Public Hearing held pursuant to the provisions of Section 890 of the *Local Government Act* on the 4th day of February, 2014 .

READ A THIRD TIME this 4th day of March, 2014.

RECONSIDERED AND ADOPTED this 17th day of June, 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 (DC11 Live-Work) Bylaw 878, 2013" as adopted by the Municipal Council on the 17th day of June, 2014.

Dated at Lake Country, BC

Corporate Officer