

DISTRICT OF LAKE COUNTRY

BYLAW 824

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

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

- 1) Deleting Section 15.6 in its entirety and replacing it with Schedule A attached hereto and forming a part of this bylaw.
- 2) This Bylaw may be cited for all purposes as "Zoning Amendment (DLC) Bylaw 824, 2012".

READ A FIRST TIME this 20th day of March, 2012.

READ A SECOND TIME this 20th day of March, 2012.

ADVERTISED on the 4th, 6th, 11th and 13th days of April, 2012 and a Public Hearing held pursuant to the provisions of Section 890 of the *Local Government Act* on the 17th day of April, 2012 .

READ A THIRD TIME this 5th day of June, 2012.

Certified correct at third reading.

June 6, 2012

Dated at Lake Country, B.C.

original signed by Reyna Seabrook

Corporate Officer

RECEIVED the approval of the Ministry of Transportation this 19th day of October, 2012.

Original signed by Lynda Lochhead

Ministry of Transportation and Infrastructure

RECONSIDERED AND ADOPTED this 20th day of November, 2012.

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 (DLC) Bylaw, 824, 2012" as adopted by the Municipal Council on the 20th day of November, 2012.

Dated at Lake Country, BC

Corporate Officer

Schedule A**RM5 – Medium Density Multiple Housing**

15.6.1 Purpose

The purpose is to provide a zone primarily for medium density apartments and compatible secondary uses on serviced urban lots. Secondary uses can include commercial uses in conjunction with residential development.

15.6.2 Principal Uses

- a) boarding and lodging houses
- b) congregate housing
- c) group home, major
- d) multiple dwelling housing

15.6.3 Secondary Uses

- a) care centres, major
- b) home occupation
- c) financial services
- d) food primary establishment
- e) government services
- f) health services
- g) offices
- h) participant recreation services, indoor
- i) personal service establishments
- j) public libraries and cultural exhibits
- k) retail stores, convenience

15.6.4 Buildings and Structures Permitted

- a) apartment housing;
- b) row housing;
- c) stacked row housing;
- d) accessory buildings and structures.

15.6.5 Subdivision Regulations

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

The minimum lot area is 1400 m².

15.6.6 Development Regulations

- a. FLOOR AREA RATIO

- i. The maximum floor area ratio is 1.0, except it is up to 1.3 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18 . Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2. Where a Housing Agreement is provided pursuant to the provisions of Section 7.10, an amount of 0.1 may be added to the floor area ratio.
 - ii. The maximum floor ratio area attributable to all commercial uses is 0.15.
 - b. SITE COVERAGE
 - i. The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and parking areas is 60%.
 - c. HEIGHT
 - i. The maximum height is the lesser of 12.4 m or 3 storeys, except it is 4.5 m for accessory buildings and structures. This height is increased to the lesser of 16.5 m or 4 storeys where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.17.
 - d. FRONT YARD
 - i. The minimum site front yard is 6.0 m.
 - e. SIDE YARD
 - i. The minimum site side yard is 4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys, and 7.5 m from a flanking street.
 - f. REAR YARD
 - i. The minimum site rear yard is 9.0 m, except it is 7.5 m where there is a rear lane. It is 6.0 m for accessory buildings.
 - g. SETBACK FOR ACCESSORY BUILDINGS

The setback requirements for an accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.

15.6.7 Other Regulations

- a. PRIVATE OPEN SPACE

A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.
- b. BUILDING FRONTAGE

No continuous building frontage shall exceed 40.0 m for a 3 or 4 storey building, nor 65.0 m for a 2 storey building. If the frontage is interrupted by an open courtyard equivalent in depth and width to the building height, the maximum continuous 3 storey building frontage may be 80.0 m provided that no building section exceeds 40.0 m. The building must be designed so the portion adjacent to neighbouring development is no more than ½ storey higher.
- c. ADDITIONAL REGULATIONS

Commercial uses must have separate entries apart from the residential access.

Commercial uses must be located on the ground level.

Commercial uses may not be located within an accessory building.

Lot 1, Sect. 10, DL 118, O.D.Y.D., Plan 11125 may contain a food primary establishment and/or public libraries and cultural exhibits as primary uses to a maximum area not to exceed 850 m².

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.