

DISTRICT OF LAKE COUNTRY

BYLAW 992

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

Zoning Bylaw 561, 2007 is hereby amended by:

- 1) Adding a new zone schedule to Zoning Bylaw 561 to be known as RU2 – Small Lot Single Family Housing as Section 15.2, as shown on Schedule “A” attached hereto, and resequencing subsequent sections of the bylaw;
- 2) Adding RU2 – Small Lot Single Family Housing to Table 2.3.1 – Zoning Map
- 3) Changing the zoning classification of:
 - A portion of Lot 40, District Lot 118, Section 10, Township 20, ODYD Plan 457 except Plan 36673
FROM: RR1 – Rural Residential 1
TO: RU2 – Small Lot Single Family Housing;
 - A portion of Lot 40, District Lot 118, Section 10, Township 20, ODYD Plan 457 except Plan 36673
FROM: RR1 – Rural Residential 1
TO: RM2 – Low Density Row Housing, and;
 - A portion of Lot 40, District Lot 118, Section 10, Township 20, ODYD Plan 457 except Plan 36673
FROM: RR1 – Rural Residential 1
TO: RM5 – Medium Density Multiple Housing.

As shown on Schedule “B” attached hereto.
- 4) This bylaw may be cited as “Zoning Amendment (Hangingstone) Bylaw 992, 2017”.

READ A FIRST TIME this 7th day of February, 2017.

READ A SECOND TIME this 21st day of March, 2017.

ADVERTISED on the 5th and 12th days of April, 2017 and a Public Hearing held pursuant to the provisions of Section 464 of the *Local Government Act* on the 18th day of April, 2017.

READ A THIRD TIME this 16th day of May, 2017.

Certified correct at third reading.

May 17, 2017

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 May, 2017.

Original signed by Audrie Henry
Ministry of Transportation and Infrastructure

ADOPTED this 6th day of June, 2017.

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 (Hangingstone) Bylaw 992, 2017" as adopted by the Municipal Council on the 6th day of June, 2017.

Dated at Lake Country, BC

Corporate Officer

Schedule A**15.2 RU2 – Small Lot Single Family Housing****15.1 Purpose**

The purpose is to provide a zone for single detached housing on small sized urban lots with full services.

15.2 Principal Uses

- (a) single dwelling housing
- (b) group home, minor

15.3 Secondary Uses

- (a) secondary suite
- (b) care centres, minor
- (c) utility services, minor impact

15.4 Buildings and Structures Permitted

- (a) one single detached house (which may contain a secondary suite)
- (b) accessory buildings or structures

15.5 Subdivision Regulations**(a) Area**

The minimum lot area is 400 m²

(b) Width

The minimum lot width is 13.5 m

(c) Depth

The minimum lot depth is 30.0 m

15.6 Development Regulations**(a) SITE COVERAGE**

The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%. For all accessory buildings/structures: The maximum combined lot coverage of all accessory buildings/structures shall not exceed 14%.

(b) HEIGHT

For principal buildings the maximum height shall be 9.5 m and the maximum height of any building façade shall not exceed 2 ½ storeys.

For all other accessory buildings and or structures the maximum height is 4.5 m and the maximum height of any building façade shall not exceed 1 storey.

(c) FRONT YARD

The minimum front yard is 4.5 metres except that is 6.0 metres from a garage or carport having vehicular entry from the front.

(d) SIDE YARD

The minimum side yard is 1.5 m for a 1 or 1 ½ storey portion of a building and 1.8 m for a 2 or 2 ½ storey portion of a building, except it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from the street.

(e) REAR YARD

The minimum rear yard is 6.0 m for a 1 or 1 ½ storey portion of a building and 7.5 m for a 2 or 2 ½ storey portion of a building, except it is 1.5 m for accessory buildings.

15.7 Additional Regulations

(a) SECONDARY SUITE

A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

(b) REAR LANE

Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for development in areas where the topography would require the slope of such access to exceed 15%.

(b) 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.

Schedule B

