

DISTRICT OF LAKE COUNTRY

BYLAW 744, 2010

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) Adding a new zone under Section 19, entitled DC10 – Direct Control 10 (Pixie Beach Resort), a description of which is attached hereto as Schedule 1;
- 2) Changing the zoning classification, on Schedule “A” to District of Lake Country Zoning Bylaw 561, of the following property:

- Lot B Section 28 Township 20 O.D.Y.D. Plan 31064 Except Plan KAP54466

From RR2 (Rural Residential 2) to DC10 – Direct Control 10 (Pixie Beach Resort);

- 3) Adding the following definitions in alphabetical order under Section 3.3.3:

CAMPSITE SPACE means an area that may be occupied by no more than two (2) tents, holiday trailers, motor homes, campers or similar recreational vehicles for the accommodation of transient occupants. Campsite space(s) shall be clearly identified by a unique number or similar designation and shall not be used for year round storage. The maximum length of stay shall not exceed 90 days in any calendar year.

RECREATIONAL TOURIST ACCOMODATION means the development of land which has been planned and improved for the seasonal short term use of tourist cabin(s) and campsite space(s) for rental accommodation on a daily, weekly or monthly commercial basis by transient occupants. Recreational tourist accommodation typically includes, but is not limited to tourist cabin(s) and campsite space(s).

TOURIST CABIN means a detached building used for the accommodation of tourists and may have self-contained cooking facilities. The maximum gross floor area per tourist cabin shall not exceed 90m² and the maximum net floor area on the first floor shall not exceed 60 m². No basements are permitted. The maximum length of stay during the peak season (May through August) shall not exceed 30 days; the maximum length of stay during the off season (September through April) shall not exceed 240 days.

- 4) Delete the definition of **TOURIST CAMPSITE** under Section 3.3.3.
- 5) Delete the following from Table 9.1 Parking Schedule:

Type of Development (Use)	Required Parking Spaces
Tourist Campsite	1.1 per camping space

And in its place add:

Type of Development (Use)	Required Parking Spaces
Recreational Tourist Accommodation	1.1 per campsite space 2 per tourist cabin

- 6) Changing Section 13.1. RLP – Rural Large Parcel 1 zone as follows:
- Delete 13.1.3.(i) tourist campsites in its entirety and in its place add:
13.1.3.(i) campsite spaces.
 - Delete 13.1.7.(d) in its entirety and in its place add:
13.1.7.(d) Campsite Spaces
Campsite spaces are allowed at a rate of 10 sleeping units/60 ha.
The maximum length of stay shall not exceed 90 days in any calendar year and use of the campsite spaces shall not to exceed 240 days in any calendar year.
- 7) Changing Section 19.6. DC6 – Direct Control 6 (Renaissance) zone as follows:
- Delete 19.6.2.(i) tourist campsites in its entirety and in its place add:
19.6.2.(i) recreational tourist accommodation.
 - Add:
19.6.5.(f) Maximum Density – Campsite Spaces
The maximum density of campsite spaces for recreational tourist accommodation shall be 74 spaces per gross hectare (30 per gross acre).
 - Delete 19.6.6.(d) in its entirety and in its place add:
19.6.6.(d) recreational tourist accommodation is allowed only on sites greater than 1.0ha.
- 8) Changing Section 16.3. C9 – Tourist Commercial zone as follows:
- Delete 16.3.2.(j) tourist campsites in its entirety and in its place add:
16.3.2.(j) recreational tourist accommodation.
 - Delete 16.3.5.(g) in its entirety and in its place add:
16.3.5.(g) Maximum Density – Campsite Spaces
The maximum density of campsite spaces for recreational tourist accommodation shall be 74 spaces per gross hectare (30 per gross acre).

- c. Delete 16.3.6.(d) in its entirety and in its place add:
 16.3.6.(d) recreational tourist accommodation is allowed only on sites greater than 1.0ha.

9) This bylaw may be cited as “Zoning Amendment (WB-126 Holdings Ltd.) Bylaw744, 2010 “.

READ A FIRST TIME this 20th day of April, 2010.

READ A SECOND TIME this 20th day of April, 2010.

ADVERTISED on the 12th and 19th days of May, 2010 and a Public Hearing held pursuant to the provisions of Section 890 of the *Local Government Act* on the 27th day of May, 2010.

READ A THIRD TIME AS AMENDED this 20th day of July, 2010.

RECONSIDERED AND ADOPTED this 17th day of August, 2010.

Original signed by James Baker

Mayor

Original signed by Hazel Christy

Clerk

I hereby certify the foregoing to be a true and correct copy of the Bylaw cited as “Zoning Amendment (WB-126 Holdings Ltd.) Bylaw 744, 2010” as adopted by the Municipal Council on the 17th day of August, 2010.

Dated at Lake Country, BC

Clerk

1.1. DC10 – Direct Control 10 (Pixie Beach Resort)

1.1.1. Purpose

This zone provides for the continued use of the campground, cabins, and associated ancillary uses and buildings on Lot B Section 28 Township 20 ODYD Plan 31064 except Plan KAP54466.

1.1.2. Principal Uses

- (a) recreational tourist accommodation

1.1.3. Secondary Uses

- (a) home occupations
- (b) secondary suite or accessory suite
- (c) single dwelling housing
- (d) utility services, minor impact

1.1.4. Building and Structures Permitted

A maximum of:

- (a) one (1) single detached house (which may contain a secondary suite)
- (b) six (6) tourist cabins,
- (c) ten (10) campsite spaces, and
- (d) accessory buildings or structures to the principle use (which may contain an accessory suite).

1.1.5. Subdivision Regulations

(a) AREA

The minimum lot area is 1.5 ha.

(b) WIDTH

The minimum lot width is 30.0 m.

(c) DEPTH

The minimum lot depth is 35.0 m.

(d) SITE COVERAGE

The maximum site coverage is 40% including driveways, parking areas, and camping spaces.

(e) HEIGHT

- (i) Tourist Cabins: the maximum height is 9.0 m or 1 ½ storeys.
- (ii) Single Detached House: the maximum height is the lesser of 9.5 m or 2½ storeys.
- (iii) Accessory Buildings and Structures: the maximum height is 6.0 m for accessory buildings, and 13.0m for accessory structures.

- (f) FRONT YARD
The minimum front yard is 6.0 m.
- (g) SIDE YARD
The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.
- (h) REAR YARD
The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

1.1.6. Other Regulations

- (a) 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.

- (b) LANDSCAPING AND SCREENING

- (i) Landscaping requirements shall be as specified in Section 8.
- (ii) Minimum Landscape Buffers shall be as follows:
 - Front Yard: Level 2
 - Rear Yard: Level 3
 - Side Yard: Level 3

- (c) SECONDARY SUITE

- (i) A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.
- (ii) A secondary suite shall not be used as rental accommodation for transient occupants.
- (iii) Only one secondary suite or one accessory suite is permitted per parcel.

- (d) ACCESSORY SUITE

- (i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to recreational tourist accommodation.
- (ii) An accessory suite shall not be used as rental accommodation for transient occupants.
- (iii) Only one secondary suite or one accessory suite is permitted per parcel.

- (e) SIGNS

- (i) one (1) non-illuminated free standing sign to a maximum sign area of 1.0 m², maximum height of 1.5 m and a minimum setback of 1.0 m from all lot lines.
- (ii) two (2) directional signs to a maximum sign area of 0.56m² and maximum height of 1.5 m.