

DISTRICT OF LAKE COUNTRY

BYLAW 1252, 2024

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A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. Zoning Bylaw 561, 2007 is hereby amended by:
  - 1.1. Section 2 General Administration, subsection 2.3 Zoning Map, subsection 2.3.1 is amended by adding the following row of text to the table titled “Section 19-Direct Control and Comprehensive Development Zones” in the proper order:

|      |   |
|------|---|
| CD15 | Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.) |
|------|---|

- 1.2. Section 19-Direct Control and Comprehensive Development Zones, is amended by inserting a new subsection 19 in numerical order titled ‘CD15 – Comprehensive Development 15 (3223 Woodsdale Road/ 11437 Bottom Wood Lake Road)’ zone, as shown on Schedule A attached to and forming part of this bylaw.
- 1.3. By changing the zoning classification, as shown on Schedule B attached to and forming part of this bylaw, as follows:

Lot A District Lot 169 Osoyoos Division Yale District Plan EPP139349 PID 032-357-834 and  
Lot B District Lot 169 Osoyoos Division Yale District Plan EPP139349 PID 032-357-842

**From:** C1 – Town Centre Commercial  
**To:** CD15 – Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.)

- 1.4. This bylaw may be cited as “Zoning Amendment (Z0000345) Bylaw 1252, 2024”.

ADVERTISED on the 5<sup>th</sup> and 12<sup>th</sup> days of December, 2024 that the Public Hearing was prohibited pursuant to Section 467 of the *Local Government Act*.

READ A FIRST TIME this 17<sup>th</sup> day of December, 2024.  
READ A SECOND TIME this 17<sup>th</sup> day of December, 2024.  
READ A THIRD TIME this 17<sup>th</sup> day of December, 2024.

Certified correct at third reading.

December 18, 2024  
Dated at Lake Country, B.C.

Original signed by Reyna Seabrook  
Corporate Officer

Bylaw 1252, 2024

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RECEIVED the approval of the Ministry of Transportation this 19<sup>th</sup> day of December, 2024.

Original signed by James Outhwaite  
Ministry of Transportation and Infrastructure

ADOPTED this 14<sup>th</sup> day of January, 2025.

Original signed by Blair Ireland  
Mayor

Original signed by Reyna Seabrook  
Corporate Officer

## Schedule A

### CD15 - Comprehensive Development Zone 15 (3223 Woodsdale Road/ 11437 Bottom Wood Lake Road):

#### 1.1.1. Purpose

The purpose is to designate orderly development of mixed use commercial and residential neighbourhood scale development

#### 1.1.2. Principal Uses

- (a) animal daycare
- (b) apartment housing
- (c) care centres, major
- (d) financial services
- (e) food primary establishment
- (f) health services
- (g) licensee retail liquor store (smaller than 75 m<sup>2</sup>)
- (h) liquor primary establishment, minor
- (i) offices
- (j) participant recreation services, indoor
- (k) personal service establishments
- (l) public libraries and cultural exhibits
- (m) retail stores, convenience
- (n) retail stores, general
- (o) breweries and distilleries, minor

#### 1.1.3. Secondary Uses

- (a) outdoor storage
- (b) multiple dwelling housing
- (c) apartment housing

#### 1.1.4. Subdivision Regulations

- (a) WIDTH The minimum lot width is 40.0m
- (b) DEPTH The minimum lot depth is 30.0 m
- (c) AREA
  - (i) The minimum lot area is 1500m<sup>2</sup>
  - (ii) The maximum lot area is 1.0ha

#### 1.1.5. Development Regulations

##### (a) FLOOR AREA RATIO

The maximum floor area ratio for developments having only commercial uses is 1.5. For mixed use developments, the maximum floor area ratio is 3.0, except:

- (i) it is up to 3.5 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18;
- (ii) 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;
- (iii) 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.

(b) HEIGHT

- (i) Apartments: the lesser of 12.4 m 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 22.0 m or 6 storeys
- (ii) Other Uses: the lesser of 12.4 m 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 16.5 m or 4 storeys.

(c) SETBACKS

- (i) Minimum yard requirements for Lot A (PID 032-357-834):
  - a) North and West front and flanking/exterior side yard: 2.0m.
  - b) South side yard: 0.0m
  - c) East rear yard: 1.2m
- (ii) Minimum yard requirements for Lot B (PID 032-357-842):
  - a) West front yard: 2.0m.
  - b) North side yard: 0.0m.
  - c) South side yard: 1.2m
  - d) East rear yard: 1.2m

1.1.6. PRIVATE OPEN SPACE

A minimum area of 6.0 m<sup>2</sup> of private open space shall be provided per bachelor dwelling, 10.0 m<sup>2</sup> of private open space shall be provided per 1 bedroom dwelling, and 15.0 m<sup>2</sup> of private open space shall be provided per dwelling with more than 1 bedroom.

1.1.7. PARKING

In the CD15 zone, the Parking and Loading regulations of Section 9 - Parking and Loading, shall apply and a maximum of 125% of required parking is permitted.

1.1.8. MIXED USE

A mixed use building incorporating residential and other uses shall provide a commercial use on the first floor which must occupy a minimum of 90% of any building façade facing public road and a minimum of 50% of the gross floor area of the main floor.

1.1.9. LANDSCAPING

- (a) All landscaping requirements of Section 8 shall apply unless modified by this section.
- (b) A landscape buffer shall be provided between the building façade and the adjacent property line with minimum landscape buffer widths as follows:
  - (i) Front: 2.0m
  - (ii) Side, exterior / flanking: 2.0m
  - (iii) Side, interior: Equal to the side yard OR as determined through Development Permit
  - (iv) Rear: Equal to the rear yard OR minimum as determined through Development Permit
- (c) Required landscape islands in parking areas shall have a Level 2 buffer area

1.1.10. ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the Section 7 General Development Regulations (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the Section 8, Landscaping and Screening Regulations, Section 9, Parking and Loading, Section 10, Specific Use Regulations and Section 11, Sign Regulations.

Schedule B to Bylaw 1252, 2024

