

DISTRICT OF LAKE COUNTRY

BYLAW 1302, 2025

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:
 - 1.1. Section 2 - General Administration, subsection 2.3.1 is amended by adding the following row to the table titled "Section 19-Direct Control and Comprehensive Development Zones" immediately beneath the row 'CD16 Comprehensive Development Zone 16 (Copper Hill 2)':

CD17	Comprehensive Development Zone 17 (Westrich)
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- 1.2. Section 10 - Specific Use Regulations, Table 10.1: Home Occupation Schedule is amended by adding the following row to bottom of the table

DC – Direct Control	Residential Home Occupations, unless otherwise
CD – Comprehensive Development	specified in the applicable DC or CD zone

- 1.3. Section 19 - Direct Control and Comprehensive Development Zones, is amended by adding a new section '19.16. CD17 – Comprehensive Development Zone 17 (Westrich)', as shown on Schedule A attached to and forming part of this Bylaw, in numerical order and re-numbering subsequent sections.
 - 1.4. By changing the zoning classification, as shown on Schedule 'A' of Zoning Bylaw #561, 2007, of:

THAT PART OF LOT 72 LYING EAST OF THE HIGHWAY AS SHOWN ON PLAN M69 SECTION 15 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 444, EXCEPT PLANS H936, H15689 AND 40347

From: RU6 – Large Lot Small-Scale Multiple Housing
To: CD17 – Comprehensive Development 17 (Westrich)

As shown on Schedule B as Area 'A', attached to and forming part of this bylaw.

2. This bylaw may be cited as "Zoning Amendment (Z0000343) Bylaw 1302, 2025".

ADVERTISED on the 9th and 16th days of October 2025 that the Public Hearing was prohibited pursuant to Section 467 of the *Local Government Act*.

READ A FIRST TIME this 21st day of October, 2025.
READ A SECOND TIME this 21st day of October, 2025.
READ A THIRD TIME this 21st day of October, 2025.

Certified correct at third reading.

October 23, 2025
Dated at Lake Country, B.C.

Original signed by Reyna Seabrook
Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act* this 27th day of October, 2025.

Original signed by James Outhwaite
for Minister of Transportation & Transit

ADOPTED this 3rd day of March, 2026.

Original signed by Blair Ireland
Mayor

Original signed by Makayla Ablitt
Deputy Corporate Officer

Schedule A to Bylaw 1302, 2025

19.16. CD-17 – Comprehensive Development 17 (Westrich)

19.16.1. Purpose

This zone provides for the development of a multi-family residential building on L72 S15 ODYD, PLAN KAP444 TS20, or any subsequent legal descriptions.

19.16.2 Principle Uses

- (a) apartment housing;
- (b) multiple dwelling housing;

19.16.3 Secondary Uses

- (a) home occupation, residential

19.16.4 Buildings and Structures Permitted

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

19.16.5 Development Regulations

(a) DENSITY OF DEVELOPMENT

- i. A maximum of 350 units per hectare, and
- ii. The maximum floor area ratio (FAR) is 2.8.

(b) SITE COVERAGE

The maximum site coverage is 50%, provided that the maximum site coverage of buildings, driveways, and parking areas is 60%

(c) HEIGHT

The maximum height is 12.4 m, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18 the maximum height is 31.0m.

(d) FRONT YARD

The minimum site front yard is 3.0m.

(e) SIDE YARD

The minimum site side yard is 4.0m, except it is 15m where necessary to comply with the Streamside Protection and Enhancement Area (SPEA).

(f) REAR YARD

The minimum site rear yard is 14.0m to comply with the Streamside Protection and Enhancement Area (SPEA).

(g) DAYLIGHTING STANDARDS

In the case of a building more than two storeys or 10.0 m in height, no part of such building above the second storey or above 10.0 m shall project above lines extending toward the building at right angles from:

- i. all points along the central line of an adjacent street and inclined at an angle of 65° to the horizontal; and

- ii. all points along the north and east lot lines and inclined at an angle of 65° to the horizontal; and
- iii. all points along the south lot line and inclined at an angle of 81° to the horizontal.

(h) PRIVATE OPEN SPACE

A minimum of 7.5m² of private open space shall be provided per bachelor dwelling, 15m² of private open space shall be provided per 1 bedroom dwelling, and 25.0m² of private open space shall be provided per dwelling with more than 1 bedroom.

(i) BUILDING FRONTAGE

No continuous building frontage shall exceed 75m without articulation or other architectural treatments.

19.16.6 Landscape Regulations

- (a) Landscaping and screening shall meet the regulations contained in Section 8, unless otherwise specified herein.
- (b) The height and design of any retaining walls shall comply with Section 8.5, except for the height of one vegetative gabion retaining wall which shall be a maximum of 7.5m
- (c) Minimum landscape buffers shall be as follows

Minimum Landscape Buffer Treatment Levels			
	Front Yard	Rear Yard	Side Yard
CD17	2	3	3

19.16.7 Parking Regulations

- (a) Parking and loading shall meet the regulations contained in Section 9, unless otherwise specified herein.
- (b) OFF-STREET VEHICLE PARKING
 - a. A minimum of 360 total spaces shall be provided, with a minimum of 40 spaces being allocated for visitor parking.
 - b. Small car spaces shall not exceed 40% of total spaces provided as per Section 9.1.6.(a)(i).
 - c. A minimum drive aisle width of 6.8m shall be provided.
- (c) OFF-STREET BICYCLE PARKING
 - a. The minimum number of off-street bicycle parking stalls shall be 170
 - Class I (long-term) – 142, and
 - Class II (short-term) – 28

19.16.6 Other Regulations

(a) 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.

Schedule B to Bylaw 1302, 2025

11375 Wooddale Court – Zoning

