

DISTRICT OF LAKE COUNTRY

BYLAW 1285, 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. Zoning Map, sub section 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 ‘CD15 Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.)’:

CD16	Comprehensive Development Zone 16 (Copper Hill 2)
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- 1.2. Section 3 Interpretation, subsection 3.3. General Definitions, section 3.3.3 is amended by adding the following definitions, in alphabetical order:

STORAGE, WAREHOUSE means a facility used for the storage of equipment, goods, and materials within an enclosed building. Typical uses include but are not limited to the storage of furniture, carpet, major appliances, building materials, boats, and recreational vehicles. This use does not include commercial storage, or developments used for wholesale or retail sales.

- 1.3. Section 9 Parking and Loading, subsection 9.1. Off-Street Vehicle Parking is amended by adding the following new section in numerical order:

19.1.8 Electric vehicle charging stations may be located in all zones but shall not exceed the minimum number of parking stalls required in accordance with Section 9.1.2.

- 1.4. Section 19-Direct Control and Comprehensive Development Zones, is amended by adding a new section ‘19.15. CD16 – Comprehensive Development Zone 16 (Copper Hill 2)’, as shown on Schedule A attached to and forming part of this Bylaw, in numerical order and re-numbering subsequent sections.

- 1.5. By changing the zoning classification, as shown on Schedule ‘A’ of Zoning Bylaw #561, 2007, of:

THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 19644 KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523

From: RU1 – Small Scale Multiple Housing

To: CD16 – Comprehensive Development Zone 16 (Copper Hill 2),
P5 – Conservation Area , and
P4 – Utilities

As shown on Schedule B, attached to and forming part of this bylaw.

2. This bylaw may be cited as “Zoning Amendment (Z0000253) Bylaw 1285, 2025”.

READ A FIRST TIME this 17th day of June, 2025.

READ A SECOND TIME, as amended, this 8th day of July, 2025.

ADVERTISED on the 3rd and 10th days of July, 2025 and a Public Hearing held the 15th day of July, 2025 pursuant to Section 464 of the *Local Government Act*.

READ A THIRD TIME this 15th day of July, 2025.

Certified correct at third reading.

July 16, 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 18th day of July, 2025.

Original signed by James Outhwaite
for Minister of Transportation & Transit

ADOPTED this 21st day of October, 2025.

Original signed by Blair Ireland
Mayor

Original signed by Reyna Seabrook
Corporate Officer

Schedule A to Bylaw 1285, 2025

19.15. CD-16 – Comprehensive Development 16 (Copper Hill 2)

19.15.1. Purpose

This zone provides for the comprehensive development of land holdings identified as the Copper Hill Development including residential uses and Industrial uses.

The CD-16 zone is divided by use and topography into three sub-areas, as described below and generally depicted in Figure 19.15.1:

Area A Single family residential (Area A).

Area B Single family and multi-family residential (Area B).

Area C Industrial Zone (Area C).

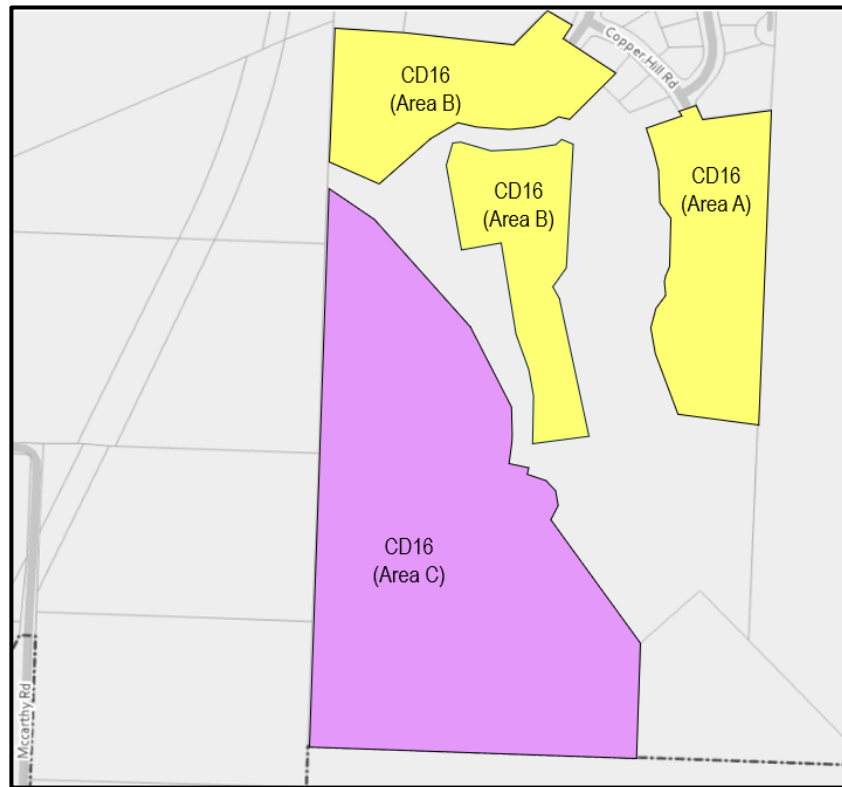


Figure 19.15.1: CD-16 Zone Use Areas

19.15.2 Principal Uses

- (i) Principal uses shall occur on the land within Area A and Area B as indicated in the following table and depicted in Figure 19.15.1

Use	Area A	Area B
(a) group homes, minor	P ¹	P
(b) row housing		P
(c) single dwelling housing	P	P
(d) small-scale multiple housing		P

¹ P = principal use permitted

- (ii) Principal uses shall occur on the land within Area C as indicated in the following table and depicted in Figure 19.15.1

Use	Area C
(a) amusement arcade, major	P
(b) animal clinic, minor	P
(c) auctioneering establishments	P
(d) automotive and equipment repair shops	P
(e) automotive and minor recreation vehicle sales/rentals	P
(f) breweries and distilleries, major	P
(g) broadcasting studios	P
(h) bulk fuel depots	P
(i) business support services	P
(j) cannabis dispensary	P
(k) cannabis production	P
(l) car washes	P
(m) commercial schools	P
(n) commercial storage	P
(o) contractor services, general	P
(p) contractor services, limited	P
(q) convenience vehicle rentals	P
(r) cremation services	P
(s) custom indoor manufacturing	P
(t) drive-in restaurants	P
(u) emergency and protective services	P
(v) equipment rentals	P
(w) fleet services	P
(x) food primary establishment	P
(y) gaming facilities	P
(z) gas bars	P
(aa) general industrial uses	P
(bb) government services	P
(cc) high technology research and product design	P
(dd) household repair services	P
(ee) liquor primary establishment, major	P
(ff) liquor primary establishment, minor	P
(gg) non-accessory parking	P
(hh) offices	P
(ii) outdoor storage	P
(jj) participant recreation services, indoor	P
(kk) private clubs	P
(ll) rapid drive-through vehicle services	P
(mm) recycled materials drop-off centres	P
(nn) recycling depots	P
(oo) retail stores, convenience	P
(pp) retail stores, service commercial	P
(qq) service stations, major	P
(rr) service stations, minor	P
(ss) truck and manufactured home sales rentals	P

(tt) used goods stores	P
(uu) vehicle and equipment services, industrial	P
(vv) warehouse storage	P

19.15.3 Secondary Uses

- (i) Secondary uses shall occur on the land within Area A and Area B as indicated in the following table and depicted in Figure 19.15.1

Use	Area A	Area B
(a) bed and breakfast homes	S ²	S
(b) care centres, minor	S	S
(c) home occupation, residential	S	S
(d) secondary suite	S	S
(e) short term vacation rental	S	S
(f) utility services, minor impact	S	S

- (ii) Secondary uses shall occur on the land within Area C as indicated in the following table and depicted in Figure 19.15.1

Use	Area C
(a) amusement arcades, minor	S
(b) care centres, intermediate	S
(c) care centres, major	S
(d) care centres, minor	S
(e) gas bars	S
(f) licensee retail liquor store	S
(g) residential security operator unit	S
(h) utility services, minor impact	S
(i) outdoor storage	S

19.15.4 Subdivision Regulations

	Area A	Area B	Area C
(a) Minimum Area	500m ²	500m ²	1000m ²
(b) Minimum Depth	28.0 m	28.0 m	30.0m
(c) Minimum Width	15.0 m	15.0 m	30.0m

19.15.5 Development Regulations

- (a) Density

	Area A	Area B
(i) secondary suite	one per dwelling unit	one per dwelling unit
(ii) single dwelling housing	1 unit per lot	1 unit per lot
(iii) small-scale multiple housing		4 units per lot
(iv) row housing;		0.65 FAR

² S = secondary use permitted

(b) Floor Area Ratio

Within Area C, the maximum floor area ratio is 1.5, except it is 2.0 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

(c) Site Coverage

	Area A	Area B	Area C
(i) maximum site coverage of all buildings and structures	45%	45%	60%
(ii) maximum site coverage of buildings, structures, driveways and parking areas	55%	55%	

(d) Height

	Area A	Area B	Area C
(i) row housing single dwelling housing small-scale multiple housing	the lessor of 11.0 m or 3 storey	the lessor of 11.0 m or 3 storey	
(ii) residential accessory buildings and structures	5.5 m	5.5 m	
(iii) all principal uses within Area C			the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions of Section 7.18, the maximum height is the lesser of 18.0 m or 6 storeys.
(iv) all secondary uses within Area C			the lesser of 11.0 m or 3 storey
(v) all accessory structures within Area C			26.0m

(e) Setbacks:

	Area A	Area B	Area C
(i) Front Yard	minimum 4.0 m, except it is 6.0m to a garage door or carport entrance having vehicle entry from the front	minimum 4.0 m, except it is 6.0m to a garage door or carport entrance having vehicle entry from the front	minimum 6.0 m

(ii) Side Yard	minimum 2.0 m, except it is 4.5 meters from a flanking street and is 6.0 m to a garage door or carport entrance having vehicle entry from the flanking street	minimum 2.0 m, except it is 4.5 meters from a flanking street and is 6.0 m to a garage door or carport entrance having vehicle entry from the flanking street	0.0 m, except it is 2.0m from a flanking street or 4.5 m when adjacent to other zones
(iii) Rear Yard	minimum 4.5 meters, except it is 6.0m adjacent to the ALR and is 6.0 m to a garage door or carport entrance having vehicle entry from the rear	minimum 4.5 meters, except it is 6.0m adjacent to the ALR and is 6.0 m to a garage door or carport entrance having vehicle entry from the rear	0.0 m, except it is 6.0 m when adjacent to other zones
(iv) Between Principal Buildings	minimum 3.0m	minimum 3.0m	0.0 m

19.15.6 Small-Scale Multiple Housing

Notwithstanding 19.15.2(i), small-scale multiple housing is only permitted on lots:

- (i) located within the urban containment boundary;
- (ii) connected to municipal sewer and water services; and
- (iii) 4,050m² or smaller in lot size.

19.15.7 Private Open Space

- (i) Row Housing: A minimum area of 25 m² of private open space shall be provided per dwelling unit
- (ii) Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit

19.15.8 Landscaping

Notwithstanding any regulations contained in Section 8 Landscaping and Screening, only the following regulations shall apply to the CD-16 zone:

	Area A	Area B	Area C
Front	1	1	2
Side	1, except it is 6 where there are 3 or more units on a lot	1, except it is 6 where there are 3 or more units on a lot	6
Rear	1, except it is 6 where there are 3 or more units on a lot	1, except it is 6 where there are 3 or more units on a lot	6

- (a) The minimum Landscape Buffer Treatment Levels for the CD-16 zone are as follows:
- (b) A landscaping buffer is not required along the Agricultural Land Reserve boundary.

- (c) Erosion control measures, to prevent the pollution, degradation, or siltation of natural areas and water courses, must occur concurrently with all land alteration and construction activities. This includes the provision of temporary fencing prior to and during construction.

19.15.9 Parking and Loading

Section 9 Parking and Loading, shall apply to the CD-16 zone, except as regulated below:

- (a) Table 9.1 Parking Schedule shall apply, except as specified in the following table:

Area A and B		
Parking	dwellings:	2 spaces for each of the 1 st and 2 nd principal dwelling unit, plus 1 space for each of the 2 nd and 3 rd dwelling unit, plus 1 per secondary suite,
	care centres	1 per 10 children, plus 1 per 2 employees on duty
	home occupation	1 per non-resident employee, plus space(s) required for dwelling(s)

19.15.10 Other regulations

- (a) Within Area C:

- (i) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- (ii) No use shall produce odour, glare, or noise that creates a nuisance.
- (iii) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radio-active materials.
- (iv) Only one residential security operator unit is permitted on a site.

- (b) In addition to the regulations listed above, other regulations may apply, including but not limited to:

- (i) Section 7 General Development Regulations,
- (ii) Section 8 Landscaping and Screening Regulations, except as modified within the CD-16 zone,
- (iii) Section 9 Parking and Loading Regulations, except as modified within the CD-16 zone,
- (iv) Section 10 Specific Use Regulations, and
- (v) Section 11 Signs

The map displays the CD16 area, divided into three main regions: CD16 (Area A) in yellow, CD16 (Area B) in yellow, and CD16 (Area C) in purple. Various zones are marked: P5 in green and P4 in cyan. Surrounding infrastructure includes Peter Greer School to the north, Sherman Drive and Copper Hill Rd to the northeast, and the Existing Wastewater Treatment Facility to the southeast. A north arrow is located in the top right corner. The map is labeled with 'DISTRICT OF LAKE COUNTRY' and 'CITY OF KELOWNA' at the bottom.