

DISTRICT OF LAKE COUNTRY

BYLAW 1311, 2026

A BYLAW TO AMEND ZONING BYLAW 561, 2007

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

CD20	Comprehensive Development Zone 20 (3151 Hill Road)
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1.2. Section 7.10.2 is amended by adding the word 'CD,' after the text 'RM5'.

1.3. Section 19-Direct Control and Comprehensive Development Zones, is amended by inserting a new subsection 19 in numerical order titled 'CD20 – Comprehensive Development Zone 20 (3151 Hill Road)', as shown on Schedule A, attached to and forming part of this bylaw.

1.4. By changing the zoning classification of a portion of:

THAT PART OF LOT A SECTION 10 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN EPP85720

From: C1 – Town Centre Commercial

To: CD20 – Comprehensive Development Zone 20 (3151 Hill Rd)

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 (Z0000353) Bylaw 1311, 2026".

ADVERTISED on the 6th day of February, 2026 that the Public Hearing was prohibited pursuant to Section 467 of the Local Government Act.

READ A FIRST TIME this 17th day of February, 2026.

READ A SECOND TIME this this 17th day of February, 2026.

READ A THIRD TIME this this 17th day of February, 2026.

Certified correct at third reading.

February 18th 2026
Dated at Lake Country, B.C.

Original signed by Makayla Ablitt
Deputy Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act* this 18th day of February, 2026

Original signed by Audrie Henry
for Minister of Transportation & Transit

ADOPTED this 16th day of March, 2026.

Original signed by Blair Ireland
Mayor

Original signed by Makayla Ablitt
Deputy Corporate Officer

Schedule A to Bylaw 1311, 2026

19.19. CD20 – Comprehensive Development Zone 20 (3151 Hill Rd)

19.19.1 Purpose

This zone provides for the development of a mixed-use commercial and multi-family residential building on LOT A Sec10 Twp20 ODYD, PLAN EPP85720, or any subsequent legal descriptions.

19.19.2 Principal Uses

- (a) apartment housing, where a Housing Agreement or similar has been secured with a Federal, Provincial or other government agency
- (b) care centre, major and intermediate
- (c) congregate housing
- (d) government agency
- (e) government services
- (f) health services
- (g) offices
- (h) public libraries and cultural exhibits
- (i) special needs housing, where a Housing Agreement or similar has been secured with a Federal, Provincial or other government agency

19.19.3 Secondary Uses

- (a) business support services
- (b) commercial schools
- (c) community recreation services
- (d) food primary establishment
- (e) home occupation
- (f) personal service establishments
- (g) retail stores, convenience stores

19.19.4 Subdivision Regulations

- (a) WIDTH - The minimum lot width is 6.0 m.
- (b) DEPTH - The minimum lot depth is 30.0 m.
- (c) AREA - The minimum lot area is 200 m²

19.19.5 Development Regulations

- (a) Floor Area Ratio
 - (i) The maximum floor area ratio for developments having only commercial uses is 1.5.
 - (ii) The maximum floor area ratio for mixed use developments is 3.0 except:
 - a. 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;
 - b. 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;
 - c. 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) the maximum height is the lesser of 22.8m or 6 storeys.
- (c) Setbacks
 - (i) Front Yard – minimum of 2.0m.
 - (ii) Side Yard – minimum of 0.0m
 - (iii) Rear Yard – minimum of 0.0m.

19.19.6 Parking

- (a) In the CD20 zone, the Parking and Loading regulations of Section 9 - Parking and Loading, shall apply except that:
 - (i) Vehicle parking spaces: minimum 41
 - (ii) Bicycle Class I: minimum 37
Bicycle Class II: minimum 11
 - (iii) Loading: No on-site loading required
 - (iv) No off-street parking shall be located within 2.0m of any front property line or any property line abutting a street, nor within 1.0m of any rear or side property line.

19.19.7 Private Open Space

- (a) A minimum area of private open space shall be provided per unit as follows:
 - (i) 6 m² per bachelor dwelling,
 - (ii) 10.0 m² per 1 bedroom dwelling, and
 - (iii) 15.0 m² per dwelling with more than 1 bedroom.

19.19.8 Mixed Use

A mixed-use building incorporating residential and other uses, shall provide a non-residential use on the first floor which shall occupy a minimum of 40% of the gross floor area of the main floor.

19.19.9 Landscape Regulations

- (a) Landscaping shall be provided in accordance with the regulations of Section 8 Landscaping and Screening of the Zoning bylaw 561.
- (b) A landscape buffer shall be provided between the building façade and the adjacent property line with minimum landscape buffer treatment level as follows:

Minimum Landscape Buffer Treatment Levels			
Location	Front Yard	Rear Yard	Side Yard
CD20	2	3	3

19.19.10 Additional Regulations

In addition to the regulations listed above, other regulations may apply. These include the Section 7 General Development Regulations (except Section 7.1 Daylighting Standards), 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 1311, 2026

