

DISTRICT OF LAKE COUNTRY

BYLAW 1331, 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. 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:

(a) renaming the following zones in accordance with the table below:

Existing Zone Name		New Zone Name	
Column 1	Column 2	Column 1	Column 2
I3	Heavy Industrial	I6	Heavy Industrial
I5	Extraction	I5	Soil Processing

(b) adding the following new zones in alpha-numeric order:

Column 1	Column 2
RM3	Residential Ground-Oriented
C3	Business Park Commercial
I2	Light Industrial
I3	Medium Format Industrial
I4	Large Format Industrial

1.2. Section 3 -- Interpretation, subsection 3.3.3. is amended by

(a) deleting the following definitions in their entirety:

BREWERIES AND DISTILLERIES, MAJOR
CONCRETE AND ASPHALT PLANTS
FLEA MARKET
GAS BARS
GENERAL INDUSTRIAL USE
PRIVATE CLUB
STORAGE, WAREHOUSE
WAREHOUSE SALES
WINERIES, CIDERIES, AND MEADERIES

(b) adding the following definitions, in alphabetical order, to subsection 3.3.3

ALCOHOL PRODUCTION FACILITIES means the production of alcoholic beverages or alcohol products with alcoholic content exceeding 1% by volume. The public tasting and retail sale of alcoholic product is limited to that which is produced on-site. The public tasting and retail

sale limit for properties located within the ALR can be expanded as permitted by ALC's regulations and policies.

ASSEMBLY USE means a development used to gather people (public at large or private members) for civic, political, travel, social, educational, or recreational purposes. The development may include rooms for eating, drinking and general assembly and may hold a Liquor Primary License. This use excludes places of worship.

FOOD & BEVERAGE PROCESSING means a facility where produce is processed or otherwise prepared for human consumption, export and/or outbound orders but is not directly retailed from or consumed on the premises or lot.

FUELLING STATION means a development used for the retail sale of vehicular fuels, lubricants, automotive fluids and essential auto supplies. The stations may provide conventional petroleum-based fuels (petrol/diesel) or green alternatives (compressed natural gas, hydrogen or other), be a self-service, full service, key lock, card lock, or other similar operation. This use does not include service stations (minor and major), electric vehicle charging stations or bulk fuel stations.

GRAVEL, CONCRETE AND ASPHALT PROCESSING OPERATIONS means the manufacturing of hot-mix asphalt and concrete and asphalt recycling operations and concrete or the quarrying, processing, removal, and off-site sale of sand, gravel, earth, or mineralized rock.

GUEST ACCOMMODATION means development for temporary but extended residential use, as premier workforce and/or student accommodations, with 24-hour staffed reception/lobby, where guests are provided with:

- exclusive sleeping accommodation units with bathroom but no cooking facilities;
- meals in communal dining areas;
- communal facilities for laundry, meeting rooms and recreation, all in return for remuneration.

The facility might also provide sleeping accommodation for transient visitors whenever capacity exceeds the worker and/or student accommodation needs.

INDUSTRIAL, GENERAL means development involving the manufacturing, technology, logistics, processing, or similar operations conducted primarily within enclosed buildings. Typical uses include, but are not limited to: processing of raw materials; manufacturing and fabrication, or assembling of semi-finished or finished goods, products and equipment; the storage, cleaning, servicing, repairing, design or testing of materials, goods and equipment normally associated with industrial, business or household use; logistics and transportation hubs; the distribution, storage and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; the training of personnel in general industrial operations; autobody and repair shops.

Any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above. The floor area devoted to such accessory activities shall not exceed 25% of the gross floor area of the building(s) devoted to the general industrial use.

INDUSTRIAL, INNOVATION means a facility used to provide research and development, science, technology, engineering and mathematics (STEM) based services, analytical research or testing services including information technology, biotechnology, and energy and environmental technologies, and can involve the design, processing, manufacturing, storage

and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications' systems including devices or similar equipment; precision engineering and robotics; pharmaceuticals; medical devices, batteries and fuel cells.

INDUSTRIAL, LIGHT means the manufacturing, processing, assembling, fabricating, storing, transporting, distributing, testing, servicing or repairing of goods, materials or things, conducted entirely within a building, that has minimal to no impacts on the operations of adjacent uses, as it does not produce, discharge or emit odorous, toxic or noxious matters or vapours, heat, glare, noise, radiation, electrical interference, or recurrently generated ground vibration.

POP-UP MARKET means an occasional or periodic sales activity held within a building, structure or open area where groups of individual sellers offer goods, new and used, for sale to the public.

RESEARCH AND DEVELOPMENT means the use of premises for carrying on investigation, research and development in science or technology, including information technology, biotechnology, and energy and environmental technologies, and may involve the design, processing, manufacture, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications' systems including devices or similar equipment; precision engineering and robotics; pharmaceutical preparations or materials; medical devices; and, batteries and fuel cells.

WAREHOUSING means development used to store products or goods before moving them to another location. This land use does not include warehouse sales. However, indoor display, office, technical, administrative support, e-commerce pickup locations, or retail sale operations can occur but shall be limited in scale and be accessory to the warehousing use. The net floor area devoted to such accessory activities shall not exceed 10% or 235 square metres (whichever is less) of the gross floor area of the building(s) devoted to the warehousing. E-commerce locations that have customer pickup is permitted as long as the warehousing portion is at least 90% of the gross floor area of the building and the gross floor area of the pickup location (including any retail portion) is not larger than 235 square metres.

1.3. Section 8 – Landscaping and Screening, is amended by

- (a) adding 'RM3' to Table 8.1: Minimum Landscape Buffer Treatment Levels Schedule, in accordance with the table below:

Location	Front	Rear Yard	Side Yard
Urban Residential Zones			
RM1, RM2, RM3, RM4	2	3	3

- (b) adding 'C3' to Table 8.1: Minimum Landscape Buffer Treatment Levels Schedule, in accordance with the table below:

Location	Front	Rear Yard	Side Yard
Commercial Zones			
C1, C1p, C2, C3, C9, C9A, C10, C11	2	3	3

- (c) deleting the 'Industrial Zones' portion of Table 8.1: Minimum Landscape Buffer Treatment Levels Schedule, and replacing it in accordance with the table below:

Location	Front	Rear Yard	Side Yard
Industrial Zones			
I1, I2, I3, I4	2	3	3
I5, I6	3	3	3

1.4. Section 9 – Parking and Loading, is amended by

- (a) adding parking requirements to Table 9.1: Parking Schedule, in accordance with the table below:

Type of Development (Use)	Required Parking Spaces
Commercial	
Pop-up Market	2.0 per 100 m ² GFA
Fuelling Station	1 per 2 employees on duty, plus 2 per service bay, plus additional required spaces for other associated uses (e.g. convenience retail)
Guest Accommodation	1 per sleeping unit
Industrial	
Alcohol Production Facilities	2.0 per 100 m ² GFA
Food and Beverage Processing	2.0 per 100 m ² GFA
Industrial Uses not otherwise listed	2.0 per 100 m ² GFA
Research and Development	2.0 per 100 m ² GFA
Warehousing	0.5 per 100 m ² GFA; minimum 5
Community, Recreational and Cultural	
Assembly Use	1 per 5 seating spaces; or 20 per 100 m ² of floor area used by patrons, whichever is the greater

- (b) adding bicycle parking requirements to Table 9.3: Bicycle Parking Schedule, in accordance with the table below:

Type of Development (Use)	Required Parking Spaces
Industrial	Class I: 0.20 per 100 m ² GLA; or 1 per 10 employees Class II: 0.60 per 100 m ² GLA

1.5. Section 10 – Specific Use Regulations, is amended by:

- (a) deleting and replacing the following words in subsection 10.10.5 in accordance with the table below:

Existing Words	New Words
gas bar gas bars	Fuelling Station

1.6. Section 12 -- Agricultural Zones, is amended by:

- (a) deleting and replacing the following Principal Uses in subsection 12.1.2 in accordance with the table below:

Existing Principal Use	New Principal Use
Wineries, cideries, and meaderies	Alcohol production facilities

1.7. Section 15 -- Urban Housing Zones, is amended by:

- (a) renumbering the following subsections in accordance with the table below:

Existing Subsection Number	New Subsection Numbering
15.6. RM4 - Low Density Multiple Housing	15.7. RM4 - Low Density Multiple Housing
15.7. RM5 - Medium Density Multiple Housing	15.8. RM5 - Medium Density Multiple Housing
15.8. RM7 - Mobile Home Park	15.9. RM7 - Mobile Home Park

- (b) adding the following new zone 'RM3 - Residential Ground Oriented' as subsection 15.6:

15.6 RM3 - Residential Ground-Oriented**15.6.1 Purpose**

The purpose of this zone is to provide for a diversity of ground-oriented housing up to 3 storeys on serviced urban lots.

15.6.2 Principal Uses

- (a) Boarding And Lodging Houses;
- (b) Group Home, Major;
- (c) Group Home, Minor;
- (d) Multiple Dwelling Housing;
- (e) Single Dwelling Housing;
- (f) Two Dwelling Housing.

15.6.3 Secondary Uses

- (a) Accessory Suite;
- (b) Care Centres, Minor;
- (c) Home Occupations, Residential;
- (d) Secondary Suite;
- (e) Short Term Vacation Rental;
- (f) Utility Services, Minor Impact.

15.6.4 Buildings and Structures Permitted

- (a) Accessory buildings and structures;
- (b) Duplex housing;
- (c) Row housing;
- (d) Semi-detached housing;
- (e) Single detached house;
- (f) Small-scale multiple housing;
- (g) Stacked row housing.

15.6.5 Subdivision Regulations

a. Minimum Lot Width	13.5 m
b. Minimum Lot Depth	30.0 m
c. Minimum Lot Area	400 m ²

15.6.6 Development Regulations

a. Maximum Site Coverage - buildings	50%
b. Maximum Site coverage - buildings, driveways, and parking areas	60%
c. Maximum Building Height	The lesser of 3 storeys or 12.4 m, except for 1 & 2 dwelling housing is the lesser of 3 storeys or 11.0 m
d. Maximum Height - Accessory Building & Structure	4.5 m except it is 8.0 m if the building is or includes a suite
e. Maximum Density	1.0 FAR
f. Minimum Front Yard	4.5m except 6.0m to the garage door or carport entrance
g. Minimum Side Yard	2.5 m, except that it is 0.0m for multiple dwelling and two dwelling housing where a party wall has been or is proposed to be constructed.
h. Minimum Side Yard, flanking street	4.5 m except it is 6.0 m to the garage door or carport entrance.
i. Minimum Rear Yard	4.5 m
j. Minimum Setbacks – Accessory Building & Structure	Front: 18.0 m Side: 1.0 m Rear: 1.5 m except it is 3.0 m if a suite is included within the accessory building

15.6.7 Additional Regulations

- (a) PRIVATE OPEN SPACE - Multiple Dwelling housing shall provide a minimum:
 - (i) 7.5 m² of private open space per bachelor dwelling,
 - (ii) 15 m² of private open space per 1 bedroom dwelling, and
 - (iii) 25 m² of private open space per dwelling with more than 1 bedroom.
- (b) LIVE-WORK HOUSING shall:
 - (i) be located on the ground level and have separate entries apart from the main residential access.
 - (ii) not be located within an accessory building.
- (c) No continuous building frontage shall exceed 75 m without articulation or other architectural treatments.
- (d) 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.

1.8. Section 16 -- Commercial Zones, is amended by:

- (a) deleting and replacing the following Principal Uses in subsection 16.1.2 in accordance with the table below:

Existing Principal Use	New Principal Use
Private clubs	Assembly Use

- (b) deleting and replacing the following Secondary Uses in subsection 16.2.3 in accordance with the table below:

Existing Principal Use	New Principal Use
Gas bars	Fuelling Station

- (c) deleting and replacing the following Secondary Uses in subsection 16.3.3 in accordance with the table below:

Existing Principal Use	New Principal Use
Gas bars	Fuelling Station

- (d) deleting and replacing the following Principal Uses in subsection 16.4.2 in accordance with the table below:

Existing Principal Use	New Principal Use
flea markets	Pop-up market
Gas bars	Fuelling Station
Private clubs	Assembly Use
Warehouse sales	Warehousing

- (e) deleting and replacing the following Secondary Uses in subsection 16.5.3 in accordance with the table below:

Existing Secondary Use	New Secondary Use
Gas bars	Fuelling Station

- (f) renumbering the following subsections in accordance with the table below:

Existing Subsection Number	New Subsection Numbering
16.3. C9 - Tourist Commercial	16.4. C9 - Tourist Commercial
16.3A. C9A – Tourist Commercial	16.5. C9A – Tourist Commercial
16.4. C10 - Service Commercial	16.6. C10 - Service Commercial
16.5. C11 - Highway Commercial	16.7. C11 - Highway Commercial

- (g) adding the following new zone 'C3 - Business Park Commercial' as subsection 16.3:

16.3 C3 - Business Park Commercial

16.3.1 Purpose

The purpose of this zone is to provide for a range of commercial uses to serve the day-to-day needs of residents and employees within the Business Park and adjacent neighbourhoods.

16.3.2 Principal Uses

- (a) Animal Clinics, Minor;
- (b) Animal Daycare;
- (c) Breweries And Distilleries, Minor;
- (d) Business Support Services;
- (e) Care Centre, Major;
- (f) Commercial Schools;
- (g) Drive-In Food Services Or Drive-In Restaurants;
- (h) Extended Medical Treatment Services;
- (i) Financial Services;
- (j) Pop-up Market;
- (k) Food Primary Establishment;
- (l) Government Services;
- (m) Health Services;
- (n) Licensee Retail Liquor Store;
- (o) Liquor Primary Establishment, Major;
- (p) Liquor Primary Establishment, Minor;
- (q) Participant Recreation Services, Indoor;
- (r) Personal Service Establishments;
- (s) Assembly Use;
- (t) Public Libraries And Cultural Exhibits;
- (u) Retail Stores, Convenience;
- (v) Retail Stores, General;
- (w) Used Goods Stores.

16.3.3 Secondary Uses

- (a) Offices;
- (b) Utility Services, Minor Impact.

16.3.4 Subdivision Regulations

a. Minimum Lot Width	30.0 m
b. Minimum Lot Area	1000 m ²

16.3.5 Development Regulations

a. Maximum Site Coverage	80%
b. Maximum Building Height	The lesser of 4 storeys or 16.5 m
c. Maximum Structure Height	9.0 m
d. Minimum Front Yard	2.0 m
e. Minimum Side Yard	0.0 m
f. Minimum Side Yard, flanking street	2.0 m
g. Minimum Rear Yard	0.0 m, except it is 2.0 m where a lot adjoins a residential zone.

16.2.6 Additional Regulations

- (a) No continuous building frontage shall exceed 75 m without articulation or other architectural treatments.
- (b) 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.

1.9. Section 17 -- Industrial Zones, is amended by:

- (a) deleting and replacing the following Principal Uses in subsection 17.1.2 in accordance with the table below:

Existing Principal Use	New Principal Use
breweries and distilleries, major	Alcohol production facilities
Gas bars	Fuelling Station
Private clubs	Assembly use

- (b) deleting and replacing the following Principal Uses in subsection 17.2.2 in accordance with the table below:

Existing Principal Use	New Principal Use
breweries and distilleries, major	Alcohol production facilities

- (c) deleting and replacing the following Principal Uses in subsection 17.3.1 in accordance with the table below:

Existing Principal Use	New Principal Use
asphalt plants	Gravel, concrete and asphalt processing operations
concrete plants	

- (d) renumbering the following subsections in accordance with the table below:

Existing Subsection Number	New Subsection Numbering
17.2. I3 - Heavy Industrial	17.6. I6 - Heavy Industrial
17.3. I5 - Soil Processing	17.5. I5 – Soil Processing

- (e) adding the following new zone 'I2 - Light Industrial' as subsection 17.2:

17.2 I2 - Light Industrial

17.2.1 Purpose

The purpose of this zone is to regulate the development of light industrial uses with no outdoor storage. The zone is intended as a transition from other general and heavier industrial uses.

17.2.2 Principal Uses

- (a) Alcohol Production Facilities
- (b) Business Support Services;
- (c) Car Washes;
- (d) Commercial Schools;
- (e) Contractor Services, General;
- (f) Contractor Services, Limited;
- (g) Crematorium;
- (h) Drive-In Food Services Or Drive-In Restaurants;
- (i) Equipment Rentals;
- (j) Food Primary Establishment;
- (k) Funeral Services;
- (l) Gaming Facilities;
- (m) Fuelling Station;
- (n) Household Repair Services;
- (o) Industrial, Light;
- (p) Liquor Primary Establishment, Major;
- (q) Liquor Primary Establishment, Minor;
- (r) Participant Recreation Services, Indoor;
- (s) Retail Stores, Service Commercial;
- (t) Rapid Drive-Through Vehicle Services;
- (u) Warehousing.

17.2.3 Secondary Uses

- (a) Offices;
- (b) Residential Security Operator Unit;
- (c) Utility Services, Major Impact;
- (d) Utility Services, Minor Impact.

17.2.4 Subdivision Regulations

a. Minimum Lot Width	20.0 m
b. Minimum Lot Area	1000 m ²

17.2.5 Development Regulations

a. Maximum Site Coverage	60%
b. Maximum Building Height	The lesser of 2.0 storeys or 9.0 m
c. Maximum Structure Height	9.0 m
d. Minimum Front Yard	2.0 m
e. Minimum Side Yard	0.0 m
f. Minimum Side Yard, flanking street	2.0 m
g. Minimum Rear Yard	0.0 m, except it is 6.0m where a lot adjoins a residential zone.

17.2.6 Additional Regulations

- (a) Only one residential security operator unit is permitted on a site.
- (b) Commercial uses must have separate entries apart from the industrial access.
- (c) No continuous building frontage shall exceed 75 m without articulation or other architectural treatments.
- (d) NUISANCES
 - (i) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radioactive materials.
 - (ii) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
 - (iii) Uses that produce odour, glare, or noise that creates a nuisance must mitigate negative impacts by following their industry's regulations and best practices.
- (e) All equipment for cooling, ventilation, or otherwise operating a building, including generators or other power supply equipment, must be fully enclosed, except when determined not to be mechanically feasible. If full enclosure is not mechanically feasible, all equipment for cooling, ventilation, or power generation must be screened by a wall or similar barrier. In addition, any accessory electrical substation must be screened from adjacent non-industrial properties or direct view from public streets by a wall or similar opaque barrier. The screening and enclosure requirements do not apply to solar panels.
- (f) 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.
- (f) adding the following new zone 'I3 – Medium Format Industrial' as subsection 17.3:

17.3 I3 – Medium Format Industrial

17.3.1 Purpose

The purpose of this zone is to regulate the development of medium format industrial development focusing on employment-generating uses.

17.3.2 Principal Uses

- (a) Auctioneering Establishments;
- (b) Alcohol Production Facilities;
- (c) Business Support Services;
- (d) Commercial Schools;
- (e) Commercial Storage on the lot identified as PID: 032-107-692 (2651 Dick Rd);
- (f) Contractor Services, General;
- (g) Contractor Services, Limited;
- (h) Convenience Vehicle Rentals;
- (i) Crematorium;
- (j) Custom Indoor Manufacturing;
- (k) Emergency And Protective Services;
- (l) Equipment Rentals;
- (m) Fleet Services;
- (n) Fuelling Stations;
- (o) Industrial, General;
- (p) Recycling Depots;
- (q) Recycling Plants;
- (r) Recycled Materials Drop-Off Centres;
- (s) Truck And Manufactured Home Sales Rentals;
- (t) Outdoor Storage on the lot identified as PID: 032-107-692 (2651 Dick Rd);
- (u) Service Stations, Minor;
- (v) Utility Services, Major Impact;
- (w) Warehousing.

17.3.3 Secondary Uses

- (a) Food Establishment Primary;
- (b) Offices;
- (c) Residential Security Operator Unit;
- (d) Utility Services, Minor Impact.

17.3.4 Subdivision Regulations

a. Minimum Lot Width	30.0 m
b. Minimum Lot Area	1000 m ²

17.3.5 Development Regulations

a. Maximum Site Coverage	60%
b. Maximum Building Height	The lesser of 4 storeys or 16.5 m
c. Maximum Structure Height	9.0 m
d. Minimum Front Yard	2.0 m
e. Minimum Side Yard	0.0 m
f. Minimum Side Yard, flanking street	2.0 m

g. Minimum Rear Yard	0.0 m, except it is 6.0 m where a lot adjoins a residential zone.
----------------------	---

17.3.6 Additional Regulations

- (a) Only one residential security operator unit is permitted on a site.
- (b) Commercial uses must have separate entries apart from the industrial access.
- (c) No continuous building frontage shall exceed 75 m without articulation or other architectural treatments.
- (d) NUISANCES
 - (i) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radioactive materials.
 - (ii) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
 - (iii) Uses that produce odour, glare, or noise that creates a nuisance must mitigate negative impacts by following their industry's regulations and best practices.
- (e) All equipment for cooling, ventilation, or otherwise operating a building, including generators or other power supply equipment, must be fully enclosed, except when determined not to be mechanically feasible. If full enclosure is not mechanically feasible, all equipment for cooling, ventilation, or power generation must be screened by a wall or similar barrier. In addition, any accessory electrical substation must be screened from adjacent non-industrial properties or direct view from public streets by a wall or similar opaque barrier. The screening and enclosure requirements do not apply to solar panels.
- (f) 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.
- (g) adding the following new zone 'I4 – Large Format Industrial' as subsection 17.4:

17.4. I4 – Large Format Industrial

17.4.1 Purpose

The purpose of this zone is to regulate the development of campus-style large format industrial development which, due to the high technology, yet heavy industrial nature of their operations is separated from other zones.

17.4.2 Principal Uses

- (a) Alcohol Production Facilities.
- (b) Broadcasting Studios;
- (c) Bulk Fuel Depots;

- (d) Commercial Schools;
- (e) Commercial Storage on the lot identified as PID: 032-107-692 (2651 Dick Rd);
- (f) Food & Beverage Processing;
- (g) Gravel, concrete, and asphalt processing operations on the lots identified as:
PID: 012-274-534 (9050 Glenmore Rd)
PID: 012-274-542
PID: 005-322-260
PID: 005-322-308
PID: 012-275-239 (9130 Glenmore Rd)
- (h) Industrial, General;
- (i) Industrial, Innovation;
- (j) Outdoor Storage on the lot identified as PID: 032-107-692 (2651 Dick Rd);
- (k) Research & Development;
- (l) Service Stations, Major;
- (m) Utility Services, Major Impact;
- (n) Warehousing;

17.4.3 Secondary Uses

- (a) Business Support Services;
- (b) Car Washes;
- (c) Food Establishment Primary, Major;
- (d) Fuelling Stations;
- (e) Guest Accommodation;
- (f) Liquor Primary Establishment, Major;
- (g) Offices;
- (h) Residential Security Operator Unit;
- (i) Utility Services, Minor Impact.

17.4.4 Subdivision Regulations

a. Minimum Lot Width	30.0 m
b. Minimum Lot Area	2000 m ²

17.4.5 Development Regulations

a. Maximum Site Coverage	60%
b. Maximum Building Height	The lesser of 4 storeys or 16.5 m
c. Maximum Structure Height	9.0 m
d. Minimum Front Yard	2.0 m
e. Minimum Side Yard	0.0 m
f. Minimum side yard - flanking street	2.0 m
g. Minimum Rear Yard	0.0 m, except it is 6.0 m where a lot adjoins a residential zone.

17.4.6 Additional Regulations

- (a) Only one residential security operator unit is permitted on a site.
- (b) Commercial uses must have separate entries apart from the industrial access.
- (c) No continuous building frontage shall exceed 75 m without articulation or other architectural treatments.
- (d) NUISANCES
 - (i) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radioactive materials.
 - (ii) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
 - (iii) Uses that produce odour, glare, or noise that creates a nuisance must mitigate negative impacts by following their industry's regulations and best practices.
- (e) All equipment for cooling, ventilation, or otherwise operating a building, including generators or other power supply equipment, must be fully enclosed, except when determined not to be mechanically feasible. If full enclosure is not mechanically feasible, all equipment for cooling, ventilation, or power generation must be screened by a wall or similar barrier. In addition, any accessory electrical substation must be screened from adjacent non-industrial properties or direct view from public streets by a wall or similar opaque barrier. The screening and enclosure requirements do not apply to solar panels.
- (f) 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.

1.10. Section 18 – Public & Institutional Zones, is amended by:

- (a) deleting and replacing the following Principal Uses in subsection 18.2.2 in accordance with the table below:

Existing Principal Use	New Principal Use
Private clubs	Assembly Use

1.11. Section 19 – Direct Control and Comprehensive Development Zones, is amended by:

- (a) deleting and replacing the following Principal Uses in subsection 19.11.2 in accordance with the table below:

Existing Principal Use	New Principal Use
Wineries, cideries, and meaderies	Alcohol production facilities

- (b) deleting and replacing the following Principal Uses in subsection 19.15.2 in accordance with the table below:

Existing Principal Use	New Principal Use
breweries and distilleries, major	Alcohol production facilities
Gas bars	Fuelling Station
Private clubs	Assembly Use
Warehouse storage	Warehousing

- (c) deleting and replacing the following Secondary Uses in subsection 19.15.3 in accordance with the table below:

Existing Secondary Use	New Secondary Use
Gas bars	Fuelling Station

2. District of Lake Country Zoning Bylaw 561, 2007 Zoning Map is hereby amended by changing the zoning classification of the following lands, located within the Lake Country Business Park, in accordance with Schedule "A", attached to and forming part of this bylaw:
- 2.1. PID: 005-321-794 | Lot 2 Sections 3 And 4 Township 20 Osoyoos Division Yale District Plan 25775 Except Plan EPP102294,
 - 2.2. PID: 032-107-692 | Lot A Section 3 Township 20 Osoyoos Division Yale District Plan EPP133501 Except Plan EPP140426,
 - 2.3. PID: 003-808-211 | That part of lot 145 shown on Plan B5607; Section 3 Township 20 Osoyoos Division Yale District Plan 521,
 - 2.4. PID: 006-171-788 | Lot 1 Section 3 Township 20 Osoyoos Division Yale District Plan 23996,
 - 2.5. PID: 012-275-191 | Lot 145 Section 3 Township 20 Osoyoos Division Yale District Plan 521 Except Plans B5607, 11905, 23996 and KAP3589B,
 - 2.6. PID: 012-275-247 | Lot 159 Section 3 Township 20 Osoyoos Division Yale District Plan 521 Except Plans 4440 B6450, 6044 and KAP3589B,
 - 2.7. PID: 024-071-145 | Lot A Section 3 Township 20 Osoyoos Division Yale District Plan KAP61252,
 - 2.8. PID: 010-552-391 | Lot C Section 3 Township 20 Osoyoos Division Yale District Plan 4440,
 - 2.9. PID 010-552-375 | Lot A Section 3 Township 20 Osoyoos Division Yale District Plan 4440 Except Plan KAP53958,
 - 2.10. PID: 010-552-383 | Lot B Section 3 Township 20 Osoyoos Division Yale District Plan 4440,
 - 2.11. PID: 010-552-405 | Lot D Section 3 Township 20 Osoyoos Division Yale District Plan 4440,
 - 2.12. PID: 005-081-734 | Lot 2 Section 3 Township 20 Osoyoos Division Yale District Plan 26595,
 - 2.13. PID: 005-081-726 | Lot 1 Section 3 Township 20 Osoyoos Division Yale District Plan 26595,
 - 2.14. PID: 010-477-586 | Lot 1 Section 3 Township 20 Osoyoos Division Yale District Plan 4674,
 - 2.15. PID: 012-275-239 | Lot 146 Section 3 Township 20 Osoyoos Division Yale District Plan 521 Except Plans 4440, B3589, H10875 and KAP54362,
 - 2.16. PID: 012-274-542 | Lot 144 Sections 3, 4 And 9 Township 20 Osoyoos Division Yale District Plan 521 Except Plan KAP3589B,
 - 2.17. PID: 005-322-260 | Lot 16 Section 3 Township 20 Osoyoos Division Yale District Plan 25775,
 - 2.18. PID: 005-322-308 | Lot 15 Sections 3 And 4 Township 20 Osoyoos Division Yale District Plan 25775,
 - 2.19. PID: 012-274-534 | Lot 139 Sections 3, 4 And 9 Township 20 Osoyoos Division Yale District Plan 521, Except Plan H10875,
 - 2.20. PID: 012-274-526 | Lot 138 Sections 3, 4 And 9 Township 20 Osoyoos Division Yale District Plan 521,

- 2.21. PID: 012-274-518 | Lot 137 Sections 3, 4 And 9 Township 20 Osoyoos Division Yale District Plan 521,
- 2.22. PID: 012-274-500 | Lot 136 Sections 3, 4 & 9 Township 20 Osoyoos Division Yale District Plan 521
Except Plan H10875,
- 2.23. PID: 018-695-604 | Lot 1 Section 3 Township 20 Osoyoos Division Yale District Plan KAP51976,
- 2.24. PID: 018-695-612 | Lot 2 Section 3 Township 20 Osoyoos Division Yale District Plan KAP51976,
- 2.25. PID: 005-322-235 | Lot 14 Section 4 Township 20 Osoyoos Division Yale District Plan 25775,
- 2.26. PID: 002-897-687 | Lot A Section 3 Township 20 Osoyoos Division Yale District Plan 35082, and
- 2.27. PID: 002-897-695 | Lot B Section 3 Township 20 Osoyoos Division Yale District Plan 35082.

3. This bylaw may be cited as “Zoning Amendment (Z0000354 Business Park) Bylaw 1331, 2026”.

READ A FIRST TIME this 7th day of July, 2026.

READ A SECOND TIME this 7th day of July, 2026.

PUBLIC NOTICE POSTED on the 9th day of July, 2026 and a Public Hearing held pursuant to Section 464 of the Local Government Act on the 21st day of July, 2026.

READ A THIRD TIME AS AMENDED this 21st day of July, 2026

Certified correct at third reading.

July 23, 2026
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 12th day of August, 2026.

Original signed by James Outhwaite
for Minister of Transportation & Transit

ADOPTED this 18th day of August, 2026

Original signed by Blair Ireland
Mayor

Original signed by Reyna Seabrook
Corporate Officer

Bylaw 1331, 2026 - Schedule A - Business Park Zoning Map

