

To jump to a specific part of the bylaw, go to the Table of Contents, hover over the heading and use Ctrl-click to go to that section.

**DISTRICT OF LAKE COUNTRY
ZONING BYLAW 561, 2007**

CONSOLIDATED VERSION

(Includes amendments as of June 2, 2026)

This is a consolidated copy to be used for convenience only. Users are asked to refer to the District of Lake Country Zoning Bylaw as amended from time to time to verify accuracy and completeness.

Amending Bylaw	Summary of Amendments	Adoption
719	- Deleting and adding definitions in Section 3.3.3. - Adding Section 5.3.7(h) - Deleting and replacing Section 7.5.3 - Adding Section 7.5.4 - Deleting Section 7.7.4 - Deleting and replacing Section 7.11.1 - Adding Section 7.13.2 - Deleting and replacing 7.16.2(c) - Deleting and replacing Table 7.1 of Section 7.18 - Amending Section 8.5.8 - Adding Section 8.5.13 - Adding Diagram 8.7 after Section 8.5.13 - Deleting and replacing Section 8.6.1(f) - Deleting Section 10.8.4 - Deleting and replacing Section 12.1.2(f) - Adding Section 12.1.3(p) and (q) - Deleting Section 12.1.4(b) - Adding 12.1.4(b) and (c) and renumbering the remainder - Adding Section 12.1.5(g) - Deleting and replacing Section 12.1.7(g) - Deleting and replacing Section 14.1.6(b) - Deleting and replacing Section 14.2.6(b) - Deleting and replacing Section 14.3.6(b) - Deleting Section 14.3.7(c)(ii) - Deleting and replacing Section 15.1.6(b) - Amending Section 16.1.2 - Amending Section 16.4.3 - Inserting after Section 18.2 and renumbering the subsections - Deleting and replacing Section 19.5.2(b) - Adding Section 19.5.4(f) - Deleting Section 19.6 DC6 - Amending Schedule A	July 20, 2010
723	Map change: Lot 1 Plan 7657 Sec 22 Twp 20 ODYD from RU1 to C10	October 5, 2010

Amending Bylaw	Summary of Amendments	Adoption
738	Map change: Lot 37 DL 173 ODYD Plan 25715 from P3 to RU1	September 21, 2010
744	- Add DC10 – Direct Control 10 (Pixie Beach Resort) to Sec 19 - Map change: Lot B Sec 28 Twp 20 ODYD Plan 31064 Except Plan KAP54466 from RR2 to DC10 - Add various definitions - Delete the definition of Toursit Campsite in Section 3.3.3 - Delete “Tourist Campste” from Table 9.1 and replace with “Recreation Tourist Accommodation” - Amend Section 13.1 RLP – Rural Large Parcel 1 zone - Amend Section 16.3 TC – Tourist Commercial	August 17, 2010
746	Map change: Lots 2 and 3 Sec 16 Twp 20 ODYD Plan 22699 from RR2 to RR3	November 16, 2010
767	Map change: Lot 47 Sec 27 Twp 20 ODYD Plan KAP81276 from DC6 to RM5	January 11, 2011
772	Map change: Remainder of the NW ¼ Sec. 27 Twp 20 ODYD from RU-1 and P-1 to RU-1 and P-1 as shown on Schedule	January 18, 2011
793	- Delete sections 12.1.3(d) and 12.1.5(e) - Delete “and agri-tourism accommodation: from section 12.1.7(b)(i)	July 5, 2011
795	Map change: A portion of Lot A Secs 9 & 10 Twp 20 Plan 38079 from RU1 to RU6 and RU1 to RM2	October 18, 2011
675	- Add DC8 – Direct Control 8 (Lodge Pine Estates) to Sec 19 - Map change: Lot A DL 117 ODYD Plan KAP61366 Exc. Parcel 1 on Plan KAP61367 from RR2 to DC-8 and P-1	November 15, 2011
803	Map change: Lot B Sec 4 Twp 20 ODYD Plan KAP87286 from RR1 to DC3	November 15, 2011
766	Map change: Lot 1 DL 169 ODYD Plan 10040 from A1 to P1, C1 and RM4	February 21, 2012
789	Map change: Lot B DL117 ODYD Plan 21443 from C2 to C1	May 1, 2012
807	Map change: Lot 1 Sec 10 Twp 20 ODYD Plan 9372 from RU-1 to C1	November 20, 2012
824	Delete and replace Section 15.6	November 20, 2012
784	- Add Section 13.2 - Rezone various properties from RLP to RLPO	December 4, 2012
843	- Delete and replace definition of DWELLING - Add definitions for ADDITIONAL KITCHENS and WETBAR - Delete and replace Sections 7.3.2 and 7.6.3 (f)	December 4, 2012
794	- Add section 16.1.7 - Map change: Lot B DL 188 Sec 10 Twp 20 ODYD Plan 22191 from RLP to C1	January 15, 2013

Amending Bylaw	Summary of Amendments	Adoption
845	- Delete and replace definition of Agr-Tourism Accommodation - Amend Section 2.3.1 - Delete and replace Section 12.1 - Map change: various properties from A1 to A1ta - Map change: A1 portion of that part of the Fractional SE ¼ of Sec 11 outlined Red on Plan B3779; Twp 14 ODYD Exc: (1) Colored Red on Plan A421 & (2) Plans 8939 & 39746; Lot K Sec 11 Twp 14 ODYD Plan 1818 Exc Plans B4158 & 39746 to A1ta	April 2, 2013
852	- Delete and replace Table 7.1 in Section 7.18.1 - Delete and replace 16.1.5(b)(i) and (ii)	May 21, 2013
854	Add Rapid Drive-Through Vehicle Service to Section 16.5 C11, Sub-Section 16.5.3	October 1, 2013
855	Map change: Lot 1 Sec 10 Twp 20 ODYD Plan 37606 from C1 to C11	October 1, 2013
874	Map change: A portion of Lot 19 Sec 5 Twp 14 ODYD Plan 525 from RR1 to RR2	October 1, 2013
806	Map change: Lot 1 DL 188 Sec 10 Twp 20 ODYD Plan 11125 from RM2 to RM5	October 15, 2013
844	- Delete and replace DC8 zone (Sec. 19.8); - Map change: Lot 8 DL 117 ODYD Plan EPP17345 from DC8/P1 to DC8	December 3, 2013
873	Map change: Lot 14 DL 117 ODYD Plan 3884 from RU1 to RM4/P1	Dec. 17, 2013
863	Map change: Lot 55 Sec 4 Twp 20 ODYD Plan 521 & Lot 56 Sec 4 Twp 20 ODYD Plan 521 except Plan H18660 from RR1 to RM2	March 4, 2014
880	- Add Medical Marihuana Production definition; - Add to prohibited use in Sections 10.4.7, 10.5.7 and 10.6.7; - Add as principle use in Sections 17.1.2 and 17.2.2	March 18, 2014
881	Map change: Portion of Lot B Sec 3 Twp 20 ODYD Plan KAP50898 from RR1 to RU1 and RR1 to P1	May 6, 2014
878	- Amend Sections 3.3 and 2.3.1 - Insert Sections 10.13 and 19.10 (DC11 zone) - Map change: Lot A Sec 27 Twp 20 ODYD Plan KAP85107 from C2 to DC11	June 17, 2014
891	Add Section 10.8.4	July 15, 2014
892	- Map change: A portion of Lot A Sec 9 & 10 Twp 20 ODYD Plan 38079 from RM2 to RU6 - Map change: A portion of Lot A Sec 9 & 10 Twp 20 ODYD Plan 38079 from RU6 to RM2	July 15, 2014
895	Map change: Lot 2 Sec 4 Twp 20 ODYD Plan 35482; Lot 2 Sec 4 Twp 20 ODYD Plan EPP8129; Lot 1 Sec 4 Twp 20 ODYD Plan 35482; and Lot 10 Sec 4 Twp 20 ODYD Plan 25775 from RR2 to RR3	September 16, 2014
898	- Delete and replace section 19.3.4(d)(i) - Delete and replace section 19.4.5(e)	October 7, 2014

Amending Bylaw	Summary of Amendments	Adoption
867	- Insert definition of Drive-Through Facility - Insert DC-12 Direct Control 12 (0825634 BC Ltd.) - Map change for Lot 1 Plan KAP56206 and portion of Lot 1 Plan 12267	November 4, 2014
896	Add Lot B Plan EPP39983 to section 16.1.2 (I)	November 25, 2014
883	- Delete definition of DRIVE-IN FOOD SERVICES and add definition of DRIVE-IN FOOD SERVICES or DRIVE-IN RESTAURANTS - Add (Lot C Plan 12891) to Section 16.1.2.(I)	December 16, 2014
912	Map change: Lot 66 Shown on Plan B13454 Secs 9 & 16, Twp 20 ODYD Plan 521 Except Plans H18660 and KAP70483	April 7, 2015
882	- Add definition: ZIPLINE COURSE - Amend Section 13.2.	April 21, 2015
915	Map change: Lot 2 Plan 25623	July 7, 2015
925	- Map change: That part of Lots 59, 59A & 89 shown on Plan B13454, Plan 521 Except Plan H18660 - Delete Section 19.4 (DC4) - Delete and replace Section 19.3 (DC3)	July 7, 2015
909	Map change: That Part of Rem. N/W 1/4 Sec 27 Twp 20 ODYD, Except Plan KAP80373, KAP85099, KAP85106, KAP87597, KAP87826, EXC PL: KAP89902, KAP90921, KAP91755, EPP19122, EPP30019, EPP40830	August 18, 2015
939	Delete and replace Section 19.11 DC-12 Direct Control 12 (Turtle Bay Crossing Development Ltd)	May 17, 2016
964	Map change: various District-owned properties	September 20, 2016
972	Delete and replace Section 19.11 DC12 - Direct Control 12 (Turtle Bay Crossing Development Ltd.)	September 20, 2016
959	Map change: The North ½ of Lot 51 Sec 22 Twp 20 ODYD Plan 444 from RR2 to RU1	October 4, 2016
968	Map change: Lot A DL 169 ODYD Plan EPP42064 from RU1 to RM4	November 1, 2016
973	Map change: Lot A DL169 ODYD, Plan 12403 from RU1 to RM5	November 1, 2016
899	Map change: Lot 9 DL 169 ODYD Plan 216 Exc Plans 3028, 7818 & 40583 from RR1 to RU1	December 6, 2016
969	Add definition of Unpaved Airstrip and Helipad	December 6, 2016
971	- Add definition of Event Camping - Amend section 18.1.3	December 6, 2016
976	Map change: Lot , DL 117 ODYD Plan KAP2768 from C9 to RU1	December 6, 2016
980	Map change: Lot 83 Secs 9 & 16 ODYD Plan 521 Except Part Now Road Plan H18660 from RR1 to RR2	December 20, 2016
945	Map change: Parcel A (Plan B5489) of Lot 95 Sec 15 Twp 20 ODYD Plan 444 from RR2 to RU1	January 17, 2017
982	Map change: Lot A DL 169 ODYD Plan 18890 from P2 to RM5	January 17, 2017
988	Delete and replace Section 7.18.1	January 17, 2017
978	Map change: Lot 1 Sec 22 Twp 20 ODYD Plan 7657 from C10 to RM4	May 2, 2017

992	- Add RU2 Zone to section 15.2 and Table 2.3.1 - Map change: Portions of Lot 40 DL 118 Sec 10 Twp 20 ODYD Plan 457 except Plan 36673	June 6, 2017
1012	Delete and replace Section 7.18.1 <u>*See Report to Council of July 4, 2017</u>	July 18, 2017
1004	Map change: Sec 4 Twp 20 ODYD Plan EPP44213; Lot A Sec 4 Twp 20 ODYD Plan 28588; Lot A Sec 16 Twp 20 ODYD Plan 34030 and Lot B Sec 22 Twp 20 ODYD Plan KAP87607	October 3, 2017
1027	Map Change: Lot 1 DL 117 ODYD Plan KAP86288 from C1 to DC11	February 20, 2018
1043	- Add definition of Air Conditioner and/or Heating Pump Units - Delete and replace Section 7.4.2 - Add section 7.4.6	April 3, 2018
1033	- Map change: Part of Lot 56 Sec 4 Twp 20 ODYD Plan 521 Exc Plans H18660 & EPP37846 from RM2 to RU1 - Map change: Part of Lot 55 & 56 Sec 4 Twp 20 ODYD Plan 521 Except Plans H18660 & EPP37846 from RM2 to P5	April 17, 2018
1035	- Amend sections 2.3.1, 3.3, 8.6, and 9.5 - Insert P5 Zone as section 18.5	April 17, 2018
1042	Map change: Lot 5 DL 117 ODYD Plan 4545 from RU1 to RM4	May 15, 2018
929	- Map change: Lot 14 Sec 5 Twp 14 ODYD Plan 525; Lot 15 Sec 5 Twp 14 ODYD Plan 525; Lot 22 Sec 5 Twp 14 ODYD Plan 525; Lot 16 Sec 5 Twp 14 ODYD Plan 525; Lot 23 Sec 5 Twp 14 ODYD Plan 525; Lot 17 Sec 5 Twp 14 ODYD Plan 525; Lot 24 Sec 5 Twp 14 ODYD Plan 525; Lot 18 Sec 5 Twp 14 ODYD Plan 525; Lot B Sec 5 Twp 14 ODYD Plan EPP34669 from RR1 to A1 - Map change: Lot 14 Sec 8 Twp 14 ODYD Plan 712; Lot 21 Sec 5 Twp 14 ODYD Plan 525; Lot 25 Sec 5 Twp 14 ODYD Plan 525 from RR2 to A1	June 5, 2018
999	Map change: Lot B Sec 22 Twp 20 ODYD Plan 10901 from RU1 to RM2	July 17, 2018
1050	Map change: Lot A DL 169 ODYD Plan KAP66505 Except Strata Plan KAS2259 from RM2 to RM4	July 17, 2018
1030	Map change: Lot B Sec 5 Twp 14 ODYD Plan KAP90080 from RR1 to RR2	August 21, 2018
1053	- Add definition of Short Term Vacation Rental - Insert use of "Short Term Vacation Rental" into the RLP - Rural Large Parcel 1, RLPO – Rural Large Parcel Oyama Road, RR1 - Rural Residential 1, RR2 - Rural Residential 2, RR3 - Rural Residential 3, and RU1 - Single Family Housing zones as a Use, Secondary	August 21, 2018
1054	- Delete, replace and add definitions - Insert the use "Cannabis Dispensary" into the C1 - Town Centre Commercial and the DC12 – Turtle Bay Crossing Zones as a Principal Use	September 18, 2018

	• Insert the use “Cannabis Production” into the I1 - General Industrial and I3 - Heavy Industrial as a Principal Use • Insert the use “Cannabis Production” into the A1 Agriculture 1 Zone as a Principal Use • Delete “Medical Marihuana Production” from Sections 10.4.7, 10.5.7, and 10.6.7 and replace with “Cannabis Production” • Add a new section within Specific Use Regulations as 10.14 Cannabis Production and Dispensaries	
1032	• Map change: part of Lot 61 Shown on Plan B13454 Sec 9 Twp 20 ODYD Plan 521 Exc Plan H18660 & part of Lot 62 Shown on Plan B13454 Sec 9 Twp 20 ODYD Plan 521 Exc Plan H18660 from RR1 to RU2 and P5	October 2, 2018
1063	• Map change - various District-owned properties	October 2, 2018
1066	• Add and delete definitions • Insert the use “Breweries and Distilleries, Minor” into the C1, C1lp, C10, and C11 Zones as a Principal Use. • Insert the use “Breweries and Distilleries, Major” into the I1 – and I3 Zones as a Principal Use. • Delete the use “Wineries and Cideries” from the A1 Zone. • Insert the use “Wineries, Cideries, and Meaderies” into the A1 Zone as a Principal Use.	October 16, 2018
1091	• Map change: A portion of Part Lot 22 Shown on Plan A340 DL 117 ODYD Plan 216 from P1to RR3	July 2, 2019
1092	• Add definitions of COMMERCIAL STORAGE, SHIPPING CONTAINER and TEMPORARY BUILDING • Delete and replace definition of ACCESSORY BUILDING • Delete and replace 7.6.3 (a) • Add section 7.20 Shipping Containers	September 17, 2019
1095	• Map change: Lot 1, Section 21, Township 20, ODYD, Plan 17479 Except Plan EPP79165 From RU1 – Single Family Residential To P2 – Administration, Public Service and Assembly	September 17, 2019
1086	• Amending sections 10.14.1 and 10.14.2	November 19, 2019
1098	• Map change - various District-owned properties	November 19, 2019
1074	• Map change - A portion of Lot 136 Sec 3, 4 & 9 Twp 20 ODYD Plan 521 Exc Plan H10875 from DC3 to I1	March 17, 2020
1113	• Map change - A portion of That Part Lot 12 Sec 35 Twp 20 ODYD Plan 808 as Shown on Plan 2558D Containing 1.54 Acres More or Less from RR2 to A1ta • Map change - A portion of That Part Lot 12 Sec 35 Twp 20 ODYD Plan 808 as Shown on Plan 2558D Containing 1.54 Acres More or Less from P1 to A1ta	March 17, 2020
1089	• Map change: Lot 1 Sec 21 & 22 Twp 20 ODYD Plan 3006 from RU1 to RM2	June 2, 2020

1106	Map change: Lot 1 Secs 3 & 4 Twp 20 ODYD Plan KAP25775, Lot 1 Sec 3 Twp 20 ODYD Plan KAP25775 & Lot A Sec 3 Twp 20 ODYD Plan 11905 from A1 to I1	June 30, 2020
1115	Map change: the W ½ of Lot 3 Measured along the N and S Boundaries Thereof DL 117 ODYD Plan 4545 from RU1 to RM2	August 18, 2020
1110	Map change: Lot 30 Sec 21 Twp 20 ODYD Plan 444 from A1 to A1ta	October 6, 2020
1084	Map changes: portion of That Part of the Frac SE ¼ of Sec 11 Outlined Red on Plan B3779; Twp 14 ODYD Exc: (1) Colored Red on Plan A421 (2) Plans 8939 & 39746 from C2 to A1ta, C2 to C9, RR3 to C9, & A1ta to C9	July 6, 2021
1139	Amending section 16.3	July 6, 2021
1147	Map changes: Lot 99 Sections 3, 4, and 9 Township 20 ODYD Plan 521 From: RU1 – Single Family Housing To: RR2 – Rural Residential 2	November 16, 2021
1168	Delete and replace section 10.12.4 (h) dock materias	December 7, 2021
1173	Add Section 10.15	April 5, 2022
1180	Map change: Lot 2 District Lots 117 and 169 Osoyoos Division Yale District Plan 13435 From: RU1 – Single Family Housing To: RU2 – Small Lot Single Family Housing	April 5, 2022
1207	Map changes: Lot 1 Sections 16 and 21 Township 20 ODYD Plan 14233 From: RR2 Rural Residential 2 To: RR3 Rural Residential 3	September 12, 2023
1208	Map changes: Lot 4 District Lot 169 Osoyoos division yale district plan KAP46800 From: RU1 Single Family Residential To: P2 Administration, Public Service and Assembly	September 12, 2023
1212	- Add section 16.3A, C9A Tourism - Delete and replace table “Section 16-Commercial Zones” in section 2.3.1 - Add “C9A” immediately following “C9” in section 7.18.1 - Delete and replace “Commercial Zones” table in table 8.1, section 8.6.10	January 9, 2024
1199	Map change: Lot 7 District Lot 169 ODYD Plan KAP46800 From: RU1 Single Family Residential To: C9A Tourist Commercial	February 6, 2024
1211	- Add definitions to Section 3.3 - Add text and diagram to Section 8.5	February 20, 2024
1204	Map change: Lot 2 District Lot 169 ODYD Plan 16540 Except Plan 43162 From: RM2 – Low Density Row Housing To: RM4 – Low Density Multiple Housing	April 16, 2024

1223	• Map change: Part of Lot A Section 11 Township 14 Osoyoos Division Yale District Plan KAP56246 fronting on Trask Road from: P1 – Public Park and Open Space To: RU1 Single Family Housing	May 7, 2024
1238	• Amendments to the table in subsection 2.3.1 identified as Section 15 – Urban Housing Zones • Amended “Dwelling” definition • Delete and replace definition of Height • Added definitions in alphabetical order • delete and replace definition of Secondary Suite • add text to definition of Sewer System, Community • text added to subsection 7.5.3 • text added to subsection 7.6.3(d)(i) • Add 8.6.1(g) • text added to subsection 8.6.4 • amendments to table 8.1 • added subsection 9.1.6(a)(vi) • delete and replace text within subsection 9.1.7(a) • amendments to table 9.1 • delete section 10.7.1 • delete and replace subsection 10.7.5 • delete section 10.8.2 in its entirety • delete and replace section 10.8.3 • delete and replace section 10.8.8 • amendment to section 12.1.8(a)(ii) • add section 14.3.2(c) in alphabetical order • amendment to section 14.3.3(d) • add section 14.3.3(g) in alphabetical order • amendments to section 14.3.4(a) and 14.3.4(b) • added section 14.3.4(c) • delete and replace subsection 14.3.6(b) • delete and replace subsection 14.3.6(d) • add section 14.3.6(f) in alphabetical order • delete and replace section 14.3.7 • delete and replace the title of subsection 15.1 • delete and replace section 15.1.1 • add subsection 15.1.2(c) in alphabetical order • add subsection 15.1.3(g) in alphabetical order • amendment to section 15.1.4(a) • add subsection 15.1.4(c) in alphabetical order • delete and replace section 15.1.6 • delete and replace subsection 15.1.7 (a) • add subsection 15.1.7(e) and 15.1.7(f) in alphabetical order • delete and replace title of section 15.2 • delete and replace section 15.2.1 • add subsection 15.2.2(c) in alphabetical order	July 2, 2024

	• add subsection 15.2.3(d) in alphabetical order • delete text from 15.2.4(a) • add subsection 15.2.4(c) in alphabetical order • delete and replace section 15.2.6 • delete and replace 15.2.7(a) • add section 15.2.7(d) and 15.2.7(e) • delete and replace title of section 15.4 • delete and replace section 15.4.1 • section 15.4.2(c) added in alphabetical order • section 15.4.3(c) and 15.4.3(d) added in alphabetical order • section 15.4.4(d) added in alphabetical order • amendments to section 15.4.5(a) and 15.4.5(b) • delete and replace section 15.4.6 • add section 15.4.6(f) in alphabetical order • delete and replace section 15.4.7 • section 19.7.2(b) added in alphabetical order • section 19.7.3(e) and 19.7.3(f) added in alphabetical order • amendments to section 19.7.4(a) • section 19.7.4(e) added in alphabetical order • delete and replace sections 19.7.6(a) and 19.7.6(b) • section 19.7.6(f) added in alphabetical order • delete and replace section 19.7.7	
1235	• Map Change: Lot A District Lot 169 Osoyoos Div of Yale Land District Plan KAP89425 From: C10 – Service Commercial To: C1 – Town Centre Commercial	July 4, 2024
1132	• Map Change: Part Lot 31 on Plan B792 Section 10 Township 20 ODYD Plan 457 Except Plan KAP48919 and Part Lot 30 on Plan B792 Section 10 Township 20 ODYD Plan 457 Except Plan KAP48919 From: P2 – Administration, Public Service and Assembly To: C1 – Town Centre Commercial	July 16, 2024
1245	• Map Change: Lot 8 District Lot 169 ODYD Plan KAP46800 From: RU1 – Small-Scale Multiple Housing To: C9A – Tourist Commercial	November 19, 2024
1252	• Adding CD15 Row in proper order to the table titled “Section 19-Direct Control and Comprehensive Development Zones” • Add CD15 to Section 19 • Map Change: 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 CD15 – Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.)	January 14, 2025

1243	• Add section 19.3.3 (g) • Add definition of “Strata Hotel/Motel” in alphabetical order	January 21, 2025
1248	• Delete and replace table header text for section 19 in subsection 2.3.1 • Adding CD14 Row in proper order to the table titled “Section 19-Direct Control and Comprehensive Development Zones” in subsection 2.3.1 • Add CD14 to Section 19 • Map Change: Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road) From: I1 – General Industrial To: CD14-Comprehensive Development 14 (West Point Apartment Housing) And Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road) From: I1 – General Industrial To: CD14-Comprehensive Development 14 (West Point Apartment Housing)	February 4, 2025
1250	• Adding CD13 Row in proper order to the table titled “Section 19-Direct Control and Comprehensive Development Zones” in subsection 2.3.1 • Add 5 definitions in alphabetical order • Add CD13 to Section 19 • Map Change: Lot 17 Section 5 Township 14 Osoyoos Division Yale District Plan 525 Lot 18 Section 5 Township 14 Osoyoos Division Yale District Plan 525 Lot B Section 5 Township 14 Osoyoos Division Yale District Plan EPP34669 Lot 22 Section 5 Township 14 Osoyoos Division Yale District Plan 525 Lot 23 Section 5 Township 14 Osoyoos Division Yale District Plan 525 Lot 24 Section 5 Township 14 Osoyoos Division Yale District Plan 525 Lot 25 Section 5 Township 14 Osoyoos Division Yale District Plan 525 Lot A Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141227 From: A1 – Agriculture 1 To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)	February 4, 2025

	And Lot 1 Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141228 From: RR1 – Rural Residential 1 To: CD13 – Direct Control 13 (O’Rourke Family Vineyard) And Lot 20 Section 5 Township 14 Osoyoos Division Yale District Plan 525 From: RR2 – Rural Residential 2 To: CD13 – Direct Control 13 (O’Rourke Family Vineyard)	
1265	Map Change: Lot D Section 36 Township 20 Osoyoos Division Yale District Plan 974 Except Plans 9150 and 20591 (PID: 011-871-075) From: A1 – Agriculture 1 To: At1ta – Agriculture 1(Agri-Tourism Accommodation)	February 4, 2025
1240	Delete lot number “30” in subsection 19.5.2(b) Add subsection 19.5.4(a)(ii)(c.) Add subsection 19.5.4(b)(ii) Add subsection 19.5.4(d)(iii)	March 4, 2025
1246	Add definitions to section 3.3 Delete and replace definition of poultry Delete and replace subsection 5.3.7(h) Add section 10.16 Add subsection 14.3.3(h) Add section 15.1.3(h)	March 18, 2025
1259	Map Change: Lot 64 shown on plan B13454; sections 9 and 16 township 20 osoyoos division yale district plan 521 except plans H18660 and KAP70483 From: RR2 – Rural Residential 2 To: RU1 – Small-Scale Multiple Housing	March 18, 2025
1261	Map Change: Lot 63 shown on plan B13454; sections 9 and 16 township 20	March 18, 2025

	osoyoos division yale district plan 521 except plans H18660 and KAP70483 From RR1 – Rural Residential 1 To: RU1 – Small- Scale Multiple Housing	
1268	Amendments to section 19.5	March 18, 2025

1251	Map Change: Lot 10 District Lot 117 Osoyoos Division Yale District Plan 3884 and Lot 11 District Lot 117 Osoyoos Div of Yale Land District Plan From: RU1 – Small Scale Multi Housing To: RM5 – Medium Density Multiple Housing	April 15, 2025
1266	Map Change: A portion of Lot 1 District Lot 169 Osoyoos Div of Yale Land District Plan KAP10040 From: RM4 – Low Density Multiple Housing To: RM5 – Medium Density Housing	April 15, 2025
1299	Map Change: Lot D Section 36 Township 20 Osoyoos Division Yale District Plan 974 Except Plans 9150 and 20591 (PID: 011-871-075) From: A1 – Agriculture 1 To: At1ta – Agriculture 1(Agri-Tourism Accommodation	September 16, 2025
1298	subsection 13.2.5 (a), is deleted and replaced delete schedule a) and b) to RLPO	September 16, 2025
1285	<i>Add row to table in 2.3</i> Add definition to 3.3.3 Add new section 19.1.8 Add new section 19.15. <i>Map Change:</i> <i>THE EAST 1/2 OF THE WEST 1/2 OF SECTION 11 TOWNSHIP 20</i> <i>OSOYOOS DIVISION YALE DISTRICT EXCEPT PLANS 19644</i> <i>KAP44270, KAP67056, KAP77161, KAP79528 AND KAP82523</i> <i>From: RU1 – Small Scale Multiple Housing</i> <i>To: CD16 – Comprehensive</i> <i>Development Zone 16 (Copper</i> <i>Hill 2),</i> <i>P5 – Conservation Area , and P4 –</i> <i>Utilities</i>	October 21 2025
1300	Map Change: LOT 2 SECTION 22 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP23780 TOWNSHIP 20 From: RU1 – Small Scale Multiple Housing To: RM4 – Low Density Multiple Housing	November 4, 2025
1254	Map Change: LOT 2 SECTION 15 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN EPP113440 (PID: 032-698- 542); From: RU1 - Small-Scale Multiple Housing To: RM2 – Low Density Row Housing	January 13, 2026

1288	Map Change: LOT A SECTION 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP88444 From: RR1 – Rural Residential 1 To: RR2 – Rural Residential 2	January 20, 2026
1305	Map Change: Lot 3, District Lot 169, Osoyoos Division Yale District Plan 4971 (PID: 010-395-229) From: RM2-Low Density Row Housing To: RM4-Low Density Multiple Housing	January 20, 2026
1306	Add text to table 2.3.1 Insert new subsection 19 Change the zoning classification of lands with the following PIDS: 010-954-945, 018-149-723, 010- 954-848, 010-856-641, 010-954- 899, 018-149-715, From: RU1 – Small Scale Multiple Housing To: CD19 – Comprehensive Development 19	February 17, 2026
1316	Delete and replace text in subsection 2.3.1 Delete and replace text in subsection 19.3 Add and reordering subsection 19.3.3 Delete and replace subsection 19.3.4(k) Delete and replace text in Schedule “A” Map Change: Lot 2 Sections 9 and 10 Township 20 Osoyoos Division Yale District Plan 33960 (PID 003-053-334) From: RR2 – Rural Residential 2 To: CD3 – Comprehensive Development 3 (Lakestone)	February 17, 2026
1302	Add row to table in 2.3.1 Add row to table in 10.0 Add new section 19.16 Map Change: 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)	March 3, 2026
1311	Add text to 2.3.1 Add word to 7.10.2 Add subsection to 19. Map change: THAT PART OF LOT A SECTION 10 TOWNSHIP 20	March 16, 2026

	OSOYOOS DIVISION YALE DISTRICT PLAN EPP85720 From: C1 – Town Centre Commercial To: CD20 – Comprehensive Development Zone 20 (3151 Hill Rd)	
1323	Delete and Replace 19.3.1 Delete and Replace 19.3.4(h)	April 7, 2026
1292	<i>By changing the zoning classification, as shown on Schedule 'A' of Zoning Bylaw #561, 2007, of:</i> That portion of LOT 1 SECTIONS 1 AND 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP66741 lying within the District of Lake Country From: RLP – Rural Large Parcel To: I1 – General Industrial	May 19, 2026
1327	Add subsection 19.3.2.(h) Add (i), (ii), (iii) to subsection 19.3.4.(a) Add (iii) to subsection 19.3.4.(e) Add (ii) to subsection 19.3.4.(f) Add (I) to subsection 19.3.4	June 2, 2026
1333	Delete and replace 19.15.2.i Delete and replace 19.15.5.(a) Delete and replace 19.15.5.(c) Delete and replace 19.15.5.(e)(ii) Delete and replace 19.15.5.(e)(iii)	July 7, 2026
1331	Amendments to Section 2 - General Administration subsection 2.3.1 Amendments to Section 3 – Interpretation subsection 3.3.3 Amendments to Section 8 – Landscaping and Screening Amendments to Section 9 – Parking and Loading Amendments to Section 10 – Specific Use Regulations Amendments to Section 12 – Agricultural Zones Amendments to Section 15 – Urban Housing Zones Amendments to Section 16 – Commercial Zones Amendments to Section 17 – Industrial Zones Amendments to Section 18 – Public & Institutional Zones Amendments to Section 19 – Direct Control and Comprehensive Development Zones <i>Map Change</i> <i>Change the zoning classification of lands with the following PIDS:</i> 005-321-794, 032-107-692, 003-808-211, 006-171-788, 012-275-191, 012-275-247, 024-071-145, 010-552-391, 010-552-375, 010-552-383, 010-552-405, 005-081-734, 005-081-726, 010-477-586, 012-275-239, 012-274-542, 005-322-260, 005-322-308, 012-274-534, 012-274-526, 012-274-518, 012-274-500, 018-695-604, 018-695-612,	August 18, 2026

	<i>005-322-235, 002-897-687, and 002-897-695 in accordance with Schedule "A" of Zoning Amendment (Z0000354 Business Park) Bylaw 1331, 2026</i>	
--	--	--

SECTION 1 -- TABLE OF CONTENTS

	PAGE
SECTION 1 -- TABLE OF CONTENTS.....	1-1
SECTION 2 -- GENERAL ADMINISTRATION.....	2-5
2.1. TITLE.....	2-5
2.2. PURPOSE.....	2-5
2.3. ZONING MAP.....	2-5
2.4. USES AND REGULATIONS.....	2-7
2.5. COMPLIANCE WITH OTHER LEGISLATION.....	2-8
2.6. APPLICATIONS IN PROCESS.....	2-8
2.7. GENERAL INTERPRETATION.....	2-8
2.8. REPEAL.....	2-8
SECTION 3 -- INTERPRETATION.....	3-1
3.1. RULES OF INTERPRETATION.....	3-1
3.2. ZONE BOUNDARIES.....	3-1
3.3. GENERAL DEFINITIONS.....	3-2
SECTION 4 -- SEVERABILITY.....	4-1
4.1. SEVERABILITY.....	4-1
SECTION 5 -- ENFORCEMENT.....	5-1
5.1. GENERAL.....	5-1
5.2. RIGHT OF ENTRY.....	5-1
5.3. PROHIBITIONS.....	5-1
5.4. PENALTIES.....	5-2
SECTION 6 -- AMENDMENTS.....	6-1
6.1. APPLICATION.....	6-1
SECTION 7 -- GENERAL DEVELOPMENT REGULATIONS.....	7-1
7.1. DAYLIGHTING STANDARDS.....	7-1
7.2. SWIMMING POOLS.....	7-1
7.3. YARDS.....	7-2
7.4. PROJECTIONS INTO YARDS.....	7-2
7.5. UNDERSIZED LOTS.....	7-3
7.6. ACCESSORY DEVELOPMENT.....	7-3
7.7. HEIGHT AND GRADE.....	7-4
7.8. SERVICES.....	7-5
7.9. LIGHTING.....	7-5
7.10. HOUSING AGREEMENTS.....	7-5
7.11. SETBACK FROM PROVINCIAL HIGHWAYS.....	7-6
7.12. LAKE DEVELOPMENT SIGHT LINES.....	7-6
7.13. HILLSIDE DEVELOPMENT SIGHT LINES.....	7-8
7.14. ROOFTOP SCREENING.....	7-8
7.15. UTILITY CABINETS.....	7-8
7.16. DISTANCE FROM WATERCOURSE, BODIES OF WATER.....	7-9

7.17. STORAGE OF MATERIALS	7-9
7.18. DENSITY BONUSING.....	7-9
7.19. COMMUNITY GARDENS	7-10
7.20. SHIPPING CONTAINERS	7-10
SECTION 8 -- LANDSCAPING AND SCREENING	8-1
8.1. REQUIRED LANDSCAPING.....	8-1
8.2. LANDSCAPING STANDARDS	8-1
8.3. REFUSE AND RECYCLING BINS.....	8-2
8.4. URBAN PLAZAS	8-3
8.5. FENCING AND RETAINING WALLS.....	8-3
8.6. MINIMUM LANDSCAPE BUFFERS.....	8-5
SECTION 9 -- PARKING AND LOADING	9-1
9.1. OFF-STREET VEHICLE PARKING	9-1
9.2. OFF-STREET LOADING.....	9-3
9.3. DEVELOPMENT STANDARDS	9-4
9.4. OFF-STREET BICYCLE PARKING	9-5
9.5. GENERAL PROVISIONS.....	9-6
SECTION 10 -- SPECIFIC USE REGULATIONS	10-1
10.1. APPLICATION	10-1
10.2. HOME OCCUPATIONS	10-1
10.3. GENERAL HOME OCCUPATION REGULATIONS	10-1
10.4. RESIDENTIAL HOME OCCUPATION.....	10-1
10.5. COUNTRY RESIDENTIAL HOME OCCUPATION.....	10-4
10.6. RURAL HOME OCCUPATION	10-5
10.7. SECONDARY SUITES	10-6
10.8. ACCESSORY SUITES	10-7
10.9. BED AND BREAKFAST HOMES	10-8
10.10. VEHICULAR ORIENTED USES.....	10-8
10.11. CAR WASHES.....	10-9
10.12. DOCK AND BOATLIFT REGULATIONS	10-9
10.13. LIVE-WORK HOUSING REGULATIONS.....	10-10
10.14. CANNABIS PRODUCTION AND DISPENSARIES	10-11
10.15. SHORT TERM VACATION RENTAL REGULATIONS	10-11
10.16. BACKYARD CHICKENS	10-11
SECTION 11 -- SIGNS.....	11-1
11.1. APPLICATION	11-1
SECTION 12 -- AGRICULTURAL ZONES	12-1
12.1. A1 – AGRICULTURE 1 A1TA – AGRICULTURE 1 (AGRI-TOURISM ACCOMMODATION)	12-1
SECTION 13 -- RURAL LARGE PARCEL ZONES.....	13-1
13.1. RLP – RURAL LARGE PARCEL 1	13-1
13.2. RLPO – RURAL LARGE PARCEL OYAMA ROAD.....	13-4
SECTION 14 -- RURAL RESIDENTIAL ZONES.....	14-1

14.1.	RR1 – RURAL RESIDENTIAL 1	14-1
14.2.	RR2 – RURAL RESIDENTIAL 2	14-3
14.3.	RR3 – RURAL RESIDENTIAL 3	14-5
SECTION 15 -- URBAN HOUSING ZONES		15-1
15.1.	RU1 – SMALL-SCALE MULTIPLE HOUSING	15-1
15.2.	RU2 – SMALL LOT SMALL-SCALE MULTIPLE HOUSING	15-4
15.3.	RU-M –SINGLE FAMILY HOUSING MOBILE HOME.....	15-6
	<i>AMENDED BY BYLAW 1238, 2024</i>	<i>15-8</i>
15.4.	RU-6 –LARGE LOT SMALL-SCALE MULTIPLE HOUSING	15-8
15.5.	RM2 – LOW DENSITY ROW HOUSING	15-11
15.6.	RM3 - RESIDENTIAL GROUND-ORIENTED.....	15-13
15.7.	RM4 – LOW DENSITY MULTIPLE HOUSING	15-14
15.8.	RM5 – MEDIUM DENSITY MULTIPLE HOUSING	15-16
15.9.	RM7 – MOBILE HOME PARK	15-19
SECTION 16 -- COMMERCIAL ZONES		16-1
16.1.	C1 – TOWN CENTRE COMMERCIAL	16-1
16.2.	C2 – NEIGHBOURHOOD COMMERCIAL.....	16-4
16.3.	C3 - BUSINESS PARK COMMERCIAL	16-6
16.4.	C9 – TOURIST COMMERCIAL.....	16-7
	<i>ADDED BY BYLAW 1212, 2023</i>	<i>16-9</i>
16.5	C9A – TOURIST COMMERCIAL.....	16-9
16.6.	C10 – SERVICE COMMERCIAL.....	16-11
16.7.	C11 – HIGHWAY COMMERCIAL.....	16-13
SECTION 17 -- INDUSTRIAL ZONES.....		17-1
17.1.	I1 – GENERAL INDUSTRIAL	17-1
17.2.	I2 - LIGHT INDUSTRIAL	17-3
17.3.	I3 – MEDIUM FORMAT INDUSTRIAL	17-5
17.4.	I4 – LARGE FORMAT INDUSTRIAL	17-7
17.5.	I5 – SOIL PROCESSING	17-9
17.6.	I6 – HEAVY INDUSTRIAL	17-10
SECTION 18 -- PUBLIC & INSTITUTIONAL ZONES.....		18-1
18.1.	P1 – PUBLIC PARK AND OPEN SPACE.....	18-1
18.2.	P2 – ADMINISTRATION, PUBLIC SERVICE AND ASSEMBLY	18-2
18.3.	P3 – MINOR UTILITIES	18-4
18.4.	P4 – UTILITIES	18-5
18.5.	P5 - CONSERVATION AREA	18-6
18.6.	W1 – RECREATIONAL WATER USE	18-8
18.7.	W2 – INTENSIVE WATER USE	18-9
SECTION 19 -- DIRECT CONTROL AND COMPREHENSIVE DEVELOPMENT ZONES		19-11
19.1.	DC-1 DIRECT CONTROL 1 (EMERALD BEACH VILLAS).....	19-11
19.2.	DC2 – DIRECT CONTROL 2 (EMERALD BEACH APARTMENTS)	19-12
19.3.	CD3 – COMPREHENSIVE DEVELOPMENT 3 (LAKESTONE)	19-13
19.4.	DC5 – DIRECT CONTROL 5 (CRYSTAL WATERS).....	19-16
19.5.	DC6 – DIRECT CONTROL 6 (RENAISSANCE)	19-18

19.6.	DC-7 –DIRECT CONTROL 7 (CADENCE AT THE LAKES)	19-19
19.7.	DC-8 DIRECT CONTROL 8 (LODGE PINE ESTATES).....	19-21
19.8.	DC10 - DIRECT CONTROL 10 (PIXIE BEACH RESORT)	19-23
19.9.	DC11 – DIRECT CONTROL 11 (LIVE-WORK).....	19-25
19.10.	DC-12 - DIRECT CONTROL 12 (TURTLE BAY CROSSING DEVELOPMENT LTD.).....	19-27
	<i>CD13 ADDED BY BYLAW 1250, 2024</i>	19-39
19.11.	CD13 – COMPREHENSIVE DEVELOPMENT 13 (O’ROURKE FAMILY VINEYARD)	19-39
	<i>CD14 ADDED BY BYLAW 1248, 2024</i>	19-43
19.12.	CD14 – COMPREHENSIVE DEVELOPMENT 14 (WEST POINT APARTMENT HOUSING)	19-43
19.13.	CD15 COMPREHENSIVE DEVELOPMENT ZONE 15 (3223 WOODSDALE ROAD/ 11437 BOTTOM WOOD LAKE ROAD):	19-46
19.15.	CD-16 – COMPREHENSIVE DEVELOPMENT 16 (COPPER HILL 2)	19-49
19.16.	CD-17 – COMPREHENSIVE DEVELOPMENT 17 (WESTRICH)	19-56
19.18.	CD19 - COMPREHENSIVE DEVELOPMENT ZONE 19 – TOWN CENTRE COMMERCIAL WEST.....	19-58
19.18.1.	PURPOSE.....	19-58
19.18.2.	PRINCIPAL USES	19-58
19.18.3.	SECONDARY USES	19-58
19.18.4.	SUBDIVISION REGULATIONS.....	19-58
19.18.5.	DEVELOPMENT REGULATIONS.....	19-59
19.18.6.	PRIVATE OPEN SPACE	19-59
19.18.7.	PARKING	19-59
19.18.8.	MIXED USE.....	19-60
19.18.9.	LANDSCAPING	19-60
19.18.10.	ADDITONAL REGULATIONS	19-60
SECTION 20 -- EFFECTIVE DATE.....		20-1
SECTION 21 -- SCHEDULE “A” – ZONING MAPS.....		21-1
SECTION 22 -- SCHEDULE “B” – SCHEDULE OF AMENDMENTS.....		22-1

SECTION 2 -- GENERAL ADMINISTRATION

2.1. Title

- 2.1.1. This Bylaw shall be referred to as “Bylaw 561, 2007”.

2.2. Purpose

- 2.2.1. This Bylaw is to provide a clear and efficient system of land use regulation for the orderly, economic, beneficial, equitable and environmentally sensitive use, development, and re-development of the District of Lake Country having regard for the provisions of the District of Lake Country’s Official Community Plan.

2.3. Zoning Map

- 2.3.1. The District of Lake Country is hereby divided into the following zones:

COLUMN 1	COLUMN 2
Section 12 – Agricultural Zones	
A1	Agriculture 1
A1ta	Agriculture 1 (Agri-Tourism Accommodation)

Added by
Bylaw 845

Section 13 – Rural Large Parcel Zones	
RPL 1	Rural Large Parcel 1

Section 14 – Rural Residential Zones	
RR1	Rural Residential 1
RR2	Rural Residential 2
RR3	Rural Residential 3

Section 15 – Urban Housing Zones	
RU1	Small-Scale Multiple Housing <i>amended by Bylaw 1238, 2024</i>
RU2	Small Lot Small-Scale Multiple Housing <i>amended by Bylaw 1238, 2024</i>
RU-M	Single Family Mobile Home
RU6	Large Lot Small-Scale Multiple Housing <i>amended by Bylaw 1238, 2024</i>
RM2	Low Density Row Housing
RM3	Residential Ground-Oriented
RM4	Low Density Multiple Housing
RM5	Medium Density Multiple Housing
RM7	Mobile Home Park

Added by
Bylaw 992

RM3 Added by Bylaw
1331

Deleted and replaced by Bylaw 1212, 2023

Section 16 – Commercial Zones	
C1	Town Centre Commercial
C1p	Town Centre Commercial (Liquor Primary)
C2	Neighbourhood Commercial

C3 Added by Bylaw 1331

C3	Business Park Commercial
C9	Tourist Commercial
C9A	Tourist Commerical
C10	Service Commercial
C11	Highway Commercial

- **I3** Renamed to **I6** by Bylaw 1331
- **I5** Renamed by Bylaw 1331
- **I2** Added by Bylaw 1331
- **I3** Added by Bylaw 1331
- **I4** Added by Bylaw 1331

Section 17 – Industrial Zones	
I1	General Industrial
I2	Light Industrial
I3	Medium Format Industrial
I4	Large Format Industrial
I5	Soil Processing
I6	Heavy Industrial

Section 18 – Public and Institutional Zones	
P1	Public Park and Open Space
P2	Administration, Service and Assembly
P3	Minor Utilities
P4	Utilities
P5	Conservation Area
W1	Recreational Water Use
W2	Intensive Water Use

<i>Deleted and replaced by Bylaw 1248, 2024</i>	
Section 19 – Direct Control and Comprehensive Development Zones	
DC1	Direct Control 1 (Emerald Beach Villas)
DC2	Direct Control 2 (Emerald Beach Apartments)
CD3	Comprehensive Development 3 (Lakestone) <i>CD3 replaced by Bylaw 1316, 2026</i>
DC4	Direct Control 4 (20/20 Development)
DC5	Direct Control 5 (Crystal Waters)
DC6	Direct Control 6 (Renaissance)
DC7	Direct Control 7 (Cadence at the Lakes)
DC8	Direct Control 8 (Lodge Pine Estates)
DC10	Direct Control 10 (Pixie Beach Resort)
DC11	Direct Control 11 (Live-Work)
DC12	Direct Control 12 (Turtle Bay Crossing Development Ltd.)
<i>CD13 Added by Bylaw 1250, 2024</i>	
CD13	Comprehensive Development 13 (O’rourke Family Vineyard)
<i>CD14 Added by Bylaw 1248, 2024</i>	
CD14	Comprehensive Development 14 (West Point Apartment Housing)
<i>CD15 Added by Bylaw 1252, 2024</i>	
CD15	Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.)
<i>CD16 Added by Bylaw 1285, 2025</i>	
CD16	Comprehensive Development Zone 16 (Copper Hill 2)

- **DC6** Deleted by Bylaw 719
- **DC8** Added by Bylaw 675, 2011, deleted & replaced by Bylaw 844
- **DC10** Added by Bylaw 744
- **DC11** Added by Bylaw 878
- **DC12** Added by Bylaw 867, deleted & replaced by Bylaw 939 & 972

CD17	Comprehensive Development Zone 17 (Westrich) <i>CD 17 Added by Bylaw 1302, 2025</i>
CD19	Comprehensive Development 19 – Town Centre Commercial West <i>CD19 Added by Bylaw 1306, 2025</i>
CD20	Comprehensive Development Zone 20 (3151 Hill Road) <i>CD20 Added by Bylaw 1311, 2026</i>

- 2.3.2. The boundaries of those zones are shown on the “Zoning Map” which is attached as Schedule “A” to this Bylaw.
- 2.3.3. In this Bylaw, reference to zones as listed in Column 1 of Section 2.3.1 shall be deemed to mean and be the same as the zone listed in Column 2 of Section 2.3.1 and the words and numbers in the said columns shall be deemed to be interchangeable where the context of the Bylaw otherwise requires.
- 2.3.4. An “lp” notation shown on Schedule “A” as part of the identified zone classification indicates that a Liquor Primary, major establishment in the form of facilities primarily intended for the provision and consumption of alcoholic beverages which have a seating capacity of more than 100 persons is permitted on the properties so designated, subject to meeting the conditions of use of the zone. An “lp” zoning classification on a property shall be established by rezoning the subject property to the “lp” version of the parent zone.

2.4. Uses and Regulations

- 2.4.1. Except for legal non-conforming uses or development approved by a development variance permit or a Board of Variance order, or another agreement or permit as authorized by provincial statute, the use, buildings, structures, in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements of this Bylaw.
- 2.4.2. No land, building, or structure, within the District of Lake Country shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, or maintained except in conformity with the provisions of this Bylaw.
- 2.4.3. Notwithstanding section 2.4.2 the following uses, buildings and structures are permitted:
- (a) the use of a building or part thereof as a temporary polling station, election official’s headquarters, candidate’s campaign office, and any other official temporary use in connection with a federal, provincial, or municipal election, referendum or census;
 - (b) the use of a building, or part thereof, as a constituency office for a Federal Member of Parliament or a Provincial Member of the Legislative Assembly when located in a Commercial, Industrial or Institutional zone. Any signage for the constituency office will be required to meet the provisions of the District of Lake Country Signage Regulation Bylaw currently in effect;
 - (c) a temporary structure which is incidental to the erection, maintenance, alteration, or sales of a building, structure, lot or utility for which a building, development permit or preliminary layout approval has been issued provided

that they are removed within 30 days of project completion or one year following the issuance of a building permit;

- (d) landscaping, where the existing grade and surface drainage pattern is not materially altered and will not create off-site impacts, except where required by Section 8;
- (e) railways except private sidings, pipelines, and irrigation ditches, conduits, flumes, and pumphouses;
- (f) minor impact utility services underground or within statutory rights-of-way and utility poles and anchors; and
- (g) construction, maintenance and repair of private walkways, pathways and driveways.

2.5. Compliance with Other Legislation

- 2.5.1. In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, or Provincial or Federal statutes and regulations.
- 2.5.2. The provisions of the development permit system included within the Official Community Plan apply in addition to the regulations in this Bylaw.

2.6. Applications in Process

- 2.6.1. A completed application for a building permit which is received prior to the effective date of this Bylaw shall be processed in accordance with District of Lake Country Zoning Bylaw No. 176, unless the applicant provides a written request that their application be considered under this Bylaw. Such applications shall be approved or rejected within 12 months of this Bylaw coming into effect and, if rejected, any future development must comply with this Bylaw.

2.7. General Interpretation

- 2.7.1. Any enactments referred to herein are a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein is a reference to an enactment of the Council of the District of Lake Country, as amended, revised, consolidated or replace from time to time.
- 2.7.2. The headings given to sections, paragraphs, and sub-sections in this Bylaw are for convenience of reference only. They do not form part of this Bylaw and will not be used in the interpretation of this Bylaw.
- 2.7.3. The Schedules attached to this Bylaw form part of this Bylaw.

2.8. Repeal

- 2.8.1. The District of Lake Country Zoning Bylaw 176, and all amendments thereto, is hereby

repealed.

- 2.8.2. The District of Lake Country Town Centre Zoning and Signage Regulation Bylaw 98-194, and all amendments thereto, is hereby repealed.

SECTION 3 -- INTERPRETATION

3.1. Rules of Interpretation

- 3.1.1. Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
- 3.1.2. The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the Local Government Act.
- 3.1.3. The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
- 3.1.4. Words, phrases, and terms neither defined in this section nor in the Local Government Act or Community Charter shall be given their usual and customary meaning.

3.2. Zone Boundaries

- 3.2.1. The zone boundaries on the Zoning Map shall be interpreted as follows:
 - (a) Where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centreline, unless otherwise clearly indicated on the Zoning Map;
 - (b) Where a zone boundary is shown as approximately following the District boundary, it follows the District boundary;
 - (c) Where a zone boundary is shown as approximately following the edge, shoreline, or high water mark of a river, lake, or other water body, it follows the natural boundary. In the event of change, it moves with the natural boundary;
 - (d) Where a zone boundary is shown as approximately following a property line, it follows the property line;
 - (e) Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;
 - (f) Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so; and
 - (g) In circumstances not covered above, the zone boundary shall be determined by the scale of the Zoning Map.
- 3.2.2. When any street is closed, the roadway lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the centre of roadway is the zone boundary unless the zone boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel's zoning designation applies to affected portions of the roadway.

3.3. General Definitions

- 3.3.1. The definitions of uses group individual land uses into a specified number of classes, with common functional or physical impact characteristics. They define the range of uses which are principal and secondary, with or without conditions, within various zones of this Bylaw.
- 3.3.2. The following guidelines shall be applied in interpreting the use class definitions:
- (a) Typical uses listed in the definitions as examples are not intended to be exclusive or restrictive; and
 - (b) Where a specific use does not conform to the wording of any use class definition or generally conforms to the wording of two or more definitions, the use conforms to and is included in that use class which is most appropriate in character and purpose.
- 3.3.3. The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:

A

ABUT OR ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or sites means two that share a common property line.

Deleted by
Bylaw 719

~~**ACCESSORY BUILDING OR STRUCTURE** means a separate building or structure, normally ancillary, incidental, subordinate, and located on the same lot as the main building or structure. Typical accessory structures include but are not limited to antennae, propane tanks, satellite dishes, flagpoles, garages, and garden sheds.~~

Amended by
Bylaws 719 &
1092

ACCESSORY BUILDING means a separate building, normally ancillary, incidental, subordinate, and located on the same lot as the main building or structure. Typical accessory buildings include but are not limited to garages and garden sheds. Accessory Buildings includes Temporary Buildings.

ACCESSORY STRUCTURE means a separate structure, normally ancillary, incidental, subordinate, and located on the same lot as the main building or structure. Typical accessory structures include but are not limited to antennae, propane tanks, satellite dishes and flagpoles.

ACCESSORY SUITE means a self-contained accessory dwelling unit located within an accessory building. An accessory suite has its own separate cooking, sleeping and bathing facilities.

ACCOUNTING SERVICES means the provision of general bookkeeping and accounting services to the public in an office setting.

Added by
Bylaw 843

ADDITIONAL KITCHENS means kitchens in addition to the primary kitchen in a dwelling intended for the for the use of members of the household, which is freely and fully accessible from the remainder of the dwelling without any intervening doors equipped with a locking device of any kind. The provision of additional kitchens in no way permits an additional dwelling to be established.

ADJACENT means land that abuts and is contiguous to a site, and also includes land that would be contiguous if not for a street, lane, walkway, stream, utility lot, underground pipeline, power line, drainage ditch, watercourse, or similar feature.

AFFORDABLE HOUSING means housing that is affordable to low or moderate income households, for either purchase or rental, including dwelling units which are price subsidized or price controlled, and limited equity dwelling units.

The Canada Mortgage and Housing Corporation definition of affordable housing provides that no more than 30% of an individual's or family's household income is required to manage housing costs.

AGRI-TOURISM means a tourist activity, service or facility that provides an opportunity for visitors to experience agricultural life at first hand by either participating in farming activities, watching farming activities or purchasing or consuming farm produce on a farm.

Amended
by Bylaw
845

AGRI-TOURISM ACCOMMODATION means accommodation facilities for rental to transient occupants on land which is classified as "farm" in accordance with the Assessment Act, and such accommodation facilities are subordinate and secondary to the principal agriculture use. This use typically includes but is not limited to seasonal campsites, seasonal cabins or short term use of bedrooms including bed and breakfast bedrooms. The maximum length of stay shall not exceed 30 days in any calendar year. Agri-tourism accommodation units may have self-contained cooking facilities.

AGRICULTURAL AND GARDEN STANDS means those accessory buildings and structures for retailing agricultural products on a farm.

AGRICULTURAL BUILDING OR STRUCTURE means a building or structure used to support agricultural uses on a property. Agricultural buildings may include storage space for agricultural machinery and equipment, storage space for agricultural products, or space for repairing and maintaining agricultural tools and equipment.

Amended by
Bylaw 719

AGRICULTURAL DWELLINGS, ADDITIONAL means any dwelling on a property assessed as a farm by the BC Assessment Authority that is used to house full-time or permanent seasonal farm workers. This may include but is not limited to single detached houses, manufactured homes, or bunkhouses.

AGRICULTURAL LAND COMMISSION means the Commission as defined in the Agricultural Land Commission Act.

AGRICULTURAL LAND RESERVE (ALR) means land, including Crown Land, that has been defined as being suitable for farm use, and has been designated for preservation under the provisions of the Agricultural Land Commission Act.

AGRICULTURAL MACHINERY SERVICES means a minor service station in a rural area that only services agricultural machinery.

AGRICULTURAL WASTE means a by-product of agriculture and includes manure, used mushroom medium and agricultural vegetation waste.

AGRICULTURAL ZONES are any zones in Section 12 of this Bylaw or any Direct Control zones in which the predominant use, as determined by its general purpose and list of permitted uses, is of an agricultural nature.

AGRICULTURE means development or use for the primary production of farm products such as dairy products, poultry products, cattle, hogs, sheep or other animals, wheat or other grains, and vegetables, orchards or other field crops, and may include agricultural-related education and research facilities. This use is limited to one principal dwelling, and the processing and marketing of the products of the farm and those off-farm products permitted by the Agricultural Land Commission.

AGRICULTURE, EXTENSIVE means the use of land, buildings and structures by a commercial enterprise or an institution for the production of agricultural products without utilizing the confinement of poultry, livestock or fur bearing animals except as required on a seasonal basis for activities such as winter feeding.

AGRICULTURE, INTENSIVE IMPACT means the use of land, buildings and structures by a commercial enterprise or an institution for:

- (a) the confinement of poultry, livestock or fur bearing animals, or
- (b) the growing of mushrooms, including significant composting.

AGRO-FORESTRY means a land use that involves deliberate retention, introduction or mixing of trees or other plants in crop and animal production systems to assist in preserving or enhancing the productivity of the land and to provide an economic return;

Added by
Bylaw 1043

AIR CONDITIONER AND/OR HEATING PUMP UNITS means mechanical cooling, heating and other similar equipment.

Added by
Bylaw 1331

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.

ALTERATION OF LAND means, but is not necessarily limited to: soil relocation due to building or parking lot construction or alteration; removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration of retaining walls, patios, lawns, agricultural activity or any structural change to a building or structure that results in an increase or decrease in the area or volume of the building or structure; a change in the area, frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements under this bylaw; or discontinuance or change, where the new use is differently defined as the original use, in the principal use of the lot, building or structure.

Added by Bylaw 1250, 2024

AMPHITHEATRE means a building or outdoor area or structure specifically designed and used as a place of assembly.

AMUSEMENT ARCADES, MAJOR means a building or part thereof, where the principal business is providing video, pinball, player participation table top games, or computer games for use by the general public. There are four or more table or electronic games. This use does not include gaming facilities.

AMUSEMENT ARCADES, MINOR means a building or part thereof, where a maximum of three video, pinball, player participation table top games, or computer games are provided for use by the general public. This does not include gaming facilities.

AMUSEMENT ESTABLISHMENTS, OUTDOOR means facilities for entertainment or amusement activities that primarily take place outdoors where the patrons are the primary participants. Typical uses include but are not limited to amusement parks, go-cart tracks, and miniature golf establishments. This use class does not include drive-in movie theatres, carnivals, circuses, par three or regulation length golf courses.

ANCILLARY means subordinate or assisting and in the case of a building or structure, would include essential structural components necessary to the building function such as mechanical penthouses, elevator housing, mechanical rooms, communication structures, or chimneys.

ANIMAL CLINICS, MAJOR means those premises where domestic pets and livestock are given medical and surgical care and may include outdoor shelter.

ANIMAL CLINICS, MINOR means those premises where domestic pets are given medical and surgical care and does not include outdoor shelter.

ANIMAL DAYCARE means an establishment intended to provide care for domesticated animals excluding livestock, during the day or evening but not overnight, to a maximum limit of six animals.

ANIMAL SHELTERS means a lot and or building or part thereof, used for the temporary care of lost, abandoned or neglected animals.

ANTENNA means a structure designed for the purpose of receiving and transmitting communication signals.

APARTMENT HOTELS means apartment housing having a principal common entrance, cooking facilities and furnishings within each dwelling. This does not include any commercial uses except when specifically permitted in the zone.

APARTMENT HOUSING means any physical arrangement of attached dwelling units, intended to be occupied by separate households, which does not conform to the definition of any other residential use class.

AQUACULTURE means the controlled cultivation, rearing, and harvesting of finfish, molluscs, crustaceans, aquatic plants and any other aquatic organism but specifically excludes seafood processing.

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.

ATTIC means the unfinished space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

AUCTIONEERING ESTABLISHMENTS means buildings and/or land for the auctioning of goods and equipment including the temporary storage of such goods and equipment, but does not include flea markets or used goods stores.

AUTOBODY REPAIR AND PAINT SHOPS means those premises where automobiles, trucks, and other vehicles undergo body repair and painting.

AUTOMOTIVE AND EQUIPMENT REPAIR SHOPS means the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, and similar vehicles or the sale, installation, or servicing of related accessories and parts. This includes but is not limited to transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops but does not include autobody repair, paint shops, or wrecking yards.

AUTOMOTIVE AND MINOR RECREATION VEHICLE SALES/RENTALS means the retail sale or rental of new or used automobiles, bicycles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles, together with incidental maintenance services and sales of parts. It includes automobile dealerships but does not include dealerships for the sale of trucks with a

Added by
Bylaw 1331

gross vehicle weight of more than 4100 kg. or the sale of motorhomes with a gross vehicle weight rating of more than 5500 kg. or a length of more than 6.7 m.

AWNING means a retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of the building.

B

BACHELOR DWELLING means a dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a unit containing a separate bedroom or bedrooms.

added by Bylaw 1246, 2024

BACKYARD CHICKENS means all domesticated **hens** and does not include roosters

BALCONY means a platform, attached to and projecting from the face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor porch or deck with access only from within the building.

BASEMENT means a storey or storeys of a building located below the first storey.

BASEMENT, WALKOUT means a storey of a building located below the first storey and having at least one wall above grade.

BAY WINDOW means a glazed window that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.

BED AND BREAKFAST HOMES means the accessory use of a residence in which temporary overnight accommodation and breakfast is provided to tourists.

BEDROOM means a room containing a window, located in a dwelling, which due to its design or location in the dwelling, is or may be used primarily for sleeping. It includes dens, lofts, studies, and libraries.

BICYCLE PARKING, CLASS I means bicycle parking that is intended for residents, students, or employees at a development. It is intended for long term secure parking of bicycles and includes bicycle lockers, compounds or rooms specifically provided and equipped for bicycle storage, and individual garages or carports for each dwelling unit.

BICYCLE PARKING, CLASS II means bicycle parking that is provided for patrons or visitors of a development. It is intended for the short term parking of bicycles and includes racks, lockers, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.

BINGO FACILITIES means any place that is used for bingo pursuant to a licence issued by or under the authority of the provincial government.

BOARDER means a non-family member who is a lodger, roomer, or person who pays for and takes regular lodging, with or without meals.

BOARDING OR LODGING HOUSES means a building in which the owner or manager may supply accommodation for their family, and sleeping unit accommodation, for remuneration. It may or may not include meal service. It includes lodges for senior citizens but does not include hotels, motels, temporary shelter services, congregate housing, or bed and breakfast homes.

BOAT LAUNCHES means a ramp that extends from an upland property or right-of-way across the foreshore and into the lake, the purpose of which is to facilitate lake placement and removal of boats and other water vessels.

BOAT LIFTS means an uncovered structure, attached to a dock, which facilitates the removal of boats from the water, and which can allow for a boat to be stored above the high water level of the lake.

BOAT STORAGE means the storage of boats and other marine equipment, for the purpose of dry land moorage where the boats and marine equipment are intended to be launched by the operator of the boat storage facility for short term use by the boat and marine equipment owner. All boats and marine equipment are to be in working order. Boat Storage does not include major servicing, sales, or major repair of boats or marine equipment and does not include on-site fuel dispensing.

BOATING means the use of boats and other water vessels for recreational and transportation purposes.

Added by
Bylaw
1066,
deleted by
Bylaw 1331

~~**BREWERIES AND DISTILLERIES, MAJOR** means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume. Production must be licensed by the *Liquor Control and Licensing Act*, as amended or replaced from time to time by the Province of British Columbia. The public tasting and retail sale of alcoholic product is limited to that which is produced on-site. All processes, functions and mechanical equipment associated with the use must limit production activities which are not deemed to be noxious or offensive to adjacent properties or the general public. Production must mitigate any negative impact on the water and wastewater infrastructure of the community. This use also includes Breweries and Distilleries, Minor.~~

Added by
Bylaw 1066

BREWERIES AND DISTILLERIES, MINOR means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume. Production must be licensed by the *Liquor Control and Licensing Act*, as amended or replaced from time to time by the Province of British Columbia. The public tasting and retail sale of alcoholic product is limited to that which is produced on-site. All processes, functions and mechanical equipment associated with the use must be contained indoors, and are limited to production activities which are not deemed to be noxious or offensive to adjacent properties or the general public. Production must mitigate any negative impact on the water and wastewater infrastructure of the community. The total area for manufacturing shall be limited to a maximum of 300 square metres.

BROADCASTING STUDIOS means development used for the production and/or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

BUFFER STRIP means a landscaped or natural area intended to visibly separate and screen one use from another to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage and wildlife movement. This also refers to the use of vegetation and other screening or separation methods to separate non farming and farming land uses.

BUILDING means a temporary or permanent structure having a roof supported by columns or walls for the shelter or enclosure of persons, animals, materials, chattels and/or equipment.

BUILDING ENVELOPE means that area of the lot which may be used for the footprint of a possible building or structure after yard requirements have been accounted for. This building envelope may be further restricted by other regulations on site coverage or amenity areas.

BUILDING FACE OR FACADE means that portion of any exterior elevation of a building exposed to public view extending from the grade to the eaves or the top of the parapet wall and the entire length of the building elevation, including all areas divided by firewalls.

BUILDING FRONTAGE means the measurement of the length of a building wall that directly faces a street.

BUILDING INSPECTOR means the person(s) appointed by Council to administer and enforce the provisions of the District of Lake Country Building Regulation Bylaw currently in effect.

BUILDING PERMIT means a permit issued in accordance with the District of Lake Country Building Regulation Bylaw currently in effect.

BULK FUEL DEPOT means lands, buildings, and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales. This does not include either minor or major service stations.

BUSINESS means one establishment for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other service for gain or profit. This includes a Home Occupation.

BUSINESS SUPPORT SERVICES means development used to provide support services to businesses and which are characterized by one or more of the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; secretarial services; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair, or servicing of office equipment, furniture and machines. Typical uses include but are not limited to printing establishments, testing laboratories, film processing establishments, janitorial firms and office equipment sales, repair establishments, and sign shops.

BYLAW ENFORCEMENT OFFICER means the officers or employees appointed by Council as such.

C

CALIPER means the trunk diameter of a tree measured at a point 300 mm above the top of the root ball.

Added by
Bylaw 744

CAMPSITE SPACE means an area that may be occupied by no more than two (2) tents, holiday trailers, motor homes, campers or similar recreational vehicles for the accommodation of transient occupants. Campsite space(s) shall be clearly identified by a unique number or similar designation and shall not be used for year round storage. The maximum length of stay shall not exceed 90 days in any calendar year.

Added by
Bylaw 1054

CANNABIS DISPENSARY means the sale and distribution of medical or recreational cannabis which is lawfully permitted and authorized pursuant to Federal and Provincial regulations as amended from time to time.

Added by
Bylaw 1054

CANNABIS PRODUCTION means the commercial use or development of a property for the cultivation, growth, storage, distribution or destruction of medical or recreational cannabis which is lawfully permitted and authorized pursuant to Federal and Provincial regulations as amended from time to time.

CANOPY means a non-retractable hood cover or marquee which projects from the wall of a building. It does not include an awning, projecting roof, roof eaves, or enclosed structure.

CAR WASHES means an establishment used for the cleaning of motor vehicles and may be either a free-standing operation or in conjunction with service stations, major or minor.

CARE CENTRE, INTERMEDIATE means an establishment licensed as required under the Community Care and Assisted Living Act intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation to

accommodate shift workers. This use includes group day care centres, out-of-school centres, and drop-in centres. This includes developments for 9 to 25 children for group day-care or 11 to 25 children for the provision of care, before and after school hours and during school holidays, for children attending school. This also includes care centres, minor.

CARE CENTRE, MAJOR means an establishment licensed as required under the Community Care and Assisted Living Act intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation to accommodate shift workers. This use includes group day care centres intended for 26 or more patrons, out-of-school centres, and drop-in centres. This also includes care centre, minor and care centre, intermediate.

CARE CENTRE, MINOR means an establishment licensed as required under the Community Care and Assisted Living Act intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation to accommodate shift workers. This use includes drop-in centres and group day care centres for up to 8 patrons, and up to 10 children for the provision of care, before and after school hours and during school holidays, for children attending school, and pre-schools for up to 15 children.

CARNIVALS means temporary development providing a variety of shows, games and amusement rides in which the patrons take part, for a period of less than 30 days.

CARPORT means a roofed structure free-standing or attached to the principal building which is not enclosed on the front and at least one side, used by the building occupants to shelter parked vehicles.

CEMETERY means those areas of land that are set aside for the burial of human remains. Typical uses are memorial parks and burial grounds, including crematoriums.

CERTIFICATE OF TITLE means a certificate issued by the Land Title Office identifying the owner of a particular parcel of land.

Added by Bylaw 1246, 2024

CHICKEN ENCLOSURE means an enclosed structure designed for the keeping of **backyard chickens**, and consists of a **hen yard** and **coop**

Added by Bylaw 1250, 2024

CHILDREN'S CAMP means the use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service and dormitory accommodation. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.

CLEARANCE means the unobstructed vertical distance between the finished grade or finished floor and the underside of a canopy, awning, ceiling, or structure.

COMMERCIAL SCHOOL means development used for training, instruction, and certification in a specific trade, skill, or service for the financial gain of the individual or company owning the school. Typical uses include but are not limited to secretarial, business, hairdressing, beauty culture, dancing, or music schools.

COMMERCIAL STORAGE means a facility where storage lockers or shipping containers are kept for rent, lease or sale either onsite or offsite; or a facility used exclusively to store bulk goods of a non-hazardous nature.

Amended by
Bylaw 1092



COMMERCIAL UNIT means a separate or self-contained area or areas of one building which contains one commercial use.

COMMERCIAL USE means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

COMMERCIAL ZONES are any zones listed in Section 16 of this Bylaw or any DC zone in which the predominant use, as determined by its general purpose and list of principal uses, is of a commercial nature.

COMMUNITY GARDEN means a public or privately owned site normally operated on a not-for-profit basis by a volunteer group to provide allotted plots at nominal cost to citizens for the purpose of growing produce for personal consumption.

COMMUNITY RECREATION SERVICES means development for recreation, social or multi-purpose use primarily intended for local community purposes. Typical uses include but are not limited to community halls, non-profit social clubs, and community centres operated by a local residents association.

Deleted by
Bylaw 1331

~~**CONCRETE AND ASPHALT PLANTS** means the processing, manufacturing, recycling, and sales of concrete and asphalt and the accessory manufacture and sales of products made from concrete and asphalt.~~

CONFINED LIVESTOCK AREA means an outdoor, non-grazing area where livestock, poultry or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas, but does not include a seasonal feeding area.

CONGREGATE HOUSING means housing in the form of multiple sleeping units where residents are provided with common living facilities, meal preparation, laundry services and room cleaning. Congregate housing may also include other services such as transportation for routine medical appointments and counselling.

Added by
Bylaw 1035

CONSERVATION AREA means an area of public or privately used land unsuitable for residential and urban development due to hazardous geographic characteristics and/or ecological significance; typical examples include but are not limited to steep slopes left in a natural state to prevent hazardous development conditions or land left in a natural state for the purpose of conserving indigenous plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish.

CONSTRUCT OR CONSTRUCTION includes build, erect, install, repair, alter, add, enlarge, move, locate, re-locate, re-construct, upgrade, remove, or excavate.

CONTRACTOR SERVICES, GENERAL means premises used for the provision of building and road construction services including landscaping, concrete, electrical, excavation, drilling, heating and plumbing or similar services of a construction nature which require on-site storage and warehouse space. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor services use only.

CONTRACTOR SERVICES, LIMITED means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage of more than four vehicles.

CONVENIENCE VEHICLE RENTALS means development used for the rental of new or used automobiles and light trucks with a gross vehicle rating of 1,000 kg. or less. This includes those establishments which are not strictly office related in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fuelling or car washing facilities. This does not include fleet services or establishments for the rental of trailers.

Added by Bylaw 1246, 2024

COOP means that part of a **chicken enclosure** that is constructed of solid walls on all sides and covered with a solid roof, with a wood or concrete floor

CORNICE LINE means the architectural element that defines the top of a parapet wall of a non-sloping roof.

COUNCIL means the Municipal Council of the District of Lake Country.

CREMATORIUM means a building or part of a building used for the purpose of cremating human remains and includes appliances and other equipment incidental or ancillary to that purpose.

CSA means Canadian Standards Association.

CUSTOM INDOOR MANUFACTURING means development used for small scale on-site indoor production of goods by hand; manufacturing primarily involving the use of hand tools and provided such developments have fewer than 5 production employees. Typical uses include but are not limited to jewellery, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.

D

DECK means a structure more than 0.6 m above grade without a roof or walls, except for visual partitions and railings, for use as an outdoor amenity area.

DENSITY means a measure of the intensity of development to the area of the site, including the number of units on a site measured in units/area or floor area ratio, as the case may be.

DENSITY BONUS means a development permitted under the provisions of the Local Government Act whereby a greater density of development may be permitted within a zone provided an approved amenity is provided to the District in accordance with the provisions of this bylaw.

DEVELOPMENT means any change in use or any construction to which the District of Lake Country Building Regulation Bylaw applies. Development does not include the subdivision of property.

DIRECT CONTROL ZONE means any zone from Schedule "A" which is approved under the provisions of Section 19 of this Bylaw.

DIRECTOR OF DEVELOPMENT SERVICES means the person appointed as such by Council and includes his or her lawful designate.

DISTRICT means the District of Lake Country.

DISTRICT PARK means land used for public recreation purposes including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserves, wildlife sanctuaries, green belts, conservation areas, buffers, nature interpretation areas, landscaping, sportsfields, tennis courts, lacrosse boxes, recreation centres, swimming pools, field houses, arenas and stadiums.

DOCKS, COMMUNITY means a structure available for use by the general public that is permanently affixed to aquatic land.

DOCKS, PRIVATE means a structure, used for personal or private purposes, permanently affixed to aquatic land and used on a year-round basis. Docks do not include seasonal private moorage facilities which are withdrawn from the water and are stored on the upland during the winter season.

Deleted &
replaced by
Bylaw 883

DRIVE-IN FOOD SERVICES or **DRIVE-IN RESTAURANTS** means development used for eating and drinking which offers food produced in a manner that allows rapid customer service and includes one or more of car attendant services, drive through food pick-up services, or parking primarily intended for the on-site consumption of food within a motor vehicle.

Added by
Bylaw 867

DRIVE-THROUGH FACILITY - Means a commercial facility providing non-food related service directly to a customer within a motor vehicle via a window by which the customer is serviced without exiting the vehicle. Typical uses include financial or pharmaceutical services but may not include liquor sales.

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction. It does not include a secondary suite.

DUST-FREE SURFACE means a durable dust-free surface such as concrete or asphalt, and does not include crushed gravel or shale.

amended by Bylaw 1238, 2024

Deleted &
replaced by
Bylaw 843

DWELLING UNIT means accommodation providing sleeping rooms, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently for a household. A dwelling may include only one room which, due to its design, plumbing, equipment and furnishings, may be used primarily as a kitchen; additional kitchens and wet bar facilities will be permitted in accordance with Section 3.3 General Definitions. This use does not include a room in a hotel or a motel, and does not include recreational vehicles. A secondary suite and an accessory suite are each considered a dwelling unit.

E

EMERGENCY AND PROTECTIVE SERVICES means a public facility used by fire protection, police, ambulance, or other such services as a base of operations.

Added by Bylaw 1250, 2024

EMPLOYEE HOUSING means a building(s) or portion of a building(s) used to provide sleeping unit(s) or dwelling(s) for persons employed on the property, and where such housing is provided and regulated by the employer.

ENCLOSED PARKING means an area provided for off-street parking screened from view from the surrounding streets and buildings, either within a structure or behind a screen of landscaping, perforated masonry, metal or other material.

EQUIPMENT RENTALS means development used for the rental of tools, appliances, recreational craft, office machines, furniture, light construction equipment, or similar items but does not include rental of motor vehicles or industrial equipment.

Added by
Bylaw 971

EVENT CAMPING means a group not to exceed 50 people residing outdoors in tents or campers for a maximum period of 72 hours in a location associated with the rental of a community facility.

Added by Bylaw 1250, 2024

EVENT CENTRE means a facility used for meetings, conferences and similar social, corporate, and governmental events and functions, including but not limited to professional, educational, musical, cultural, and theatrical performances.

EXTENDED MEDICAL TREATMENT SERVICES means a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residences. Typical uses include but are not limited to hospitals, nursing homes with health care for dependant residents, mental care asylums, sanatoria, and detoxification centres.

Amended by
Bylaw 719



F
FARM means an occupation or use of land as a farm operation, and includes all lands managed as part of a farm business.

FARM BUSINESS – means a business in which one or more farm operations are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more farm operations.

Amended by
Bylaw 719



FARM OPERATION – means any of the following activities involved in carrying on a farm business:

- (a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- (b) clearing, draining, irrigating or cultivating land;
- (c) using farm machinery, equipment, devices, materials, and structures;
- (d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- (e) conducting any other agricultural activity on, in or over agricultural land; including:
 - (i) conducting turf production;
 - (ii) aquaculture;
 - (iii) raising or keeping game;
 - (iv) raising or keeping fur bearing animals;
 - (v) processing or direct marketing by a farmer of:
 - a. the products of a farm owned or operated by the farmer, and
 - b. products not of that farm, provided that products not of that farm make up no more than 50% of the total products processed or sold, or
 - c. products required as inputs for the farm, as long as at least 50% of those products are used on that farm.

to the extent that the processing or marketing of those products is conducted on the farmer's farm;

but does **not** include:

- (f) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice
- (g) breeding pets or operating a kennel; or
- (h) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by the Minister of Agriculture and Lands.

FARMER means the owner or operator of a farm business.

FEDERAL GOVERNMENT APPROVED MOORAGE BUOYS means floats approved by the Canada Coast Guard that are intended to serve as a warning, marker, or anchoring mechanism.

FENCE means a structure used as an enclosure or for screening purposes about all or part of a lot or a swimming pool.

Added by Bylaw 1211, 2023

FENCE, PICKET means a post, stick, stake, or peg attached to horizontal rails between upright posts.

FINANCIAL SERVICES means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company or related business. Insurance companies that cater to a specific sector of the commercial or industrial business community and do not offer personal, financial, investment or insurance services are not included in this definition.

Added by Bylaw 1211, 2023

FINIAL means a relatively small, ornamental, terminal feature at the top of a fence, gable, pinnacle, furniture or of one part of a such a piece.

FIRE SEPARATION means a construction assembly that acts as a barrier against the spread of fire as defined in the B.C. Building Code.

FISH HATCHERIES means a place where fish eggs are hatched for commercial, recreational, or species renewal reasons.

FISH means shellfish, crustaceans, and marine animals and the eggs, spawn, spat, and juvenile stages of fish, shellfish, crustaceans, and marine animals.

Deleted by
Bylaw 1331

~~**FLEA 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.~~

FLEET SERVICES means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include but are not limited to ambulance services, taxi services, bus lines, messenger and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

FLOOR AREA, GROSS LEASABLE (GLA) means the total floor area contained within the exterior and basement walls and which is designed to be used exclusively for tenant occupancy.

FLOOR AREA, GROSS (GFA) means the total floor area of the building or structure contained within the exterior and basement walls.

FLOOR AREA, NET means the sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of basement areas, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, corridors, and terraces. In the case of multiple dwelling housing, public corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

FLOOR AREA RATIO means the numerical value of the net floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.

Added by
Bylaw 1331

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.

FOOD PRIMARY ESTABLISHMENT means development where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands and take-out restaurants. Licensed restaurants may serve any kind of liquor, even to customers who do not order food. However a full range of appetizers and main courses must be available whenever liquor is available. This does not include drive-in food services. These establishments may be holders of a Food Primary License.

FOOD PRIMARY LICENSE means liquor license issued by the Province of British Columbia Liquor Control and Licensing Branch for a business in the hospitality, entertainment or beverage industry including restaurants where the service of food rather than the service of liquor is the primary focus of the business.

FORESHORE means the Crown land between the high and low water levels of a lake.

FORESHORE PUBLIC ACCESS means unimpeded access for pedestrians through the foreshore.

FORESTRY means the extraction, storage, sorting, and grading of primary forest materials. This use does not include natural resource extraction.

FOUR DWELLING HOUSING means housing on a single lot other than a strata lot that contains four single family dwelling units, one or more of which may or may not be a permitted secondary suite.

FOUR-PLEX HOUSING means any physical arrangement of four attached dwelling units intended to be occupied by separate households with separate exterior access to grade.

FRONTAGE means the length of a lot line which immediately adjoins a street other than a lane or walkway.

Added by
Bylaw 1331

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.

FUNERAL SERVICES means premises used for the preparation of the dead for burial or cremation and the holding of funeral services.

FUR BEARING ANIMAL means an animal that is wild by nature kept in captivity, and whose pelt is commonly used for commercial purposes, but does not include a species excluded by regulation under the Fur Farm Act.

G

GAMING FACILITIES means any place that is customarily or regularly used for bingo or other games of chance pursuant to a licence issued by or under the authority of the provincial government and includes a social club for which gaming is licenced by the provincial authority.

Deleted by
Bylaw 1331

~~**GAS BARS** means a development used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The gas bar may be a self-service, full service, key lock, card lock, or other similar operation. This does not include minor and major service stations.~~

Deleted by
Bylaw 1331

~~**GENERAL INDUSTRIAL USE** means development used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi finished or finished goods, products or equipment, but not food products directly to the public; the storage, cleaning, servicing, repairing, design or testing of materials, goods and equipment normally associated with industrial, business or household use; terminals for the storage or transshipping of materials, goods and equipment; the distribution 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; or the training of personnel in general industrial operations. 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. This use includes autobody and repair shops.~~

GOVERNMENT AGENCY means development used by municipal, provincial, or federal government providing for a consolidated operation that provides a combination of direct services to the public, offices for administration, limited outdoor storage of fleet vehicles and equipment, and indoor storage and maintenance areas for fleet vehicles, equipment and warehousing.

GOVERNMENT SERVICES means development providing for crown corporation, municipal, provincial or federal government services directly to the public. This does not include protective and emergency services, minor or major impact utility services, and public education services. These are uses which have significant client visitation. Typical uses include but are not limited to taxation offices, courthouses, manpower and employment offices, and social service offices.

GRADE, BUILDING (as applied to the determination of building height), means the lowest of the average levels of grade adjoining each exterior wall of a building, and as determined in Section 7.7, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of grade.

GRADE, NATURAL means the elevation of the ground surface in its natural state, before man-made alteration; or on sloping or irregular sites, the angled plane, before man-made alteration.

GRADIENT means the figure obtained when the vertical distance of a slope is divided by the horizontal distance expressed as a percentage.

Added by
Bylaw 1331

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.

GREENHOUSES AND PLANT NURSERIES means development used primarily for the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers.

GROUP HOME, MAJOR means a care facility licensed as required under the Community Care Facility Act to provide room and board for more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision, but does not include boarding or lodging houses or temporary shelter services. A Housing Agreement pursuant to Section 905 of the Local Government Act filed in the land title office on the subject property is required as a condition for a group home use.

GROUP HOME, MINOR means the use of one dwelling unit as a care facility licensed as required under the Community Care Facility Act to provide room and board for not more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and

supervision. A group home, minor may include, to a maximum of four, any combination of staff and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This use does not include boarding or lodging houses or temporary shelter services. A Housing Agreement pursuant to Section 905 of the Local Government Act filed in the land title office on the subject property is required as a condition for a group home use.

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:

Added by
Bylaw 1331

- 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.

H

HARDSURFACING means a durable ground surface, constructed of cast-in-place concrete, brick, or concrete unit pavers, turfstone, stone, asphalt, or similar materials (but excluding gravel and clay).

Deleted &
replaced by
Bylaw 1054

HEALTH SERVICES means development used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services. This use excludes the retail sale of cannabis products.

deleted and replaced by Bylaw 1238, 2024

HEIGHT means the vertical distance from building grade to the highest point of the building or structure, except for:

- (a) single detached dwellings on a lot that is flat or slopes downward from the road, height means the vertical distance from the highest point on the building or structure to the centerline of the road adjacent to the centre of the front property line; or
- (b) single detached dwellings on a lot that slopes upward from the road, height means the vertical distance from the highest point on the building or structure to the average elevation of the rear property line; or
- (c) small-scale multiple housing, height means the maximum vertical distance between building grade and the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof.

Added by Bylaw 1246, 2024

HEN means a female **backyard chicken**

Added by Bylaw 1246, 2024

HEN YARD means the outdoor part of a **chicken enclosure** that is fully enclosed by wire or mesh, including all sides and top and may consist of a solid roof

HERITAGE BUILDING means a building or structure having heritage value or being a heritage property as defined in the Local Government Act.

HIGH TECHNOLOGY RESEARCH AND PRODUCT DESIGN means the research and or design, but not manufacturing or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries.

HOBBY FARM means a small farm on which the occupants cultivate crops and/or domestic/household or agricultural animals primarily for their own use and not for commercial use.

HOME OCCUPATION means development consisting of the use of a dwelling unit for a business by a resident who resides for more than 240 days of a year at that lot. The business must be secondary to the residential use of the lot and shall not change the residential character of the lot.

HOTEL means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities, and personal service establishments for the convenience of guests. The maximum length of stay is no more than 240 days during any calendar year.

HOUSEHOLD means

- (a) a person; or
- (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- (c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities.

In addition, a household may also include one housekeeper or nanny.

HOUSEHOLD REPAIR SERVICES means development used for the provision of repair to goods, equipment and small appliances normally found within the home. Typical uses include but are not limited to radio, television, and appliance repair, furniture refinishing, and upholstery shops. This use class does not include personal services establishments.

I

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

Added by
Bylaw 1331

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.

Added by
Bylaw 1331

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.

Added by
Bylaw 1331

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.

INDUSTRIAL ZONES are any zones described in Section 17 of this Bylaw or any DC zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature.

INSTITUTIONAL ZONES are any zones described in Section 18 of this Bylaw or any DC zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of an institutional nature.

INSURANCE SERVICES means the provision of general insurance and associated services to the public in an office setting.

K

KENNELS AND STABLES means premises used for the breeding, buying, selling or overnight boarding of animals including individual dogs, cats, horses or other domesticated animals excluding livestock other than horses.

KITCHEN means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which, may be intended or used for the preparation or cooking of food.

L

LANDSCAPING means changing, modifying or enhancing the visual appearance of a site including reshaping the earth, planting lawns, shrubs, trees or preserving the original natural vegetation, adding walks, fencing, patios and other ornamental features for the purpose of beautifying or screening the appearance of a lot.

LANE means a highway under the Community Charter more than 3.0 m but not greater than 8.0 m in width.

LEAVE STRIP means an area of land adjacent to a designated waterbody, stream or ravine which is intended to be left in its natural state, free of development and land alteration. All leave strip

widths are measured inland from the normal high water mark or top of bank (in steeply sloped areas).

LEGAL SERVICES means the provision of legal and paralegal services to the public in an office setting.

LICENSEE RETAIL LIQUOR STORE means an establishment licensed by the British Columbia Liquor Control and Licensing Branch to sell beer, wine, coolers, ciders, and, as of April 2, 2003, all types of packaged liquor.

LIQUOR PRIMARY ESTABLISHMENT, MAJOR means development where alcoholic beverages are offered for sale to the public from establishments which are characterized by one or more of the provision of dancing or cabaret entertainment; and facilities primarily intended for the provision and consumption of alcoholic beverages which have a person capacity of more than 100. Typical uses include but are not limited to beverage rooms, cocktail lounge, cabarets, nightclubs. Off-sales of alcoholic beverages are a permitted ancillary use.

LIQUOR PRIMARY ESTABLISHMENT, MINOR means development where food and alcoholic beverages are offered for sale to the public, for consumption within the premises or off the site. Typical uses include neighbourhood pubs. The person capacity of such establishments will be 100 or less. Off-sales of alcoholic beverages are a permitted ancillary use.

Amended by
Bylaw 719

LIVESTOCK means cattle, horses, sheep, goats, swine, farmed game and exotic animals as prescribed by the Minister responsible for the administration of the Farm Practices Protect (Right to Farm) Act.

Added by
Bylaw 878

LIVE – WORK HOUSING means row or semi-detached dwelling units where the principal use of each and every unit must be a dwelling and part of each and every unit may be used for secondary commercial purposes.

LOADING SPACE means an on-site parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.

LOT means a parcel of land, including Crown Land, which is legally defined either by registered plan or description.

LOT, BARELAND STRATA means the smallest unit of land defined on a horizontal plane according to a bareland strata plan under the provisions of regulations pursuant to the Strata Property Act.

LOT, CORNER means a lot situated at the intersection of two or more streets, or a lot that has two adjoining lot lines abutting a street which substantially changes direction at any point where it abuts the lot.

LOT, DOUBLE FRONTING, (OR THROUGH) means a lot which abuts two streets that are parallel or nearly parallel to the lot.

LOT, INTERIOR means a lot other than a corner lot.

LOT, PANHANDLE means a lot which has its primary legal access from a street through a narrow strip of land which is an integral part of the lot. This narrow strip is referred to as the panhandle.

LOT, PIE means a lot which is generally configured such that its width at the rear lot line is greater than at its front lot line.

LOT, REVERSE PIE means a lot which is generally configured such that its width at the rear lot line is less than at its front lot line.

LOT, STRATA means a lot shown on a strata plan according to the Strata Property Act.

LOT AREA means the total horizontal area within the lot lines of a lot.

LOT COVERAGE (see Site Coverage).

LOT DEPTH means the horizontal distance between the mid-points of the front and rear lot lines.

LOT LINE means the legally defined boundary of any lot or property line.

Amended by
Bylaw 719

LOT LINE, FRONT – COMMERCIAL, INDUSTRIAL AND MULTI-DWELLING RESIDENTIAL ZONES means the street frontage onto which the primary façade or front yard of the building faces.

LOT LINE, FRONT – URBAN AND RURAL RESIDENTIAL means, in the case of an interior lot, a lot line separating the lot from the street; or in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street not including a corner rounding or corner cut; or in the case of a lot extending between two parallel streets, the front lot line shall be determined by the average front yard setback on that block.

LOT LINE, REAR means either the lot line opposite to, and most distant from, the front lot line, or, where there is no such property line, the point of intersection of any property lines other than a front lot line which is furthest from and opposite the front lot line.

LOT LINE, SIDE means any lot boundary line which is not a front or rear lot line.

LOT WIDTH means the width of a lot where it abuts the street except in the case of an irregularly shaped lot, where the width shall be the average horizontal distance between the side lot lines at the minimum front yard setback. For a reverse pie lot, the lot width is the average horizontal distance between the side lot lines at the minimum rear yard setback.

M

MANUFACTURED HOME means a manufactured or modular detached dwelling unit (CSA A277 certified standards or B.C. Building Code standards) for residential occupancy. Typically the home is constructed off property and transported to its place of use.

MANUFACTURED HOME SPACE means an area set aside and designated within a manufactured home park for the installation and placement of a manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home.

MARINA means a commercial or government establishment or premise, containing docking or mooring facilities where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent.

MARINE EQUIPMENT RENTALS means facilities that loan, for remuneration, materials and equipment that are necessary or incidental to water related leisure activities.

MARINE FUEL FACILITIES means a fuelling station containing pump facilities. No portion of the premises shall be used for the sale of any product other than fuel and motor products required for the operation of marine equipment or convenience retail products for the boating public. Gas sales shall not include services related to repairs, oil changes, or greasing.

MARINE SANI-DUMP FACILITIES means a facility used to dispose of wastes accumulated by boats and other water vessels.

Added by
Bylaw 880;
Deleted by
Bylaw 1054

MEDICAL MARIHUANA PRODUCTION means the use or development of a property for the cultivation, growth, storage, distribution or destruction of marihuana which is lawfully permitted and authorized pursuant to the Federal Marihuana for Medical Purposes Regulations as amended or replaced from time to time.

added by Bylaw 1238, 2024

MID-POINT, SLOPING ROOF means the halfway point of a roof that falls between the top of the peak and the top of the supporting wall.

MOBILE CATERING FOOD SERVICES means the delivery and sale of food to the public using a fleet of vehicles.

MOBILE HOME means a detached dwelling unit designed to be transportable on wheels. This may include homes constructed to CSA Z240 or similar certified standards or park model trailers constructed to CSA Z241 or similar certified standards for residential occupancy.

MOBILE HOME PARK means a parcel of land for the placement of two or more mobile homes. This does not include the situation where an additional agricultural dwelling is located on a lot where the principal dwelling is a manufactured home.

MOTEL means a building or group of buildings divided into self contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include eating and drinking establishments and personal service establishments. The maximum length of stay is no more than 240 days in any calendar year.

MULTIPLE DWELLING HOUSING means housing on a single lot other than a strata lot that contains three or more dwelling units.

MULTIPLE HOUSING means row housing, stacked row housing, apartments, apartment hotels, and manufactured home parks.

MULTIPLE OCCUPANCY COMMERCIAL & INDUSTRIAL USE means a building that is occupied by two or more tenants, businesses or uses.

MUSHROOM MEDIUM means a composted mixture that is used for growing mushrooms.

N

N/A means not applicable, that there is no particular regulation in that zone for that category, but that the other regulations in this Bylaw still apply.

NATURAL BOUNDARY means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

NATURAL RESOURCE EXTRACTION includes the quarrying, processing, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under the site. Typical uses include but are not limited to quarries, gravel pits, and stripping of topsoil. This does not include processing of raw materials transported to the site.

NON-ACCESSORY PARKING means development providing vehicular parking which is not primarily intended for the use of residents, employees, or clients of a particular development. Typical uses include surface parking lots and parking structures located above or below grade.

NON-CONFORMING USE means a lawful existing use made of a lot or building, intended to be made of a building lawfully under construction, or a development which is approved under provisions of Section 2.6 of this Bylaw at the date of Council adoption of this Bylaw, or amendment thereof, which on the date this Bylaw or an amendment thereto becomes effective, would no longer comply with this Bylaw.

NON-RESIDENTIAL ZONES are any zones other than those described in Sections 14 and 15 of this Bylaw or any DC zone in which the predominant use, as determined by its general purpose and list of permitted uses, is not of a residential nature.

NUISANCE means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or building.

O

OFFICES means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This includes construction and development industry offices but excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

OFFICIAL COMMUNITY PLAN means the Lake Country Official Community Plan as adopted by Council, and as amended from time to time.

ON-FARM COMPOSTING means the composting of agricultural waste or raw materials, which may include manure, straw, vegetative waste, woodwaste, ground paper, other sources of carbon and nitrogen and bulking agents.

OPEN SPACE means that portion of a lot not occupied by parking or vehicle areas, buildings, accessible to, and suitable for gardens, landscaping, and recreational use by building tenants or residents.

OUTDOOR STORAGE means the accessory storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include but are not limited to pipe yards or vehicle or heavy equipment storage compounds.

P

PARAPET or **PARAPET WALL** means that portion of a perimeter building wall that rises above the roof.

PARKING LOT means a lot or part of a lot or a building available to be used for the temporary parking of more than one vehicle by customers, employees and the public at large.

PARKING SPACE means an off-street space of the size and dimensions to park one vehicle in conformance with Section 9 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

PARTICIPANT RECREATION SERVICES, OUTDOOR means facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include but are not limited to regulation length or par-three golf courses, ball fields, and riding stables.

PARTY WALL means a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.

PATIO means any solid structure at grade meant for support of people or materials out of doors and less than 0.6 m in height.

PAWN means to deposit goods or chattels as security for the payment of money or other consideration.

PAWNSHOP means premises where goods or chattels are taken in pawn.

PENTHOUSE means a structure on the top floor or projecting above a building roof or parapet, housing a suite, elevator shaft or stairwell; or forming a wall or screen around equipment mounted on the roof.

Added by
Bylaw 1054

PERMANENT FOUNDATION means a system of concrete footings and/or concrete slabs where loads from a building are transferred to supporting soil or rock.

PERMANENT MOORAGE means the long term securing of a boat or other water vessel by means of cables, anchors, or other devices.

PERSONAL SERVICE ESTABLISHMENTS means uses which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include but are not limited to barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, dry cleaning establishments, and laundries but does not include health services.

PIER means a publicly accessible platform, supported by piles or pillars, that extends from shore over water.

Added by
Bylaw 1331

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.

PORCH means a roofed, open structure projecting from the exterior wall of a building with walls which are open or screened to facilitate use as an outdoor living area.

Deleted and replaced by Bylaw 1246, 2024

POULTRY means domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes, and includes broilers, Cornish, layers, breeding stock, replacement pullets, roasters, duck, geese, turkeys, game birds and ratites, but does not include cassowaries or **Backyard Chickens**

PREMISES means an area of land, including a lot or parcel of land with or without buildings.

Deleted by
Bylaw 1331

~~**PRIVATE CLUB** means a development used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organization. Private clubs may include rooms for eating, drinking and general assembly and may hold a Liquor Primary License.~~

PRIVATE EDUCATION SERVICES means development for instruction and education which is not maintained at public expense and which may or may not offer courses of study equivalent to those

offered in a public school or private instruction as a home occupation. This use includes dormitory and accessory buildings. This use does not include commercial schools.

PRIVATE OPEN SPACE means a useable open space area exclusive of required building setbacks and parking areas (common or individual) which is developed for the recreational use of the residents or a residential dwelling unit, and may include balconies, indoor common amenity space, terraces, decks and level landscaped recreation areas.

PROPERTY LINE means a legal boundary of a lot.

PUBLIC EDUCATION SERVICES means development which is publicly supported and involves public assembly for education, training or instruction purposes, and includes the administration offices and maintenance storage facilities required for the daily operation of the facility on the same site or within the same school district. Typical uses include but are not limited to public and separate schools, community colleges, universities, and technical and vocational schools, and their administrative offices. This use does not include private education services nor vehicle and equipment services, industrial or storage facilities other than what is required for operation of the educational facility on the same site.

PUBLIC LIBRARIES AND CULTURAL EXHIBITS means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include but are not limited to libraries, museums, and art galleries.

PUBLIC PARK means any public outdoor land specifically for passive or active recreation including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserve, wildlife sanctuary, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses. It includes all natural and man-made landscaping, facilities, playing fields, access, trails, buildings and structures consistent with the general purpose of public park land.

PUBLIC SERVICE means a use providing for the essential servicing with water, sewer, telephone, electrical, television, refuse disposal, and similar services, where such services are provided by a government organization, crown corporation, improvement district, or by a company operating under the Water Utility Act.

R

RAPID DRIVE-THROUGH VEHICLE SERVICES means development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within the vehicle or waits on the premises. Typical uses include but are not limited to automatic or coin operated car washes, rapid lubrication shops, or speciality repair establishments.

RAVINE means a narrow, steep-sided valley that has been eroded by running water and with slope grades greater than 3:1.

Added by
Bylaw 1035

RECREATION, PASSIVE means activities that involve recreational pursuits in the outdoors with minimal geographic and environmental impacts, such as walking, viewing, interpreting, sitting and picnicking.

Added by
Bylaw 744

RECREATIONAL TOURIST ACCOMMODATION means the development of land which has been planned and improved for the seasonal short term use of tourist cabin(s) and campsite space(s) for rental accommodation on a daily, weekly or monthly commercial basis by transient occupants.

Recreational tourist accommodation typically includes, but is not limited to tourist cabin(s) and campsite space(s).

RECREATIONAL VEHICLE means a transportable conveyance that may be registered as a vehicle by the Ministry of Transportation intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, boats, all terrain vehicles, snowmobiles and tent trailers but not including manufactured homes.

RECREATIONAL WATER ACTIVITIES means leisure activities that could not take place in areas other than the water. Examples include but are not limited to jet skiing, fishing, water skiing, boating, swimming, and diving. Recreational water activities do not include residential or commercial facilities.

RECYCLED MATERIALS DROP-OFF CENTRE means a development used for the collection and temporary storage of recyclable materials. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items. Recyclable material left at the drop-off centre shall be periodically removed and taken to larger, permanent recycling operations for final recycling. This does not include recycling depots or recycling plants.

RECYCLING DEPOTS means development used for the buying, collection, sorting, and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building. Such establishments shall not have more than four vehicles for the pick-up and delivery of goods. This does not include recycled materials drop-off centres.

RECYCLING PLANTS means a facility within which recyclable materials are recycled, sorted, processed, and treated to return the materials for re-use or as inputs to other processes, and may include Special Wastes as defined by Provincial legislation.

REGISTERED PLAN means a subdivision plan registered in the Provincial Land Title Office.

RELIGIOUS ASSEMBLY means a building wherein people regularly assemble for religious worship and related religious, philanthropic or social activities which is maintained and controlled for public worship. Typical uses include but are not limited to churches, chapels, mosques, temples, synagogues, convents, and monasteries. It also includes accessory manses or rectories.

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.

RESIDENTIAL SALES CENTRE means a permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.

RESIDENTIAL SECURITY OPERATOR UNIT means a secondary building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone. No more than one residential security operator unit is permitted on a site.

Added by
Bylaw 1331

RESIDENTIAL RURAL ZONES means any zones described in Section 14 of this Bylaw or any Direct Control zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of a rural residential nature, and in which the minimum tenancy period is 1 month.

RESIDENTIAL URBAN ZONES means any zones described in Section 15 of this Bylaw, or any Direct Control zone in which the predominant use as determined by its general purpose and list of permitted uses is of an urban residential nature, and in which the minimum tenancy period is 1 month.

Deleted &
replaced
by Bylaw
1054

RETAIL STORES, CONVENIENCE means development used for the retail sale of those goods required by area residents (including tourists temporarily resident in a neighbourhood) and employees on a day to day basis, from business premises which do not exceed 235m² in gross floor area. Typical uses include but are not necessarily limited to small food stores, drug stores, florists, or variety items, hardware, printed matter, seasonal or tourism related rentals. In the W2 – Intensive Water Use Zone, this includes items normally required by people using marina facilities, but does not include the rental of personal waterfront or rental of automobiles. This use excludes the retail sale of beer, wine, or spirits by a Licensee Retail Store. This use excludes the retail sale of cannabis products.

Deleted &
replaced
by Bylaw
1054

RETAIL STORE, GENERAL means premises where goods, merchandise and other materials are offered for sale at retail to the general public and includes limited on-site store or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment, second-hand goods, and retail stores requiring outdoor storage. This use excludes the retail sale of cannabis products.

RETAIL STORE, SERVICE COMMERCIAL means premises where goods, merchandise or other materials are offered for sale at retail to the general public and require extensive on-site storage to support the store's operations, either for product storage, or for processing, manufacturing or repairing goods sold on site. Typical uses include but are not limited to sales of automotive parts, and bakeries and butchers that process on site.

RETAINING WALL means a structure constructed to hold back, stabilize or support an earthen bank as a result of differences in lot grades.

ROOF LINE means the horizontal line made by the intersection of the wall of the building with the roof of the building or the top of the edge of the parapet. In the case of a building with a pitched roof, the roof line shall be at the eave level.

ROW HOUSING means a development containing three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units. No part of any dwelling is placed over another in part or whole and every dwelling shall have a separate, individual, direct access to grade.

RURAL SERVICES means a level of servicing that may allow for the use of on-site septic disposal and a private water source.

S

SATELLITE DISH RECEIVER means an accessory structure designed to send or receive telecommunication signals from a satellite.

SEASONAL ACCOMMODATION FOR FARM HELP means any building that is used for temporary or seasonal accommodation for farm workers employed on the same site as the farm operation. Seasonal accommodations must be used for farm help only and must not be continuously occupied for a period of 270 days per year.

SEASONAL FEEDING AREA means an area used for forage or other crop production, and used seasonally for feeding livestock or poultry.

deleted and replaced by Bylaw 1238, 2024

SECONDARY SUITES means a self-contained dwelling unit located within single detached housing or small-scale multiple housing. It has direct access to the outside without passing through any part of the principal dwelling unit. A secondary suite cannot be located within duplex housing, apartment housing, or boarding and lodging houses

SECOND-HAND DEALERSHIPS means a business of purchasing or selling second-hand or used goods or chattels but does not include second-hand clothing stores, thrift stores, antique furniture dealers, auctioneering establishments, flea markets, or recycling depots.

SEMI-DETACHED HOUSING means a building containing dwelling units connected above or below grade and designed exclusively to accommodate two households living independently in separate dwellings side by side, each having a separate entrance at, or near, grade.

SENIOR CITIZEN HOUSING – see Special Needs Housing.

SERVICE STATIONS, MAJOR means development used for the servicing or repairing of vehicles; and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. Major service stations may include food primary establishments. Typical uses include truck stops and highway service stations.

SERVICE STATIONS, MINOR means development used for the routine servicing or repair of vehicles within a building containing not more than three service bays; and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.

amended by Bylaw 1238, 2024

SEWER SYSTEM, COMMUNITY means a sanitary sewer or a system of sewage disposal works which is owned, operated and maintained by the Municipality. This excludes systems that use only septic tank treatment or septic tank treatment with an effluent filter.

Added by
Bylaw 1092

SHIPPING CONTAINER means a standardized metal container designed to transport goods, whether in its original form or modified to include doors, windows, vents or any other structural modifications.

SHOPPING CENTRE means one or more buildings containing more than six retail stores and other businesses, and exceeding 2,500 m² of gross floor area which share common services, parking, and other facilities on one or more lots.

Added by
Bylaw 1053

SHORT TERM VACATION RENTAL means the rental of a principal residence, as demonstrated through claiming an annual homeowner property tax grant, for short-term vacation purposes, in accordance with the following: the rental use shall be for no more than thirty (30) consecutive days; no residence shall have more than four (4) sleeping units rented concurrently; the rental use must not be located within an Accessory Suite; and, all parking and waste removal associated with the rental use must be contained onsite.

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes that conform to the CSA A277 standards, (this excludes mobile homes and park model trailers).

SINGLE DWELLING HOUSING means housing on a single titled lot that contains one single family dwelling unit.

SITE means an area of land consisting of a lot or two or more abutting lots.

SITE COVERAGE means the percentage of the total horizontal area of a lot or lots that may be built upon including accessory buildings or structures (including carports, covered patios larger than 23 m², and decks over 0.6 m in height) excluding steps, eaves, cornices, cantilevered balconies, and similar projections permitted by this Bylaw, breezeways, open courtyards, terraces or patios, driveways, aisles, and parking stalls.

SLEEPING UNIT means a bedroom or other area used as a bedroom in a cabin, dwelling or accessory building, and a tent or recreational vehicle on a campsite.

added by Bylaw 1238, 2024

SMALL-SCALE MULTIPLE HOUSING means housing that consists of two to four dwelling units intended to be occupied by separate households. The dwelling units may be in any physical arrangement, attached or detached, and each dwelling unit must have separate exterior access.

SPECIAL NEEDS HOUSING means housing for people that have limited shelter options; that fall below a household income required to afford market housing; and includes seniors or persons with or without children who lack safe and secure housing or are leaving an abusive relationship, single parents and children who are at risk, street youth or homeless persons, or people with mental or physical disabilities, illnesses, or dependencies.

SPECTATOR ENTERTAINMENT ESTABLISHMENTS mean an enclosed building designed specifically for the presentation of live artistic performances or the showing of motion pictures. Typical uses include but are not limited to auditoria, cinemas, theatres, and concert halls.

SPECTATOR SPORTS ESTABLISHMENTS mean facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. Typical uses include but are not limited to stadiums, arenas, animal and vehicle racing tracks.

STACKED ROW HOUSING means row housing, except that dwellings may be arranged two deep, either horizontally so that dwellings may be attached at the rear as well as the side, or vertically so that dwellings may be placed over others. Each dwelling will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor, steps or path.

Added by
Bylaw 1285,
deleted by
Bylaw 1331



~~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.~~

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

STOREY, FIRST means the uppermost storey having its floor level not more than 2.0 m above building grade.

STOREY, HALF means a storey under a sloping roof, the walls of which, on at least two opposite walls, are not more than 0.6 m above the finished floor of such a storey. A half storey also includes a basement with walls between 0.6 m and 2.0 m high lying between building grade and the level of the finished floor directly above it.

Added by Bylaw 1243, 2024

STRATA HOTEL/MOTEL means a strata-titled hotel or motel as defined in the Short-Term Rental Accommodations Regulation B.C. Reg. 268/2023.

STREET means a highway under the Community Charter over 8.0 m in width that affords the principal access to abutting properties. It can include a thoroughfare, street, trail, avenue, parkway, driveway, highway, road, viaduct, alley, bridge, trestleway, or other public right of way that is ordinarily used for vehicular traffic, parking, and pedestrians and is located on publicly owned lands. It includes sidewalks, curbs, boulevards, ditches and traffic lanes.

STREET, FLANKING means a street which abuts a side lot line. A lane abutting a side lot line is not considered a flanking street.

STRUCTURAL ALTERATION means any change or addition to the supporting members of a structure, including but not necessarily limited to the foundation, bearing walls, rafters, columns, beams or girders where the total value of the change or alteration does not exceed 75% of the assessed value of the existing structure. Changes or additions exceeding 75% of the assessed value of the existing structure are considered a new structure.

STRUCTURE means a construction of any kind whether fixed to or supported by or sunk into land or water including but not limited to towers, flag poles, swimming pools, docks, signs and tanks, and excludes areas of hardsurfacing.

T

TANDEM PARKING means two parking spaces, one behind the other, with a common or shared point of access to a manoeuvring aisle, lane or street.

Added by
Bylaw 1092

TEMPORARY BUILDING means a sales office, construction office or a structure in which tools are stored during construction of a building or other structure.

TEMPORARY MOORAGE means the securing of a boat or other water vessel by means of cables, anchors, or other contrivances on a short term basis of less than 24 hours.

TEMPORARY SHELTER SERVICES means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. Typical uses include but are not limited to hostels and over-night shelters.

THREE DWELLING HOUSING means housing on a single titled lot that contains three dwelling units, one or more of which may or may not be a permitted secondary suite.

THREE-PLEX HOUSING means any physical arrangement of three attached dwelling units intended to be occupied by separate households with separate exterior access to grade.

THRIFT STORES means any store or business operated by a registered non-profit society selling second-hand or used goods, the entire proceeds of which, above the actual bona-fide expenses, are devoted to any charitable purpose.

TOP OF BANK means the natural topographical break where elevation of land is at its peak. If the distance from the high water mark to the toe of the slope is less than 15.0 m, then setbacks should be measured from the first significant and regular break in slope which is at least 15.0 m wide. Terraces less than 15.0 m wide below the slope break shall be included in the leave strip area. Notwithstanding the foregoing, in canyon, setbacks shall be measured from the canyon rim.

TOUR BOATS means water vessels used regularly to provide paying customers with visits to places of established interest.

Added by
Bylaw 744

TOURIST CABIN means a detached building used for the accommodation of tourists and may have self-contained cooking facilities. The maximum gross floor area per tourist cabin shall not exceed 90m² and the maximum net floor area on the first floor shall not exceed 60 m². No basements are permitted. The maximum length of stay during the peak season (May through August) shall not exceed 30 days; the maximum length of stay during the off season (September through April) shall not exceed 240 days.

Deleted by
Bylaw 744

~~**TOURIST CAMPSITES** means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles. Tourist campsites are not to be used as year round storage or accommodation for long-term residential use. Use should not exceed 90 days per client per calendar year. Typical uses include but are not limited to tourist trailer parks, campsites and tenting grounds.~~

TOWN CENTRE means that area designated in the Official Community Plan as the core commercial area of the community.

TRUCK AND MANUFACTURED HOME SALES RENTALS means development used for the sale or rental of new or used trucks, motorhomes, manufactured homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include but are not limited to truck dealerships, recreation vehicle sales, and manufactured home dealerships.

TWO DWELLING HOUSING means housing that contains two single family dwelling units, one of which may or may not be a permitted secondary suite.

U

Added by
Bylaw 969

UNPAVED AIRSTRIP AND HELIPAD: means an unpaved runway or helipad intended for the landing and taking off of non-scheduled farm related aircraft that lacks the usual facilities associated with an airport. This use is only permitted in order to supplement an active agricultural operation and may not be used for model flying clubs, for the flying of model aircraft, or for helicopter tours.

URBAN SERVICES means the provision of utility infrastructure consisting of a community water system, a storm drainage system, a municipally provided sanitary sewer collection system, and paved roadways adjacent to the site.

USE means the purposes for which land or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

USE, ACCESSORY means a use that is normally ancillary, incidental, subordinate, and located on the same lot as the principal use. Parking may be an accessory use when it serves the principal use and does not serve uses on other sites. Accessory uses include recreational amenities in residential developments that are devoted to the exclusive use of residents living on the same site. Accessory uses are permitted only in conjunction with a permitted principal use.

USE, PRINCIPAL means the main or primary use of land, buildings or structures that is provided for in the list of permitted uses in the zones of this Bylaw.

USE, SECONDARY means those uses in the lists of secondary uses in the zones of this Bylaw which must be in conjunction with a principal use. For example, a Home Occupation is a secondary use, not a principal use.

USED GOODS STORES means development used for the retail sale of second-hand or used major and minor household goods, including the refurbishing and repair of the goods being sold. Typical uses include but are not limited to the re-sale of items such as antiques, used furniture, major appliances, and the resale of clothing, jewellery, stereos and musical instruments. This does not include the sale of used vehicles, recreation craft or construction and industrial equipment, or flea markets, auctioneering establishments, pawnshops or second-hand dealerships.

UTILITY SERVICES, MAJOR IMPACT means development for utility infrastructure purposes which is likely to have a major impact on the environment or adjacent uses by virtue of their potential emissions or effects, or their appearance. Typical uses include but are not limited to sanitary land fill sites, sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, District heating plants, incinerators, and waste recycling plants.

UTILITY SERVICES, MINOR IMPACT means development for utility infrastructure purposes which is likely to have only minor impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses in this class include but are not limited to telephone exchanges, wire centres, switching centres, surface reservoirs or storm water lakes including adjacent landscaping and walkways, minor pumphouses, communication towers, gate stations for natural gas distribution, and transit terminals.

V

VEHICLE means any motor vehicle as defined in the Motor Vehicle Act.

VEHICLE AND EQUIPMENT SERVICES, INDUSTRIAL means development used for the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations and agricultural production. This does not include truck and manufactured home sales rentals.

VEHICULAR ORIENTED USE means a use which predominantly caters to automotive vehicular traffic. Vehicular-oriented uses include but are not limited to gas bars, service stations, drive-ins, drive-through vehicle services, and similar developments providing drive-in services in which patrons generally remain within their vehicles.

VQA WINE RETAIL STORE means a retail store licensed by the Province of British Columbia Liquor Control and Licensing Branch to sell only Vintners Quality Assurance (VQA) approved wines.

W

WALKWAY means a street intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed to afford emergency vehicle use.

Deleted by
Bylaw 1331

~~**WAREHOUSE SALES** means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. Typical uses include but are not limited to developments where principal goods being sold are such bulky items as furniture, carpet, major appliances, and building materials. This use does not include developments used for the retail sale of food or a broad range of goods for personal or household use.~~

Added by
Bylaw 1331

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.

WATERCOURSE means any natural depression with visible banks, that contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland, or surface source of water, whether containing fish or not, including intermittent streams, and drainage works that contain fish.

WATER FEATURE INSTALLATIONS means a structure, such as a water fountain, that serves as a prominent visual attraction.

Added by
Bylaw 843

WET BAR means a small facility that is used exclusively to prepare beverages or other items that do not require cooking. Exhaust fans, 220-volt wiring, natural gas rough-in, stoves and permanent cooking facilities of any type are not permitted, excluding microwaves. The provision of wet bars in no way permits an additional dwelling to be established.

Deleted by
Bylaw 1066

~~**WINERIES AND CIDERIES** means a facility for the production of wine or cider and includes the sale of these products produced on the site and the limited consumption of the products at the site; includes a farm winery, an estate winery, or an estate cidery licenced under the Liquor Control and Licencing Act.~~

Added by
Bylaw
1066,
deleted by
Bylaw 1331

~~**WINERIES, CIDERIES, AND MEADERIES** means a facility for the production of wine, cider, or mead and includes the sale of products produced on-site, as well as the limited consumption of the products at the site. This use includes a farm winery, farm cidery, farm meadery, and their estate equivalents. Wineries, cideries, and meaderies within the Agricultural Land Reserve may be developed only if the Agricultural Land Commission has issued approvals for the business. Wineries, cideries, and meaderies must be licensed under the *Liquor Control and Licensing Act* as amended or replaced from time to time by the Province of British Columbia.~~

Added by Bylaw 1250, 2024

WINERY TOURIST ACCOMMODATION means a building(s) or portion of a building(s) used for the accommodation of tourists and may have self-contained cooking facilities, and such use is associated with a vineyard/winery, orchard/cidery or honey farm/meadery. Winery tourist accommodation may include multiple sleeping rooms with shared cooking facilities and seating

areas, or individual sleeping rooms with private cooking facilities and seating areas. The maximum length of stay is no more than 30 days during any calendar year.

WRECKING YARD means any land or building used for the collection, demolition, dismantlement, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

Y

YARD means an area created by setback measured 0.5 m above grade.

YARD, FRONT means the area between side lot lines extending from the front lot line to the nearest wall or supporting member of a building or structure.

YARD, REAR means the area between the side lot lines extending from the rear lot line to the nearest wall or supporting member of a building or structure.

YARD REQUIRED means that portion of a lot situated between a lot line and the line established by the associated minimum site yard line.

YARD, SIDE means that part of the lot which extends from a front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure.

Z

Added by
Bylaw 882

ZIPLINE COURSE means a transportation system or piece of recreation equipment consisting of a cable stretched between points of different elevations, a pulley, and a harness or bar for attaching a rider, who moves by gravity. A zipline course may consist of a maximum of 10 individual cable segments; a maximum of 2 zipline courses may be developed on a property.

ZONE means the areas into which the District is divided in accordance with the maps attached as Schedule "A" of this Bylaw and for which specific regulations are outlined herein for each area.

SECTION 4 -- SEVERABILITY

4.1. Severability

- 4.1.1. If any section, paragraph or phrase of this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

SECTION 5 -- ENFORCEMENT

5.1. General

- 5.1.1. The Director of Development Services, Building Inspectors and Bylaw Enforcement Officers are authorized to enforce the provisions of this Bylaw.

5.2. Right of Entry

- 5.2.1. The Director of Development Services, Building Inspectors and Bylaw Enforcement Officers shall have the right of entry and may enter onto any land or into any building at all reasonable hours in order to inspect the same and to ascertain whether the provisions of this Bylaw have been carried out.
- 5.2.2. No person shall interfere with or obstruct the entry of a Bylaw Enforcement Officer or any authorized District representative onto any land or into any building to which entry is made or attempted pursuant to the provisions of this Bylaw.

5.3. Prohibitions

- 5.3.1. No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- 5.3.2. No person shall commence or undertake a use which is not permitted by this Bylaw.
- 5.3.3. No person shall construct, make an addition to or alter a building or structure, which is not permitted by this Bylaw.
- 5.3.4. No person shall contravene a condition of a permit issued under this Bylaw.
- 5.3.5. No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by Council or delegated body or a Building Inspector.
- 5.3.6. No person shall authorize or do any development that is at variance with the description, specifications or plans that were the basis for the issuance of a building permit.
- 5.3.7. No owner, lessee, tenant, or person shall:
- (a) place or permit a commercial vehicle in excess of 5,000 kg. licensed gross vehicle weight on a lot in a residential zone;
 - (b) place or permit a recreational vehicle in excess of 5,500 kg. licensed gross vehicle weight on a lot in a residential zone;
 - (c) permit a motor vehicle in a state of disrepair or derelict for more than 30 days on a lot in a residential zone;
 - (d) permit more than two recreational vehicles outdoors on a lot in a residential zone;
 - (e) permit a fuel storage tank exceeding 205 l on a lot in a residential zone;

- (f) fail to deflect lighting away from adjacent property as required by Section 7.9;
or
- (g) permit a use in a zone where the use is not listed as a principal or secondary use in the zone;
subsection 5.3.7(h) deleted and replaced by Bylaw 1246, 2024
- (h) keep, store, or board livestock or poultry on a lot in an urban residential zone except for **Backyard Chickens** in permitted zones.

5.4. Penalties

- 5.4.1. Every person who violates a provision of this Bylaw commits an offence and is liable on summary conviction to a penalty not exceeding Ten Thousand Dollars (\$10,000.00) and the costs of prosecution.
- 5.4.2. Each day a violation of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.

SECTION 6 -- AMENDMENTS

6.1. Application

- 6.1.1. Any person applying to have any provision of this bylaw amended shall apply in writing by submitting an application in the form and manner prescribed in the District of Lake Country Development Application Procedures Bylaw currently in effect, and as amended from time to time.

SECTION 7 -- GENERAL DEVELOPMENT REGULATIONS

7.1. Daylighting Standards

- 7.1.1. Daylighting standards shall apply to every building in all applicable zones as outlined in Diagram 7.1: Application of Daylighting Standards
- 7.1.2. 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:
- all points along the central line of an adjacent street and inclined at an angle of 65° to the horizontal;
 - all points along the centre line of the rear lane or the rear boundary line of the lot where there is no lane and inclined at an angle of 65° to the horizontal;
 - all points along the side lot line and inclined at an angle of 65° to the horizontal.

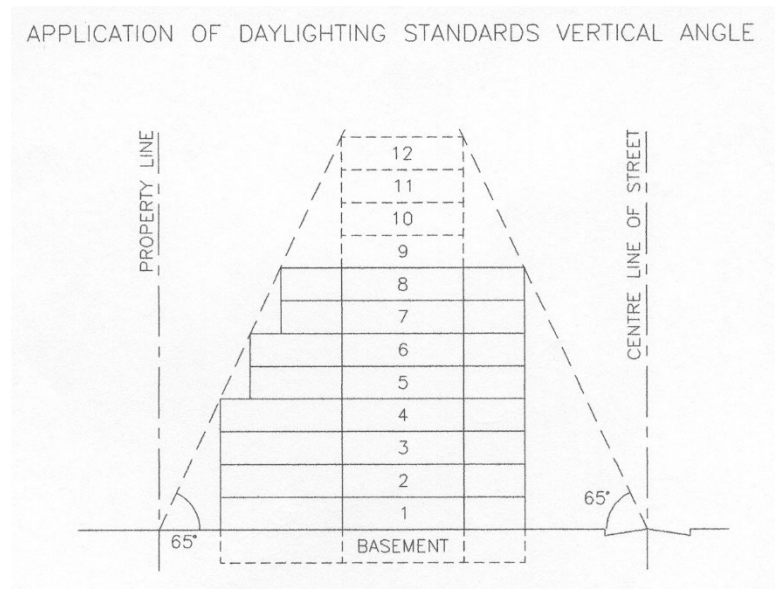


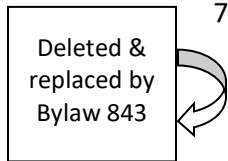
Diagram 7.1: Application of Daylighting Standards

7.2. Swimming Pools

- 7.2.1. Swimming pools shall not be located in a required front yard.
- 7.2.2. Above ground swimming pools shall meet the siting requirements of accessory buildings.
- 7.2.3. At grade swimming pools shall be located at a minimum of 1.0 m from side and rear property lines and 1.5 m from any street, except for a required front yard.
- 7.2.4. Fencing around swimming pools shall be in accordance with the District of Lake Country Building Bylaw, as amended from time to time.

7.3. Yards

- 7.3.1. A part of a lot reserved as a yard shall not be deemed to form part of any abutting lot for the purpose of computing the area available for building purposes or any other purpose.

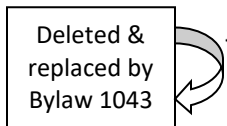


- 7.3.2. Where a lot which is not a corner lot has frontage on more than one street, or fronts both a street and a lane which is used for primary access, any building, structure or accessory building shall be sited as if the front yard corresponds with the frontage in which primary access is gained; notwithstanding Section 3.3 General Definitions of this bylaw.

- 7.3.3. In the case of a corner lot the front yard shall be the narrower of the two frontages.

7.4. Projections Into Yards

- 7.4.1. Chimneys, cornices, leaders, pilasters, belt courses, sills, bay windows, a cantilevered section of a building or ornamental features may project into a required yard, provided such projections do not exceed 0.6 m. Structural projections, excluding purely architectural or aesthetic features, shall comprise not more than 20% of an exterior wall in which it is located. For buildings or structures that are more than one storey, the area of the structural projection shall be calculated per storey.

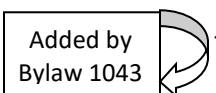


- 7.4.2. Eaves, awnings, decks, canopies, balconies, or porches may project into a required yard provided such projections do not exceed 0.6 m.

- 7.4.3. Entrance canopies or awnings in RM5 zones for weather protection or building ornamentation may project no more than 3.0 m into a front yard or a flanking side yard or no closer than 1.5 m to a side lot line.

- 7.4.4. All canopies and awnings shall be designed to direct run-off and snow away from the sidewalk below.

- 7.4.5. Utilities, storage tanks, underground parking and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping, provided that storage tanks containing flammable materials shall be subject to the British Columbia Fire Code.



- 7.4.6. Unenclosed steps serving a single property and air conditioner and/or heating pump units may be located in the required side yard.

7.5. Undersized Lots

- 7.5.1. Where a lot is reduced in size as a result of a taking for public use by the District, Provincial or Federal Government, an Improvement or Irrigation District, the Board of School Trustees, or a Public Utility by dedication, expropriation, or purchase, the lot and buildings and structures thereon are deemed to conform with the provisions of this Bylaw and the lot shall be considered to exist as it did prior to the taking for the purpose of further development upon the lot under its existing zoning regulations, providing such taking:
- (a) does not reduce a minimum front, side or rear yard below 1.5 m unless this Bylaw does not require such yard;
 - (b) the utility installation does not endanger the continuing use of the property as permitted by this Bylaw; and
 - (c) does not result in the parcel being rendered unsuitable for any of the uses permitted in the zone in which the lot is located.
- 7.5.2. A principal or secondary use is permitted on a lot less than the minimum lot size in that zone provided that the development otherwise complies with all the regulations of this Bylaw.

amended by Bylaw 1238, 2024

- 7.5.3. Where a lot zoned A1 Agriculture is smaller than 0.5 ha in area, then the development regulations of the RU1 zone pertaining to Single Dwelling Housing, as described in Section 15.1.6, shall apply to the development of the lot.

- 7.5.4. Bisected Parcels and Boundary Adjustments

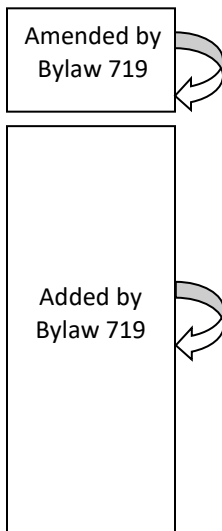
Notwithstanding minimum area requirements to the contrary, where:

- (a) a lot is severed by a named water body, dedicated highway or railway right-of-way; or
- (b) a subdivision or boundary adjustment is proposed between existing parcels, and the subject parcels do not meet the minimum lot size prescribed by the current zoning designation;

the Approving Officer may approve the subdivision of the land even though the parcels being created may not meet the minimum area required for subdivision.

7.6. Accessory Development

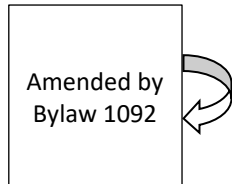
- 7.6.1. No person shall erect or permit to be erected a satellite dish, radio or television mast in a residential zone:
- (a) that is located in a required front or side yard or projects over any lot line; and
 - (b) is higher than the height permitted for any accessory structure in that zone unless the property owner or tenant holds a current Amateur Radio License issued by Industry Canada.



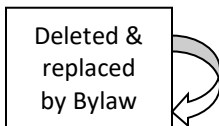
7.6.2. Accessory buildings or structures in non-residential zones

- (a) An accessory building or structure in any non-residential zone is subject to the development regulations for that zone.
- (b) Notwithstanding Section 7.6.2 (a), an accessory building or structure on a lot in a non-residential zone which abuts a lot in a residential zone shall not be less than 1.5 m from the boundary of the lot in a residential zone.

7.6.3. Accessory buildings or structures in residential zones



- (a) Accessory Buildings or structures are not permitted in a required front yard and shall be a minimum of 1 m from the principal residence.
 - (i) Notwithstanding (a), where an Accessory Building is a Temporary Building, it is permitted in a required front yard and shall be a minimum of 1.5 m from the front lot line.
- (b) An accessory building or structure shall not be used as a dwelling unless it is a permitted accessory suite.
- (c) Lot coverage of accessory buildings or structures shall not exceed 14% or a maximum area of 90 m² for accessory buildings in the Residential Urban zones.
- (d) Accessory buildings and structures shall be located on an interior lot as follows:
amended by Bylaw 1238, 2024
 - (i) an accessory building in an urban residential zone or a rural residential zone shall not be located closer than 18.0 m to the front lot line unless it complies with the side yard requirements for a principal building and is located at least two times the distance of the required front yard setback for that zone from the front lot line. Accessory buildings containing accessory suites shall conform to the front yard setback requirements for the principal building in the zone;
 - (ii) an accessory building in an urban residential zone or a rural residential zone shall be located no less than 1.0 m from the side lot line, except that where the accessory building does not exceed the fence height (2.0 m) and is less than 10.0 m² in area, it may be located within 0.0 m from the side lot line. Accessory buildings containing secondary suites shall conform to the side yard setback requirements for the principal building in the zone;
 - (iii) mechanical equipment shall be located to comply with the side yard setback for the principal building.
- (e) In addition to the provisions of Section 7.6.3(d), the distance between an accessory building and the side lot line abutting a flanking street, shall not be less than the side yard abutting a flanking street required for the principal building.
- (f) An accessory building or structure on any through or lane accessed lot shall be sited in accordance with Section 7.3.2 of this bylaw.



7.7. Height and Grade

7.7.1. In determining whether a development conforms to the maximum height permitted in

any zone, structures such as chimney stacks, aerals, antennae, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the height.

7.7.2. Walkout basements oriented to the rear yard shall not be considered for the purpose of determining height for single dwelling housing, duplex housing, or semi-detached housing. Where access is required through, and is limited to, a lane the yard abutting the lane may be considered the front yard.

7.7.3. No building or structure shall be erected in any zone without first obtaining the approval of the Building Inspector as to the proposed building grade. The proposed building grade shall to the extent possible, retain the natural grade of the land, minimize the necessity to use retaining walls and ensure positive drainage away from abutting properties.

Deleted by
Bylaw 719



~~7.7.4. Where the width of the dormer or dormers exceeds 50% of the width of the roof on which they are located the height of the dormer will be measured as if it was the main roof.~~

7.8. Services

- 7.8.1. No building, structure, or lot in any zone shall be used for any purpose that requires street access or services unless:
- (a) the owner has obtained proper authorization to have the required services installed and has installed such services in accordance with the District of Lake Country Subdivision and Development Servicing Bylaw currently in effect; and
 - (b) the lot has actual physical access from the street in accordance with the District of Lake Country Access Bylaw currently in effect.

7.9. Lighting

- 7.9.1. Any outdoor lighting for any development shall be located and arranged so that light rays are deflected downward to minimize impact on surrounding development and no direct rays of light are directed at any adjoining properties or interfere with the effectiveness of any traffic control device.
- 7.9.2. Site areas with public access shall be lit in keeping with the principles of crime prevention through environmental design and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and streets of parking areas and walkways.

7.10. Housing Agreements

- 7.10.1. The Director of Development Services may recommend to Council that a Housing Agreement pursuant to the Local Government Act, as a condition of approval for special needs housing, contain contractual arrangements as to any, or all, of the following:

- (a) the use of the lot in relation to any existing or proposed building or structure including the preservation of buildings, structures and environmental setbacks;
- (b) the occupancy, form of tenure, availability, administration, management and rent provisions, of the housing units;
- (c) the timing of the development; and
- (d) such other conditions as may be considered reasonable under the circumstances.

- 7.10.2. Increases in the maximum specified density, or reductions in parking or loading requirements are permitted in the RM2, RM4, RM5, CD, C1 and C2 zones, provided:
- (a) the owner enters into a Housing Agreement satisfactory to the District of Lake Country; and
 - (b) such public benefit, determined by the District of Lake Country, may include affordable or special needs housing for sale or rental at below market rates to qualifying purchasers or tenants or, amenities or amenity improvements to public spaces or community facilities.

- 7.10.3. All agreements entered into pursuant to Section 7.10 shall run with the land as a priority charge against the title of the subject lands at the Land Title Office.

7.11. Setback from Provincial Highways

Amended by
Bylaw 719



- 7.11.1. Notwithstanding section 8.5.13 of this bylaw, all buildings and structures on lots abutting Highway 97 shall be no closer than 15.0 m to the Highway, except where located in the Town Centre, where they may be no closer than 4.5 m.

7.12. Lake Development Sight Lines

All buildings and structures, greater than 1.2 m above natural grade, on lots along the foreshore of Okanagan Lake, Wood Lake and Kalamalka Lake shall be sited to not obstruct views of the lake from the established abutting development. New development shall be sited to permit the adjacent occupants a 120° panoramic view from the corner of the house, parallel with the adjacent property line, as shown in Diagram 7.2: Lake Development 1200 Panoramic Sight Line.

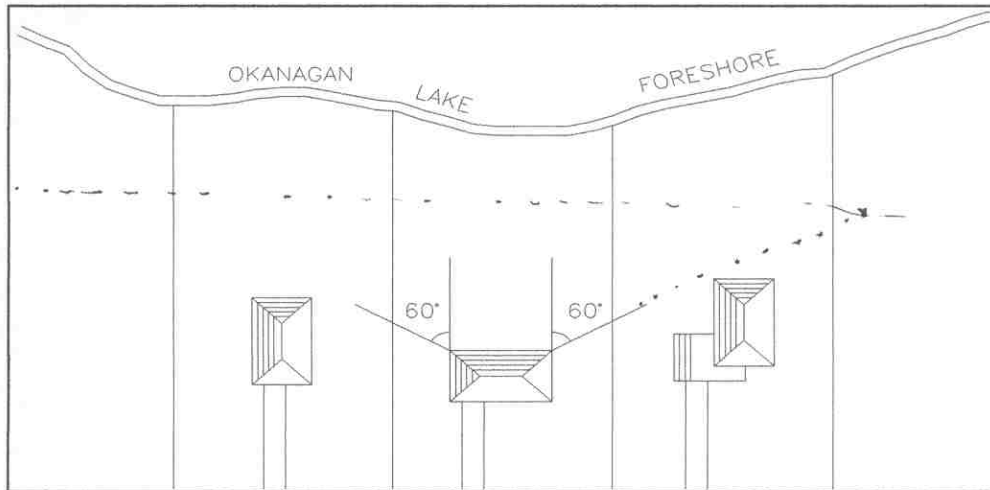


Diagram 7.2: Lake Development 120° Panoramic Sight Line

7.13. Hillside Development Sight Lines

- 7.13.1. On lots having a natural slope equal to or in excess of 10%, no building or structure except those exempted from height limitations pursuant to section 7.7.1, shall exceed the height created by a horizontal plane established at a height that is 2.0 metres greater than the elevation of the midpoint of the front property line of the adjacent uphill property. This is as shown in Diagram 7.3: Hillside Development Horizontal Sight Line.

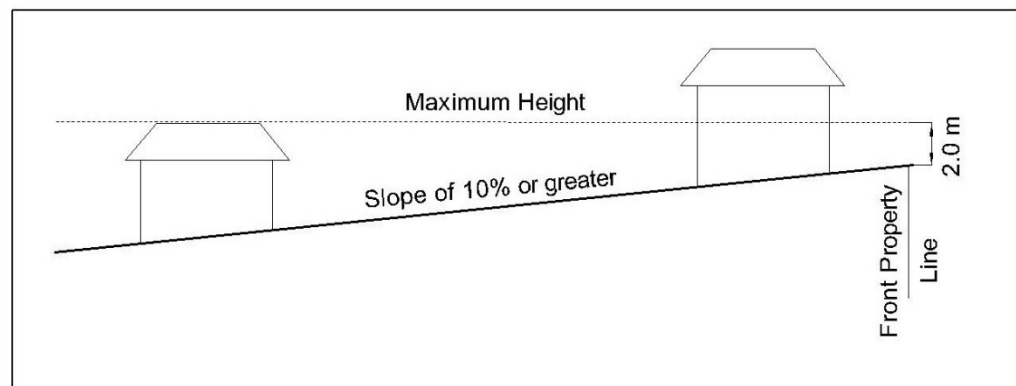


Diagram 7.3: Hillside Development Horizontal Sight Line

Added by
Bylaw 719



- 7.13.2 Notwithstanding the sightline protection provisions in Section 7.13.1, the maximum height of the plane establishing the structure height on the low lying property shall be the greater of the height calculated under 7.13.1 or 5.5m.

7.14. Rooftop Screening

- 7.14.1. Rooftop, mechanical, and electrical equipment in zones other than agricultural zones shall be screened from view from a public roadway or adjacent property at grade.

7.15. Utility Cabinets

- 7.15.1. Minor utility cabinets for the provision of telephone, power, cable television or other utility services, when located outside a statutory right-of-way, shall comply with the following:
- (a) a cabinet less than 1.8 m in height with no horizontal dimension exceeding 1.0 m need not comply with any yard requirements in any zone;
 - (b) a cabinet less than 1.8 m in height with a horizontal dimension between 1.0 m and 2.0 m must be set back at least 1.0 m from a lot line; and
 - (c) a cabinet greater than 1.8 m in height or with a horizontal dimension exceeding 2.0 m shall comply with the setbacks for accessory structures in that zone.

7.16. Distance from Watercourse, Bodies of Water

7.16.1. Notwithstanding any other provisions of this Bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any dwelling, mobile structure, or structure be located:

- (a) within 7.5 m of the natural boundary of a lake, swamp or pond, or within 15 m of the natural boundary of any other nearby watercourse;
- (b) with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a manufactured home or unit the ground level on which it is located: lower than elevation 343.66 m Geodetic Survey of Canada datum for locations adjacent to Okanagan Lake; nor lower than elevation 393.2 m Geodetic Survey of Canada datum for locations adjacent to Kalamalka and Wood Lakes; nor lower than 0.6 m above the two hundred year flood level where it has been determined; nor lower than 1.5 m above the natural boundary of any other nearby lake, swamp or pond.

7.16.2. Sub-section 7.16.1 (b) shall not apply to:

- (a) a renovation of an existing building or structure used as a residence that does not involve an addition thereto;
- (b) that portion of a building or structure to be used as a carport or garage;
- (c) farm buildings other than dwelling units, closed-sided livestock buildings and buildings used to store fuel, farm chemicals and other pollutants.

Amended by
Bylaw 719



7.16.3. The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or manufactured home located, or by a combination of both structural elevation and landfill.

7.16.4. Where landfill is used to achieve the required elevations stated in Sub-section 7.16.1 (b), no portion of the landfill slope shall be closer than the distances in Sub-section 7.16.1 (a) from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

7.17. Storage of Materials

7.17.1. Storage of materials shall not be permitted in any required front yard.

Density Bonusing

Amended by
Bylaw 719;
deleted &
replaced by
Bylaws 852,
988 & 1012



Amended by Bylaw 1212, 2023

7.18.1. The density of development may be increased within the zones: RM5, C1 (except within the Main Street Incentive Area), C9, C9A, C11 and applicable DC zones, where the developer has provided the Density Bonusing – Fire Operations as set out in the District Fees Bylaw, or under any other bylaw of the District, as amended from time to time. Density Bonusing funds are allocated to the Fire Facilities and Equipment Reserve Fund for the purchase of ladder equipped fire trucks, related firefighting equipment and related fire hall renovations or construction.

7.19. Community Gardens

- 7.19.1. Community gardens are permitted in all zones in the District of Lake Country.

Section 7.20 added by Bylaw 1092

7.20. Shipping Containers

- 7.21.1. Where a Shipping Container greater than 10m² is placed on a property temporarily for a period of 12 months or less, it will be considered a Temporary Building and subject to building permit requirements as set out in the District Building Bylaw, as amended from time to time.
- 7.21.2. Notwithstanding Section 7.21.1. a Shipping Container placed on a property as Temporary Building will not be subject to building permit requirements as set out in the District Building Bylaw, where the Shipping Container is for the purposes of:
- (a) moving;
 - (b) building renovations;
 - (c) a special event with written approval provided by the Director of Community Development; or
 - (d) an emergency situation with written approval provided by the Director of Community Development provided the Shipping Container:
 - (i) is not located on any parcel for more than 90 days in a calendar year (unless written permission is provided by the Director of Community Development to extend the term for special circumstances);
 - (ii) is sited as a Temporary Building;
 - (iii) is not used to store flammable or combustible liquids or gases, or combustible materials; and
 - (iv) property owner has provided notification to the District on the prescribed form.
- 7.21.3. Where a Shipping Container greater than 10m² is placed on a property permanently for a period of more than 12 months, it will:
- (a) be subject to building permit requirements as set out in the District Building Bylaw, as amended from time to time; and
 - (b) be considered a principal building where it takes on a principal use; or
 - (c) be considered an Accessory Building where it takes on a secondary or accessory use; and
 - (d) where used for a secondary or accessory use (including storage), shall be clad in a building material that is consistent with the character of the principal building.
 - (i) Notwithstanding (d), where the secondary or accessory use is on lands classified as “farm” under the Assessment Act, and is to be used for agriculture, the Accessory building does not require specific cladding.
- 7.21.4. Individual Shipping Containers may not be stacked vertically, except in an industrial zone to a maximum of two (2) containers high.

- 7.21.5. A Shipping Container must be set back a minimum of 30m from the high-water mark of any watercourse or lake, unless otherwise stated in a Development Permit.
- 7.21.6. A Shipping Container that is pre-modified structurally must have the appropriate CAN/CSA certification, as determined by the Chief Building Inspector.

Summary Table:

	Use	Timeframe	Siting	Other Restrictions	Required Permit/Certification
Temporary	Temporary Building (sales office, construction office; storage unit on construction site)	≤ 12 Months	As Temporary Building; >30m from High Water Mark	N/A	Temporary Building Permit; CAN/CSA Certification, if required
	Temporary Storage (during moving; building renovations; special events; emergencies)	≤ 90 Days	As Temporary Building; >30m from High Water Mark	Must not store flammables or combustibles	Notification Form
Permanent	Principal Use	> 12 Months	As principal building	N/A	Development Permit; Building Permit; CAN/CSA Certification, if required
	Accessory/Secondary Use	> 12 Months	As Accessory Building	Cladding consistent with principal building (exemption as per Section 7.21.3 (d(i)))	Development Permit; Building Permit; CAN/CSA Certification, if required

SECTION 8 -- LANDSCAPING AND SCREENING

8.1. Required Landscaping

- 8.1.1. The minimum level of landscaping required in each zone along all front, rear and side yards shall be determined from the Minimum Landscape Buffer Treatment Levels Schedule (Table 8.1). The landscaping details shall be as established in the Minimum Landscape Buffer provisions of Section 8.6. Properties with an 'lp' part of the zoning designation shall comply with the landscaping requirements of the parent zone.
- 8.1.2. In cases where property is to be developed in phases, landscaping need only be provided on that portion of the property to be developed in each phase. Landscaping shall be required in subsequent phases on the remainder of the property at the time that these are developed.
- 8.1.3. Notwithstanding Section 8.1.2, where the property is to be developed in phases, those portions of the property that will be developed in later phases shall have a minimum level of landscaping to ensure that no erosion of surface materials occurs through either wind or water action. The landscaping may be provided by either retention of existing vegetation or placement of new material.

8.2. Landscaping Standards

- 8.2.1. All required landscape areas and installations shall meet or exceed the British Columbia Nursery Trades Association Standards and be regularly maintained.
- 8.2.2. Required landscape buffers in subsection 8.6 shall be continuous along the affected property boundaries, except that they may be interrupted only by walkways and driveways providing access to the property and running perpendicular to the property line.
- 8.2.3. All required landscaped areas will be graded to meet the following criteria or as approved by the Director of Development Services:
 - (a) Maximum 1:3 slope (33%) for lawn areas;
 - (b) Maximum 1:2 slope (50%) for shrub or ground cover area;
 - (c) Minimum 1:50 slope (2%) for cross slope for any landscape area;
 - (d) All site grading will direct overland drainage along or away from any landscape buffer to collection points on-site away from buildings;
 - (e) All areas in which the existing slope exceeds 30% are to be identified;
 - (f) All areas developed and adjacent lands impacted by development with slopes greater than 30% shall be rehabilitated using indigenous vegetation common to the site.
- 8.2.4. All outdoor storage areas shall have a dust-free surface.

- 8.2.5. All construction on-site must occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and water courses. This includes the provision of temporary fencing prior to and during construction.
- 8.2.6. All required landscape buffer areas shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, streets, or parking areas shall be permitted.
- 8.2.7. Notwithstanding Section 8.2.6, the following areas are exempt from having permanent fully automatic irrigation systems:
 - (a) existing areas of undisturbed native vegetation which have been accepted as landscape buffer; and
 - (b) landscape buffers which are established with drought resistant species to return the area to a natural condition.
- 8.2.8. Where the retention of native trees and ground cover is required or permitted, a letter from a registered professional landscape architect or registered professional forester shall be submitted, indicating the mitigation measures required during and after the construction to ensure the health of the vegetation.
- 8.2.9. New trees and shrubs shall follow a consistent lateral placement and be set back a minimum of 1.0 m from all underground utilities.
- 8.2.10. Urban plazas are permitted as a substitute for a front yard or side yard street buffers according to the provisions of Section 8.4 and 8.6.
- 8.2.11. New trees and shrubs planted as part of landscaping requirements shall not be pest host species.

8.3. Refuse and Recycling Bins

- 8.3.1. When any development is proposed, provisions for garbage storage, recycling and collection shall be provided on the same site as the development.
- 8.3.2. All site refuse and recycling bins in zones other than agricultural zones, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and streets.
- 8.3.3. All screening will be a minimum of 2.0 m in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
- 8.3.4. All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m in height.
- 8.3.5. Notwithstanding Sub-section 8.3.2, a refuse or recycling bin located within a property and screened from adjoining lots will not require any screening or landscape.
- 8.3.6. All refuse or recycling bins shall be located a minimum of 3.0 m from any abutting residential zone so as to not obstruct pedestrian or vehicle traffic.

- 8.3.7. An unobstructed access lane with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure.

8.4. Urban Plazas

- 8.4.1. Urban plazas must be solely for pedestrian use and must be accessible to the public from both the street and from the development. Landscape buffering in urban plaza areas should be designed according to Table 8.1 of this Bylaw.
- 8.4.2. The minimum plaza street frontage is 7.5 m.
- 8.4.3. The minimum plaza depth is 4.0 m.
- 8.4.4. For any plaza in lieu of a landscape buffer, the following are minimum requirements:
 - (a) all hard surface areas shall use a decorative paving surface;
 - (b) a minimum of two benches for public seating shall be provided;
 - (c) a minimum of 3 trees, with a minimum 65 mm caliper and rootball of 900 mm, shall be provided, and;
 - (d) pedestrian and decorative lighting must be provided.

8.5. Fencing and Retaining Walls

- 8.5.1. Screen fences shall be consistent with the quality of building design and materials of the principal building.
- 8.5.2. Screening fences shall be opaque double-sided construction. Where screen fences are allowed or required by this Bylaw, they shall be of an opaque or a combination of opaque and lattice design.
- 8.5.3. No fence constructed at the natural grade in rural residential or residential zones shall exceed 2.0 m in height except where abutting an agricultural or commercial zone, the maximum height is 2.4 m.
- 8.5.4. No fence in a commercial or industrial zone shall exceed 2.4 m.
- 8.5.5. Industrial zones are to have an opaque 2.4 m high fence around all storage yards, along all property lines abutting non-industrial zones and around wrecking yards that are visible from a street abutting the property.
- 8.5.6. No barbed wire fencing shall be allowed in any rural residential, urban residential, or institutional zones except in RR1 and RR2 zones for use in livestock enclosures.
 - Added by Bylaw 1211, 2023
 - (a) No fence shall allow the ends of fence pickets or finials to extend above a horizontal rail. (see Diagram 8.5.1).
 - (b) No fence shall allow double horizontal top rails which are spaced less than 18 inches apart.

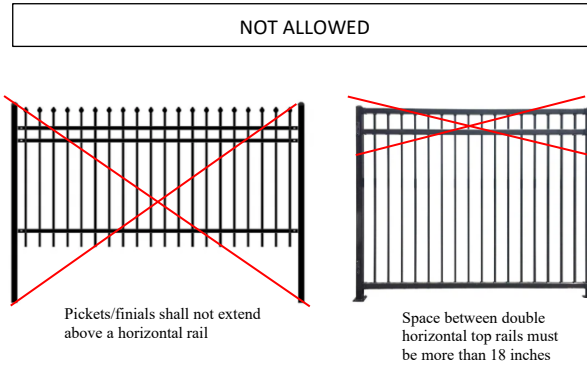


Diagram 8.5.1

8.5.7. No opaque fences are permitted in W1 or W2 zones.

Amended by
Bylaw 719

8.5.8. Retaining walls on all residential lots, except those required as a condition of subdivision approval must not exceed a height of 1.5 m measured from grade on the lower side. Retaining walls must be spaced to provide a horizontal separation equal to the height of the wall as a minimum and in no case shall a ratio of vertical rise to horizontal run exceed 1:1 as shown on Diagram 8.7.

8.5.9. Notwithstanding Section 8.5.8, a retaining wall may be higher than 1.5 m, measured from grade, where the natural grade of the subject property is lower than the abutting property (see Diagram 8.6).

8.5.10. In the case of a retaining wall constructed in accordance with Section 8.5.8, the combined height of a fence on top of a retaining wall at the property line or within 1.5 m of the property line shall not exceed 2.0 m, measured from natural grade at the abutting higher property (see Diagram 8.5).

8.5.11. Notwithstanding Section 8.5.10, where an affected property remains at natural grade and the subject property constructs a retaining wall and a fence within 1.5 m of the property line (see Diagram 8.5), the maximum height for a fence on the affected property shall be no greater than 1.8 m above the height of the retaining wall or 3.0 m, whichever is less.

8.5.12. In the case of a retaining wall constructed in accordance with Section 8.5.10, the maximum height of a fence, or portion of retaining wall extending above the natural grade of the abutting higher property, or combination thereof, shall be 2.0 m, measured from the natural grade of the abutting higher property (see Diagram 8.5).

Amended by
Bylaw 719

8.5.13. Fences and retaining walls are not subject to required setbacks and may be built to front, side and rear lot lines.

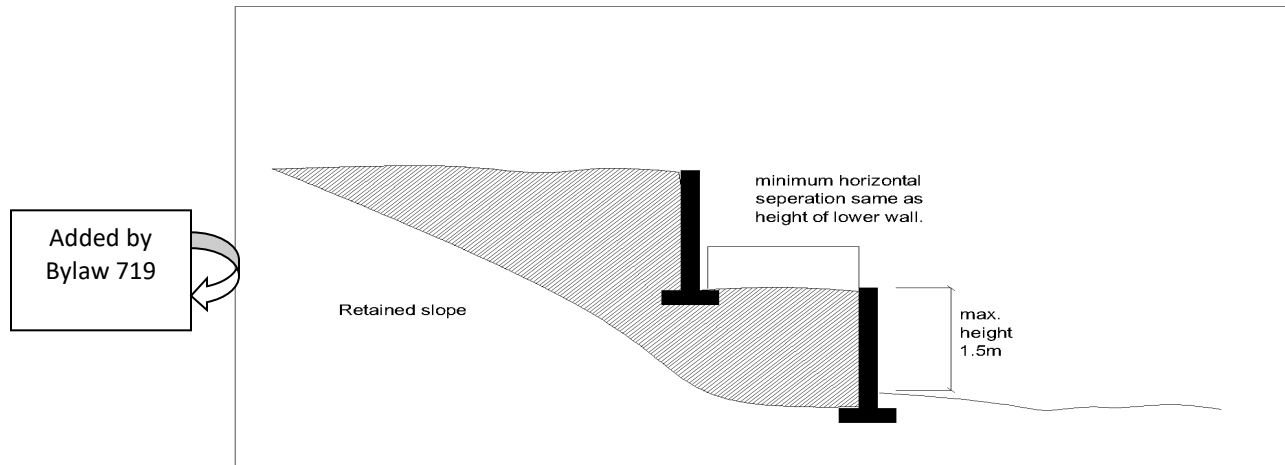
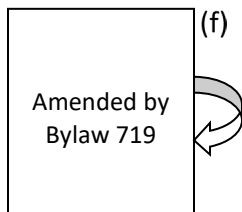


Diagram 8.7: Retaining wall separation

8.6. Minimum Landscape Buffers

8.6.1. Landscape buffers, of a design as shown on the Minimum Landscape Buffer Treatment Drawings (Levels 2 through 5), the front yard, side yards, and rear yard depending upon the zone as indicated by Table 8.1 - Minimum Landscape Buffer Treatment Level Schedule and Diagrams 8.1, 8.2, 8.3 and 8.4, are as follows:

- (a) Level 1: no specific guidelines for the design of the landscape buffer;
- (b) Level 2: a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer where no continuous opaque barrier is required;
- (c) Level 3: a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer or a continuous opaque barrier;
- (d) Level 4: a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of coniferous tree or shrub species or native vegetation to provide a continuous opaque screen for parking areas; and
- (e) Level 5 (for lots existing prior to the adoption date of this bylaw): a landscape buffer is required for all land abutting ALR land. The minimum buffer shall be 3.0 m wide and include an opaque barrier located on the ALR side of the buffer. This standard may be replaced or modified as a result of conditions of a decision by the Agricultural Land Commission.
- (f) Level 5 (for lots existing after April 7, 2009): a landscape buffer is required for all non – ALR land abutting ALR land. The minimum buffer shall be 3.0 m wide and consist of coniferous tree or shrub species or native vegetation. An opaque barrier must be located on the ALR side of the buffer. An additional 12.0 m setback from the inner edge of the buffer is also required. This standard may be replaced or modified as a result of conditions of a decision by the Agricultural Land Commission.



added by Bylaw 1238, 2024

- (g) Level 6 a continuous visual screen is required to separate uses from adjacent properties
- 8.6.2. Trees shall be spaced, on average, to the dimensions specified in the approved drawings. Deciduous trees shall have a minimum caliper of 60 mm with a minimum clearstem height of 1.5 m. Conifers shall be a minimum of 2.5 m high. Irrigated No. 2 pot shrubs are to be placed at a maximum spacing of 1.0 m on centre, with 10 cm ground cover at a maximum spacing of 450 mm.
- 8.6.3. Trees or shrubs higher than 60 cm shall not be located in the visual triangle indicated in Diagrams 8.1, 8.2, 8.3 and 8.4 .

amended by Bylaw 1238, 2024

- 8.6.4. Where a visual screen is required it may consist of either vegetation or decorative fence or wall. The minimum height of the screen is 1.2 m for Level 3 and Level 6, 1.5 m for Level 4, and 1.8 m for Level 5, at maturity.
- 8.6.5. Notwithstanding paragraph 8.6.1, buffer widths between a building or structure and the property line may be reduced to the width of the required yard if the required yard is narrower than the buffer specified in that section, with the exception of Level 5 buffering.
- 8.6.6. Where a side yard Landscape Buffer Treatment is required and an opaque barrier is included in the Landscape Buffer Treatment Design, the opaque barrier may be located at the property line.
- 8.6.7. Landscape Buffer Treatments for school sites may be amended from the standards indicated in Table 8.1 – Minimum Landscape Buffer Treatment Levels Schedule. Where changes to the standards are proposed, supporting documentation from a registered landscape architect must be provided that confirms that the following objectives have been met:
 - (a) That sufficient screening to adjacent residential properties has been achieved;
 - (b) That adequate landscaping has been provided to provide shade for buildings and play areas;
 - (c) Driveway entrances and parking areas have been appropriately landscaped for optimization of screening and vehicular sight lines; and,
 - (d) Landscaping around active play areas ensures safety to children on the school grounds.
- 8.6.8. Where perimeter landscaping cannot be provided due to any of the above noted objectives, the School District will be required to provide or upgrade boulevard trees on all abutting roads.
- 8.6.9. In addition to the minimum landscape buffer treatment levels above:
 - (a) all lands adjacent to Highway 97, except those in agricultural zones and within the Town Centre, are required to have Level 4 landscape buffer treatment unless superceded by development permit guidelines;

- (b) Direct Control zones shall specify the buffer treatment levels for the Direct Control site;
 - (c) all non-accessory surface parking lots in a the Town Centre shall have a level 2 buffer zone;
 - (d) required landscape islands in parking areas shall have the same level of landscaping as a Level 2 buffer zone;
 - (e) recreational vehicle parking compounds in residential zones shall have a Level 5 buffer zone;
 - (f) on corner lots, or lots having more than one street frontage, front yard landscape buffers shall apply to all street frontages; and
 - (g) for development in industrial zones with parking located in front of the building, level 4 buffers shall apply for the front yard, and in the case of a corner lot, for the front yard and the flanking side yard.
- 8.6.10. Notwithstanding Section 8.6.1, all landscape areas should reflect the character and intent of the Official Community Plan.

Table 8.1: Minimum Landscape Buffer Treatment Levels Schedule

Location	Front	Rear Yard	Side Yard
All properties adjacent to properties within the Agricultural Land Reserve	5		

Agricultural Zones

A1	1	1	1
----	---	---	---

Large Holdings Zones

RLP	1	1	1
-----	---	---	---

Rural Residential Zones

RR1, RR2, RR3	1	1	1
---------------	---	---	---

*amended by bylaw 1238, 2024***Urban Residential Zones**

RU1, RU2, RU-M, RU6 (applicable to two dwelling units or less)	1	1	1
RU1, RU2, RU6 (applicable to three to four dwelling units)	1	6	6
RM1, RM2, RM3 RM4	2	3	3
RM5, RM7	2	3	3

RM3 Added by
Bylaw 1331
*Deleted and replaced by Bylaw 1212, 2023***Commercial Zones**

C1, C1p, C2, C3, C9, C9A, C10, C11	2	3	3
--	---	---	---

C3 Added by Bylaw
1331
*Deleted and replaced by Bylaw 1331, 2026***Industrial Zones**

I1, I2, I3, I4	2	3	3
I5, I6	3	3	3

Added by Bylaw 1035

Public and Institutional Zones

P1, P2	2	3	3
P4	3	3	3
P5	2	3	3
W1, W2	N/A	N/A	N/A

Direct Control Development Zones

DC Direct Control	as specified in the applicable DC zone	as specified in the applicable DC zone	as specified in the applicable DC zone
-------------------	--	--	--

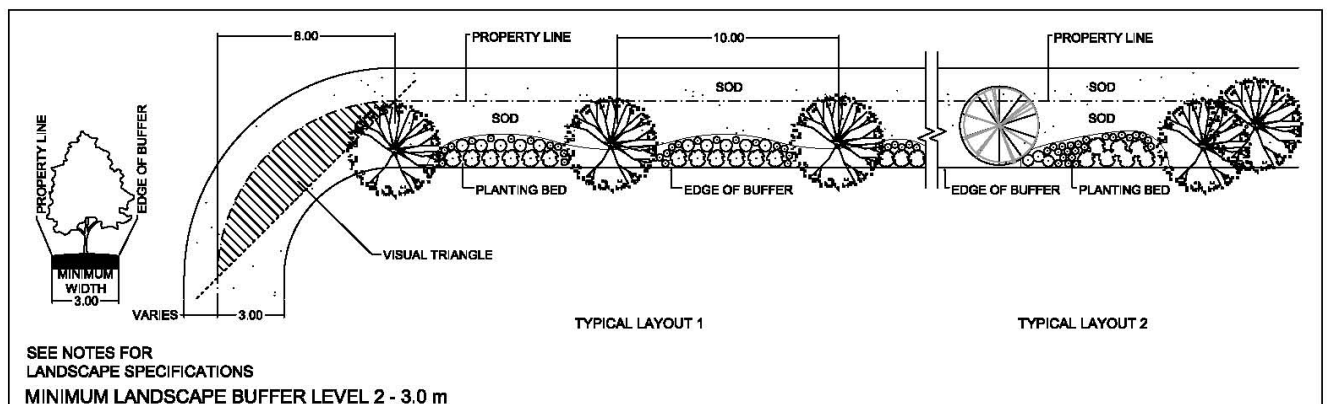
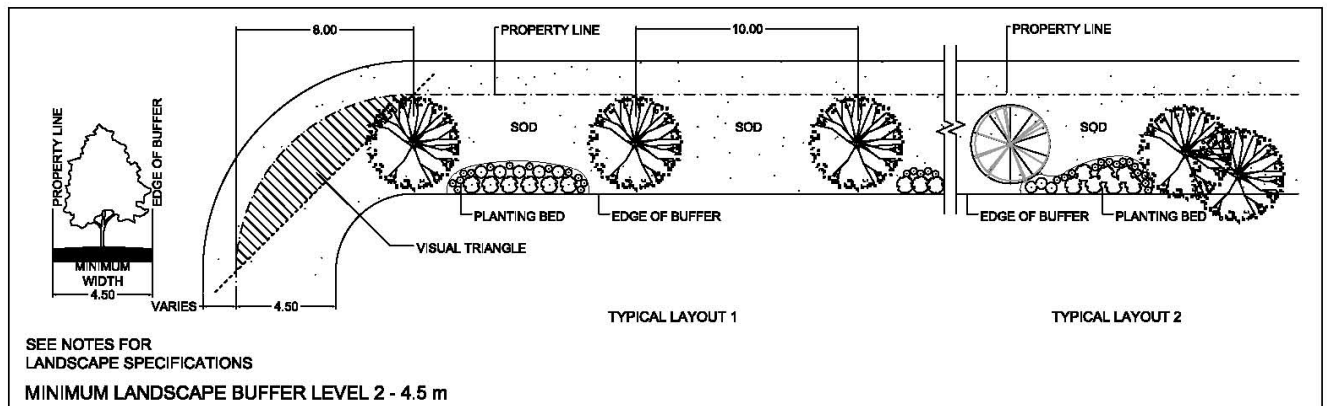
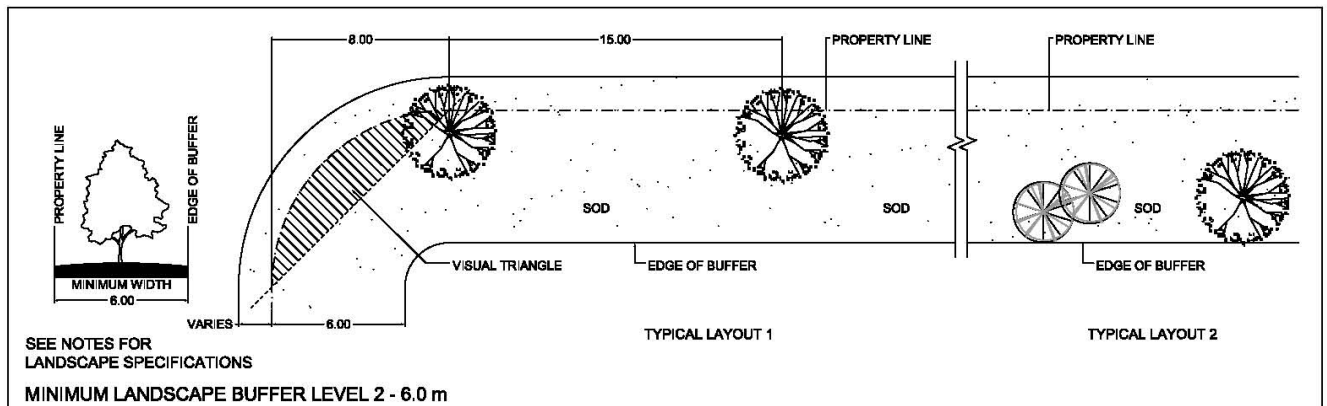


Diagram 8.1: Minimum Landscape Buffer Treatment – Level 2

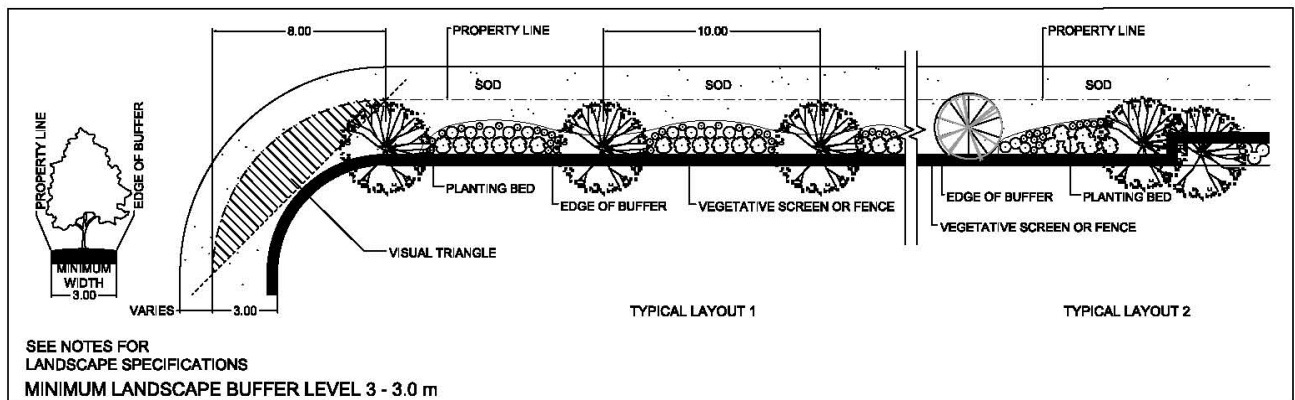
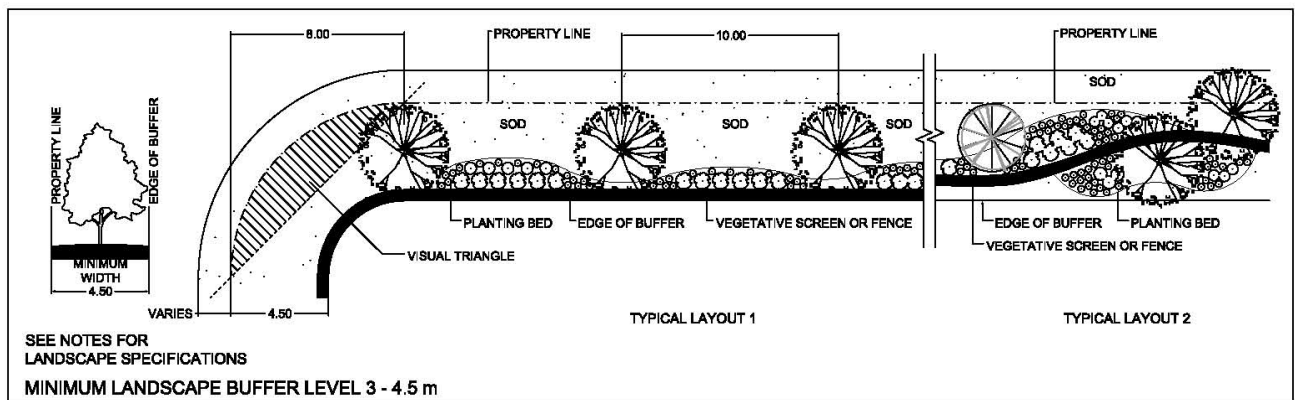
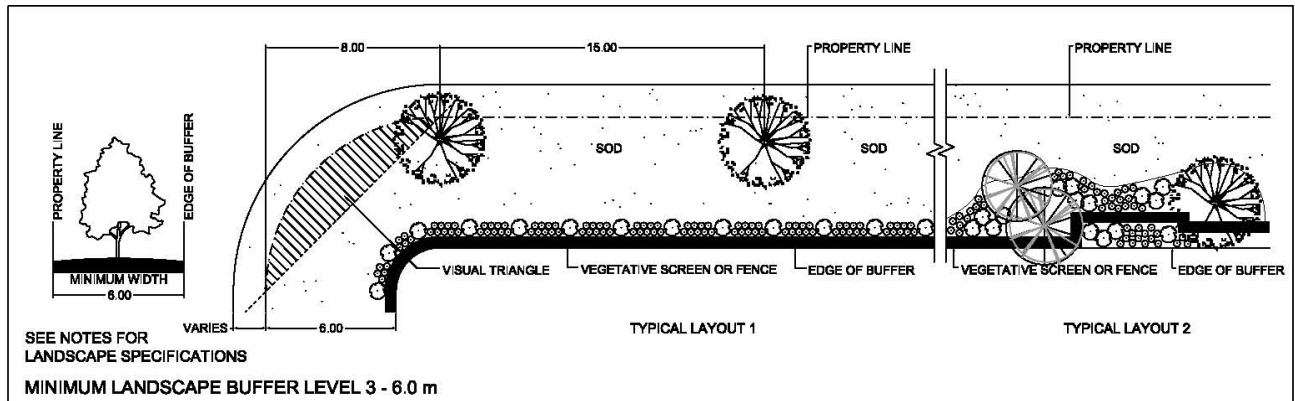
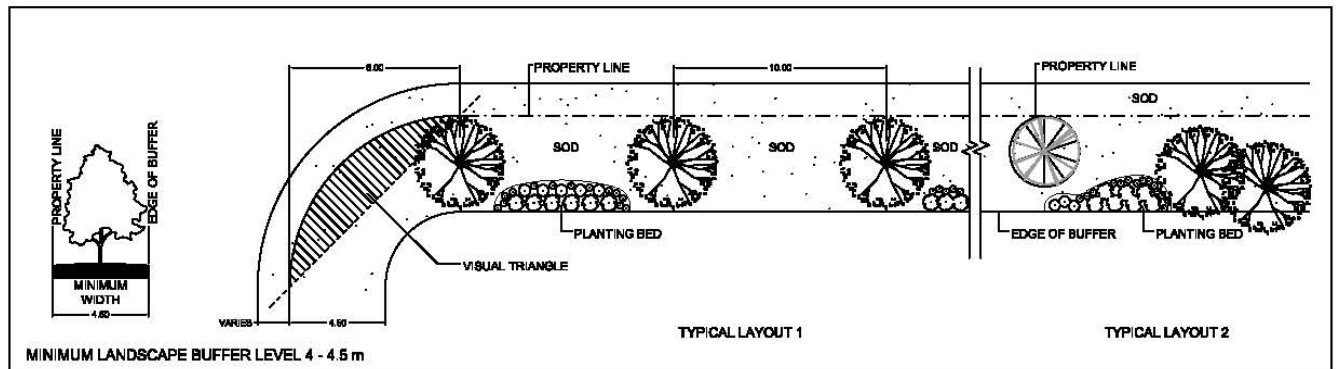
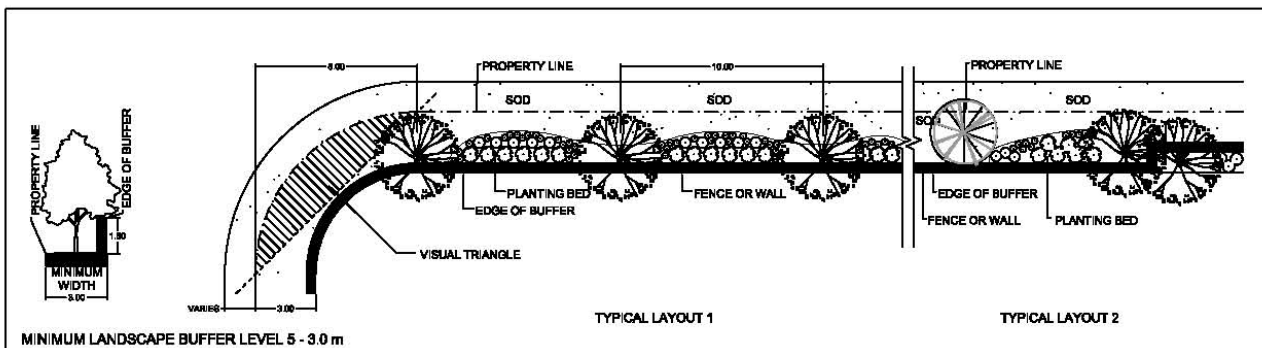


Diagram 8.2: Minimum Landscape Buffer Treatment – Level 3



MINIMUM LANDSCAPE BUFFER TREATMENT - LEVEL 4

Diagram 8.3: Minimum Landscape Buffer Treatment – Level 4



MINIMUM LANDSCAPE BUFFER TREATMENT ALR - LEVEL 5

Diagram 8.4: Minimum Landscape Buffer Treatment – Level 5

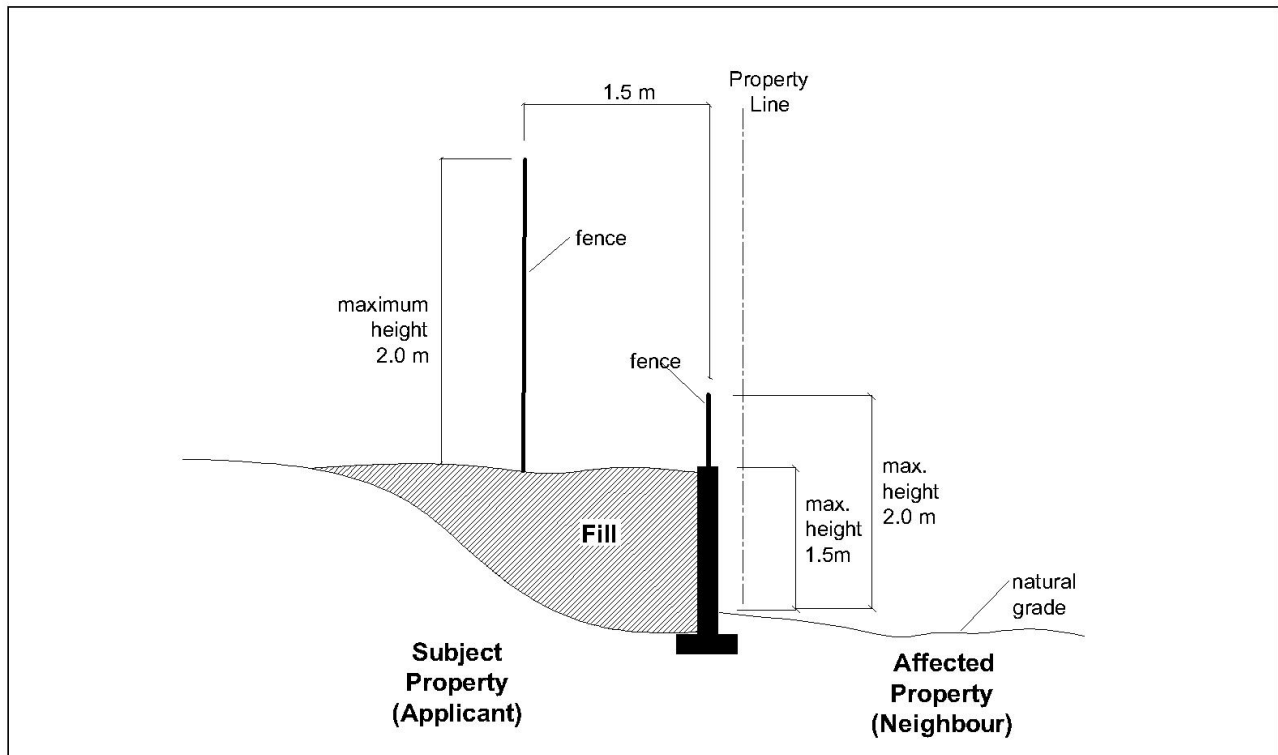


Diagram 8.5: Retaining Walls

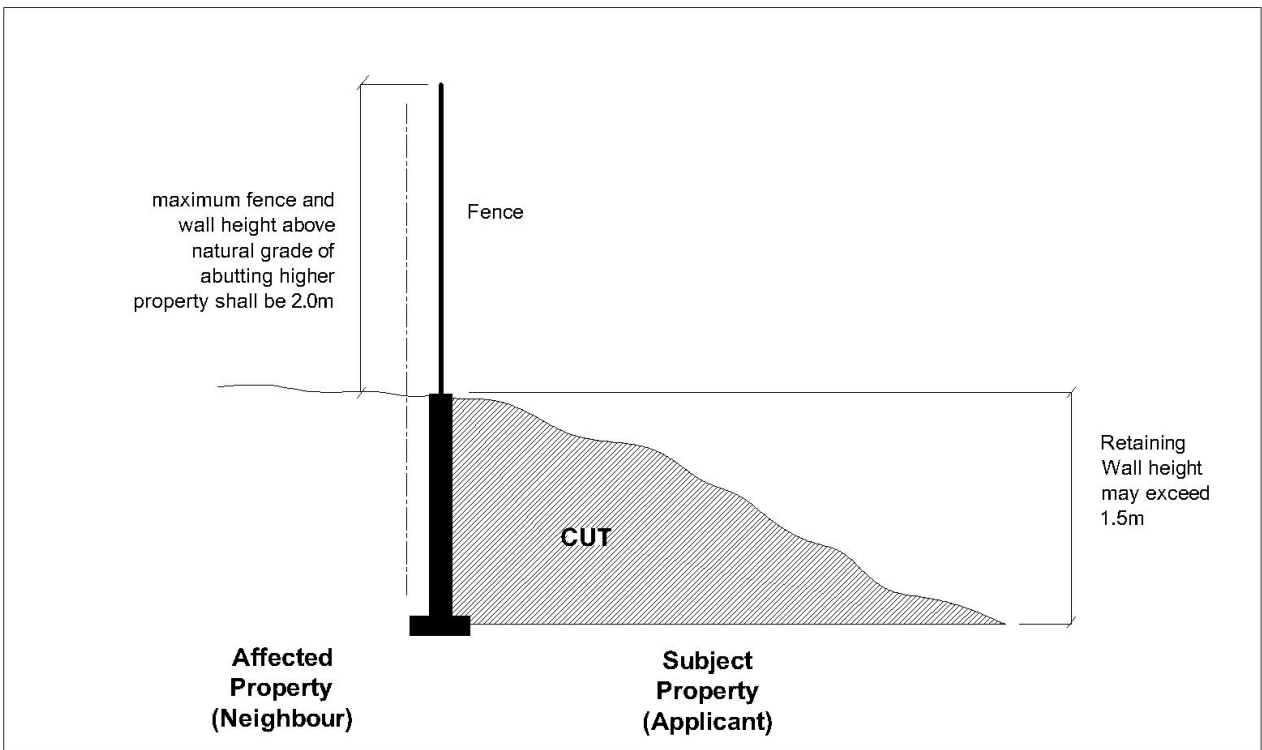


Diagram 8.6: Retaining Walls

SECTION 9 -- PARKING AND LOADING

9.1. Off-Street Vehicle Parking

- 9.1.1. Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street vehicle parking (including parking for the disabled, and visitors) shall be provided by the property owner in accordance with the requirements of this Bylaw.
- 9.1.2. Number of Spaces
- (a) The minimum number of off-street vehicle parking spaces required for each use is specified in the Parking Schedule (Table 9.1) except where additional parking is required by the Ministry of Transportation if the site has direct access to a provincial highway.
 - (b) Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
 - (c) Where more than one calculation of parking space requirements is specified for a land use, the greater requirement shall be applied.
 - (d) Where the Parking Schedule does not clearly define requirements for a particular development, the single use class or combination of use classes most representative of the proposed development shall be used to determine the parking requirements.
 - (e) Where a development consists of a mix of use classes, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use class.
- 9.1.3. Parking Spaces for the Disabled
- (a) shall be designated if the B.C. Building Code deems that disabled access to the development is required;
 - (b) shall be designated as parking space for the disabled using appropriate signage;
 - (c) shall be included in the calculation of the applicable minimum parking requirement;
 - (d) shall be as close as practical to the building entrance; and
 - (e) in the C and P zones, shall comprise 2% of the required parking stalls with a minimum of 1 parking stall for the exclusive use by disabled persons.
- 9.1.4. Parking Spaces for Visitors
- (a) Parking spaces for visitors shall be provided in accordance with the Parking Schedule (Table 9.1) of this Bylaw.

9.1.5. Location

(a) For residential use classes:

- (i) all required off-street parking shall be located on the site of the development served by the parking;
- (ii) no off-street parking shall be located in the required front yard except that a maximum of two required spaces may be located on a driveway which provides access to a required off-street parking space that is not in the front yard;
- (iii) except for developments with 2 or less dwelling units, no off-street parking shall be located within 1.5 m of any side or rear property line or within 3.0 m of any flanking street; and
- (iv) all visitor parking is to be easily accessible to the access points of the corresponding development and or buildings.

(b) For non-residential use classes:

- (i) some or all required off-street parking spaces may be provided on a site located remotely, but no further than 200.0 m (for C1 zones) or 120.0 m (for all other zones) measured along the shortest public pedestrian route from the nearest point of the parking to the nearest point of the site of the development served by the parking;
- (ii) where required off-street parking is located on a site separate from the site of the development the owner of the remote off-street parking site shall covenant with the District by agreement that the remote lands required for off-street parking shall be so used as long as required by this Bylaw, and the owner shall consent to pay the full cost of the preparation and registration of an agreement under Section 219 of the Land Title Act on the title to the remote lands; and remote parking shall be developed to the same standard as on-site parking;
- (iii) unless otherwise stipulated, no off-street parking shall be located within 2.0 m of any front property line or any property line abutting a street; and
- (iv) No off-street parking shall be located within 1.5 m of any side or rear property line abutting residential zones.

9.1.6. Size

(a) Each required off-street parking space shall conform to the following provisions:

- (i) Except as provided below, each required off-street parking space shall be a minimum of 2.5 m in width with a minimum clear length of 6.0 m exclusive of access drives or aisles, ramps, or columns. Parking spaces shall have a vertical clearance of at least 2.0 m. For parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be 5.5 m. For parking spaces other than parallel parking spaces, up to 40% of the required parking spaces may be of a length shorter than that required above, to a minimum of 5.0 m.

- (ii) Where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 m. Where the use of a parking space is limited to one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.0 m.
- (iii) Disabled parking spaces shall be a minimum 3.7 m in width and minimum 6.0 m in length.
- (iv) Boat trailer spaces shall be a minimum of 3.0 m in width and a minimum of 12.0 m in length.
- (v) Aisles shall be 7.0 m wide for all two way aisles and for all 90° parking. One way aisles shall be 5.5 m wide for 60° parking, 3.6 m wide for 45° parking and 3.5 m wide for parallel parking.

added by Bylaw 1238, 2024

- (vi) Notwithstanding Section 9.1.6.(a)(v), for small-scale multiple housing, all two-way drive aisles serving 90-degree parking shall be a minimum 6.5 m width and all two-way surface drive aisles without adjacent parking shall be a minimum 6 m width

9.1.7. Tandem Parking

- (a) Parking spaces may be configured in tandem for single detached housing, semi-detached housing, duplex housing, and small-scale multiple housing containing two dwelling units.
- (b) In housing development containing three or more dwellings, tandem parking may be allowed provided each dwelling has one directly accessible parking space and guest parking is not in tandem.

subsection 9.1.8 added by bylaw 1285, 2025

- 9.1.8. 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.

9.2. Off-Street Loading

- 9.2.1. Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street loading spaces shall be provided by the property owner in accordance with the requirements of this Bylaw.

9.2.2. Number of Spaces

- (a) The minimum number of off-street loading spaces, including bus loading spaces, required for each use is specified in the Loading Schedule (Table 9.2).
- (b) Where calculation of the total number of loading spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

- (c) Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.
- (d) Where the Loading Schedule does not clearly define requirements for a particular development, the single use class or combination of use classes most representative of the proposed development shall be used to determine the loading space requirement.
- (e) Where a development consists of a mix of use classes, the total off-street loading requirement shall be the sum of the off-street loading requirements for each use class, unless there is a complementary demand or differences in periods of use for loading that warrants a different requirement.

9.2.3. Location

- (a) Off-street loading space shall be provided entirely within the property of the development being served, and shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw.
- (b) Off-street loading space shall be oriented away from residential development.

9.2.4. Size and Access

- (a) Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28 m² in area, less than 3.0 m in width, or have less than 4.0 m in overhead clearance.
- (b) Each required bus loading space shall be a minimum of 3.6 m in width, a minimum of 12.2 m in length, and have a minimum clearance of 4.6 m.
- (c) Access to any loading area shall be provided, wherever possible, internally to the development or from a lane abutting the development.
- (d) Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes interference with traffic on the abutting streets or lanes.

9.3. Development Standards

9.3.1. Vehicle Parking and Loading

- (a) Every off-street parking or loading area required by this Bylaw to accommodate 3 or more vehicles, and every access road to such required parking or loading, shall have a durable, dust-free hard surface of concrete, asphalt or similar material, constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Any requirement for concrete or asphalt does not apply to agricultural zones, or public parks and open space uses.
- (b) Every off-street parking or loading area required by this Bylaw to accommodate 3 or more vehicles:
 - (i) shall clearly delineate individual parking spaces, loading spaces, spaces for the disabled, manoeuvring aisles, entrances, and exits with pavement markings, signs, and or other physical means;
 - (ii) shall direct surface drainage to the public storm sewer system, if

available, or alternatively to approved planting areas or an approved on-site drainage system; and

- (iii) shall be constructed with surface grades not exceeding 6%.
- (c) No public street shall be used for the required aisle access to parking spaces. Where a lane is used for aisle access, the parking spaces shall be increased a minimum of 1.2 m in length.
- (d) Where a parking or loading area is associated with a commercial or industrial use, and the development property abuts property in a rural residential zone, an urban housing zone, an institutional zone, or an abutting road right-of-way, the parking or loading area shall have a landscaped screen as required by Section 8.
- (e) Every off-street parking or loading area required by this Bylaw to accommodate 50 or more vehicles at-grade shall incorporate landscaped open space within the parking area calculated on the basis of 2.0 m² of landscaped island area per required parking and loading space. This shall be landscaped in accordance with Section 8.
- (f) Every off-street parking or loading area, and access thereto, shall have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon property lines.
- (g) Every off-street parking or loading area which is illuminated shall have all lighting positioned in such a manner that light falling onto abutting properties is minimized.
- (h) Disabled parking shall be located as close to a main building entrance, on a level non-skid surface, as practical.
- (i) Any trash storage or collection area co-existing with any parking or loading area:
 - (i) shall be clearly delineated as separate and in addition to required parking and loading spaces;
 - (ii) shall be located such that collection vehicles can gain access without undue interference with the operation of the parking and loading area; and
 - (iii) shall have a fenced or landscaped screen as required by Section 8.

9.4. Off-Street Bicycle Parking

- 9.4.1. Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street bicycle parking shall be provided by the property owner in accordance with the requirements of this Bylaw.
- 9.4.2. Number of Spaces
 - (a) The number of Class I and Class II off-street bicycle parking spaces required for each use class is specified in the Bicycle Parking Schedule (Table 9.3).

- (b) Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
- (c) Where more than one calculation of parking space requirements is specified for a land use, the greater requirement shall be applied.
- (d) Where the Bicycle Parking Schedule does not clearly define requirements for a particular development the single use or combination of uses most representative of the proposed development shall be used to determine the parking requirement.

9.4.3. Development Standards

- (a) Bicycle parking stalls shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m, and shall be situated on a hard surface.
- (b) Aisles between parked bicycles should be a minimum of 1.2 m in width.
- (c) Bicycle racks shall be constructed of theft resistant material, shall be securely anchored to the floor, building, or ground, shall support the bicycle frame above the centre of gravity, and shall enable the bicycle frame and front or rear wheel to be locked with a U-style lock.
- (d) Bicycle racks shall be located in a convenient, well-lit location that is easily located and accessible by visitors and subject to casual surveillance by occupants of the building served by the rack.

9.5. General Provisions

- 9.5.1. Where provision of off-street parking or loading spaces is required by this Bylaw, a plan of the proposed site layout and landscape plan shall be included with the development permit application or building permit application if no development permit is required. The site plan must be drawn to scale and must clearly illustrate the lot size and configuration, building locations, parking spaces, loading spaces, on-site circulation, access driveways, landscaping, fences, and any other details relevant to the review of the development proposal.
- 9.5.2. Off-street parking spaces shall not be credited as off-street loading spaces or vice versa.

Table 9.1: Parking Schedule

*NOTE: GFA = Gross Floor Area

*NOTE: GLA = Gross Leasable Floor Area

Type of Development (Use)	Required Parking Spaces
Residential and Residential Related	
Apartment Hotels	1 per sleeping unit
Apartment Housing Row Housing Stacked Row Housing	1 per bachelor dwelling unit, plus 1.25 per 1-bedroom dwelling unit, plus 1.5 per 2-bedroom dwelling unit, plus 2 per 3-or-more bedroom dwelling unit 1 per dwelling unit in the C1 zone Of the total required spaces above, 1 parking space shall be designated visitor parking for every 7 dwelling units
Bed and Breakfast Homes	1 per sleeping unit, plus spaces required for the corresponding principal dwelling unit
Boarding or Lodging Houses	1 per 2 sleeping rooms, plus spaces required for the corresponding principal dwelling unit
Congregate Housing	1 per principal dwelling, plus 2 stalls per three bed spaces and 1 per resident staff member, minimum total of not less than 3 spaces
Group Homes, Major	1 per 3 beds
Group Homes, Minor Temporary Shelter Services	1 per principal dwelling, plus 1 stall per three bed spaces and 1 per resident staff member, minimum total of not less than 3 spaces
Home Occupation, Residential	1 for each non-resident employee plus 1 in addition to that required for the principal dwelling unit(s)
Home Occupation, Country Residential	1 for each non-resident employee plus 2 in addition to that required for the principal dwelling unit(s)
Home Occupation, Rural	1 for each non-resident employee plus 4 in addition to that required for the principal dwelling unit(s)
Manufactured Homes in RM7 zone	2 per dwelling unit, plus 1 space per 7 dwelling units as designated visitor parking
Secondary Suites or Accessory Suites	<i>amended by Bylaw 1238, 2024</i> 1 per suite, plus spaces required for the corresponding principal dwelling unit
<i>added by Bylaw 1238, 2024</i> Small-Scale Multiple Housing	<i>added by Bylaw 1238, 2024</i> Minimum of 2 spaces for each of the 1st and 2nd principal dwelling units. Minimum of 1 space for each of 3rd and 4th principal dwelling units.
Special Needs Housing	Pursuant to Section 7.10
Single Detached Housing Semi-Detached Housing	2 per dwelling unit

Amended
by Bylaw
1331

Single Detached Housing in a Bareland Strata Duplex Housing Manufactured Homes Residential Security Operator Unit	Of the required spaces, 1 per 7 dwelling units to be designated visitor parking (included in the total number of spaces to be provided) for bareland strata and strata developments
Commercial	
All commercial uses combined in Shopping Centres in any zone except C1	4.4 per 100 m ² GLA
All commercial uses in the C1 zone even if listed separately below	2.0 per 100 m ² GFA
Amusement Arcades, Major and Minor	2.5 per 100 m ² GFA
Animal Clinics, Major and Minor	2.0 per 100 m ² GFA
Animal Shelter	1 per employee on duty plus 2
Automotive and Equipment Repair Shops	2 per service bay
Automotive and Minor Recreation Vehicle Sales and Rentals, Truck and Manufactured Home Sales Service	2.0 per 100 m ² GFA
Boat Storage	1 per 10 boat storage stalls plus 2 stalls for employees
Broadcasting Studios	2.5 per 100 m ² GFA
Commercial Schools	1 per 10 students
Drive-In Food Services	2.5 per 100 m ² GFA; minimum 5
Financial Services	2.5 per 100 m ² GFA
Fleet Services	2.0 per 100 m ² GFA; or 1 per vehicle in fleet plus 1 per employee on duty
Food Primary Establishment	1 per 4 seats of capacity
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)
Gas Bars Service Stations, Major and Minor Car Washes	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
Health Services	5 per 100 m ² GFA
Hotels	1 per sleeping unit, plus requirements of other uses
Liquor Primary Establishment, Minor and Major	1 per 4 seats of capacity
Motels	1 per sleeping unit, plus requirements of other uses
Offices	2.5 per 100 m ² GFA
Personal Service Establishments Household Repair Services (a) GFA less than 1,000 m ² (b) GFA 1,000 m ² or greater (c) Laundromats	(a) 2.0 per 100 m ² GFA (b) 3.0 per 100 m ² GFA (c) 1 per 3 washing machines
Pop-up Market	2.0 per 100 m ² GFA
Residential Sales Centre	2 per centre
Retail Liquor Sales Establishments	

(a) GFA less than 200 m ² (b) GFA greater than 200 m ²	(a) 2.0 per 100 m ² GFA (b) 3.0 per 100 m ² GFA
Retail Store, Convenience Retail Store, General Flea Markets, and Second-Hand Stores (a) GFA less than 1,000 m ² (b) GFA greater than 1,000 m ²	(a) 2.0 per 100 m ² GFA (b) 3.0 per 100 m ² GFA
Warehouse Sales	2.5 per 100 m ² GFA
All other commercial uses not listed above (a) GFA less than 2,000 m ² (b) GFA 2,000 m ² to 20,000 m ² (c) GFA greater than 20,000 m ²	(a) 2.2 per 100 m ² GFA (b) 3.2 per 100 m ² GFA (c) 4.3 per 100 m ² GFA
Agricultural	
Agricultural Machinery Services	2.0 per business
Agri-tourism Accommodation	1 per sleeping unit
Greenhouses and Plant Nurseries	6.7 per 100 m ² GFA of retail sales structure
Agricultural and Garden Stands	5.0 per 100 m ² GFA, minimum 4
Industrial	
<i>Added by Bylaw 1331</i> Alcohol Production Facilities	2.0 per 100 m ² GFA
Bulk Fuel Depot	1 per employee on duty
Equipment Rentals Vehicle and Equipment Services, Industrial	2.0 plus 1 per 100 m ² GFA
Food and Beverage Processing	2.0 per 100 m ² GFA
General Industrial Uses	2.0 per 100 m ² GFA
Industrial Uses not otherwise listed	2.0 per 100 m ² GFA
Warehousing	0.5 per 100 m ² GFA; minimum 5
Warehousing and Storage	.5 per 100 m ² GFA; minimum 5
Institutional and Basic Service	
Cemetery	1 per employee
Emergency and Protective Services	10.0 per 100 m ² GFA (excluding parking garages)
Extended Medical Treatment Services	1 per bed
Funeral Services	6.7 per 100 m ² GFA for chapel, plus 2.5 per 100 m ² GFA
Government Services	5.0 per 100 m ²
School, Elementary	2 per classroom
School, Secondary	5 per classroom
Universities or Colleges	10 per classroom
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
Bowling Alleys	2 per alley
Care Centres, Intermediate Care Centres, Major Care Centres, Minor	1 per 10 children, plus 1 per 2 employees on duty; minimum of 4

Amended
by Bylaw
1331

Added by Bylaw 1035	Community Recreation Services Private Clubs	1 per 5 seating spaces; or or 20 per 100 m ² of floor area used by patrons, whichever is the greater
	Conservation Areas	0.5 spaces per hectare, except that conservation areas identified as hazard lands by a qualified professional do not have a minimum parking requirement
	Cultural Facility (e.g. Museum, Art Gallery)	2.5 per 100 m ² GFA
	Curling Rink	4 per curling sheet
	Golf Course	6 per hole; plus the parking required for other secondary uses
	Golf Driving Range	2 per tee
	Library	10.0 per 100 m ² GFA
Added by Bylaw 744	Public Park (a) greater than 2 ha. in area (b) less than or equal to 2 ha. In area (c) any size, associated with school site	(a) minimum 18 (b) minimum 6; on-street parking spaces abutting the park site may be used for all or some of the requirement (c) school parking requirement only
	Participant Recreation Services, Outdoor (except golf courses) Participant Recreation Services, Indoor (except curling rinks and racquet clubs)	1 per employee on duty, plus 1 per 3 users
	Racquet Clubs	3 per court
	Recycled Materials Drop-off Centre	1 per recycling container, minimum of 2
	Recreational Tourist Accommodation	1.1 per campsite space 2 per tourist cabin
Deleted by Bylaw 744	Religious Assemblies	1 per 5 seats or 10 per 100 m ² of GFA whichever is the greater
	Spectator Entertainment Establishment	1 per 4 seats
	Spectator Sports Establishment	1 per 4 seats
	Tourist Campsite	1.1 per camping space
	Water Uses	
	Boat Launches	10 (boat trailer size)
	Marinas	1 per 2 boat spaces plus 1 per 2 employees
	Marine Fuel Facilities	1 per business
	Marine Equipment Rentals	1 per 1 boat space, plus 1 per business

Table 9.2: Loading Schedule

Type of Development (Use)	Required Parking Spaces
Care Centres, Minor	1 car loading space
Care Centres, Intermediate	2 car loading space
Care Centres, Major	3 car loading space
Commercial Uses	1 per 1,900 m ² GFA
Industrial Uses	

Community, Educational (except below), Recreational and Institutional Uses	1 per 2800 m ² GFA
Food Primary Establishment	1 per 2,800 m ² GFA
Hotels Motels	1 per 2,800 m ² GFA
Liquor Primary Establishment, Minor and Major	1 per 2,800 m ² GFA
School, Secondary Universities or Colleges	1.5 car loading spaces per 100 students, minimum 5; plus 3 bus loading spaces

Table 9.3: Bicycle Parking Schedule

Type of Development (Use)	Required Parking Spaces
Apartment Housing	Class I: 0.5 per dwelling unit
Row Housing (3 or more dwelling units)	Class II: 0.1 per dwelling unit
Commercial	Class I: 0.20 per 100 m ² GLA; or 1 per 10 employees Class II: 0.60 per 100 m ² GLA
Congregate Housing, Group Homes Major	Class I: 1 per 25 employees Class II: 5 per building public entrance
Educational Uses	Class I: 2.5 per classroom Class II: 0.1 per classroom
Food Primary Establishment	Class I: 0.10 per 100 m ² GFA; or 1 per 10 employees
General Industrial Uses	Class II: 0.30 per 100 m ² GFA
Hotels Motels	Class I: 1 per 20 sleeping units Class II: 1 per 20 sleeping units
Industrial	Class I: 0.20 per 100 m ² GLA; or 1 per 10 employees Class II: 0.60 per 100 m ² GLA
Institutional Uses (except Educational Uses)	Class I: 1 per 25 employees Class II: 5 per building public entrance
Liquor Primary Establishment, Minor and Major	Class I: 0.10 per 100 m ² GFA; or 1 per 10 employees
Personal Service Establishments	Class I: 0.10 per 100 m ² GFA; or 1 per 10 employees

Added by
Bylaw
1331



SECTION 10 -- SPECIFIC USE REGULATIONS

10.1. Application

- 10.1.1. The specific use regulations shall apply to all development unless otherwise exempted in this section.
- 10.1.2. Where these regulations may be in conflict with any zone development regulations or general regulations, these specific use regulations shall take precedence.

10.2. Home Occupations

- 10.2.1. Home Occupations are permitted within agricultural, residential and rural zones in accordance with Table 10.1:

Table 10.1: Home Occupation Schedule		
ZONING CATEGORY	Parcel area less than 1.0 ha	Parcel area 1.0 ha or greater
RM, RR, RU and C zones	Residential Home Occupations	Residential Home Occupations
A and RLP zones	Country Residential Home Occupations	Rural Home Occupations
DC – Direct Control CD – Comprehensive Development	Residential Home Occupations, unless otherwise specified in the applicable DC or CD zone	

10.3. General Home Occupation Regulations

- 10.3.1. Nuisances
- (a) The home occupation must not produce noise, vibration, smoke, dust, odour, litter or heat outside the confines of the principal or accessory building.
 - (b) The home occupation must not create off-site traffic congestion or parking congestion.
 - (c) The home occupation must not create a fire hazard, glare or electrical interference.
- 10.3.2. Compliance
- (a) Every home occupation carried out within the boundaries of the District of Lake Country must comply with the provisions of this bylaw.
 - (b) Retail sales are permitted onsite provided the product is produced on the premises.
 - (c) The business of Farming is not considered a home occupation under this Bylaw.

10.4. Residential Home Occupation

- 10.4.1. Where Residential Home Occupations are allowed as a permitted use as set out in Section 10.2.1, the following regulations shall apply in addition to the general regulations contained in Section 10.3.

- 10.4.2. Residential Home Occupation is permitted within the principal dwelling or one accessory building in all residential zones.
- 10.4.3. Appearance
- (a) The character and appearance of the principal dwelling or an accessory building must remain residential.
- 10.4.4. Floor Area
- (a) The maximum floor area is 25 % of the total floor area of the principal dwelling to a maximum of 40 m².
- 10.4.5. Signage
- (a) The maximum number of signs to be located on the property is one non-illuminated sign with a maximum sign area of 0.28 m² and a maximum height of 1.5 m. for a free standing sign and is to be related to the home occupation business operated on the property.
- 10.4.6. Employees
- (a) In addition to the persons who permanently reside in a dwelling unit located on the subject property, there may be one non-resident employee working on site at any given time.
- 10.4.7. Prohibited Uses and Activities
- (a) The following uses and activities related to Residential Home Occupation are prohibited:
 - (i) Exterior storage;
 - (ii) Business activities outside the principal or accessory use building;
 - (iii) Parking of commercial vehicles larger than 5500 kg gross vehicle weight;
 - (iv) Parking of heavy industrial equipment;
 - (v) Automotive or motorized vehicle repair but does not include the repair of vehicle parts such as transmissions, starters, motors and other parts that have been removed from a vehicle and transported to the site for repair;
 - (vi) Marine repair but does not include the repair of canoes and kayaks or the repair of marine vessel parts or accessories transported to the site for repair;
 - (vii) Auto-body repair including upholstery, detailing or cleaning;
 - (viii) Wrecking yard;
 - (ix) Eating or drinking establishment but does not include catering;
 - (x) Veterinary hospital or kennels;
 - (xi) Welding and fabricating;
 - (xii) Cutting, wrapping, processing, or smoking of meat, wild game or fish;
 - (xiii) Amusement centres;
 - (xiv) Crematorium or funeral homes but does not include funeral and estate

Added by Bylaw 880; Deleted & replaced by Bylaw 1054



- planning or casket making;
- ~~(xv) Medical Marijuana Production.~~
- (xvi) Cannabis Production.

10.5. Country Residential Home Occupation

- 10.5.1. Where Country Residential Home Occupations are allowed as a permitted use as set out in Section 10.2.1, the following regulations shall apply in addition to the general regulations contained in Section 10.3.
- 10.5.2. Country Residential Home Occupation is permitted within the principal dwelling or accessory building in all rural zones on lots less than 1 hectare in size.
- 10.5.3. Appearance
- (a) The character and appearance of the principal dwelling must remain country residential.
- 10.5.4. Floor Area
- (a) The maximum floor area is 25% of the total floor area of the principal dwelling to a maximum of 50 m² or where the business is located in an accessory building, the maximum floor area is 50 m².
- 10.5.5. Signage
- (a) The maximum number of signs to be located on the property is one non-illuminated sign with a maximum sign area of 0.37 m² and a maximum height of 1.5m for a free standing sign and is to be related to the home occupation business operated on the property.
- 10.5.6. Employees
- (a) In addition to the persons who permanently reside in a dwelling unit or accessory home located on the subject property, there may be one non-resident employee working on site at any given time.
- 10.5.7. Prohibited Uses and Activities
- (a) The following uses and activities related to Country Residential Home Occupation are prohibited:
- (i) Exterior storage;
 - (ii) Business activities outside the principal or accessory use building;
 - (iii) Parking of commercial vehicles larger than 5500 kg gross vehicle weight;
 - (iv) Parking of heavy industrial equipment;
 - (v) Automotive or motorized vehicle repair but does not include the repair of vehicle parts such as transmissions, starters, motors and other parts that have been removed from a vehicle and transported to the site for repair;
 - (vi) Marine repair but does not include the repair of canoes and kayaks or the repair of marine vessel parts or accessories transported to the site for repair;

- (vii) Auto-body repair including upholstering, detailing or cleaning;
- (viii) Wrecking yard;
- (ix) Eating or drinking establishments but does not include catering;
- (x) Veterinary hospital or kennels;
- (xi) Welding and fabricating;
- (xii) Cutting, wrapping, processing, or smoking of meat, wild game or fish;
- (xiii) Amusement centres;
- (xiv) Crematorium or funeral homes but does not include funeral and estate planning or casket making;
- (xv) ~~Medical Marijuana Production.~~
- (xvi) Cannabis Production

Added by Bylaw 880; Deleted &
replaced by Bylaw 1054



10.6. Rural Home Occupation

- 10.6.1. Where Rural Residential Home Occupations are allowed as a permitted use as set out in Section 10.2.1, the following regulations shall apply in addition to the general regulations contained in Section 10.3.
- 10.6.2. Rural Home Occupation is permitted within the principal dwelling or accessory building in all rural zones on lots 1 hectare or more in size.
- 10.6.3. Floor Area
 - (a) The maximum floor area is 100 m², plus a maximum of 50 m² of storage space. If the storage area is exterior, it must be screened from adjoining properties by a solid fence or continuous vegetation 1.8 m in height. No exterior storage may be located within a setback area.
- 10.6.4. Parking
 - (a) Two commercial vehicles associated with the rural home occupation may be parked on site. For lands in the Agricultural Land Reserve, there are no restrictions for parking farm vehicles.
- 10.6.5. Signage
 - (a) The maximum number of signs is one non-illuminated free standing sign located on the property plus one non-illuminated sign attached to the face of the building of the rural home occupation; each sign is permitted a maximum sign area of 0.56 m² and a maximum height of 1.5 m. for a free standing sign, and is to be related to the home occupation business operated on the property.
- 10.6.6. Employees
 - (a) In addition to the persons who permanently reside in a dwelling unit or accessory home located on the subject parcel, there may be two non-resident employees working on site at any given time.

10.6.7. Prohibited Uses and Activities

(a) The following uses and activities related to Rural Home Occupation are prohibited:

- (i) Exterior storage more than 50 m² in size;
- (ii) Business activities outside the principal building or accessory building;
- (iii) Parking of more than two commercial vehicles over 5000 kg. gross vehicle weight, excluding farm vehicles;
- (iv) Automotive or motorized vehicle repair but does not include the repair of vehicle parts such as transmissions, starters, motors and other parts that have been removed from a vehicle and transported to the site for repair, excepting that automotive repair may be carried out as a home occupation on the following properties:

Lot 10, Plan 25775, Section 4, Township 20 ODYD

Lot A, Plan 19357, Section 21, Township 20, ODYD

where they comply with Section 10.6.1 through 10.6.7

- (v) Marine repair but does not include the repair of canoes and kayaks or the repair of marine vessel parts or accessories transported to the site for repair;
- (vi) Auto-body repair but does not include upholstery, detailing or cleaning;
- (vii) Welding and Fabricating;
- (viii) Wrecking yard;
- (ix) Eating or drinking establishments but does not include catering;
- (x) Cutting, wrapping, processing, or smoking of meat, wild game or fish;
- (xi) Amusement centres;
- (xii) Crematorium or funeral homes but does not include funeral and estate planning or casket making;

Added by Bylaw 880; Deleted &
replaced by Bylaw 1054



~~(xiii) Medical Marijuana Production.~~

(xiv) Cannabis Production.

10.7. Secondary Suites

10.7.1. *deleted by Bylaw 1238, 2024*

10.7.2. No more than one secondary suite shall be permitted per principal dwelling unit.

10.7.3. The maximum floor area of a secondary suite shall not exceed the lesser of 90 m² or 40% of the total floor area of the principal building.

10.7.4. Parking and signs shall be in conformance with the regulations of this Bylaw and the District of Lake Country Signage Regulation Bylaw currently in effect.

deleted and replaced by Bylaw 1238, 2024

- 10.7.5. A secondary suite and its principal dwelling unit shall be a single real estate entity.
- 10.7.6. A secondary suite is not permitted in conjunction with lodgers, bed and breakfast accommodation or a group home.

10.8. Accessory Suites

- 10.8.1. Accessory suites, when permitted, are to be located only in an accessory building, except in the RLP and RR1 zones, where a manufactured or mobile home may be considered an accessory suite.

deleted by Bylaw 1238, 2024

- 10.8.2. ~~No structural alterations or additions shall be undertaken that alters the existing character and form of the neighbourhood.~~

deleted and replaced by Bylaw 1238, 2024

- 10.8.3. No more than one accessory suite shall be permitted principal dwelling unit.

Deleted by
Bylaw 719

- 10.8.4. ~~No accessory suite will be allowed without connection to a community sanitary sewer unless the lot is at least 1.0 ha and meets the requirements of the District for septic disposal capacity.~~

Added by
Bylaw 891

- 10.8.4. No accessory suite will be allowed without connection to a community sanitary sewer unless the lot is at least 1.0 ha and meets the requirements of the District for septic disposal capacity.
- 10.8.5. When the accessory suite is located in an accessory building, the maximum floor area of the accessory suite shall not exceed the lesser of 90 m² or 75% of the total floor area of the principal building.
- 10.8.6. If a manufactured or mobile home is being used as an accessory suite, the maximum floor area of the unit shall not exceed 90m².
- 10.8.7. Parking and signs shall be in conformance with the regulations of this Bylaw and the District of Lake Country Signage Regulation Bylaw currently in effect.
- deleted and replaced by Bylaw 1238, 2024*
- 10.8.8. An accessory suite and its principal dwelling unit shall be a single real estate entity
- 10.8.9. An accessory suite is not permitted in conjunction with lodgers, bed and breakfast accommodation or a group home.

10.9. Bed and Breakfast Homes

- 10.9.1. Bed and breakfast homes shall comply with the following regulations:
- (a) The bed and breakfast home shall be operated as a secondary use only within the principal building, with a maximum 4 sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 m² each; and
 - (b) Bed and breakfast homes shall not change the principal residential character or external appearance of the dwelling involved.
 - (c) The licensed operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located.
 - (d) One sign is permitted according to the provisions of the District of Lake Country Signage Regulation Bylaw currently in effect.
 - (e) Parking areas and open space to be used by guests of a bed and breakfast home shall be oriented away from abutting development to minimize the impact of the operation on neighbouring properties.
 - (f) All parking area and open space to be used by guests of a bed and breakfast home are to be visually screened from abutting properties by opaque fencing or landscaping.

10.10. Vehicular Oriented Uses

- 10.10.1. Vehicular-oriented uses shall not adversely affect the functioning of surrounding public roadways or adversely impact on any adjacent residential uses.
- 10.10.2. The minimum site width for a vehicular-oriented use shall be 30.0 m.
- 10.10.3. Site area shall be provided as follows:
- (a) The minimum site area for any development incorporating a vehicular-oriented use shall be 930 m² and the maximum site coverage shall be 30%.
 - (b) The minimum site area for a service station shall be 1,200 m² and the maximum site coverage, including pump islands, shall not exceed 30%.
 - (c) The minimum site area for a drive-through vehicle service shall be 140 m² of site area not covered by buildings for each service bay.
 - (d) Where two or more of these uses are part of a mixed use development on the same site, the total site area requirements shall be the sum of the requirements of the uses computed separately, unless there is a complementary use of space which would warrant a reduction in site area requirement.
- 10.10.4. Queuing space shall be provided as follows:
- (a) For drive-through vehicle services, excluding car washes, a minimum of three in-bound and two out-bound queuing spaces shall be provided for each service bay.
 - (b) Each queuing space shall be a minimum of 6.0 m long and 3.0 m wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.

10.10.5. Service stations and Fuelling Stations shall adhere to the following:

- (a) All pump islands shall be located at least 6.0 m from any property line or parking area on the site, or laneways intended to control traffic circulation on the site;
- (b) A canopy over a pump island shall not extend to within 3.0 m of the property line of the site;
- (c) The canopy area for a service station or Fuelling Station shall not constitute part of the site coverage; and
- (d) Where the canopy is a sign, it must comply with the provisions of the District of Lake Country Signage Regulation Bylaw currently in effect.

10.11. Car Washes

- 10.11.1. Car washing establishments shall provide vehicle storage for a minimum of 5 vehicles per washing bay at the entrance end of the facility, except it is a minimum of 2 vehicles where the washing bay is coin operated and the vehicle is manually washed by an occupant of the vehicle.
- 10.11.2. Storage spaces at the entrance end of the facility shall be a minimum of 6.5 m long and 3.0 m wide.

10.12. Dock and Boatlift Regulations

- 10.12.1. Non-moorage uses such as beach houses, storage sheds, patios, sundecks, and hot tubs shall not be permitted on a dock.
- 10.12.2. The placement of fill, or the dredging of aquatic land, is not permitted. Natural habitat and shoreline processes shall not be altered.
- 10.12.3. Public access along the foreshore shall not be impeded.
- 10.12.4. Moorage facilities consisting of docks shall be permitted if developed consistent with the following regulations:
 - (a) Docks shall not extend a distance greater than 40.0 m from the natural boundary of the upland parcel.
 - (b) Dock walkways shall not exceed a width of 3.0 m.
 - (c) L or T shaped dock structures are permitted if the length of the structure which is parallel to the shoreline does not exceed the lesser of 10 m or one half the width of frontage of the upland parcel.
 - (d) Docks shall not impede pedestrian access along the foreshore. In cases where the dock platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided for public access over the dock and this access must not be blocked by fences or other means.
 - (e) Setback from the side property line of the upland parcel, projected onto the foreshore, shall be a minimum of 3.0 m.

- (f) Setback from the side property line of the upland parcel, projected onto the foreshore, shall be a minimum of 6.0 m where the adjacent property is a right-of-way beach access or is in a P1 zone.
- (g) Siting of the dock shall be undertaken only in a manner that is consistent with the orientation of neighbouring docks, and avoids impacts on access to existing docks and adjacent properties.
- (h) ~~Dock structures shall be supported by wooden piles and be made of non-toxic materials (solid core docks will not be allowed).~~
- (h) No roof or covered structures shall be placed on the dock.
- (i) In addition to the requirements of paragraph 8.5.7 of this bylaw, no fences will be allowed on docks other than fences running parallel to the foreshore where the intent of such a fence would be to prevent public access onto the dock from the foreshore.

Deleted by
Bylaw 1168



10.12.5. No roof or covered structures shall be used, constructed, or maintained for boat lifts.

10.12.6. Other Regulations

Additional dock regulations may be applied by the Province of British Columbia or other designated approving agencies.

Section 10.13 added by Bylaw 878

10.13. Live-Work Housing Regulations

10.13.1. The commercial use portion of the Live-Work Housing must:

- (a) be located at-grade fronting a public street;
- (b) be restricted to a single storey;
- (c) have an independent entrance from the outside and shall only be entered by the public without passing through a shared corridor or lobby;
- (d) not produce noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance detectable beyond the property boundary;
- (e) be limited to signage as follows:
 - (i) one (1) awning/canopy sign or fascia sign per commercial unit.
 - (ii) one (1) projection/hanging sign per commercial unit.
 - (iii) one (1) portable sign per business.
 - (iv) all sign dimensions and placement shall be in accordance with the Signage Regulation Bylaw currently in effect, and as amended from time to time.
 - (v) all signage must be related to the commercial use operated on the property.
- (f) be limited to a maximum of three clients on the premises at any one time; and
- (g) be operated by the principal resident(s) of the associated live-work housing unit and may employ up to two non-resident employees.

Section 10.14 added by Bylaw 1054, amended by Bylaw 1086

10.14. Cannabis Production and Dispensaries

10.14.1. Cannabis Production within the A1 – Agriculture 1 Zone must:

- (a) be located within and fully permitted within the Province of British Columbia's Agricultural Land Reserve as amended from time to time;
- (b) be located a minimum of four hundred (400) metres, using a direct aerial line measurement door to door, from any existing school;
- (c) be located a minimum of three hundred (300) metres, using a direct aerial line measurement door to door, from any existing daycare;
- (d) not utilize any permanent foundations.

10.14.2. Cannabis Dispensaries must:

- (a) be located a minimum of four hundred (400) metres, using a direct aerial line measurement door to door, from any existing school;
- (b) be located a minimum of three hundred (300) metres, using a direct aerial line measurement door to door, from any existing daycare.

Section 10.15 added by Bylaw 1173

10.15. Short Term Vacation Rental Regulations

10.15.1 Where Short Term Vacation Rentals are permitted use in accordance with this bylaw, the following regulations shall apply in addition to the general regulations contained in Section 10.3.

10.15.2 Short Term Vacation Rentals shall:

- (a) only occur in a principal residence, as demonstrated through the claiming of an annual homeowner property tax grant;
- (b) not be rented for more than thirty (30) consecutive days;
- (c) not have more than four (4) sleeping units rented concurrently;
- (d) not be located within an Accessory Suite;
- (e) contain all parking and waste removal associated with the rental onsite.

Section 10.15 added by Bylaw 1246, 2024

10.16. Backyard Chickens

10.16.1 The keeping of **Backyard Chickens** is prohibited in all Zones, except:

- (a) the keeping of **Backyard Chickens** is permitted on properties zoned RR3 and RU1 where the lot is greater than 500 m² and there are no more than 2 dwelling units on a lot.

10.16.2 No person shall keep **Backyard Chickens** unless they:

- (a) only keep **Backyard Chickens** for personal use;
- (b) do not sell, trade or barter eggs, manure, meat, or other products derived from the **Backyard Chickens**;

- (c) ensure all **Backyard Chickens** are kept within a secure and locked coop from dusk until dawn;
- (d) Construct and maintain a **chicken enclosure** that:
 - (i) is a maximum of 2.0 metres in height;
 - (ii) is constructed in a rear yard;
 - (iii) is located:
 - A. a minimum of 2.0 metres from a rear lot line,
 - B. a minimum of 2.0 metres from an interior side lot line,
 - C. a minimum of 3.0 metres from a flanking side lot line, and
 - D. a minimum of 3.0 metres from a dwelling unit on the property;
 - (iv) includes a **coop** with a floor area of at least 0.4 square metres per hen;
 - (v) includes a **hen yard** that is at least 1 square metre of floor area per hen with a floor consisting of any combination of vegetated or bare earth;
 - (vi) is constructed and maintained to:
 - A. ensure Backyard Chickens are contained at all times;
 - B. prevent access by other animals;
 - C. secure all food and water to avoid attracting other animals;
 - D. remain in good and sanitary condition and repair;
 - E. prevent attraction or harbouring of pests, wildlife or vermin;
 - F. prevent obnoxious odours;
 - G. prevent conditions that interfere with the health or well-being of a hen.
- (e) apply for and receive an annual permit from the District to keep backyard chickens.

10.16.3 Where Backyard Chickens are permitted, no person shall:

- (a) Keep or permit to be kept any rooster on a property they own or occupy;
- (b) Keep or permit to be kept more than 5 **Backyard Chickens**;
- (c) Have or permit more than one **chicken enclosure**;
- (d) Allow **Backyard Chickens** to stray, trespass or graze on a highway, public place, private property or unfenced land;
- (e) Butcher or euthanize **hens**;
- (f) Dispose of dead **backyard chickens** except by delivering to a farm, abattoir, veterinarian or other facility legally permitted and able to dispose of backyard chicken carcasses; or
- (g) Deposit manure from Backyard Chickens in the municipal sewage or storm drain system, or compost manure in such a way as to allow manure to enter the municipal sewage or storm drain system.

SECTION 11 -- SIGNS

11.1. Application

- 11.1.1. No person shall construct, place, erect, display, alter, repair or re-locate a sign permitted by this bylaw except in accordance with the District of Lake Country Signage Regulation Bylaw currently in effect.

SECTION 12 -- AGRICULTURAL ZONES

Section 12.1 deleted and replaced by Bylaw 845

12.1. A1 – Agriculture 1

A1ta – Agriculture 1 (Agri-Tourism Accommodation)

12.1.1. Purpose

The purpose is to provide a zone for agricultural uses as well as other complementary uses suitable to an agricultural setting.

12.1.2. Principal Uses

- (a) agriculture, extensive
- (b) agriculture, intensive impact
- (c) agro-forestry, including botanical forest products production
- (d) aquaculture
- (e) cannabis production
- (f) greenhouses and plant nurseries
- (g) horse riding, training and boarding, including a facility for horse riding, training and boarding, if the stables do not have more than 40 permanent stalls, and the facility does not include a racetrack licensed by the British Columbia Racing Commission;
- (h) public parks
- (i) production and development of biological products for pest management, except a maximum of 300m² of buildings and or structures may be dedicated to the production or development of biological products used in an integrated pest management plan
- (j) single dwelling housing or a mobile home
- ~~(k) winery or cidery~~
- ~~(l) wineries, cideries, and meaderies~~
- (k) Alcohol production facilities

Added by
Bylaw 1054

Deleted by Bylaw 1066

Added by Bylaw 1331

Added by Bylaw 1066,
deleted by Bylaw 1331

12.1.3. Secondary Uses on land classified as “farm” (Assessment Act):

- (a) accessory building (no size limitation)
- (b) agricultural building or structure
- (c) agri-tourism accommodation (A1ta only)
- (d) additional single dwelling housing as per Section 12.1.5.
- (e) festivals and events including weddings, barn dances, music festivals
- (f) food and beverage service on parcels 2ha or larger (combined indoor and outdoor coverage not to exceed 250 m²), but only where:
 - i. 50% of all products or ingredients sold are processed or produced on the farm and with the approval of the Agricultural Land Commission; OR
 - ii. without ALC approval if all products or ingredients sold are processed or produced on the farm.
- (g) manufacture, storage and sales of compost and agriculture bi-products (methane, fertilizers, pursuant to ALC Regulations)
- (h) natural resource extraction (less than 500 cubic metres of material, pursuant to ALC Regulations)
- (i) one mobile or manufactured home as per Section 12.1.5.(b)

- (j) production and storage of organic compost (50% used on farm, pursuant to ALC Regulations)
- (k) retail sales of farm products produced offsite (restricted to 50% of total retail sales area. Total indoor and outdoor floor area of all retail sales for all products not to exceed 300m²)
- (l) retail sales of products produced on the farm
- (m) seasonal accommodation for farm help
- (n) storing, packing, preparation of agricultural products (minimum 50% grown or produced on site, pursuant to ALC Regulations)
- (o) unpaved airstrip and heli pad
- (p) education and research except schools under the School Act respecting any use permitted in the agricultural zone, to a maximum of 100m² per parcel
- (q) facilities for biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, to a maximum of 100m² per parcel.

12.1.4. Secondary uses on land with or without “farm” classification:

- (a) accessory building (up to 100m² total)
- (b) animal clinics, major
- (c) animal clinic, minor
- (d) bed and breakfast homes
- (e) care centre, minor
- (f) group home, minor
- (g) home occupation
- (h) kennels and stables
- (i) one secondary suite
- (j) utility services, minor impact

12.1.5. Buildings and Structures Permitted

- (a) one single detached home plus one secondary suite per parcel
or
one manufactured or mobile home per parcel;
- (b) one mobile home (up to 9 m in width) for immediate family members or farm help on parcels classified as “farm” for assessment purposes;
- (c) additional single family dwellings necessary for farm purposes on parcels classified as “farm” for assessment purposes and approved by Council pursuant to Section 18 of the Agricultural Land Commission Act;
- (d) seasonal accommodation facilities to satisfy demand for seasonal farm help on parcels classified as “farm” for assessment purposes. Seasonal accommodations:
 - must include no more than 15m² (150 ft²) of private space per sleeping unit
 - must include shared cooking and washroom facilities
 - must not be placed on a permanent foundation
 - may be built to a ratio of up to 10 sleeping units per hectare of farmland
- (e) agricultural buildings;
- (f) agri-tourism accommodation buildings and structures on parcels classified as “farm” for assessment purposes. (A1ta only)
- (g) accessory buildings.

12.1.6. Subdivision Regulations

(a) AREA

The minimum lot area is 3.8 ha, except it shall be 2500 m² for homesite severance parcels serviced with community water or 700 m² for homesite severance parcels serviced with community water and community sewer.

12.1.7. Development Regulations

(a) SITE COVERAGE

- (i) A maximum of 10% for residential, accessory building development and agri-tourism accommodation; except that agri-tourism accommodation shall not exceed 5% site coverage (including buildings, landscaping, access and parking areas, and servicing/sanitary facilities).
- (ii) A maximum of 35% for agricultural buildings and structures (including residential development and farm business) except it may be increased to 75% for greenhouses and nurseries with closed wastewater and storm water management systems.

(b) HEIGHT

- (i) residential, and seasonal accommodation for farm help: maximum height is the lesser of 9.5 m or 2 ½ storeys
- (ii) accessory buildings: 6.0 m maximum
- (iii) agri-tourism accommodation: maximum height is the lesser of 9.5 m or 2 ½ storeys
- (iv) agricultural buildings and structures: 16.0 m maximum, except for:
 - a. silos: 34.0 m maximum
 - b. combination silo and grain storage: 41.0 m maximum
 - c. grain bins (including delivery equipment): 46.0 m maximum

(c) FRONT YARD

The minimum front yard is 6.0 m.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street, and it shall be a minimum of 15.0 m for agri-tourism accommodation.

(e) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings, and it shall be a minimum of 15.0 m for agri-tourism accommodation.

(f) AGRICULTURAL BUILDINGS

Notwithstanding subsections 12.1.7(c) to (e), confined livestock areas and/or buildings housing more than 4 animals, or used for the processing of animal products, shall be located no less than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the area, building or stand shall be located no less than 30.0 m from the lot line.

(g) KENNELS/STABLES

Kennels and stables shall not be located on parcels less than 2.0 ha. and must be located a minimum of 15.0 m from all property lines.

(h) AGRI-TOURISM ACCOMMODATION (A1ta only)

- (i) Maximum of 10 sleeping units per farm in accordance with the following table:

farm size (hectares)	< 2.0	2.0-3.9	4.0-5.9	> 6.0
# of units permitted	0	5	7	10

The total number of Agri-Tourism Accommodation units permitted shall include the number of sleeping units of a bed and breakfast use.

- (ii) Notwithstanding Section 12.1.7.(h)(i), a bed and breakfast may be permitted on lots smaller than 2.0 hectares as per Section 10.9.
- (iii) Signage:
- One (1) non-illuminated freestanding sign with a maximum height of 3.5 metres, maximum sign area of 1.0m², and a minimum setback of 1.0 metre from all lot lines.
 - Two (2) on-site directional signs with a maximum sign area of 0.2m².

12.1.8. Other Regulations

(a) ADDITIONAL REGULATIONS

- (i) In addition to the regulations listed above, lands within the ALR may also be affected by regulations of the Agricultural Land Commission.
amended by Bylaw 1238, 2024
- (ii) Where a lot is created with Agricultural Land Commission approval for severance of a home-site or a lot to be used in lieu, and the lot is zoned A1 Agriculture 1, then the development regulations of the RU1 – Small-Scale Multiple Housing zone pertaining to Single Dwelling Housing, as described in section 15.1.6, shall apply to the development of that lot.
- (iii) 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.

SECTION 13 -- RURAL LARGE PARCEL ZONES

13.1. RLP – Rural Large Parcel 1

13.1.1. Purpose

The purpose is to provide a zone for rural areas of the community that have limited services, and are not expected to be developed for more intense use within the foreseeable future.

13.1.2. Principal Uses

- (a) agriculture, extensive
- (b) aquaculture
- (c) greenhouses and plant nurseries
- (d) group homes, minor
- (e) mobile homes
- (f) single dwelling housing

13.1.3. Secondary Uses

- (a) animal clinics, major
- (b) animal clinics, minor
- (c) bed and breakfast homes
- (d) care centres, minor
- (e) forestry
- (f) home occupations
- (g) kennels and stables
- (h) secondary or accessory suite
- (i) ~~tourist campsites~~ campsite spaces
- (j) utility services, minor impact
- (k) short term vacation rental

Amended by Bylaw 744

Added by Bylaw 1053

13.1.4. Buildings and Structures Permitted

- (a) one single detached house (which may contain a secondary suite) or one mobile home (as a principal use)
- (b) accessory buildings or structures (which may contain an accessory suite).
- (c) A mobile or manufactured home as an accessory suite

13.1.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 30.0 ha
- (b) WIDTH
The minimum lot width is 100.0 m.

(c) DEPTH

The minimum lot depth is 100.0 m.

13.1.6. Development Regulations

(a) SITE COVERAGE

The maximum site coverage is 2500 m² for residential development, and it is 35% for agricultural buildings and structures except it may be increased to 75% for greenhouses with closed wastewater and storm water management systems.

(b) HEIGHT

The maximum height is the lesser of 9.5 m or 2½ storeys, except it is 13.0 m for accessory buildings and 16.0 m for agricultural structures.

(c) FRONT YARD

The minimum front yard is 6.0 m.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

(e) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

(f) FARM BUILDINGS

Notwithstanding subsections 13.1.6(c) to (e), buildings housing more than 4 animals, or used for the processing of animal products or for agricultural and garden stands, shall not be located any closer than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the area, building or stand shall not be located any closer than 30.0 m from the lot line.

13.1.7. Other Regulations

(a) ANIMAL CLINICS

Major animal clinics shall not be located on parcels less than 2.0 ha.

(b) KENNELS/STABLES

Kennels and stables shall not be located on parcels less than 2.0 ha. and must be located a minimum of 50.0 m from all property lines.

(c) FLOOR AREA

The maximum gross floor area of stands selling agricultural products shall be 50.0 m².

(d) CAMPSITE SPACES

Campsite spaces are allowed at a rate of 10 sleeping units/60 ha. The maximum length of stay shall not exceed 90 days in any calendar year and use of the campsite spaces shall not to exceed 240 days in any calendar year.

(e) SECONDARY SUITE

A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

Amended by
Bylaw 744



(f) ACCESSORY SUITE

- (i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.
- (ii) A mobile or manufactured home may be considered an accessory suite in the RLP zone.
- (iii) One secondary suite or accessory suite is permitted per parcel.

(g) ADDITIONAL REGULATIONS

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.

Section 13.2 added by Bylaw 784

13.2. RLPO – Rural Large Parcel Oyama Road

13.2.1 Purpose

The purpose is to provide a zone for rural properties along Oyama Road to allow predetermined subdivisions of new lots.

13.2.2 Principal Uses

- a) agriculture, extensive
- b) aquaculture
- c) greenhouses and plant nurseries
- d) group homes, minor
- e) mobile homes
- f) single dwelling housing

13.2.3 Secondary Uses

- a) animal clinics, major
- b) animal clinics, minor
- c) bed and breakfast homes
- d) care centres, minor
- e) forestry
- f) home occupations
- g) kennels and stables
- h) secondary or accessory suite
- i) short term vacation rental
- j) tourist campsites
- k) utility services, minor impact

Added by Bylaw 1053



Added by Bylaw 882



- l) Zipline Course on Lot 2 Section 31 Township 21 ODYD Plan KAP84855

13.2.4 Buildings and Structures Permitted

- a) one single detached house (which may contain a secondary suite) or one mobile home (as a principal use)
- b) accessory buildings or structures (which may contain an accessory suite).
- c) A mobile or manufactured home as an accessory suite

13.2.5 Subdivision Regulations

- a) the minimum lot area is 4.0 ha, and
- b) subdivision may only occur as indicated in Table 13.2.5

Table 13.2.5

	ADDRESS	LEGAL DESCRIPTION	SUBDIVISION ELIGIBILITY
i.	5574 Todd Rd.	NW 1/4 SEC 6 TWP 10 ODYD EXCEPT PLANS 34917, 35092, 39199, KAP53967 AND KAP81360 (PID: 009-778-829)	up to three lots

ii.	5610 Oyama Lake Rd.	THE SW 1/4 OF SEC 6 SHOWN ON PLAN B16275; TWP 10 ODYD EXCEPT PLANS 34917, KAP55023, KAP59748, KAP65139 AND KAP67846 (PID: 013-451-642)	up to two lots
iii.	5617 Oyama Lake Rd.	LOT 2 SEC 31 TWP 21 ODYD PLAN KAP84855 (PID: 027-227-120)	up to two lots
iv.	5697 Oyama Lake Rd.	LOT 1 SEC 6 TWP 10 ODYD PLAN KAP65139 (PID: 024-585-211)	up to two lots
v.	5815 Oyama Lake Rd.	THE SE 1/4 OF SEC 6 TWP 10 ODYD EXCEPT PLANS H18507, KAP44199 AND KAP44768 (PID: 013-451-669)	up to two lots
vi.	6011 Oyama Lake Rd.	LOT A SEC 6 TWP 10 ODYD PLAN KAP50199 (PID: 018-332-366)	up to three lots
vii.	6047 Oyama Lake Rd.	THE NE 1/4 OF SEC 6 TWP 10 ODYD EXCEPT PLANS 35112, KAP50199, KAP76060 AND EPP47829 (PID: 013-451-634)	up to three lots
viii.	Any RLPO parcel not listed has previously subdivided to the maximum number of lots allowed, and may not subdivide further.		

13.2.6 Development Regulations

a) SITE COVERAGE

The maximum site coverage is 2500 m2 for residential development, and it is 35% for agricultural buildings and structures except it may be increased to 75% for greenhouses with closed wastewater and storm water management systems.

- a) HEIGHT
The maximum height is the lesser of 9.5 m or 2½ storeys, except it is 13.0 m for accessory buildings and 16.0 m for agricultural structures.
- b) FRONT YARD
The minimum front yard is 6.0 m.
- c) SIDE YARD
The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.
- d) REAR YARD
The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.
- e) FARM BUILDINGS
Notwithstanding subsections 13.1.6(c) to (e), buildings housing more than 4 animals, or used for the processing of animal products or for agricultural and garden stands, shall not be located any closer than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the area, building or stand shall not be located any closer than 30.0 m from the lot line.

13.2.7 Other Regulations

- a) KENNELS/STABLES
Kennels and stables must be located a minimum of 50.0 m from all property lines.
- b) FLOOR AREA
The maximum gross floor area of stands selling agricultural products shall be 50.0 m².
- c) TOURIST CAMPSITES
Seasonal use for recreational purposes not to exceed 240 days in one year. Tourist campsites are allowed at a rate of 10 sleeping units/60 ha.
- d) SECONDARY SUITE
A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.
- e) ACCESSORY SUITE
 - (i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.
 - (ii) A mobile or manufactured home may be considered an accessory suite in the RLPO zone.
 - (iii) One secondary suite or accessory suite is permitted per parcel.
- f) ADDITIONAL REGULATIONS
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.

Deleted by Bylaw 1298 2025

SECTION 14 -- RURAL RESIDENTIAL ZONES

14.1. RR1 – Rural Residential 1

14.1.1. Purpose

The purpose is to provide a zone for residential development, and complementary uses, on larger lots in areas of high natural amenity and rural services.

14.1.2. Principal Uses

- (a) agriculture, extensive
- (b) group homes, minor
- (c) single dwelling housing

14.1.3. Secondary Uses

- (a) animal clinics, major
- (b) animal clinics, minor
- (c) bed and breakfast homes
- (d) care centre, minor
- (e) home occupations
- (f) kennels and stables
- (g) secondary suite or accessory suite
- (h) utility services, minor impact
- (i) short term vacation rental

Added by Bylaw 1053

14.1.4. Building and Structures Permitted

- (a) one single detached house (which may contain a secondary suite);
- (b) accessory buildings or structures (which may contain an accessory suite).
- (c) A mobile or manufactured home as an accessory suite

14.1.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 4.0 ha.
- (b) WIDTH
The minimum lot width is 40.0 m.
- (c) DEPTH
The minimum lot depth is 100.0 m.

14.1.6. Development Regulations

- (a) COVERAGE
The maximum site coverage is 10%

Amended by
Bylaw 719

- (b) **HEIGHT**
The maximum height is the lesser of 9.5 m or 2½ storeys, except it is the lesser of 8.0 m or 1½ storeys for accessory buildings and 13.0 m for accessory structures.
- (c) **FRONT YARD**
The minimum front yard is 6.0 m.
- (d) **SIDE YARD**
The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.
- (e) **REAR YARD**
The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.
- (f) **FARM BUILDINGS**
Notwithstanding subsections 14.1.6(c) to (e), buildings housing more than 4 animals, or used for the processing of animal products or for agricultural and garden stands, shall not be located any closer than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the area, building or stand shall not be located any closer than 30.0 m from the lot line.

14.1.7. Other Regulations

- (a) **ADDITIONAL REGULATIONS**
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.
- (b) **SECONDARY SUITE**
 - (i) A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.
 - (ii) One secondary suite or accessory suite is permitted per parcel.
- (c) **ACCESSORY SUITE**
 - (i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.
 - (ii) A mobile or manufactured home may be considered an accessory suite.
 - (iii) One secondary suite or accessory suite is permitted per parcel.
- (d) **ANIMAL CLINICS**
Major animal clinics shall not be located on parcels less than 2.0 ha.
- (e) **KENNELS/STABLES**
Kennels and stables shall not be located on parcels less than 2.0 ha. and must be located a minimum of 50.0 m from all property lines.

14.2. RR2 – Rural Residential 2

14.2.1. Purpose

The purpose is to provide a zone for country residential development, and complementary uses, on medium sized lots in areas of high natural amenity and rural services.

14.2.2. Principal Uses

- (a) group home, minor
- (b) single dwelling housing

14.2.3. Secondary Uses

- (a) animal clinics, major
- (b) animal clinics, minor
- (c) bed and breakfast homes
- (d) care centre, minor
- (e) home occupations
- (f) hobby farms
- (g) secondary suite or accessory suite
- (h) utility services, minor impact
- (i) short term vacation rental

Added by Bylaw 1053

14.2.4. Building and Structures Permitted

- (a) one single detached house (which may contain a secondary suite);
- (b) accessory buildings or structures (which may contain an accessory suite).

14.2.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 1.0 ha (0.5 ha with community sewer).
- (b) WIDTH
The minimum lot width is 40.0 m.
- (c) DEPTH
The minimum lot depth is 30.0 m.

14.2.6. Development Regulations

- (a) COVERAGE
The maximum site coverage is 20%.
- (b) HEIGHT
The maximum height is the lesser of 9.5 m or 2½ storeys, except it is the lesser of 8.0 m or 1½ storeys for accessory buildings and 13.0 m for accessory structures.

Amended by
Bylaw 719

(c) FRONT YARD

The minimum front yard is 6.0 m.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

(e) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

(f) OTHER SETBACKS

Accessory buildings housing more than 4 animals shall be located no closer than 15.0 m to any lot line.

14.2.7. Other Regulations

(a) ANIMAL CLINICS

Major animal clinics shall not be located on parcels less than 2.0 ha.

(b) ADDITIONAL REGULATIONS

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.

(c) SECONDARY SUITES

(i) A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

(ii) Only one secondary suite or one accessory suite is permitted per parcel.

(d) ACCESSORY SUITE

(i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.

(ii) Only one secondary suite or one accessory suite is permitted per parcel.

14.3. RR3 – Rural Residential 3

14.3.1. Purpose

The purpose is to provide a zone for country residential development, and complementary uses, on smaller sized lots in areas of high natural amenity and rural services.

14.3.2. Principal Uses

- (a) group home, minor
- (b) single dwelling housing
added by Bylaw 1238, 2024
- (c) small-scale multiple housing

14.3.3. Secondary Uses

- (a) bed and breakfast homes
- (b) care centre, minor
- (c) home occupations
amended by Bylaw 1238, 2024
- (d) secondary suite
- (e) utility services, minor impact
- (f) short term vacation rental
added by Bylaw 1238, 2024
- (g) accessory suite
added by Bylaw 1246, 2024
- (h) Backyard Chickens

Added by Bylaw 1053



amended by Bylaw 1238, 2024

14.3.4. Building and Structures Permitted

- (a) one single detached house;
- (b) accessory buildings or structures;
- (c) small-scale multiple housing.

14.3.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 2500 m²
- (b) WIDTH
The minimum lot width is 30.0 m.
- (c) DEPTH
The minimum lot depth is 30.0 m.

14.3.6. Development Regulations

- (a) COVERAGE

The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.

deleted and replaced by Bylaw 1238, 2024

(b) HEIGHT

- (ii) Single Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2½ storeys;
- (iii) Small-Scale Multiple Housing: The maximum height is the lesser of 11m or 3 storeys;
- (iv) Accessory Buildings and Structures: The maximum height is the lesser of 8.0 m or 2 storeys for accessory buildings and 13.0 m for accessory structures.

(c) FRONT YARD

The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.

deleted and replaced by Bylaw 1238, 2024

(d) SIDE YARD

- (i) Single Dwelling Housing and Group Home, Minor: The minimum side yard is 3.0m, except it is 4.0 m from a flanking street.
- (ii) Small-Scale Multiple Housing: The minimum side yard is 1.5 m, except it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.

(e) REAR YARD

The minimum rear yard is 6.0 m, except it is 3.0 m for accessory buildings.

added by Bylaw 1238, 2024

(f) SETBACK BETWEEN PRINCIPAL BUILDINGS

Small-Scale Multiple Housing: the minimum setback between principal buildings in 3m.

deleted and replaced by Bylaw 1238, 2024

14.3.7. Other Regulations

(a) ADDITIONAL REGULATIONS

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.

(b) SECONDARY SUITES AND ACCESSORY SUITED

- (ii) The minimum setback between a principal building and an accessory building containing an accessory suite is 5m.
- (iii) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.

- (iv) Only one secondary suite or one accessory suite is permitted per parcel.
 - (v) Notwithstanding Section 14.3.7.(b)(iii), a maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.
- (c) SMALL SCALE MULTIPLE HOUSING
Notwithstanding 14.3.2(c), 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.
- (d) PRIVATE OPEN SPACE
Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.

SECTION 15 -- URBAN HOUSING ZONES

15.1. RU1 – Small-Scale Multiple Housing

Deleted and replaced by Bylaw 1238, 2024

15.1.1. Purpose

The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses, on medium-sized serviced urban lots.

15.1.2. Principal Uses

- (a) group homes, minor
- (b) single dwelling housing
added by Bylaw 1238, 2024
- (c) small-scale multiple housing

15.1.3. Secondary Uses

- (a) bed and breakfast homes
- (b) care centres, minor
- (c) home occupations
- (d) secondary suite
- (e) utility services, minor impact
- (f) short term vacation rental
added by Bylaw 1238, 2024
- (g) accessory suite
added by Bylaw 1246, 2024
- (h) **Backyard Chickens**

Added by Bylaw 1053

15.1.4. Buildings and Structures Permitted

- (a) one single detached house
- (b) accessory buildings or structures
added by Bylaw 1238, 2024
- (c) small-scale multiple housing

15.1.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 500 m².
- (b) WIDTH
The minimum lot width is 15.0 m.
- (c) DEPTH
The minimum lot depth is 30.0 m.

deleted and replaced by Bylaw 1238, 2024

15.1.6. Development Regulations

(a) SITE COVERAGE

- (i) Single Dwelling Housing and Group Home, Minor: The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
- (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.

(b) HEIGHT

- (i) Single Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2 ½ storeys
- (ii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
- (iii) Accessory buildings and structures: The maximum height is 5.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.

(c) FRONT YARD

- (i) Single Dwelling Housing and Group Home, Minor: The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
- (ii) Small-Scale Multiple Housing: The minimum front yard is 4 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.

(d) SIDE YARD

- (i) Single Dwelling Housing and Group Home, Minor: The minimum side yard is 2.0m, except that it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street, or when required by subparagraph 15.1.6 (e).
- (ii) Small-Scale Multiple Housing: The minimum side yard it 1.5 m except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.

(e) REAR YARD

- (i) Single Dwelling Housing and Group Home, Minor: The minimum rear yard is 6.0 m except where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.
- (ii) Small-Scale Multiple Housing: The minimum rear yard is 3 m.
- (iii) Accessory Buildings and Structures: The minimum rear yard is 1.5m, except it is 3 m for an accessory building containing an accessory suite.

(f) SETBACK BETWEEN PRINCIPAL BUILDINGS

Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.

15.1.7. Other Regulations

(a) SECONDARY SUITE AND ACCESSORY SUITES

- (ii) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.
- (iii) Only one secondary suite or one accessory suite is permitted per parcel.
- (iv) Notwithstanding Section 15.1.7 (a)(ii), a maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.

(b) REAR LANE

Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in areas where the topography would require the slope of such access to exceed 15%.

(c) HOUSING AGREEMENTS

Where a housing agreement has been entered into pursuant to Section 7.10, smaller lot dimensions may be permitted.

(d) ADDITIONAL REGULATIONS

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.

(e) SMALL-SCALE MULTIPLE HOUSING

Notwithstanding 15.1.2(c), 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.

(f) PRIVATE OPEN SPACE

Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.

Section 15.2 added by Bylaw 992

15.2. RU2 – Small Lot Small-Scale Multiple Housing

deleted and replaced by Bylaw 1238, 2024

15.2.1. Purpose

The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses, on small serviced urban lots.

15.2.2. Principal Uses

(a) single dwelling housing

(b) group home, minor

added by Bylaw 1238, 2024

(c) small-scale multiple housing

15.2.3. Secondary Uses

(a) secondary suite

(b) care centres, minor

(c) utility services, minor impact

added by Bylaw 1238, 2024

(d) accessory suite

amended by Bylaw 1238, 2024

15.2.4. Buildings and Structures Permitted

(a) one single detached house

(b) accessory buildings or structures

(c) small-scale multiple housing

15.2.5. Subdivision Regulations

(a) Area

The minimum lot area is 400 m²

(b) Width

The minimum lot width is 13.5 m

(c) Depth

The minimum lot depth is 30.0 m

deleted and replaced by Bylaw 1238, 2024

15.2.6. Development Regulations

(a) SITE COVERAGE

- (i) Single Dwelling Housing and Group Home, Minor: The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.

- (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.
- (b) HEIGHT
 - (i) Single Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2 ½ storeys.
 - (ii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
 - (iii) Accessory buildings and structures: The maximum height is 4.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.
- (c) FRONT YARD
 - (i) Single Dwelling Housing and Group Home, Minor: The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
 - (ii) Small-Scale Multiple Housing: The minimum front yard is 4 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
- (d) SIDE YARD
 - (i) Single Dwelling Housing and Group Home, Minor: The minimum side yard is 1.5 m for a 1 or 1 ½ storey portion of a building and 1.8 m for a 2 or 2 ½ storey portion of a building, except it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from the street.
 - (ii) Small-Scale Multiple Housing: The minimum side yard is 1.5 m, except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.
- (e) REAR YARD
 - (i) Single Dwelling Housing: The minimum rear yard is 6.0 m for a 1 or 1 ½ storey portion of a building and 7.5 m for a 2 or 2 ½ storey portion of a building.
 - (ii) Small-Scale Multiple Housing: The minimum rear yard is 3 m.
 - (iii) Accessory Buildings and Structures: The minimum rear yard is 1.5m, except it is 3 m for an accessory building containing an accessory suite.
- (f) SETBACK BETWEEN PRINCIPAL BUILDINGS

Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.

15.2.7. Additional Regulations

deleted and replaced by Bylaw 1238, 2024

- (a) SECONDARY SUITES AND ACCESSORY SUITES

- (i) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.
 - (ii) Only one secondary suite or one accessory suite is permitted per parcel.
 - (iii) Notwithstanding Section 15.2.7.(a)(ii), a maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.
- (b) REAR LANE
Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for development in areas where the topography would require the slope of such access to exceed 15%.
- (c) ADDITIONAL REGULATIONS
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.
- (d) SMALL-SCALE MULTIPLE HOUSING
 - (i) located within the urban containment boundary;
 - (ii) connected to municipal sewer and water services; and
 - (iii) 4,050m² or smaller in lot size.
- (e) PRIVATE OPEN SPACE
Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.

15.3. RU-M –Single Family Housing Mobile Home

- 15.3.1. Purpose
The purpose is to provide a zone for single mobile and manufactured home development and compatible secondary uses on serviced urban lots.
- 15.3.2. Principal Uses
 - (a) mobile home
 - (b) manufactured home
- 15.3.3. Secondary Uses
 - (a) home occupations
 - (b) utility services, minor impact
- 15.3.4. Buildings and Structures Permitted

- (a) one manufactured or mobile home
- (b) accessory buildings or structures

15.3.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 400 m².
- (b) WIDTH
The minimum lot width is 13.0 m.
- (c) DEPTH
The minimum lot depth is 30.0 m.

15.3.6. Development Regulations

- (a) SITE COVERAGE
The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
- (b) HEIGHT
The maximum height is the lesser of 7.6 m or 1 storey, except it is 4.5 m for accessory buildings and accessory structures.
- (c) FRONT YARD
The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
- (d) SIDE YARD
The minimum side yard is 2.0 m, except that it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street, or when required by subparagraph 15.2.6 (e).
- (e) REAR YARD
 - (i) The minimum rear yard is 6.0 m, except that it is 1.5 m for accessory buildings.
 - (ii) Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.

15.3.7. Other Regulations

- (a) REAR LANE
Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in areas where the topography would require the slope of such access to exceed 15%.
- (b) HOUSING AGREEMENTS

Where a housing agreement has been entered into pursuant to Section 7.10, smaller lot dimensions may be permitted.

(c) **ADDITIONAL REGULATIONS**

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.

amended by Bylaw 1238, 2024

15.4. RU-6 –Large Lot Small-Scale Multiple Housing

15.4.1. Purpose

The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses, on larger serviced urban lots.

15.4.2. Principal Uses

- (a) group homes, minor
- (b) two dwelling housing
- (c) small-scale multiple housing

15.4.3. Secondary Uses

- (a) home occupations
- (b) utility services, minor impact
- (c) secondary suite
- (d) accessory suite

15.4.4. Buildings and Structures Permitted

- (a) duplex housing;
- (b) semi-detached housing;
- (c) accessory buildings or structures;
- (d) small-scale multiple housing

amended by Bylaw 1238, 2024

15.4.5. Subdivision Regulations

(a) AREA

The minimum lot area is 700 m², but 800 m² for a corner lot.

(b) WIDTH

The minimum lot width is 18.0 m, except that it is 20.0 m for a corner lot.

(c) DEPTH

The minimum lot depth is 30.0 m.

15.4.6. Development Regulations

(a) SITE COVERAGE

- (i) Two Dwelling Housing and Group Home, Minor: The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
- (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.

(b) HEIGHT

- (i) Two Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2 ½ storeys.
- (ii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
- (iii) Accessory Buildings and Structures: The maximum height is 4.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.

(c) FRONT YARD

- (i) Two Dwelling Housing and Group Home, Minor: The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
- (ii) Small-Scale Multiple Housing: The minimum front yard is 4 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.

(d) SIDE YARD

- (i) Two Dwelling Housing and Group Home, Minor: The minimum side yard is 2.0 m, except that it is 3.0 m from a flanking street or when required by subparagraph 15.4.6 (e), and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street.
- (ii) Small-Scale Multiple Housing: The minimum side yard is 1.5 m, except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.

(e) REAR YARD

- (i) Two Dwelling Housing and Group Homes Minor: The minimum rear yard is 6.0 m. Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.
- (ii) Small-Scale Multiple Housing: The minimum rear yard is 3 m.
- (iii) Accessory Buildings and Structures: The minimum rear yard is 1.5 m, except it is 3 m for an accessory building containing an accessory suite.

(f) SETBACK BETWEEN PRINCIPAL BUILDINGS

Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.

15.4.7. Other Regulations

(a) ADDITIONAL REGULATIONS

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.

(b) REAR LANE

Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in areas where the topography would require the slope of such access to exceed 15%.

(c) SECONDARY SUITES AND ACCESSORY SUITES

- (i) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.
- (ii) Secondary suites and accessory suites are only permitted on lots where Small-Scale Multiple Housing is a permitted use.
- (iii) A maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.

(d) SMALL-SCALE MULTIPLE HOUSING

Notwithstanding 15.4.2(c), 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.

(e) PRIVATE OPEN SPACE

Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit

15.5. RM2 – Low Density Row Housing

15.5.1. Purpose

The purpose is to provide a zone for low density row housing and compatible secondary uses on urban services.

15.5.2. Principal Uses

- (a) multiple dwelling housing
- (b) two dwelling housing

15.5.3. Secondary Uses

- (a) care centres, minor
- (b) home occupation
- (c) utility services, minor impact

15.5.4. Buildings and Structures Permitted

- (a) duplex housing;
- (b) row housing;
- (c) semi-detached housing;
- (d) accessory buildings or structures.

15.5.5. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m.
- (b) DEPTH
The minimum lot depth is 30.0 m.
- (c) AREA
The minimum lot area is 1000 m².

15.5.6. Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio is 0.5, except it is 0.55 with a housing agreement pursuant to the provisions of Section 7.10. Where screened parking spaces are provided totally under habitable or common amenity areas, the floor area ratio may be increased by 0.08 multiplied by the ratio of such parking spaces to the total required up to a maximum of 0.08.
- (b) SITE COVERAGE
The maximum site coverage is 45%, provided that the maximum site coverage of buildings, driveways and parking areas is not more than 50%.
- (c) HEIGHT
The maximum height is the lesser of 9.5 m or 2 ½ storeys, except it is 4.5 m for accessory buildings and structures.

(d) FRONT YARD

The minimum site front yard is 4.5 m, except it is 6.0 m to a garage door or carport entrance.

(e) SIDE YARD

The minimum site side yard is 4.0 m for a 1 or 1½ storey portion of a building or an accessory building or structure and 4.5 m for a 2 or 2½ storey portion of a building, except it is 4.5 m from a flanking street unless there is a garage accessed from the flanking street, it is 6.0 m. Side yards are not required on a lot line that has a party wall.

(f) REAR YARD

The minimum site rear yard is 6.0 m for a 1 or 1 ½ storey portion of a building and 7.5 m for a 2 or 2 ½ storey portion of a building, except it is 1.5 m for accessory buildings.

(g) No principal building shall be closer than 3.0 m to another principal building.

15.5.7. Other Regulations

(a) DWELLINGS

No more than 6 dwellings may be located in a building.

(b) PRIVATE OPEN SPACE

A minimum area of 25 m² of private open space shall be provided per dwelling.

(c) ADDITIONAL REGULATIONS

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.

Section 15.6 deleted and replaced by Bylaw 824

Section 15.6 RM3 - Residential Ground Oriented added by Bylaw 1331, 2026

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.

Section for RM4 – Low Density Multiple Housing renumbered by Bylaw 1331, 2026

15.7. RM4 – Low Density Multiple Housing

15.7.1. Purpose

The purpose is to provide a zone primarily for low rise low density apartment housing with urban services as a transition between low and medium density development.

15.7.2. Principal Uses

- (a) boarding or lodging houses

- (b) congregate housing
- (c) group home, major
- (d) multiple dwelling housing
- (e) two dwelling housing

15.7.3. Secondary Uses

- (a) care centres, major
- (b) home occupation
- (c) utility services, minor impact

15.7.4. Buildings and Structures Permitted

- (a) apartment housing;
- (b) duplex housing;
- (c) row housing;
- (d) semi-detached housing;
- (e) stacked row housing;
- (f) accessory buildings or structures.

15.7.5. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m.
- (b) DEPTH
The minimum lot depth is 30.0 m.
- (c) AREA
The minimum lot area is 900 m².

15.7.6. Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio is 0.65, except it is 0.75 with a housing agreement pursuant to the provisions of Section 7.10. Where parking spaces are provided totally beneath habitable space of a principal building or beneath usable 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 0.20 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.20.
- (b) SITE COVERAGE
The maximum site coverage is 45%, provided that the maximum site coverage of buildings, driveways, and parking areas is 60%.
- (c) HEIGHT

The maximum height is the lesser of 12.4 m or 3 storeys, except it is 4.5 m for accessory buildings and structures.

(d) FRONT YARD

The minimum site front yard is 6.0 m.

(e) SIDE YARD

The minimum site side yard is 2.3 m for a building not over 2 storeys or an accessory building or structure, and 4.5 m for any part of a building over 2 storeys, except it is 4.5 m from a flanking street.

(f) REAR YARD

The minimum site rear yard is 7.5 m and 1.5 m for accessory buildings.

(g) PRINCIPAL BUILDINGS

No principal building shall be closer than 3.0 m to another principal building.

(h) SETBACK FOR ACCESSORY BUILDINGS

The setback requirements for an accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.

15.7.7. Other Regulations

(a) CARE CENTRES

No more than one major care centre is permitted per site.

(b) PRIVATE OPEN SPACE

A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(c) ADDITIONAL REGULATIONS

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.

Section for RM5 – Medium Density Multiple Housing renumbered by Bylaw 1331, 2026

15.8. RM5 – Medium Density Multiple Housing

15.8.1 Purpose

The purpose is to provide a zone primarily for medium density apartments and compatible secondary uses on serviced urban lots. Secondary uses can include commercial uses in conjunction with residential development.

15.8.2 Principal Uses

- a) boarding and lodging houses
- b) congregate housing
- c) group home, major
- d) multiple dwelling housing

15.8.3 Secondary Uses

- a) care centres, major
- b) home occupation
- c) financial services
- d) food primary establishment
- e) government services
- f) health services
- g) offices
- h) participant recreation services, indoor
- i) personal service establishments
- j) public libraries and cultural exhibits
- k) retail stores, convenience

15.8.4 Buildings and Structures Permitted

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

15.8.5 Subdivision Regulations

- a) WIDTH
The minimum lot width is 30.0 m.
- b) DEPTH
The minimum lot depth is 35.0 m.
- c) AREA
The minimum lot area is 1400 m².

15.8.6 Development Regulations

- a) FLOOR AREA RATIO
 - i. The maximum floor area ratio is 1.0, except it is up to 1.3 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18 . 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. 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.

- ii. The maximum floor ratio area attributable to all commercial uses is 0.15.

b) SITE COVERAGE

- i. The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and parking areas is 60%.

c) HEIGHT

- i. The maximum height is the lesser of 12.4 m or 3 storeys, except it is 4.5 m for accessory buildings and structures. This height is increased to the lesser of 16.5 m or 4 storeys where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.17.

d) FRONT YARD

- i. The minimum site front yard is 6.0 m.

e) SIDE YARD

- i. The minimum site side yard is 4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys, and 7.5 m from a flanking street.

f) REAR YARD

- i. The minimum site rear yard is 9.0 m, except it is 7.5 m where there is a rear lane. It is 6.0 m for accessory buildings.

g) SETBACK FOR ACCESSORY BUILDINGS

The setback requirements for an accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.

15.8.7 Other Regulations

a. PRIVATE OPEN SPACE

A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

b. BUILDING FRONTAGE

No continuous building frontage shall exceed 40.0 m for a 3 or 4 storey building, nor 65.0 m for a 2 storey building. If the frontage is interrupted by an open courtyard equivalent in depth and width to the building height, the maximum continuous 3 storey building frontage may be 80.0 m provided that no building section exceeds 40.0 m. The building must be designed so the portion adjacent to neighbouring development is no more than ½ storey higher.

c. ADDITIONAL REGULATIONS

Commercial uses must have separate entries apart from the residential access.

Commercial uses must be located on the ground level.

Commercial uses may not be located within an accessory building.

Lot 1, Sect. 10, DL 118, O.D.Y.D., Plan 11125 may contain a food primary establishment and/or public libraries and cultural exhibits as primary uses to a maximum area not to exceed 850 m².

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.

Section for RM7 – Mobile Home Park renumbered by Bylaw 1331, 2026

15.9. RM7 – Mobile Home Park

15.9.1. Purpose

The purpose is to provide a zone for mobile homes on individual spaces in a mobile home park setting on serviced urban lots.

15.9.2. Principal Uses

- (a) mobile home park

15.9.3. Secondary Uses

- (a) care centres, minor
- (b) home occupations

- (c) offices
 - (d) utility services, minor impact
- 15.9.4. Buildings and Structures Permitted
 - (a) mobile homes;
 - (b) accessory buildings and structures.
- 15.9.5. Subdivision Regulations
 - (a) WIDTH

The minimum site width is 50.0 m.
 - (b) DEPTH

The minimum site depth is 50.0 m.
 - (c) AREA

The minimum site area is 2.0 ha.
- 15.9.6. Development Regulations
 - (a) DENSITY

The maximum density is 20 dwellings/ha.
 - (b) HEIGHT

The maximum height is the lesser of 7.6 m or 1 storey.
 - (c) FRONT YARD

The minimum site front yard is 6.0 m.
 - (d) SIDE YARD

The minimum site side yard is 4.5 m.
 - (e) REAR YARD

The minimum site rear yard is 6.0 m.
- 15.9.7. Other Regulations
 - (a) MOBILE HOME SPACES
 - (i) Each mobile home shall be provided with an individual mobile home space, of not less than 325.0 m², with a minimum width of 12.0 m and a minimum depth of 25.0 m, and internal road access.
 - (ii) No mobile home shall be located closer than 3.0 m to the back curb of an internal roadway or parking area, no closer than 6.0 m to another mobile home unless permitted by fire protection regulations, but in no case closer than 1.5 m to the edge of the mobile home space.
 - (b) OFFICES

Offices are limited to one office for the management and operation of the manufactured home park.
 - (c) CARE CENTRES

Minor care centres are restricted to one per mobile home park site.
 - (d) PRIVATE OPEN SPACE

A minimum of 5% of the site area shall be private open space.

(e) ACCESSORY BUILDING

One accessory building per mobile home space, compatible in finishing materials, is permitted to a maximum area of 10.0 m² and a maximum height of 2.5 m.

(f) ADDITIONAL REGULATIONS

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.

SECTION 16 -- COMMERCIAL ZONES

16.1. C1 – Town Centre Commercial

C1lp – Town Centre Commercial (Liquor Primary)

16.1.1. Purpose

The purpose is to designate and preserve land for the orderly development of the financial, retail, entertainment, governmental and cultural core of the District.

16.1.2. Principal Uses

(a) amusement arcade, major

(b) animal clinic, minor

Added by Bylaw 719

(c) apartment hotels

(d) boarding or lodging houses

Added by Bylaw 1066

(e) broadcasting studios

(f) breweries and distilleries, minor

(g) business support services

Added by Bylaw 1054

(h) cannabis dispensary

(i) care centres, major

(j) commercial schools

(k) community recreation services

(l) congregate housing

(m) custom indoor manufacturing

Added by Bylaw 719; Amended
by Bylaws 896 & 883

(n) drive-in restaurants (Lot A, Plan KAP84477; Lot A, Plan KAP49388; Lot A, Plan KAP 72918; Lot B, Plan EPP39983; Lot C Plan 12891)

(o) emergency and protective services

(p) financial services

(q) food primary establishment

(r) funeral services

(s) gaming facilities

(t) government services

(u) health services

(v) hotels

(w) household repair services

(x) licensee retail liquor store

(y) liquor primary establishment, major (C1lp only)

(z) liquor primary establishment, minor

(aa) non-accessory parking

(bb) offices

(cc) participant recreation services, indoor

(dd) personal service establishments

Deleted and replaced
by Bylaw 1331

- (ee) Assembly Use
- (ff) private education services
- (gg) public education services
- (hh) public libraries and cultural exhibits
- (ii) public parks
- (jj) religious assemblies
- (kk) retail stores, convenience
- (ll) retail stores, general
- (mm) spectator entertainment establishments
- (nn) spectator sports establishments
- (oo) temporary shelter services
- (pp) used goods stores

16.1.3. Secondary Uses

- (a) amusement arcade, minor
- (b) apartment housing
- (c) care centres, intermediate
- (d) care centres, minor
- (e) home occupation
- (f) utility services, minor impact

16.1.4. Subdivision Regulations

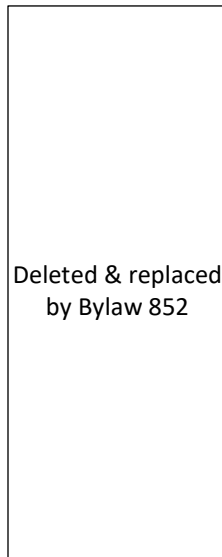
- (a) WIDTH
The minimum lot width is 6.0 m.
- (b) DEPTH
The minimum lot depth is 30.0 m.
- (c) AREA
The minimum lot area is 200 m².

16.1.5. 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 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 . 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. 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) Apartment/Apartment Hotels: 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.

Except where a property is within the “Main Street Incentive Area” as identified within Main Street Tax Revitalization Bylaw 853, 2013, the maximum height for Apartment/Apartment Hotels 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.

Except where a property is within the “Main Street Incentive Area” as identified within Main Street Tax Revitalization Bylaw 853, 2013, the maximum height for Other Uses is the lesser of 16.5 m or 4 storeys.

(c) FRONT YARD

The minimum front yard is 2.0 m.

(d) SIDE YARD

The minimum side yard is 0.0 m.

(e) REAR YARD

The minimum rear yard is 0.0 m.

16.1.6. Other Regulations

(a) PRIVATE OPEN SPACE

A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(b) PARKING REGULATIONS

In the C1 – Town Centre Commercial zone, a maximum of 125% of required parking is permitted.

(c) ADDITIONAL REGULATIONS

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.

(d) 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 street frontage and a minimum of 50% of the gross floor area of the main floor.

16.1.7 Site Specific Regulations

Added by
Bylaw 794



- (a) The Floor Area Ratio for Lot B, DL 118, Sect. 10, TWP 20, O.D.Y.D., Plan 22191 or portion thereof shall be the value determined in accordance with section 16.1.5 (a) increased by a factor of 1.4.
- (b) Notwithstanding section 16.1.6 (d) a mixed use building incorporating residential and other uses on Lot B, DL 118, Sect. 10, TWP 20, O.D.Y.D., Plan 22191 or portion thereof shall have the commercial development located at the "Main Street" floor and any other floor.

16.2. C2 – Neighbourhood Commercial

16.2.1. Purpose

The purpose is to provide a zone for the range of services needed on a day to day basis by residents within their neighbourhoods.

16.2.2. Principal Uses

- (a) animal clinics, minor
- (b) animal daycare
- (c) care centres, major
- (d) financial services
- (e) food primary establishment
- (f) health services
- (g) licensee retail liquor store (smaller than 75 m²)
- (h) liquor primary establishment, minor
- (i) offices
- (j) participant recreation services, indoor
- (k) personal service establishments
- (l) public libraries and cultural exhibits
- (m) recycled materials drop-off centres
- (n) retail stores, convenience

16.2.3. Secondary Uses

- (a) amusement arcades, minor
- (b) apartment housing
- (c) care centres, minor
- (d) Fuelling Station

Deleted and replaced
by Bylaw 1331



- (e) home occupation
- (f) utility services, minor impact

16.2.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 40.0 m.
- (b) DEPTH
The minimum lot depth is 30.0 m.
- (c) AREA
 - (i) The minimum lot area is 1500 m².
 - (ii) The maximum lot area is 1.0 ha.

16.2.5. Development Regulations

- (a) FLOOR AREA RATIO
The maximum commercial floor area ratio is 0.3. In addition, a residential floor area ratio of 0.2 is permitted, except it is 0.3 with a housing agreement pursuant to the provisions of Section 7.10. Where screened parking spaces are provided totally under habitable or common amenity areas, the floor area ratio may be increased by 0.08 multiplied by the ratio of such parking spaces to the total required up to a maximum of 0.08.
- (b) SITE COVERAGE
The maximum site coverage is 40%.
- (c) HEIGHT
The maximum height is the lesser of 10.5 m or 2½ storeys.
- (d) FRONT YARD
The minimum front yard is 4.5 m.
- (e) SIDE YARD
The minimum side yard is 2.0 m for a 1 or 1½ storey portion of a building or an accessory building or structure and 3.0 m for a 2 or 2½ storey portion of a building, except it is 4.5 m from a flanking street.
- (f) REAR YARD
The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a residential zone.

16.2.6. Other Regulations

- (a) APARTMENTS
Apartment housing requires access to grade separate from the commercial uses.
- (b) PRIVATE OPEN SPACE
A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling or group home bedroom, 10.0 m² of private open space

shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(c) GROSS FLOOR AREA

Individual offices and retail stores – convenience shall not have a gross floor area greater than 235m². Where two or more retail stores – convenience share a common retail space each may have a gross floor area of no greater than 235m². Licensee liquor stores shall not have a gross floor area greater than 75m².

(d) ADDITIONAL REGULATIONS

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.

Section 16.3 C3 – Business Park Commercial added by Bylaw 1331, 2026

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.

16.3.6 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.

Section for C9 – Tourist Commercial renumbered by Bylaw 1331, 2026

16.4. C9 – Tourist Commercial

16.4.1. Purpose

The purpose is to designate and preserve land for the orderly development of commercial visitor facilities.

16.4.2. Principal Uses

- (a) amusement arcades, major
- (b) amusement establishments, outdoor
- (c) apartment hotels
- (d) boat storage
- (e) drive-in food services
- (f) hotels

- (g) motels
- (h) multiple dwelling housing on Lot A, Plan KAP82281, O.D.Y.D.
- (i) participant recreation services, indoor
- (j) ~~tourist campsites~~ recreational tourist accommodation
- (k) retail stores, convenience on that 1.2 ha. portion of That Part of the Fractional South East ¼ of Section 11 Outlined Red on Plan B3779; Township 14 ODYD Except: (1) Colored Red on Plan A421 (2) Plans 8939 and 39746 shown as Area 'B' in Schedule A attached to Zoning Amendment (Z2018-009) Bylaw 1139, 2021.

Amended by Bylaw 744

Added by Bylaw 1139

16.4.3. Secondary Uses

- (a) amusement arcades, minor
- (b) care centres, major
- (c) food primary establishment
- (d) licensee retail liquor store
- (e) liquor primary establishment, minor
- (f) offices
- (g) personal service establishments
- (h) residential security operator unit
- (i) retail stores, convenience
- (j) utility services, minor impact
- (k) Fuelling Station and marine fuel facility on that 1.2 ha. portion of That Part of the Fractional South East ¼ of Section 11 Outlined Red on Plan B3779; Township 14 ODYD Except: (1) Colored Red on Plan A421 (2) Plans 8939 and 39746 shown as Area 'B' in Schedule A attached to Zoning Amendment (Z2018-009) Bylaw 1139, 2021.

Added by Bylaw 1139,
amended by Bylaw 1331

16.4.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m.
- (b) DEPTH
The minimum lot depth is 35.0 m.
- (c) AREA
The minimum lot area is 1800 m².

16.4.5. Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio is 0.5 except it is 1.5 for apartment hotels and hotels.
- (b) SITE COVERAGE
The maximum site coverage is 40%.

(c) HEIGHT

- (i) Apartment/Apartment Hotels: the lesser of 11.0 m or 2 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 11.0 m or 2 storeys.

(d) FRONT YARD

The minimum front yard is 6.0 m.

(e) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.5 m on a flanking street.

Amended by
Bylaw 744



(f) REAR YARD

The minimum rear yard is 4.5 m.

(g) MAXIMUM DENSITY – Campsite Spaces

The maximum density of campsite spaces for recreational tourist accommodation shall be 74 spaces per gross hectare (30 per gross acre).

16.4.6. Other Regulations

- (a) Go-kart tracks are allowed only on sites greater than 1.5 ha.
- (b) Offices are limited to those secondary to and serving the principal use.
- (c) Individual minor amusement arcades, offices, convenience retail sales, and licensee retail liquor stores shall not have a floor area greater than 90 m².

Amended by
Bylaw 744



- (d) Recreational tourist accommodation is allowed only on sites greater than 1.0 ha.

- (e) Hotels and motels are permitted only when connected to urban services.

- (f) Boat Storage use is only permitted on property that abuts or is within 100 m of a public or private boat launch facility. Structures or buildings used for the purpose of storing boats or other marine equipment are limited to one storey or 6 m and must meet the siting requirements for accessory buildings or structures. In no case are boats or marine equipment permitted to exceed a single tier of storage.

(g) ADDITIONAL REGULATIONS

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.

Added by Bylaw 1212, 2023

Section for C9A – Tourist Commercial renumbered by Bylaw 1331, 2026

16.5 C9A – Tourist Commercial

16.5.1. Purpose

The purpose is to designate and preserve land for the orderly development of commercial facilities and services for visitors to the community, encouraging a mix of commercial developments in a walkable urban setting.

16.5.2

Principal Uses

- (a) breweries and distilleries, minor
- (b) food primary establishment
- (c) liquor primary establishment, minor
- (d) hotels
- (e) motels
- (f) participant recreation services, indoor
- (g) spectator entertainment establishments

16.5.3

Secondary Uses

- (a) licensee retail liquor store
- (b) offices
- (c) personal service establishments
- (d) residential security operator unit
- (e) retail stores, convenience

16.5.4

Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m.
- (b) DEPTH
The minimum lot depth is 35.0 m.
- (c) AREA
The minimum lot area is 1800 m²

16.5.5

Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio is 1.5
- (b) SITE COVERAGE
The maximum site coverage is 40%
- (c) HEIGHT
 - (i) Hotels: 12.4m 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 22.0m or 6 storeys.
 - (ii) Other Uses: the lesser of 12.4m or 3 storeys
- (d) FRONT YARD
The minimum front yard is 6.0m

- (e) SIDE YARD
The minimum side yard is 3.0m except that it is 4.5m on a flanking street.
- (f) REAR YARD
The minimum rear yard is 4.5m.

16.5.6

Other Regulations

- (a) Offices are limited to those secondary to and serving the principal use
- (b) A building incorporating hotel, motel and office uses shall locate other commercial uses with higher traffic on the first 1-2 storeys of development.
- (c) ADDITIONAL REGULATIONS
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, distance from water, 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.

Section for C10 – Service Commercial renumbered by Bylaw 1331, 2026

16.6. C10 – Service Commercial

16.6.1. Purpose

The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented uses not provided for in other zones.

16.6.2. Principal Uses

- (a) amusement arcades, major
- (b) animal clinics, major
- (c) animal clinics, minor
- (d) animal daycare
- (e) assembly use
- (f) auctioneering establishments
- (g) automotive and minor recreation vehicle sales/rentals
- (h) automotive and equipment repair shops
- (i) breweries and distilleries, minor
- (j) broadcasting studios
- (k) business support services
- (l) car washes
- (m) care centres, major
- (n) commercial schools
- (o) commercial storage

Amended by Bylaw 1331



Amended by Bylaw 1066



- (p) convenience vehicle rentals
- (q) drive-in food services
- (r) equipment rentals
- (s) emergency and protective services
- (t) fleet services
- (u) food primary establishment
- (v) fuelling stations
- (w) funeral services
- (x) gaming facilities
- (y) government agencies
- (z) greenhouses and plant nurseries
- (aa) household repair services
- (bb) liquor primary establishment, minor
- (cc) licensee retail liquor store
- (dd) non-accessory parking
- (ee) participant recreation services, indoor
- (ff) pawnshop
- (gg) pop-up market
- (hh) rapid drive-through vehicle services
- (ii) recycled materials drop-off centres
- (jj) religious assembly
- (kk) retail stores, service commercial
- (ll) service stations, minor
- (mm) truck and manufactured home sales rentals
- (nn) used goods stores
- (oo) vehicle and equipment sales rentals, industrial
- (pp) vehicle and equipment services, industrial
- (qq) warehousing

Amended by Bylaw 1331

Amended by Bylaw 1331

Amended by Bylaw 1331

16.6.3. Secondary Uses

- (a) amusement arcades, minor
- (b) office
- (c) outdoor storage
- (d) residential security operator unit
- (e) utility services, minor impact

Added by Bylaw 719

16.6.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m, except it is 40.0 m if not abutting a lane.
- (b) DEPTH

The minimum lot depth is 30.0 m.

(c) AREA

The minimum lot area is 1000 m².

16.6.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 0.65.

(b) SITE COVERAGE

The maximum site coverage is 60%.

(c) HEIGHT

The maximum height is the lesser of 12.0 m or 3 storeys.

(d) FRONT YARD

The minimum front yard is 2.0 m.

(e) SIDE YARD

The minimum side yard is 0.0 m, except it is 2.0 m when abutting a flanking street, and 4.5 m when adjacent to a residential, agricultural, or institutional zone.

(f) REAR YARD

The minimum rear yard is 0.0 m, except it is 4.5 m for lots abutting a residential zone with no intervening lane or street.

16.6.6. Other Regulations

(a) ADDITIONAL REGULATIONS

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.

(b) Only one residential security operator unit is permitted on a site.

(c) There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, is allowed provided that the area to be used for storage does not exceed the building area used by the business to carry on its operation and the storage is screened from view from any street or lane and from adjacent properties.

Section for C11 – Highway Commercial renumbered by Bylaw 1331, 2026

16.7. C11 – Highway Commercial

16.7.1. Purpose

The purpose is to designate and preserve land for the orderly development of a range of commercial uses located adjacent to the west side of Highway 97 that primarily cater to the needs of the travelling public.

16.7.2. Principal Uses

- (a) amusement establishments, outdoor
- (b) automotive and minor recreation vehicle sales/rentals
- (c) automotive and equipment repair shops
- (d) breweries and distilleries, minor
- (e) car washes
- (f) drive-in food services
- (g) food primary establishment
- (h) hotels
- (i) motels
- (j) participant recreation services, indoor
- (k) retail stores, convenience

Added by Bylaw 1066

16.7.3. Secondary Uses

- (a) amusement arcades, minor
- (b) fuelling station
- (c) licensee retail liquor store
- (d) liquor primary establishment, minor
- (e) outdoor storage
- (f) rapid drive-through vehicle service
- (g) utility services, minor impact

Amended by Bylaw 1331

Added by Bylaw 854

16.7.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m, except it is 40.0 m if not abutting a lane.
- (b) DEPTH
The minimum lot depth is 30.0 m.
- (c) AREA
The minimum lot area is 1200 m².

16.7.5. Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio is 0.50, except it is 1.5 for hotels and motels.
- (b) SITE COVERAGE
The maximum site coverage is 60%.
- (c) HEIGHT

The maximum height is the lesser of 11.0 m or 2 storeys, or 22.0 m or 6 storeys for hotels and motels where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

(d) FRONT YARD

The minimum front yard is 6.0 m.

(e) SIDE YARD

The minimum side yard is 3.0 m, except it is 6.0 m when abutting a flanking street, and 4.5 m when adjacent to a residential, agricultural, or institutional zone.

(f) REAR YARD

The minimum rear yard is 3.0 m, except it is 4.5 m for lots adjoining a residential zone with no intervening lane or street.

16.7.6. Other Regulations

(a) ADDITIONAL REGULATIONS

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.

SECTION 17 -- INDUSTRIAL ZONES

17.1. I1 – General Industrial

17.1.1. Purpose

The purpose is to provide for general industrial uses.

17.1.2. Principal Uses

Added by Bylaw 1331

(a) Alcohol production facilities

Added by Bylaw 1331

(b) Assembly use

(c) auctioneering establishments

(d) automotive and equipment repair shops

Added by Bylaw 1066,
deleted by Bylaw 1331

(e) automotive and minor recreation vehicle sales/rentals

~~breweries and distilleries, major~~

(f) bulk fuel depots

Added by Bylaw 1054

(g) Cannabis Production

(h) car washes

(i) commercial storage

(j) contractor services, general

(k) contractor services, limited

(l) convenience vehicle rentals

(m) custom indoor manufacturing

(n) emergency and protective services

(o) equipment rentals

(p) fleet services

(q) food primary establishment

Added by Bylaw 1331

(r) fuelling station

Deleted by Bylaw 1331

~~gas bars~~

(s) general industrial uses

(t) household repair services

(u) high technology research and product design

(v) liquor primary establishment, minor

Added by Bylaw 880

(w) Medical Marihuana Production

(x) outdoor storage

(y) participant recreation services, indoor

Deleted by Bylaw 1331

~~private clubs~~

(z) rapid drive-through vehicle services

(aa) recycling depots

(bb) recycled materials drop-off centres

(cc) service stations, minor

- (dd) service stations, major
- (ee) truck and manufactured home sales rentals
- (ff) vehicle and equipment services, industrial

17.1.3. Secondary Uses

- (a) care centres, major
- (b) residential security operator unit
- (c) utility services, minor impact

17.1.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 40.0 m.
- (b) DEPTH
The minimum lot depth is 35.0 m.
- (c) AREA
The minimum lot area is 1.0 ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the District of Lake Country's Subdivision and Development Bylaw currently in effect, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the District of Lake Country's Subdivision and Development Bylaw currently in effect has been installed, the minimum lot area is 4000 m².

17.1.5. Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio is 1.5.
- (b) SITE COVERAGE
The maximum site coverage is 60%.
- (c) HEIGHT
The maximum height is 14.0 m.
- (d) FRONT YARD
The minimum front yard is 7.5 m.
- (e) SIDE YARD
The minimum side yard is 4.5 m, except it is not required abutting a lot in the C or I zones, and it is 6.0 m on a flanking street.
- (f) REAR YARD
The minimum rear yard is 0.0 m where adjacent to commercial or industrial zones, except that it is 6.0m abutting other zones.

17.1.6. Other Regulations

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

Section 17.2 I2 Light Industrial added by Bylaw 1331, 2026

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

Added by Bylaw 1331

Deleted by Bylaw 1331

- (a) Alcohol Production Facilities
- ~~(b) Breweries and Distilleries, Major~~
- (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.

Section 17.3. I3 – Medium Format Industrial added by Bylaw 1331, 2026

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.

Section 17.4 I4 – Large Format Industrial added by Bylaw 1331, 2026

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.

Section for Soil Processing renamed renumbered by Bylaw 1331, 2026

17.5. IS – Soil Processing

17.5.1. Purpose

The purpose is to provide a zone for the grading, crushing, screening, storage and processing of natural soil deposits.

17.5.2. Principal Uses

Amended by Bylaw



- (a) Gravel, concrete and asphalt processing operations
- (b) recycling plants
- (c) utility services, major impact

17.5.3. Secondary Uses

- (a) offices
- (b) outdoor storage
- (c) residential operator security unit
- (d) utility services, minor impact

17.5.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 100.0 m.
- (b) DEPTH
The minimum lot depth is 1000 m.
- (c) AREA
The minimum lot area is 2.0 ha.

17.5.5. Development Regulations

- (a) SITE COVERAGE
The maximum site coverage is 10%.
- (b) HEIGHT
The maximum height is 18.0 m, except it is 26.0 m for accessory buildings and structures.
- (c) FRONT YARD
The minimum front yard is 30.0 m.
- (d) SIDE YARD
The minimum side yard is 7.5 m.
- (e) REAR YARD

The minimum rear yard is 15.0 m.

17.5.6. Other Regulations

- (a) There shall be no storage of material located in the required front or side yards in this zone.
- (b) Only one residential security operator unit is permitted on a site.
- (c) ADDITIONAL REGULATIONS

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.

Section for Heavy Industrial renamed renumbered by Bylaw 1331, 2026

17.6. I6 – Heavy Industrial

17.6.1. Purpose

The purpose is to designate and preserve land for the orderly development of industrial uses which due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.

17.6.2. Principal Uses

Added by Bylaw 1066,
amended by Bylaw 1331

Added by Bylaw 1054

- (a) Alcohol production facilities
- (b) bulk fuel depots
- (c) Cannabis Production
- (d) general industrial uses
- (e) outdoor storage
- (f) recycling depots
- (g) recycling plants
- (h) recycled materials drop-off centres
- (i) utility services, major impact
- (j) vehicle and equipment services, industrial
- (k) wrecking yards

Added by Bylaw 880

- (l) Medical Marihuana Production

17.6.3. Secondary Uses

- (a) residential security operator unit
- (b) utility services, minor impact

17.6.4. Subdivision Regulations

- (a) WIDTH

The minimum lot width is 40.0 m.

(b) DEPTH

The minimum lot depth is 40.0 m.

(c) AREA

The minimum lot area is 1.0 ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the District of Lake Country's Subdivision and Development Bylaw currently in effect, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the District of Lake Country's Subdivision and Development Bylaw currently in effect has been installed, the minimum lot area is 8000 m².

17.6.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 0.75.

(b) HEIGHT

The maximum height is 18.0 m, except it is 26.0 m for accessory buildings and structures.

(c) FRONT YARD

The minimum front yard is 10.0 m.

(d) SIDE YARD

The minimum side yard is 7.5 m.

(e) REAR YARD

The minimum rear yard is 7.5 m.

17.6.6. Other Regulations

(a) No uses are permitted that would carry out their operations such that there would be a significant nuisance factor created beyond the boundary of the I3 zone.

(b) Only those principal uses which require large land areas for outdoor operations, may create off-site impacts, or require separation because of potential hazards shall be permitted.

(c) Only one residential security operator unit is permitted on a site.

(d) ADDITIONAL REGULATIONS

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.

SECTION 18 -- PUBLIC & INSTITUTIONAL ZONES

18.1. P1 – Public Park and Open Space

18.1.1. Purpose

The purpose is to provide a zone primarily for public parks and recreational open space.

18.1.2. Principal Uses

- (a) community recreation services
- (b) participant recreation services, indoor
- (c) participant recreation services, outdoor
- (d) public parks

18.1.3. Secondary Uses

Added by Bylaw 971

- (a) Event Camping on Lot 4 Section 11 Township 14 ODYD Plan 4867
- (b) one residential security operator unit
- (c) utility services, minor impact

18.1.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is N/A.
- (b) DEPTH
The minimum lot depth is N/A.
- (c) AREA
The minimum lot area is N/A.

18.1.5. Development Regulations

- (a) HEIGHT
The maximum height is 13.5 m or 3 storeys.
- (b) FRONT YARD
The minimum front yard is 6.0 m.
- (c) SIDE YARD
The minimum side yard is 3.0 m, except it is 6.0 m to a flanking street.
- (d) REAR YARD
The minimum rear yard is 3.0 m.

18.1.6. Other Regulations

- (a) ADDITIONAL REGULATIONS
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.

18.2. P2 – Administration, Public Service and Assembly

18.2.1. Purpose

The purpose is to provide a zone for administrative, institutional, public service, public administration service and assembly uses.

18.2.2. Principal Uses

Added by Bylaw 1331

- (a) assembly use
- (b) care centres
- (c) community recreation services
- (d) congregate housing
- (e) emergency and protective services
- (f) extended medical treatment services
- (g) government services
- (h) group homes, major
- (i) health services
- (j) participant recreation services, indoor
- (k) private education services
- (l) public education services
- (m) public libraries and cultural exhibits
- (n) recycled materials drop-off centres
- (o) religious assemblies
- (p) temporary shelter services

Deleted by Bylaw
1331

~~private clubs~~

18.2.3. Secondary Uses

- (a) food primary establishment
- (b) liquor primary establishment, minor
- (c) public parks
- (d) residential security operator unit
- (e) retail stores, general
- (f) utility services, minor impact

18.2.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 18.0 m.
- (b) DEPTH
The minimum lot depth is 30.0 m.

(c) AREA

The minimum lot area is 700 m².

18.2.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 2.0.

(b) SITE COVERGE

The maximum site coverage is 50% for buildings and 75% for buildings, parking areas and roads.

(c) HEIGHT

The maximum height is 13.5 m or 3 storeys.

(d) FRONT YARD

The minimum front yard is 6.0 m.

(e) SIDE YARD

The minimum side yard is 3.0 m, except it is 6.0 m from a flanking street.

(f) REAR YARD

The minimum rear yard is 7.5 m.

18.2.6. Other Regulations

(a) ADDITIONAL REGULATIONS

- (i) 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.
- (ii) A cemetery or crematorium is permitted in combination on a parcel, or may occur independently on separate parcels.

(b) ACCESSORY BUILDINGS

Accessory buildings and structures used for maintenance and or storage (both temporary and permanent structures) must have a level 3 landscape buffer. No outdoor storage is permitted in this zone.

18.3. P3 – Minor Utilities

18.3.1. Purpose

The purpose is to provide a zone for private and public utilities.

18.3.2. Principal Uses

- (a) utility services, minor impact

18.3.3. Secondary Uses

- (a) outdoor storage
- (b) participant recreation services, outdoor

18.3.4. Subdivision Regulations

(a) WIDTH

The minimum lot width is 9.0 m

(b) DEPTH

The minimum lot depth is 12.0 m

(c) AREA

The minimum lot area is 108 m²

18.3.5. Development Regulations

(a) HEIGHT

The maximum height is 5.5 m for principal buildings or structures and 5.5 m for accessory buildings or structures.

(b) FRONT YARD

The minimum front yard is 6.0 m.

(c) SIDE YARD

The minimum side yard is 4.5 m.

(d) REAR YARD

The minimum rear yard is 6.0 m.

18.3.6 Other Regulations

(a) ADDITIONAL REGULATIONS

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.

18.4. P4 – Utilities

- 18.4.1. Purpose
The purpose is to provide a zone for private and public utilities.
- 18.4.2. Principal Uses
(a) utility services, major impact
- 18.4.3. Secondary Uses
(a) outdoor storage
(b) participant recreation services, outdoor
(c) utility services, minor impact
- 18.4.4. Subdivision Regulations
(a) WIDTH
The minimum lot width is N/A.
(b) DEPTH
The minimum lot depth is N/A.
(c) AREA
The minimum lot area is N/A.
- 18.4.5. Development Regulations
(a) HEIGHT
The maximum height is 10.0 m for principal buildings or structures and 23.0 m for accessory buildings or structures. There is no maximum height for mechanical structures.
(b) FRONT YARD
The minimum front yard is 6.0 m.
(c) SIDE YARD
The minimum side yard is 4.5 m, except it is 7.5 m when adjacent to a residential zone.
(d) REAR YARD
The minimum rear yard is 4.5 m, except it is 7.5 m when adjacent to a residential zone.
- 18.4.6. Other Regulations
(a) ADDITIONAL REGULATIONS
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.

18.5. P5 - Conservation Area

Section 18.5 P5 – Conservation Area added by Bylaw 1035

18.5.1 Purpose

The purpose is to provide a zone for lands unsuitable for residential and urban development due to hazardous geographic characteristics and/or ecological significance. These lands are intended to be maintained in a natural state, with the exception of development which enhances the natural environment or provides recreation or educational opportunities based on the natural resources of the area

18.5.2 Principal Uses

- (a) conservation area
- (b) recreation, passive

18.5.3 Secondary Uses

- (a) Facilities for biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes.

18.5.4 Subdivision Regulations

- (a) WIDTH
The minimum lot width is N/A
- (b) DEPTH
The minimum lot depth is N/A
- (c) AREA
The minimum lot area is N/A

18.5.5 Development Regulations

- (a) SITE COVERAGE
The maximum site coverage of buildings, driveways, and parking areas is 20%.
- (b) HEIGHT
The maximum height is the lesser of 8.0 m or 1 ½ storeys.
- (c) FRONT YARD
The minimum front yard is 6.0 m.
- (d) SIDE YARD
The minimum side yard is 3.0 m, except it is 6.0m to a flanking street
- (e) REAR YARD
The minimum rear yard is 3.0 m, except it is 6.0m to a flanking street.

18.5.6 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.

18.6. W1 – Recreational Water Use

18.6.1. Purpose

The purpose is to provide a zone that allows for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish, wildlife, and vegetation communities.

18.6.2. Principal Uses

- (a) boating
- (b) foreshore public access
- (c) recreational water activities
- (d) uses permitted by Provincial Crown Lands

18.6.3. Secondary Uses

- (a) boat lifts
- (b) docks, private
- (c) temporary moorage
- (d) utility services, minor impact

18.6.4. Subdivision Regulations

- (a) N/A

18.6.5. Development Regulations

- (a) N/A

18.6.6. Other Regulations

- (a) DOCKS
 - (i) No private docks, boatlifts, shall be maintained, used or constructed beyond 40.0 m from the natural boundary of the upland parcel.
 - (ii) A maximum of one private dock or pier shall be allowed for each waterfront property.
 - (iii) Private docks and boatlifts must conform to the regulations outlined in Section 10.12, shall be approved by the Province of B.C. or by other designated approving agencies, shall be used for boat access purposes only, and no commercial or industrial activity or use shall take place thereon.
- (b) BOATING

Boating activity is restricted to those areas not marked as swimming areas by the placement of buoys approved by the federal Coast Guard.
- (c) MOORAGE

Non-emergency overnight moorage shall be allowed only at federal government approved moorage buoys or at docks licensed by the Province of B.C.

(d) CAMPING

Camping is not permitted.

(e) ADDITIONAL REGULATIONS

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.

18.7. W2 – Intensive Water Use

18.7.1. Purpose

The purpose is to provide for a diverse and concentrated range of water activities consistent with the upland use, maintaining foreshore public access, and minimizing impacts on fish, wildlife, and vegetation communities.

18.7.2. Principal Uses

- (a) boat launches
- (b) boat lifts
- (c) boating
- (d) docks, community
- (e) docks, private
- (f) fish hatcheries
- (g) foreshore public access
- (h) marinas
- (i) piers
- (j) recreational water activities
- (k) temporary moorage
- (l) uses permitted by Provincial Crown Lands
- (m) water feature installations

18.7.3. Secondary Uses

- (a) food primary establishment
- (b) liquor primary establishment, minor
- (c) marine equipment rentals
- (d) marine fuel facilities
- (e) marine sani-dump facilities
- (f) retail stores, convenience
- (g) utility services, minor impact

18.7.4. Subdivision Regulations

- (a) N/A

18.7.5. Development Regulations

- (a) HEIGHT

The maximum height is the lesser of 9.5 m or two storeys.

18.7.6. Other Regulations

- (a) DOCKS

- (i) A maximum of one dock or pier shall be allowed for each waterfront property.

- (ii) All docks and boatlifts shall conform to regulations outlined in Section 10.12, and shall be licensed by the Province of B.C. or by other designated approving agencies.

- (b) BOATING

Boating activity is restricted to those areas not marked as swimming areas by the placement of buoys approved by the federal Coast Guard.

- (c) MOORAGE

Non-emergency overnight moorage shall be allowed only at federal government approved moorage buoys or at docks licensed by the Province of B.C.

- (d) CAMPING

Camping is not permitted.

- (e) MARINAS

Marine fuel facilities and other commercial facilities for boat launches and marinas shall provide holding tank pump out facilities and public restroom facilities.

- (f) FLOOR SPACE

Convenience retail and minor eating and drinking establishments shall not have more than 235 m².

- (g) ADDITIONAL REGULATIONS

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.

Section 19 title deleted and replaced by Bylaw 1248, 2025

SECTION 19 -- DIRECT CONTROL AND COMPREHENSIVE DEVELOPMENT ZONES

19.1. DC-1 Direct Control 1 (Emerald Beach Villas)

19.1.1. Purpose

This zone provides for the development of a resort commercial, as well as residential units, which include two or more land use designations and accessory grounds, as an integrated unit based upon a comprehensive development project. Year round occupancy is allowable within each resort commercial/ residential units.

19.1.2. Principal Uses

- (a) hotel
- (b) motel
- (c) multiple dwelling housing

19.1.3. Secondary Uses

- (a) accessory buildings and structures
- (b) marina - excluding gas sales

19.1.4. Conditions of Use

- (a) Siting of Buildings and Structures
 - (i) Buildings and structures shall be located in accordance to the Site Development Plan DC-1 Sheet 1.
- (b) Maximum Height of Buildings and Structures
 - (i) Buildings and structures may be constructed to the maximum height as shown on the elevation plans which are attached as Site Development Plan DC-1, Sheet 1, Sheet 2, Sheet 3 and Sheet 4. The maximum height shall correspond to the height shown for each particular building at each location as shown on the site development plans.
 - (ii) The following appurtenances may exceed the maximum building height provided the structure does not exceed the building height by more than 4.5 m:
 - a. elevator and stair housings,
 - b. roof top structures; and
 - c. other necessary appurtenances, including one television antenna or dish.
- (c) Density of Development
 - (i) A maximum of 47 hotel, motel or dwelling units are permitted on this property.
- (d) Parcel Dimensions
 - (i) The parcel shape, dimension and area shall be as shown on Site

Development Plan DC-1, Sheet 1.

- (e) Off-street Parking
 - (i) A minimum of 85 off-street parking stalls shall be provided.
 - (ii) Off-street parking shall be provided in the location shown on Site Development Plan DC-1, Sheet 1.
 - (iii) Development of the parking area shall be in conformance with the provisions of section 6-6 of Zoning Bylaw 176.
- (f) General Regulations
 - (i) Except where modified herein, all other parts and definitions of the District of Lake Country Zoning Bylaw of which this forms a part shall apply.

19.2. DC2 – Direct Control 2 (Emerald Beach Apartments)

- 19.2.1. Purpose

This zone provides for the development of a multiple family residential apartment block.
- 19.2.2. Principal Uses
 - (a) multiple family residential
- 19.2.3. Secondary Uses
 - (a) accessory buildings and structures
- 19.2.4. Conditions of Use
 - (a) Siting of Buildings and Structures
 - (i) Buildings and structures shall be located in accordance to the Site Development Plan DD1.1 Sheet 1.
 - (b) Maximum Height of Buildings and Structures
 - (i) Buildings and structures may be constructed to the maximum height as shown on the elevation plans which are attached as Site Development Plan DD1.1, Sheets DD3.1, DD3.2 and DD3.3. The maximum height shall correspond to the height shown for each particular building at each location as shown on the site development plans.
 - (ii) The following appurtenances may exceed the maximum building height provided the structure does not exceed the building height by more than 3.0 m:
 - a. Elevator and stair housings,
 - b. roof top structures; and
 - c. other necessary appurtenances, including one television antenna or dish.
 - (c) Density of Development
 - (i) A maximum of 80 dwelling units are permitted on this property.
 - (d) Minimum Frontage

- (i) The minimum frontage for a parcel being developed under the provisions of this zone is 80.0 m.
- (e) Minimum Area
 - (i) The minimum area for a parcel being developed under the provisions of this zone is 0.7 ha.
- (f) Off-street Parking
 - (i) A minimum of 120 off-street parking stalls shall be provided.
 - (ii) Off-street parking shall be provided in the location shown on Site Development Plan DD1.1.
 - (iii) Development of the parking area shall be in conformance with the provisions of Section 6-6 of Zoning Bylaw 176.
- (g) General Regulations
 - (i) Except where modified herein, all other parts and definitions of the District of Lake Country Zoning Bylaw of which this forms a part shall apply.

Section 19.3 amended by Bylaw 898; deleted and replaced by Bylaw 925; amended by Bylaw 1316

19.3. CD3 – Comprehensive Development 3 (Lakestone)

19.3.1. Purpose

This zone provides for the development of the Lakestone residential neighbourhood with specified commercial uses.

19.3.2. Principal Uses

- (a) Multiple dwelling housing
 - (b) Public park and open space
 - (c) Single dwelling housing
 - (d) Two dwelling housing
 - (e) Participant recreational services, outdoor
 - (f) Personal service establishments
 - (g) Retail store, convenience
- Subsection 19.3.2.(h) added by Bylaw 1327, 2026*
- (h) Small-scale multiple housing

19.3.3. Secondary Uses

- (a) Accessory buildings
- (b) Accessory uses
- (c) Commercial use
- (d) Food primary establishment
- (e) Home occupations
- (f) Recreational tourist accommodation
- (g) Strata Hotel/Motels on Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Dr where a maximum of up to 26 units (30%) are permitted to be used as Strata Hotel/Motel at any one time, and a minimum if five nights is required.
- (h) Utility services, minor impact

19.3.4. Conditions of Use

- (a) Siting of Building and Structures - Buildings and structures shall be located in accordance with the following:
 - (i) Front Setback:
 - a. Apartment housing: 6.0 metres
 - b. Single, two and multiple dwelling housing: (excluding apartment housing): The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front 6.0 m or 4.5 m or 4.5 m from a side entry garage
Subsection 19.3.4.(a)(i)(c) added by Bylaw 1327, 2026
 - c. Small-Scale Multiple Housing: The minimum front yard is 4.0 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
 - d. Accessory Buildings: (Same as principal use)
 - e. All other Uses: 6.0 metres
 - (ii) Side Setback:
 - a. Apartment housing: 4.0 metres
 - b. Single, two and multiple dwelling housing (excluding apartment housing): 2.0 metres
Subsection 19.3.4.(a)(ii)(c) added by Bylaw 1327, 2026
 - c. Small-Scale Multiple Housing: The minimum side yard is 1.5 m except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.
 - d. Accessory Buildings: (Same as principal use)
 - e. (All other Uses: 2.0 metres
 - f. 0.0 m for common lot lines intended for semi-detached housing and multiple dwelling housing developments
 - (iii) Rear Setback:
 - a. Apartment housing: 6.0 metres
 - b. Single, two and multiple dwelling housing (excluding apartment housing): 6.0 metres
Subsection 19.3.4.(a)(iii)(c) added by Bylaw 1327, 2026
 - c. Small-Scale Multiple Housing: The minimum rear yard is 3.0 m.
 - d. Accessory Buildings: 1.5 metres
 - e. All other uses: 6.0 metres
- (b) Minimum Lot Area
 - (i) Single dwelling housing: 500 square metres
 - (ii) Two dwelling housing: 700 square metres
 - (iii) Multiple dwelling housing: 850 metres squared
 - (iv) All other uses: 600 metres squared
- (c) Minimum Lot Width
 - (i) Single dwelling housing: 12.5 metres

- (ii) Multiple dwelling housing: 30 metres
 - (iii) All other uses: 18 metres
- (d) Minimum Lot Depth
 - (i) 30 metres
- (e) Maximum Height of Buildings and Structures
 - (i) Single and two dwelling housing (excluding apartment housing): 9.5 metres, 3 storeys
 - (ii) Multiple dwelling housing: 16.5 metres or 4 storeys, whichever is less, where the developer has provided an amenity in compliance with the density bonusing provisions in Section 7.18

Subsection 19.3.4.(e)(iii) added by Bylaw 1327, 2026

 - (iii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3.0 storeys.
 - (iv) Accessory Buildings: (Same as principal use)
 - (v) Commercial: 9 metres or 3 storeys, whichever is less
 - (vi) All other Uses: 5.0 metres
- (f) Maximum Lot Coverage
 - (i) Maximum Lot Coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
 - (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.
- (g) Minimum Floor Area for Dwelling Unit
 - (i) Minimum Floor Area for a Dwelling Unit is to be 40 square metres.
- (h) Density of Development
 - (i) Residential:
 - a. All properties within the CD3 zone and within Lakestone Phases 2 through 5 (shown on Figure 19.3.4): maximum of 498 units combined in total

Subsection 19.3.4.(i) added by Bylaw 1327, 2026
- (l) Small-Scale Multiple Housing
 - (i) Requirements (only permitted when:)
 - a. Located within the urban containment boundary
 - b. Connected to municipal sewer and water services; and
 - c. 4,050m² or smaller in lot size
 - (ii) Private Open Space
 - a. Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.
 - (iii) Setbacks Between Principal Buildings
 - a. Small-Scale Multiple Housing: The minimum setback between principal buildings is 3.0 m.

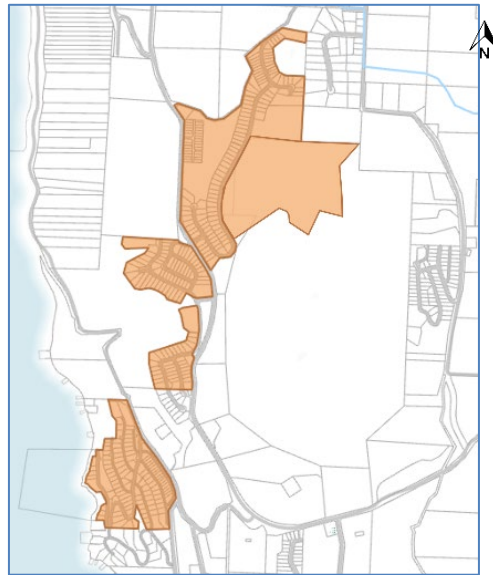


Figure 19.3.4 - Lakestone Phases 2-5

All properties within the CD3 zone and subject to the Lakestone Phased Development Agreement (PIDs 012-274-551, 012-274-526, 003-053-334, 028-363-965, 012-274-518, 005-321-859, 005-321-832): maximum of 882 units combined total

All remaining properties shall have a maximum of 1 dwelling unit per lot.

- (ii) Commercial: a maximum of 85,600 square feet (7,952.5m²) combined total on all lots, except that Lot A and Lot B Sec4 Twp20 ODYD EPP74336 shall have no commercial floor space.
- (i) Off-street Parking
 - (i) Off-street parking is to be in accordance with Section 9.0 of this Bylaw.
- (j) Private Open Space
 - (i) Within multiple dwelling housing 15.0m² of private open space shall be provided per 1 bedroom dwelling and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.
- (k) Additional Regulations
 - (i) In addition to the regulations listed above, other regulations of the District of Lake Country Zoning Bylaw, as amended from time to time, may apply; these include, but are not limited to, the general development regulations of Section 7, the landscaping and fencing regulations 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.

Deleted by
Bylaw 925



~~DC4 - Direct Control 4 (20/20 Development)~~

19.4. DC5 – Direct Control 5 (Crystal Waters)

19.4.1. Purpose

This zone provides for strata residential community development, including residential (single family, two-family, and three-family), and associated residential uses.

Subsection 19.5.2(b) amended by Bylaw 1268, 2024

19.4.2. Principal Uses

- (a) Single family residential on strata lots 1 – 34 inclusive Plan KAS2946 ODYD
- (b) Two-family residential on strata lots 9, 10, 12, 15, 18, 19, 23, and 31, Plan KAS2946 ODYD
- (c) Three-family residential on strata lot 10, Plan KAS2946 ODYD

Amended by
Bylaw 719



19.4.3. Secondary Uses

- (a) accessory buildings
- (b) accessory uses

19.4.4. Conditions of Use

- (a) Siting of Building and Structures - Buildings and structures shall be located in accordance with the following:
 - (i) Front Setback:
 - a. Residential: 2.0 metres
 - b. Accessory Buildings: 2.0 metres
 - (ii) Side Setback:
 - a. Residential: 1.5 metres
 - b. Accessory Buildings: 1.5 metres
 - (iii) Rear Setback:
 - a. Residential: 1.5 metres
 - b. Accessory Buildings: 1.5 metres
- (b) Minimum Lot Area
 - (i) Minimum Lot Area is 450 square metres.

Subsection 19.5.4(a)(ii)(c.) added by Bylaw 1240, 2024

- c. Notwithstanding 19.5.4.(a)(ii)a. the Residential Side Setback on strata lot 30, Plan KAS2946 ODYD is 0 metres

Subsection 19.5.4(a)(ii)(d.) added by Bylaw 1268, 2025

- d. Notwithstanding 19.5.4.(a)(ii)a. the Residential Side Setback on strata lot 11, Plan KAS2946 ODYD is 0 metres.

Subsection 19.5.4(b)(ii) added by Bylaw 1240, 2024

- (ii) Notwithstanding 19.5.4.(b)(i) the Minimum Lot Area is 267.4 square metres on strata lot 30, Plan KAS2946 ODYD

Subsection 19.5.4(b)(iii) added by Bylaw 1268, 2025

- (iii) Notwithstanding 19.5.4.(b)(i) the Minimum Lot Area is 243.3 square metres on strata lot 11, Plan KAS2946 ODYD

(c) Maximum Height of Buildings and Structures

- (i) Residential: The maximum height is the lesser of 9.5 m or 2 ½ storeys

(ii) Accessory Buildings: 4.5 m for accessory buildings and accessory structures.

(d) Maximum Lot Coverage

(i) Lot coverage for single family lots is 50%

(ii) Lot coverage for two family and three family lots is 62%

Subsection 19.5.4(d)(iii) added by Bylaw 1240, 2024

(iii) Notwithstanding 19.5.4.(d)(i), the Maximum Lot Coverage is 62% on strata lot 30, Plan KAS2946 ODYD

Subsection 19.5.4(d)(iv) added by Bylaw 1268, 2025

(iv) Notwithstanding 19.5.4.(d)(i), the Maximum Lot Coverage is 60.7% on strata lot 11, Plan KAS2946 ODYD

(e) ADDITIONAL REGULATIONS

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.

Added by
Bylaw 719



(f) Structures in the Direct Control 5 zone are not subject to regulations in this bylaw contained in Section 7.13 (Hillside Development Sight Lines)

Deleted by
Bylaw 719



~~DC6 - Direct Control 6 (Renaissance)~~

19.6. DC-7 –Direct Control 7 (Cadence at the Lakes)

19.6.1. Purpose

This zone provides for single family detached housing and community amenity structures within a bare land strata community.

19.6.2. Principal Uses

- (a) single dwelling housing
added by Bylaw 1238, 2024
- (b) small-scale multiple housing

19.6.3. Secondary Uses

- (a) accessory buildings
- (b) home occupations
- (c) swimming pool
- (d) utility services, minor impact
added by Bylaw 1238, 2024
- (e) secondary suite
- (f) accessory suite

19.6.4. Buildings and Structures Permitted

- (a) one single detached house
- (b) swimming pool
- (c) accessory buildings
- (d) common property structures on specified lots (S.L. 27)
added by Bylaw 1238, 2024
- (e) small-scale multiple housing

19.6.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 400 m².
- (b) WIDTH
The minimum lot width is 13.0 m.
- (c) DEPTH
The minimum lot depth is 30.0 m.

19.6.6. Development Regulations

- (a) SITE COVERAGE
 - (i) Single Dwelling Housing: The maximum site coverage is 45% and together with driveways and parking areas, shall not exceed 55%.
 - (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.

- (iii) Covered verandahs, entry areas, and covered patios and decks are excluded from calculations to a maximum of 30% of floor area.

(b) HEIGHT

- (ii) Single Dwelling Housing: The maximum height is the lesser of 9.5 m or 2 ½ storeys.
- (iii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
- (iv) Accessory Buildings and Structures: The maximum height is 4.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.
- (v) All decks, supporting posts, or columns shall not exceed the lesser of 4.5 m or 1 storey in height, including the support structure.

(c) FRONT YARD

The minimum front yard is 3.0 m except that a minimum driveway length of 6.0 m must be maintained.

(d) SIDE YARD

The minimum side yard is 1.5 m, except that it is 2.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street.

(e) REAR YARD

The minimum rear yard is 2.0 m.

(f) SETBACK BETWEEN PRINCIPAL BUILDINGS

Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.

19.6.7. Other Regulations

(a) ADDITIONAL REGULATIONS

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.

(b) SECONDARY SUITES AND ACCESSORY SUITES

- (i) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m
- (ii) A maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot.

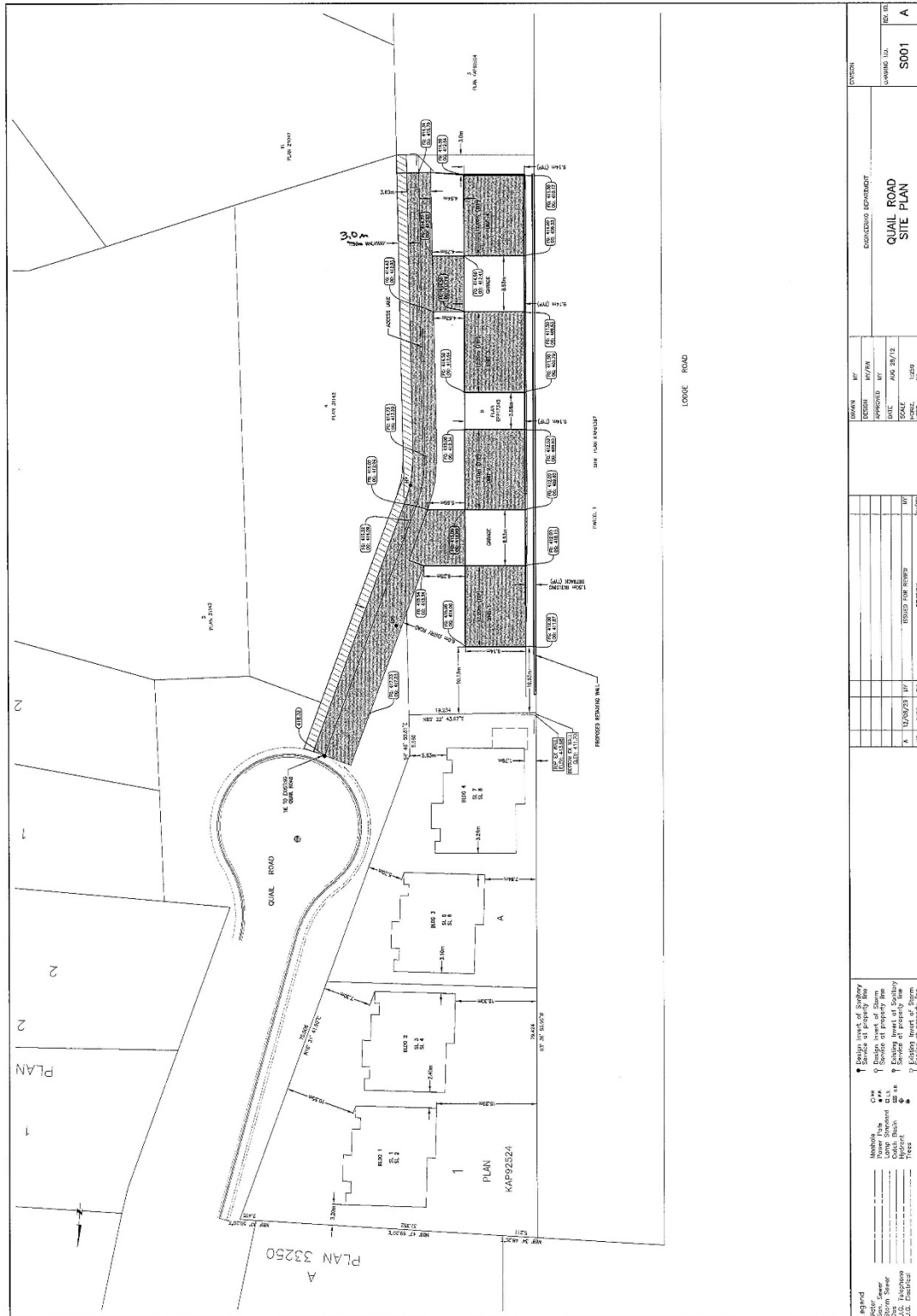
(c) PRIVATE OPEN SPACE

Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.

Section 19.8 added by Bylaw 675; deleted & replaced by Bylaw 844

19.7. DC-8 Direct Control 8 (Lodge Pine Estates)

- 19.7.1. Purpose
This zone provides for the development of low density multiple family residential duplexes.
- 19.7.2. Principal Uses
(a) Two-Family Housing
- 19.7.3. Secondary Uses
(a) accessory Buildings and Structures
(b) home occupations
(c) outdoor amenity areas
(d) utility services, minor impact
- 19.7.4. Development Regulations
(a) SITING OF BUILDINGS AND STRUCTURES
Buildings and structures shall be located in accordance with the Development Site Plan S001-A.
(b) HEIGHT
The maximum height is the lesser of 9.5 m or 2 ½ storeys.
The following appurtenances may exceed the maximum building height provided the structure does not exceed the building height by more than 3.0 metres:
- roof top structures
- other necessary appurtenances, including one television antenna or dish
(c) DENSITY OF DEVELOPMENT
A maximum of 12 dwelling units are permitted within the zone.
(d) MINIMUM FRONTAGE
The minimum frontage for a parcel being developed is 18.0 metres.
(e) OFF STREET PARKING
Off street parking shall be provided in the location shown on Development Site Plan S001-A.
- 19.7.5. Other Regulations
(a) GENERAL REGULATIONS
Except where modified herein, all other parts and definitions of the District of Lake Country Zoning Bylaw of which this forms a part.



Section 19.9 Added by Bylaw 74

19.8. DC10 - Direct Control 10 (Pixie Beach Resort)

19.8.1. Purpose

This zone provides for the continued use of the campground, cabins, and associated ancillary uses and buildings on Lot B Section 28 Township 20 ODYD Plan 31064 except Plan KAP54466.

19.8.2. Principal Uses

- (a) recreational tourist accommodation

19.8.3. Secondary Uses

- (a) home occupations
- (b) secondary suite or accessory suite
- (c) single dwelling housing
- (d) utility services, minor impact

19.8.4. Building and Structures Permitted

A maximum of:

- (a) one (1) single detached house (which may contain a secondary suite)
- (b) six (6) tourist cabins,
- (c) ten (10) campsite spaces, and
- (d) accessory buildings or structures to the principle use (which may contain an accessory suite).

19.8.5. Subdivision Regulations

(a) AREA

The minimum lot area is 1.5 ha.

(b) WIDTH

The minimum lot width is 30.0 m.

(c) DEPTH

The minimum lot depth is 35.0 m.

(d) SITE COVERAGE

The maximum site coverage is 40% including driveways, parking areas, and camping spaces.

(e) HEIGHT

- (i) Tourist Cabins: the maximum height is 9.0 m or 1 ½ storeys.
- (ii) Single Detached House: the maximum height is the lesser of 9.5 m or 2½ storeys.
- (iii) Accessory Buildings and Structures: the maximum height is 6.0 m for accessory buildings, and 13.0m for accessory structures.

(f) FRONT YARD

The minimum front yard is 6.0 m.

(g) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

(h) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

19.8.6. Other Regulations

(a) ADDITIONAL REGULATIONS

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.

(b) LANDSCAPING AND SCREENING

(i) Landscaping requirements shall be as specified in Section 8.

(ii) Minimum Landscape Buffers shall be as follows:

Front Yard: Level 2

Rear Yard: Level 3

Side Yard: Level 3

(c) SECONDARY SUITE

(i) A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

(ii) A secondary suite shall not be used as rental accommodation for transient occupants.

(iii) Only one secondary suite or one accessory suite is permitted per parcel.

(d) ACCESSORY SUITE

(i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to recreational tourist accommodation.

(ii) An accessory suite shall not be used as rental accommodation for transient occupants.

(iii) Only one secondary suite or one accessory suite is permitted per parcel.

(e) SIGNS

(i) one (1) non-illuminated free standing sign to a maximum sign area of 1.0 m², maximum height of 1.5 m and a minimum setback of 1.0 m from all lot lines.

(ii) two (2) directional signs to a maximum sign area of 0.56m² and maximum height of 1.5 m.

Section 19.10 added by Bylaw 878

19.9. DC11 – Direct Control 11 (Live-Work)

19.9.1. Purpose

The purpose is to provide a zone for low density multiple family residential housing in conjunction with limited commercial uses to allow a live-work mixed use development.

19.9.2. Principal Uses

- (a) multiple dwelling housing
- (b) two dwelling housing
- (c) live-work housing (which may contain a commercial use as per Section 19.10.3.(b))

19.9.3. Secondary Uses

- (a) utility services, minor impact
- (b) commercial uses (live – work housing only)
 - (i) commercial schools;
 - (ii) custom indoor manufacturing;
 - (iii) health services;
 - (iv) household repair services;
 - (v) offices;
 - (vi) personal service establishments;
 - (vii) public libraries and cultural exhibits.

19.9.4. Buildings and Structures Permitted

- (a) row housing;
- (b) semi-detached housing;
- (c) accessory buildings or structures.

19.9.5. Development Regulations

- (a) DENSITY OF DEVELOPMENT
A maximum of 42 units per hectare.
- (b) SITE COVERAGE
The maximum site coverage is 50%.
- (c) HEIGHT
The maximum height is the lesser of 12.5 m or 3 storeys, except for live-work housing the maximum height is the lesser of 13.6m or 3 storeys.
The maximum height is 4.5 m for accessory buildings and structures.
- (d) FRONT YARD
Front Yard: The minimum site front yard is 4.5 m.
- (e) SIDE YARD
Side Yard: The minimum site side yard is 4.5 m.

(f) REAR YARD

Rear Yard: The minimum site rear yard is 3.0 m.

(g) OFF STREET PARKING

A minimum of 2 parking spaces per residential unit shall be provided; of the total required spaces, 1 parking space shall be designated visitor parking for every 7 dwelling units.

A minimum of 2 parking spaces per commercial unit shall be provided; except that on Lot A Sec27 Twp20 ODYD Plan KAP85107 a total of 5 parking spaces for all commercial units shall be provided.

A minimum of 0.8 bicycle parking spaces per commercial unit and 0.6 bicycle parking spaces per residential unit.

(h) LANDSCAPING

Minimum Landscape Buffer Treatment Levels			
	Front Yard	Rear Yard	Side Yard
DC11	2	3	3

(i) PRIVATE OPEN SPACE

A minimum area of 15.0 m² of private open space shall be provided per dwelling unit.

19.9.6. Other Regulations

(a) LIVE-WORK HOUSING

A commercial use shall only be permitted as a secondary use within Live-Work Housing in accordance with Section 10.13 Live-Work Housing Regulations.

(b) 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.

Section 19.11 added by Bylaw 867, deleted and replaced by Bylaws 939 and 972

19.10. DC-12 - Direct Control 12 (Turtle Bay Crossing Development Ltd.)

19.10.1. Purpose

This zone provides for the development of a retail commercial complex on LOT B SECTION 22 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN EPP34757, or any subsequent legal descriptions.

19.10.2. Principal Uses

- (a) animal clinic, minor
- (b) business support services
- (c) cannabis dispensary
- (d) care centres, intermediate
- (e) care centres, minor
- (f) financial services
- (g) food primary establishment
- (h) government services
- (i) health services
- (j) household repair services
- (k) licensee retail liquor store
- (l) liquor primary establishment, minor
- (m) offices
- (n) participant recreation services, indoor
- (o) personal service establishments
- (p) retail stores, convenience
- (q) retail stores, general
- (r) spectator entertainment establishments

Added by Bylaw 1054

19.10.3. Secondary Uses

- (a) drive-in food services
- (b) drive-through facility
- (c) non-accessory parking
- (d) utility services, minor impact

19.10.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 50.0 m.
- (b) DEPTH
The minimum lot depth is 50.0 m.
- (c) AREA
The minimum lot area is 1 ha.

19.10.5. Buildings and Structures Permitted

- (a) Buildings and structures are to be located in accordance with Section 19.1.8 Site Plan.
- (b) A maximum of two (2) health services buildings are permitted.
- (c) The maximum gross leasable area, maximum gross floor area and maximum number of drive-in food services/drive-through facility shall conform to the following matrix:

Max Gross Leasable Area	Max Gross Floor Area	Drive-in Food Services	Drive-through Facility
4,647 m ²	4,939 m ²	Maximum of 1	Maximum of 1

- (d) Up to 3 pylon signs may be installed in locations identified in 19.1.8 Site Plan each with a maximum height of 8.0 m accordance with Section 19.1.12 (a, b,c) Signage Plans.

19.10.6. Development Regulations

- (a) **HEIGHT**
For Buildings 1-5 and 8, one storey is permitted with a maximum building height of 8.0 m and a minimum building height of 6.0 m.

For Buildings 6 and 7, two storeys is permitted with a maximum building height of 14.0 m.
- (b) **FRONT YARD**
The minimum front yard is shown on Section 19.1.9 Setback Plan.
- (c) **SIDE YARD**
The minimum side yard is shown on Section 19.1.9 Setback Plan.
- (d) **REAR YARD**
The minimum rear yard is shown on Section 19.1.9 Setback Plan.

19.10.7. Other Regulations

- (a) **PARKING REGULATIONS**
A maximum of 209 parking stalls may be provided as shown on Section 19.1.8 Site Plan.
- (b) **RETAINING WALLS**
The height of all retaining walls must comply with Section 8.5 unless otherwise specified in Section 19.1.11.a, or 19.1.11.b Retaining Wall Plan and Retaining Wall Elevations. The maximum allowable retaining wall height is 8.0 m, as shown in Section 19.1.11.(a,b) Retaining Wall Plan and Retaining Wall Elevations.

Retaining walls greater than 1.5 m in height must be vegetated gabion walls, unless varied or supplemented by an approved development permit).
- (c) **LANDSCAPING**
Landscaping must be provided as shown on Section 19.1.10 Landscape Plan unless varied or supplemented by an approved development permit.

(d) ADDITIONAL REGULATIONS

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.

Section 19.11.8 Site Plan

These drawings are instruments of service, and as such, they are the property of the engineer. They shall be used only for the project and purpose for which they were prepared. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the engineer. The drawings shall not be altered. The general contractor shall verify all dimensions, notes, and specifications on the drawings. Any errors or omissions are to be reported immediately to the architect.



NEW TOWN
SERVICES
210. 210. 210.

1641 St. Paul Street, Kelowna, BC, V1Y 2B2
2500

2024.11.11
By: [Signature]
For: [Signature]
Revisions:

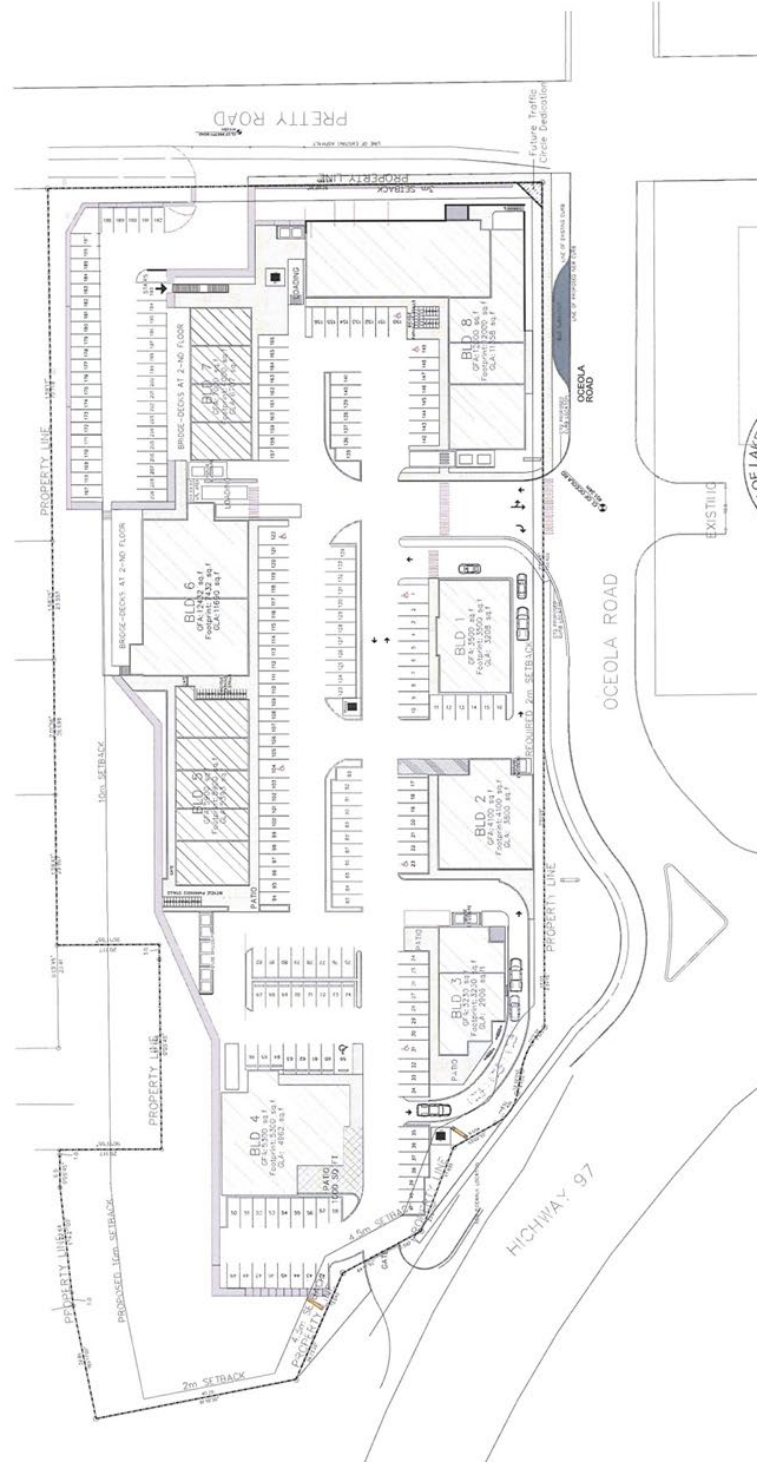


Project Name
TURTLE BAY CROSSING
BUILDING
11880 OCEOLA RD WILFELD, BC
Project No. 11880
Drawing No.

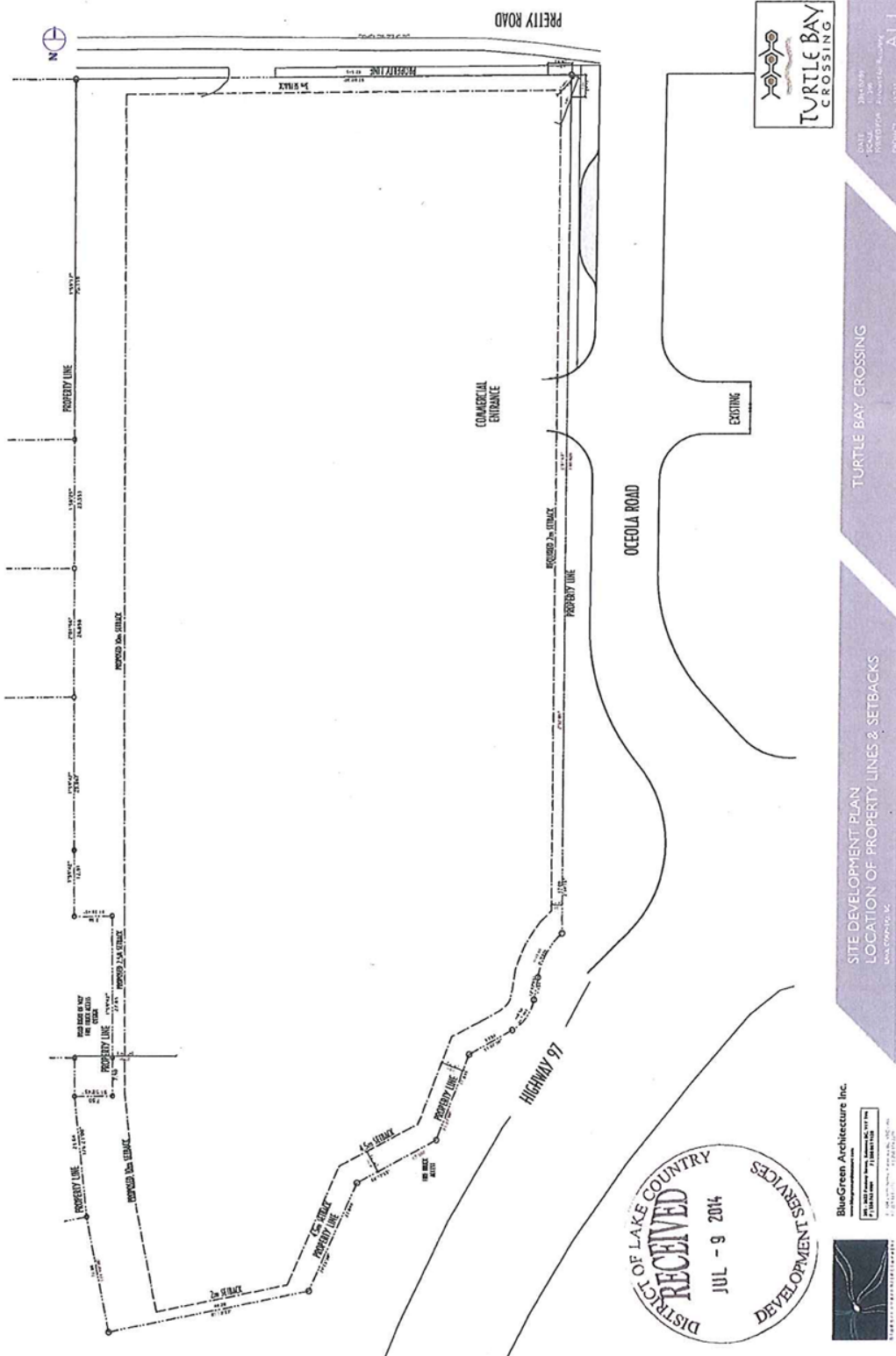
Overall Site Plan

Scale: 1" = 100'

A1.0



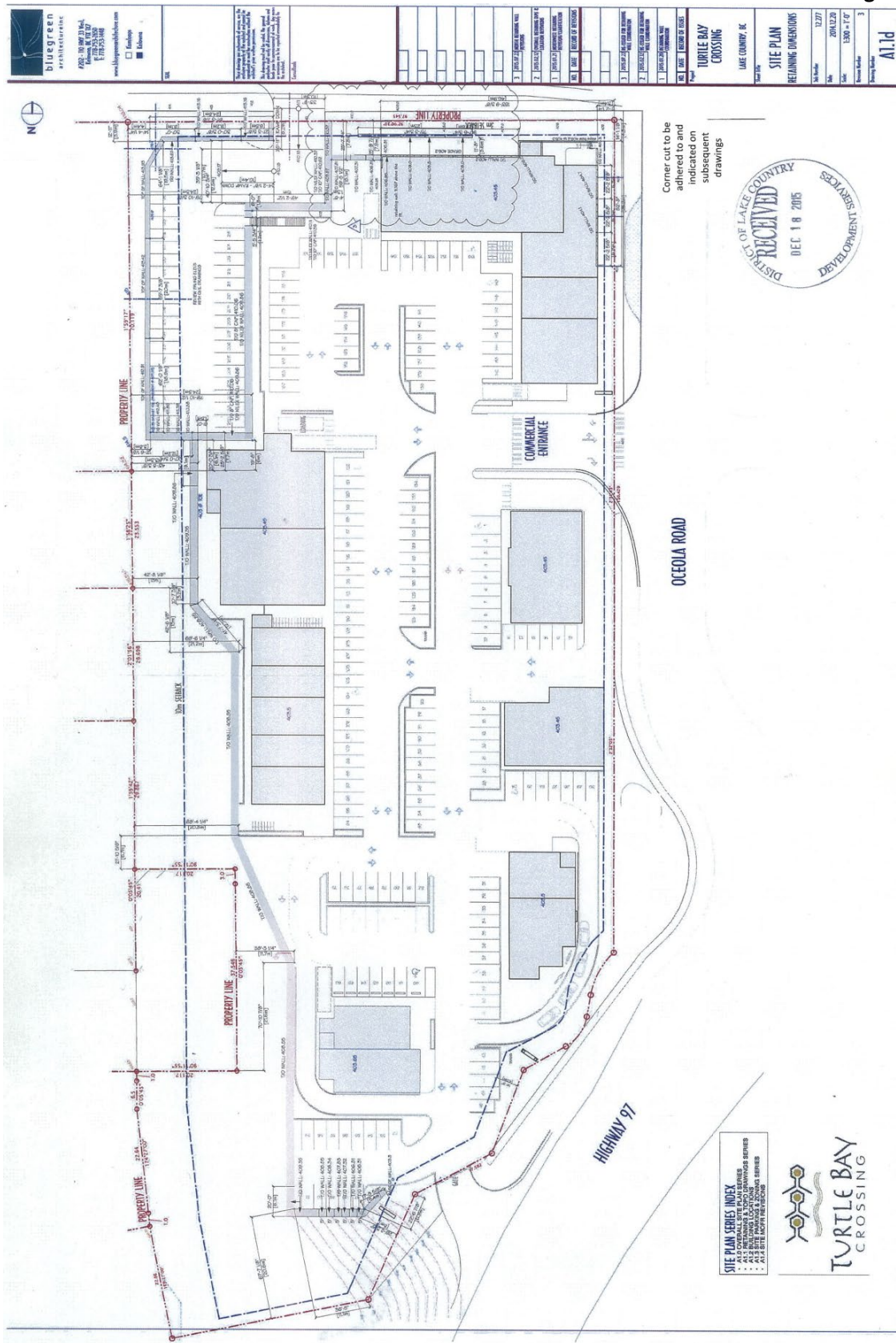
Section 19.11.9 – Setback Plan



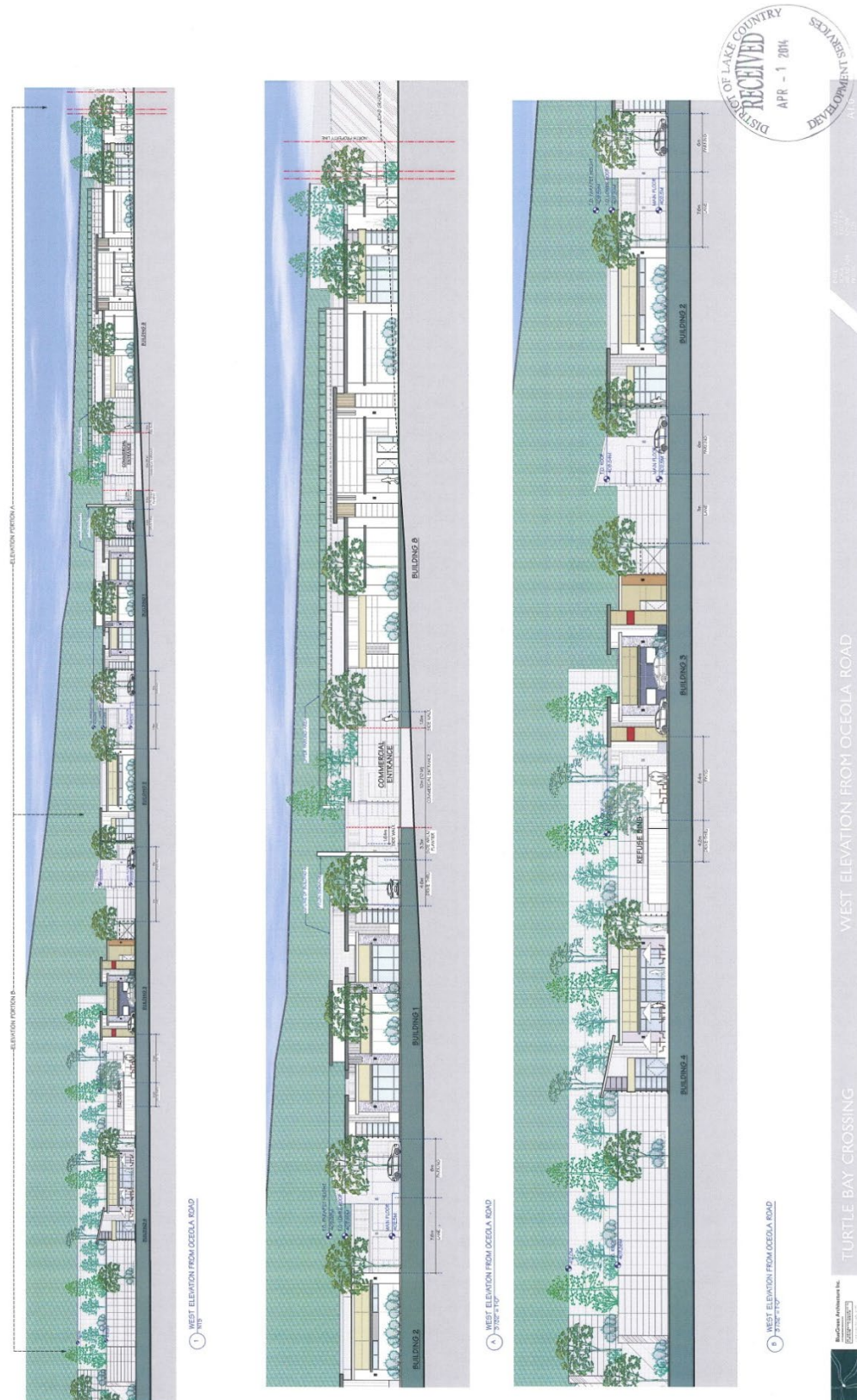
Section 19.11.10 Landscape Plan



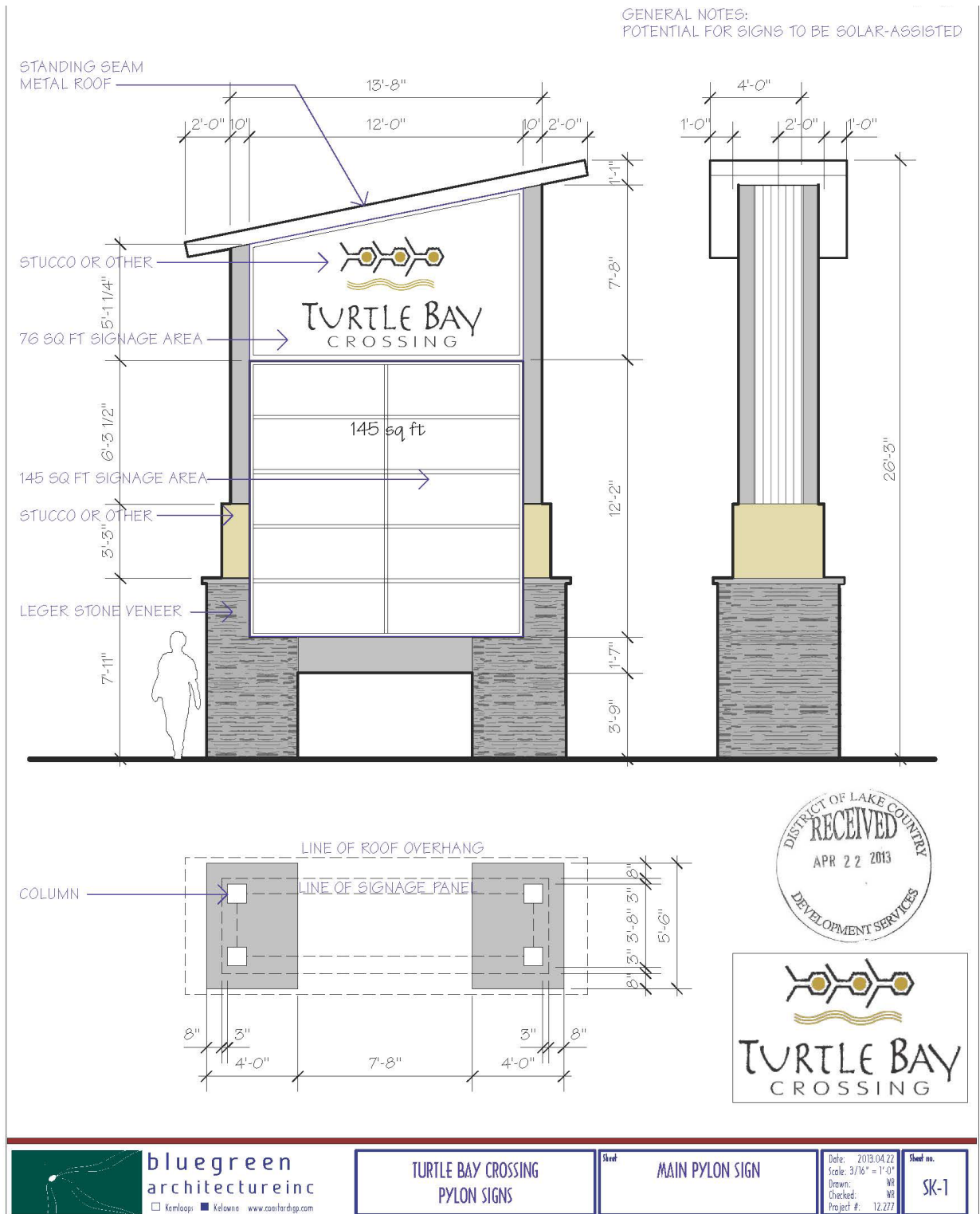
Section 19.11.11.a – Retaining Wall Plan



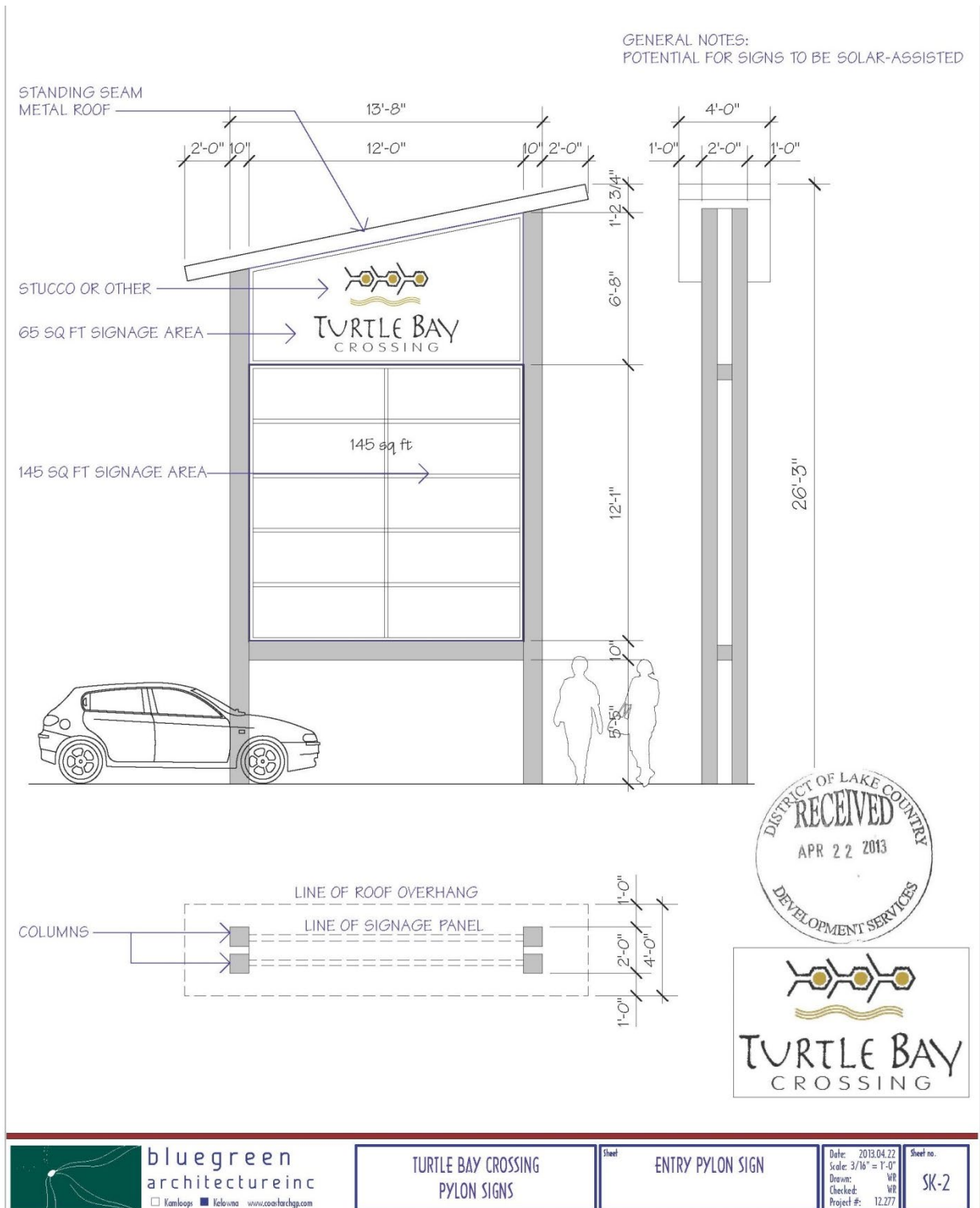
Section 19.11.11.b – Retaining Wall Elevations



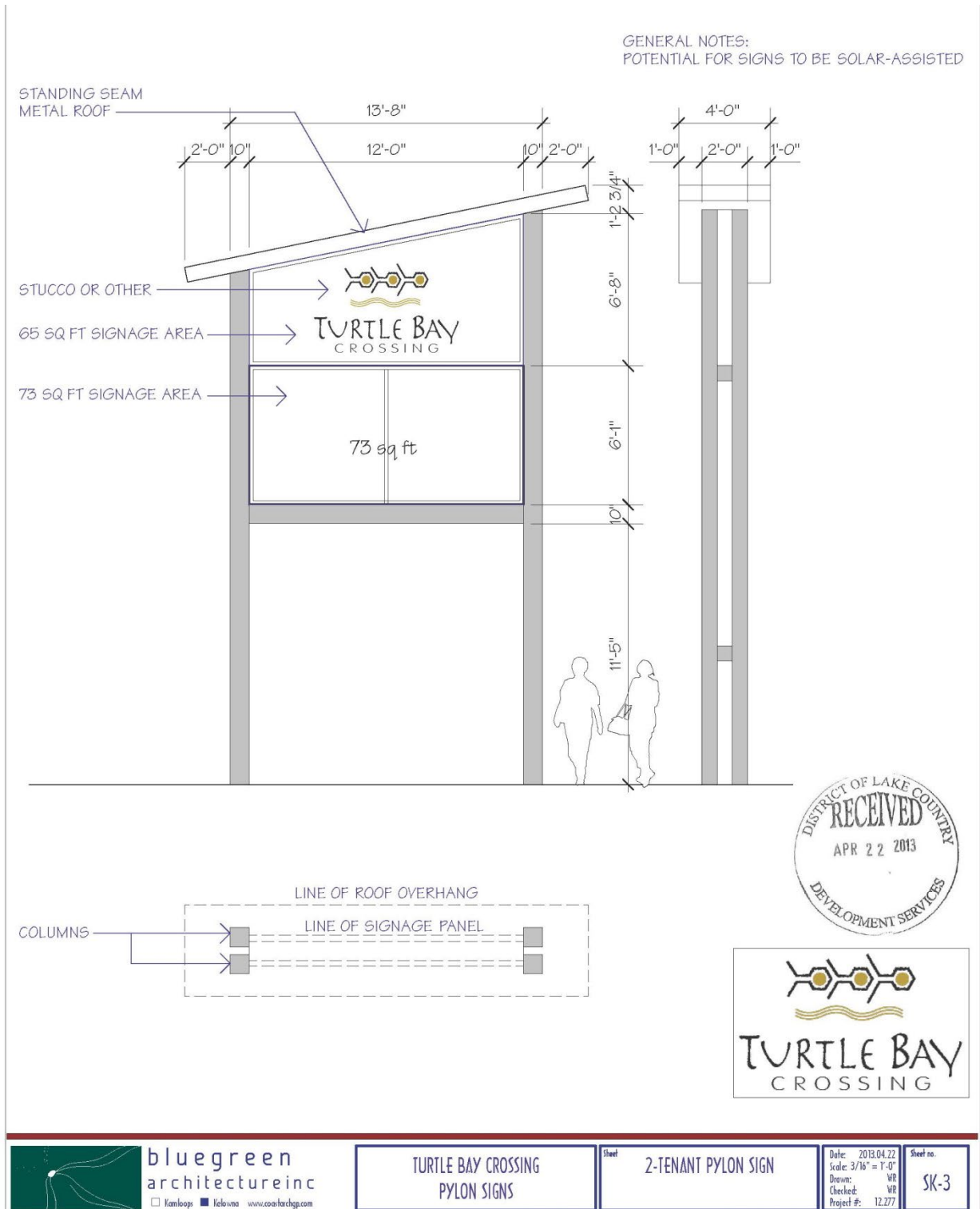
Section 19.11.12.a - Signage



Section 19.11.12.b - Signage

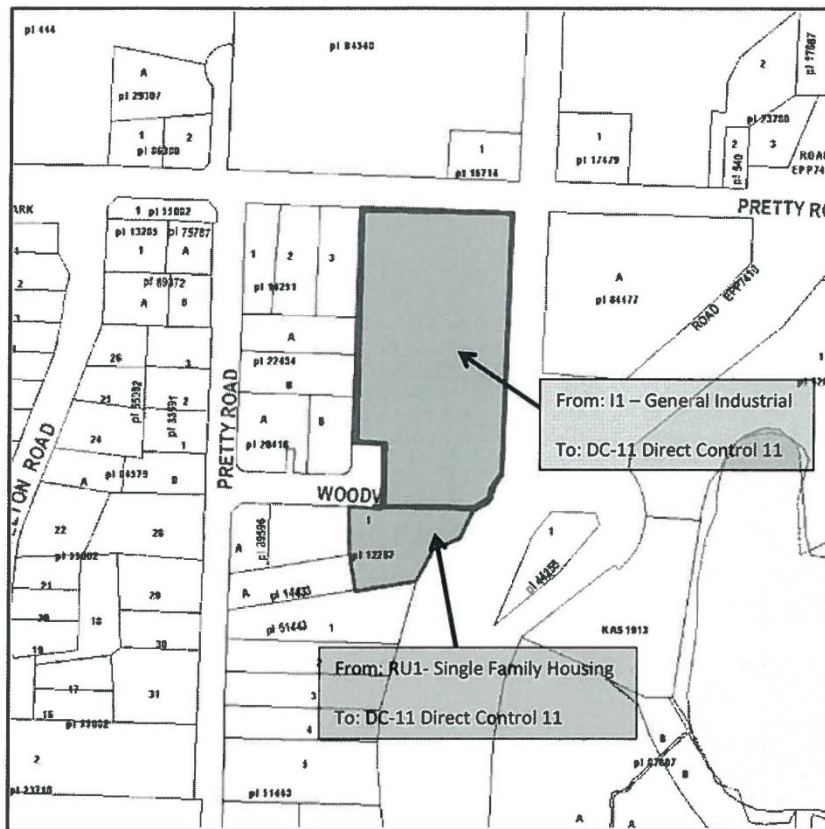


Section 19.11.12.c - Signage



Schedule B added by Bylaw 867, 2013

Schedule B



CD13 added by Bylaw 1250, 2024

19.11. CD13 – Comprehensive Development 13 (O’Rourke Family Vineyard)

19.11.1. Purpose

This zone provides for the comprehensive development of land holdings within the Carr’s Landing area and identified as the O’Rourke Family Vineyard including a winery and associated agricultural, tourist and residential uses.

The CD-13 zone is divided by use and topography into three sub-areas, as described below and generally depicted in Figure 19.12.1:

Area A Agriculture, vineyards, winery including ancillary uses of administration, storage/distribution, wine tasting, service and utility, restaurants, amphitheatre/event centre, tourist accommodation and dwellings.

Area B Non-contiguous areas with tourist accommodation and dwellings and infrastructure for water reservoir and storm water retention.

Area C Employee housing, children’s camp, dwellings, storage buildings, and infrastructure including gravel pit and septic field.

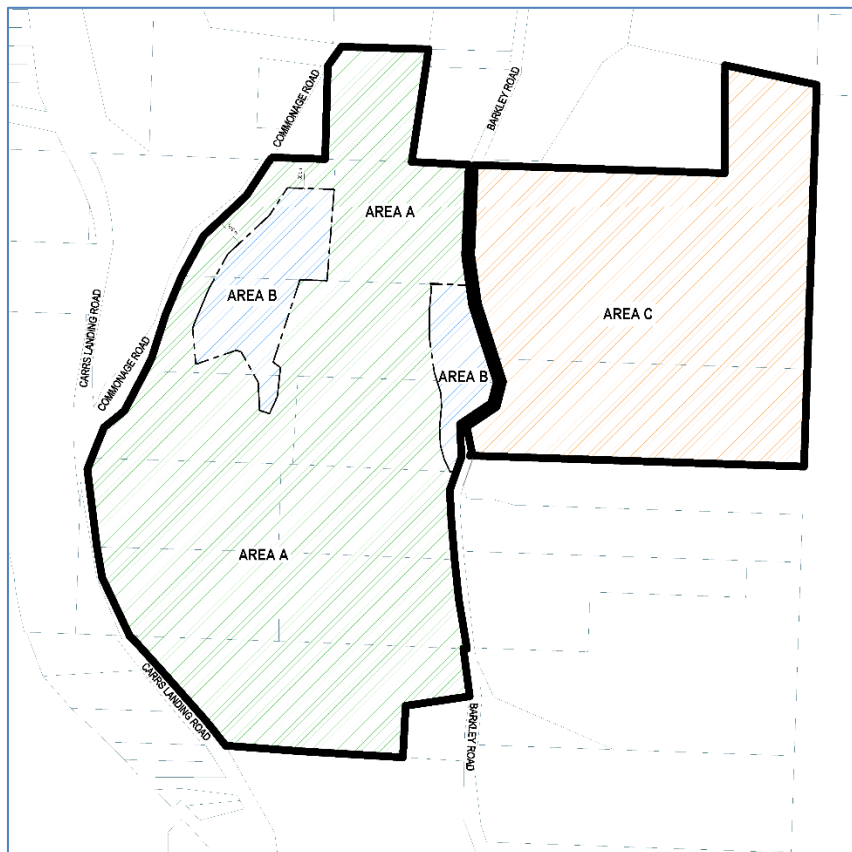


Figure 19.12.1 - CD 13 Zone Use Areas

19.11.2. Principal Uses

Principal uses shall occur within specified Area(s) on the land as indicated in the following table and depicted in Figure 19.13.1

Added by Bylaw 1331

Use	Area A	Area B	Area C
(a) Agriculture, extensive	P ¹	P	P
(b) Agri-tourism	P	P	P
(c) Alcohol production facilities	P		
(d) Amphitheatre	P		
(e) Dwelling unit	P	P	P
(f) Event Centre	P		
(g) Food Primary Establishment	P		
(h) Food Primary License	P		
(i) Spectator Entertainment Establishment	P		
Wineries, Cideries, and Meaderies	P		

Deleted by Bylaw 1331

19.11.3. Secondary Uses

(a) Secondary uses shall occur within specified Area(s) on the land as indicated in the following table and depicted in Figure 19.13.1

(b) Accessory and/or Secondary buildings and uses are permitted on any property within the CD-13 zone, despite any definition or regulation to the contrary.

Use	Area A	Area B	Area C
(i) Accessory Buildings	P	P	P
(ii) Children's Camp			P
(iii) Dwelling unit	P		
(iv) Employee Housing			P
(v) Licensee Retail Liquor Store	P		
(vi) Liquor Primary Establishment, Major	P		
(vii) Outdoor Storage	P	P	P
(viii) Retail stores, convenience	P		
(ix) Secondary Suite	P	P	P
(x) Winery tourist accommodation	P	P	P
(xi) Utility Services, Minor Impact	P	P	P

¹ P = permitted

19.11.4. Subdivision Regulations

	Area A	Area B	Area C
(a) Minimum Area	4.0 ha		
(b) Minimum Depth	30.0 m	100.0 m	100.0 m
(c) Minimum Width	30.0 m	40.0 m	40.0 m

19.11.5. Development Regulations

(a) Density

	Area A	Area B	Area C
(i) Dwelling units	2	3	2
(ii) Amphitheatre / Event Center	10,000 m ²		
(iii) Children's Camp			Accommodation for 80 attendees
(iv) Employee Housing			accommodation for 100 employees
(v) Food and Liquor Establishments and Retail Store, convenience and liquor (combined total)	3,500m ²		
(vi) Secondary Suite	one per dwelling unit		
(vii) Winery, Cidery, Meadery	7,500 m ²		
(viii) Winery Tourist Accommodation	25 sleeping rooms	55 sleeping rooms	

(b) Site Coverage

	Area A	Area B	Area C
(i) Total of all buildings and structures within sub-area	15%	15%	15%

(c) Height

	Area A	Area B	Area C
(i) Agricultural Buildings	16.0 m		
(ii) Accessory Buildings, unless otherwise specified	4.5 m		
(iii) Accessory buildings, winery	12.0 m		
(iv) Amphitheatre / Event Center / Winery	20.0 m		
(v) Dwelling Unit	10.0 m	10.0 m	
(vi) Children's Camp			10.0 m
(vii) Employee Housing	12.0 m		
(viii) Winery Tourist Accommodation	10.0 m	10.0 m	

- (d) Setbacks: minimum setback required from the building/use to the exterior boundaries of the CD13 zone and nearest lot line adjacent to a dedicated road:

	Public Road Right of Way	North Site Boundary	East Site Boundary	South Site Boundary	West Site Boundary
(i) Agricultural Buildings	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m
(ii) Accessory Buildings (all)	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
(iii) Amphitheatre / Event Center / Winery	30.0 m	30.0 m	30.0 m	30.0 m	30.0 m
(iv) Employee Housing	10.0m	10.0m	10.0m	10.0m	10.0m
(v) Winery Tourist Accommodation	6.0 m	15.0 m	15.0 m	15.0 m	15.0 m
(vi) All uses not listed separately	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m

19.11.6. Landscaping

Notwithstanding any regulations contained in Section 8 Landscaping and Screening, only the following regulations shall apply to the CD13 zone:

- (a) The minimum Landscape Buffer for the CD13 zone is Level 1, except that:
- (i) the minimum landscaping required for all parking and loading areas is Level 2, as regulated by Section 8.6, and
 - (ii) the minimum landscaping required for access driveways is Level 2, as regulated by Section 8.6., when adjacent to:
 - a. a dedicated road, or
 - b. the exterior boundary of the site.
 - (iii) Site refuse and recycling bins, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and streets.

19.11.7. Parking and Loading

Notwithstanding any regulation contained in Section 9 Parking, only the following regulations shall apply to CD-13:

- (a) the minimum number of parking spaces: 200
- (b) the minimum number of loading stalls: 3

- (c) the minimum number of Class I bike parking spaces: 5
- (d) the minimum number of Class II bike parking spaces: 5
- (e) parking for all events shall be provided on-site; no parking may occur off-site or on public road right of ways.

19.11.8. Events, Amphitheatre and Spectator Entertainment Regulations

- (a) outdoor events, amphitheatre use and outdoor spectator entertainment shall be limited to the following hours of operation:
 - (i) Sunday through Thursday between 7:00 hours and 22:00 hours, and
 - (ii) Friday, Saturday between 7:00 hours and 23:59 hours, or
 - (iii) Statutory holidays and the day preceding a statutory holiday between 7:00 hours and 23:59 hours
- (b) outdoor events, amphitheatre use and outdoor spectator entertainment shall have a maximum of 500 attendees, except that:
 - (i) there may be up to 4 events annually with a maximum of 1,200 attendees where a traffic management plan is in place (which may include but is not limited to shuttle buses and traffic management personnel at key intersections).

19.11.9. Other regulations

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

- (a) Section 7 General Development Regulations shall apply to CD-13, except that:
 - (i) Section 7.13 Hillside Development Sight Lines shall only apply to residential and commercial buildings.
- (b) Section 10 Specific Use Regulations, and
- (c) Section 11 Signs.

CD14 added by Bylaw 1248, 2024

19.12. CD14 – Comprehensive Development 14 (West Point Apartment Housing)

19.12.1. Purpose

The purpose is to provide a zone for multi-family residential ranging up to 6 storeys and complimentary commercial uses on the border of the District of Lake Country and City of Kelowna.

19.12.2. Principal Uses

- (a) apartment housing
- (b) congregate housing
- (c) multiple dwelling housing

- (d) public park
- (e) row housing
- (f) stacked row housing

19.12.3. Secondary Uses

- (a) accessory buildings
- (b) accessory uses
- (c) care centres, major
- (d) food primary establishment
- (e) health services
- (f) home occupations
- (g) offices
- (h) participant recreation services, indoor
- (i) personal service establishments
- (j) public libraries and cultural exhibits
- (k) retail store, convenience

19.12.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m.
- (b) DEPTH
The minimum lot depth is 30.0 m
- (c) AREA
The minimum lot area is 1400 m²

19.12.5. Density and Height Regulations

- (a) DENSITY
The maximum floor area ratio is 2.35.
The minimum floor area ratio is 0.5.
- (b) HEIGHT
The maximum height is the lesser of 22 m or 6 storeys, except it is 4.8 m for accessory buildings and structures.

19.12.6. Development Regulations

- (a) SITE COVERAGE
The maximum site coverage of all buildings is 65%, and together with driveways, parking areas, other structures and impermeable surfaces, shall not exceed 85%.
- (b) FRONT YARD
The minimum front yard is 3.0 m.
- (c) SIDE YARD

The minimum side yard is 3.0 m, except it shall be 6.0 m for a side yard abutting ALR-designated property.

(d) REAR YARD

The minimum rear yard is 4.5 m.

(e) PRIVATE OPEN SPACE

A minimum of 5 m² of private open space shall be provided per dwelling unit and congregate housing bedroom.

(f) BUILDING FRONTAGE

A continuous building frontage shall not exceed 100 m in length.

19.12.7. Parking Regulations

(a) RESIDENTIAL PARKING

A minimum of 1.0 off-street vehicle parking spaces shall be provided per dwelling unit.

A minimum of 0.33 off-street vehicle parking spaces shall be provided per unit of special needs housing or non-market housing.

(b) NON RESIDENTIAL PARKING

Required off-street vehicle parking minimums shall meet the regulations contained in Section 9.5 General Provisions.

(c) VISITOR PARKING

A minimum of 0.14 parking spaces shall be provided for each parking space required in 19.12.7(a).

(d) BICYCLE PARKING

Required off-street bicycle parking minimums shall meet the regulations contained in Section 9.4 Off-Street Bicycle Parking.

(e) OTHER PARKING & LOADING

Up to 50% of the required residential and non-residential off-street vehicle parking spaces may be of a length shorter than 6.0 m, to a minimum of 5.0 m.

All other residential and non-residential off-street vehicle parking and loading spaces shall adhere to Section 9 for size, location, and development standards.

19.12.8. Other Regulations

(a) LANDSCAPING AND SCREENING

Landscaping requirements shall be as specified in Section 8.

Minimum landscape buffers shall be as follows:

Front Yard: Level 2

Side Yard: Level 3

Rear Yard: Level 3

(b) ALR BUFFER

The minimum landscape buffer for a yard abutting ALR-designated property shall be as follows:

Level 5 as per Section 8.6(e)

(c) OTHER LANDSCAPING AND SCREENING

Landscaping shall adhere to the landscaping and screening provisions of Section 8.

19.12.9. Additional Regulations

Daylighting standards do not apply to buildings constructed in this zone.

Unless otherwise specified in this zone, the following regulations apply: the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the specific use regulations of Section 10, and the sign regulations of Section 11.

CD15 added by Bylaw 1252, 2024

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

19.13.1. Purpose

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

19.13.2. 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 m2)
- (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

19.13.3. Secondary Uses

- (a) outdoor storage

- (b) multiple dwelling housing
- (c) apartment housing

19.13.4. 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 1500m²
 - (ii) The maximum lot area is 1.0ha

19.13.5. 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

- (ii) 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
- (iii) 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

19.13.6. PRIVATE OPEN SPACE

A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

19.13.7. 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.

19.13.8. 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.

19.13.9. LAND SCAPING

- (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

19.13.10. ADDITIONAL REQUIREMENTS

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.

Added by 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).

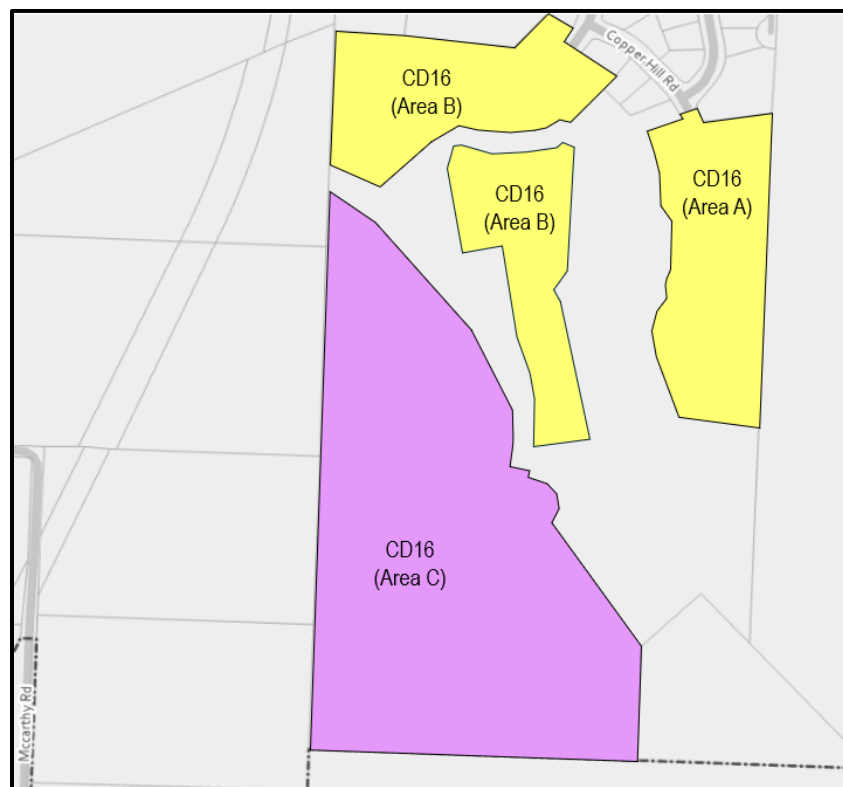


Figure 19.15.1: CD-16 Zone Use Areas

19.15.2 Principal Uses

Section 19.15.2.i deleted and replaced by Bylaw 1333, 2026

- 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	² P	P
(b) row housing		P

¹ P = principal use permitted

(c) single dwelling housing	P	P
(d) small-scale multiple housing	P	P

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

Amended by Bylaw 1331, 2026

Use	Area C
(a) assembly use	
(b) alcohol production facilities	P
(c) amusement arcade, major	P
(d) animal clinic, minor	P
(e) auctioneering establishments	P
(f) automotive and equipment repair shops	P
(g) automotive and minor recreation vehicle sales/rentals	P
breweries and distilleries, major	P
(h) broadcasting studios	P
(i) bulk fuel depots	P
(j) business support services	P
(k) cannabis dispensary	P
(l) cannabis production	P
(m) car washes	P
(n) commercial schools	P
(o) commercial storage	P
(p) contractor services, general	P
(q) contractor services, limited	P
(r) convenience vehicle rentals	P
(s) cremation services	P
(t) custom indoor manufacturing	P
(u) drive-in restaurants	P
(v) emergency and protective services	P
(w) equipment rentals	P
(x) fleet services	P
(y) food primary establishment	P
(z) fuelling station	P
(aa) gaming facilities	P
gas bars	P
(bb) general industrial uses	P
(cc) government services	P
(dd) high technology research and product design	P
(ee) household repair services	P
(ff) liquor primary establishment, major	P
(gg) liquor primary establishment, minor	P
(hh) non-accessory parking	P
(ii) offices	P
(jj) outdoor storage	P
(kk) participant recreation services, indoor	P
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) warehousing	P
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

Amended by Bylaw 1331, 2026

Use	Area C
(a) amusement arcades, minor	S
(b) care centres, intermediate	S
(c) care centres, major	S
(d) care centres, minor	S
(e) Fuelling Station	S
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

Section 19.15.5.(a) deleted and replaced by Bylaw 1333, 2026

(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	4 units per lot
(iv) row housing;		0.65 FAR

(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.

Section 19.15.5.(c) deleted and replaced by Bylaw 1333, 2026

(c) Site Coverage

	Area A	Area B	Area C
(ii) maximum site coverage of all buildings and structures	45%	45%	60%
(iii) notwithstanding 19.15.5(c)(i), the maximum site coverage of all small-scale multiple housing buildings and structures	50%	50%	
(iv) maximum site coverage of buildings, structures, driveways and parking areas	55%	55%	
(v) notwithstanding 19.15.5(c)(iii), the maximum site coverage of all Small-Scale Multiple Housing buildings, structures, driveways and parking areas	60%	60%	

(d) Height

	Area A	Area B	Area C
(i) row housing single dwelling housing small-scale multiple housing	the lesser of 11.0 m or 3 storey	the lesser 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

Section 19.15.5.(e)(ii) and (iii) deleted and replaced by replaced by Bylaw 1333, 2026

(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. Notwithstanding the proceeding, the minimum for all Small-Scale Multiple Housing is 1.5 m except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that 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. Notwithstanding the proceeding, the minimum for all Small-Scale Multiple Housing is 1.5 m except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that 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	(a) 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 (b) notwithstanding 19.15.5(e)(iii)(a), the minimum for all Small-Scale Multiple Housing is 3.0 m	(c) 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 (d) notwithstanding 19.15.5(e)(iii)(c), the minimum for all Small-Scale Multiple Housing is 3.0 m	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 radioactive 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

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.

19.18. CD19 - Comprehensive Development Zone 19 – Town Centre Commercial West

19.18.1. Purpose

19.13.11. The purpose is to designate orderly development of mixed use commercial and residential neighbourhood scale development within the Town Centre on the west side of Highway 97.

19.18.2. Principal Uses

- (a) apartment housing
- (b) care centres, minor
- (c) community recreation services
- (d) hotels
- (e) financial services
- (f) food primary establishment
- (g) health services
- (h) licensee retail liquor store (smaller than 75 m²)
- (i) liquor primary establishment, minor
- (j) offices
- (k) participant recreation services, indoor
- (l) personal service establishments
- (m) cultural exhibits
- (n) retail stores, convenience
- (o) retail stores, general
- (p) breweries and distilleries, minor
- (q) cannabis dispensary

19.18.3. Secondary Uses

- (a) multiple dwelling housing
- (b) apartment housing
- (c) home occupation
- (d) utility services, minor impact

19.18.4. 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 1500m²
 - (ii) The maximum lot area is 1.0ha

19.18.5. 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 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. 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. 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) FRONT / REAR: minimum 4.5m adjacent to Highway 97, and
minimum 3.0m adjacent to Okanagan Centre Road E.
- (i) SIDE: minimum 3.0m

19.18.6. PRIVATE OPEN SPACE

A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

19.18.7. PARKING

A maximum of 125% of required parking is permitted.

19.18.8. 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 25% of any building façade facing Highway 97 and a minimum of 73% of any building façade facing Okanagan Centre Road E.

19.18.9. LANDSCAPING

FRONT / REAR: Level 2 Buffering adjacent to Highway 97

1.5m Landscape Buffering adjacent to Okanagan Centre Road E.

SIDE: Level 3 Buffering

19.18.10. ADDITIONAL REGULATIONS

(a) Section 7.1.2 of the Zoning Bylaw applies as follows:

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 centre line Highway 97 and inclined at an angle of 65° to the horizontal;
- (ii) all points along the centre line of Okanagan Centre and inclined at an angle of 70° to the horizontal; and
- (iii) all points along the side lot line and inclined at an angle of 82° to the horizontal.

(b) Section 7.13 'Hillside Development Sight Lines' of the Zoning Bylaw does not apply to this zone.

(c) 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.

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

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

(j) 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.

(k) Height

- (i) the maximum height is the lesser of 22.8m or 6 storeys.

(l) 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.

SECTION 20 -- EFFECTIVE DATE

This Bylaw comes into force and takes effect on the date of adoption.

READ A FIRST TIME this 27th day of May, 2008.

READ A SECOND TIME as amended this 21st day of October, 2008.

SECOND READING RESCINDED this 4th day of November, 2008.

READ A SECOND TIME as amended this 4th day of November 2008

SECOND READING RESCINDED this 16th day of December, 2008

READ A SECOND TIME as amended this 16th day of December, 2008

Advertised on the 5th, 6th, 12th and 13th days of November 2008 and the 14th, 15th, 21st and 22nd days of January, 2009 and a Public Hearing held pursuant to the provisions of Section 890 of the Local Government Act on the 20th day of November, 2008 and reconvened the 27th day of January, 2009.

READ A THIRD TIME this 3rd day of February, 2009

Certified correct at third reading.

"February 4, 2009"

Dated at Lake Country, BC

"original signed by Hazel Christy"

Clerk

RECEIVED the approval of the Ministry of Transportation this 3rd day of April, 2009

"original signed by Lynda Lochhead"

Ministry of Transportation

RECONSIDERED AND ADOPTED this 7th day of April, 2009.

"original Signed by James Baker"

Mayor

"original signed by Hazel Christy"

Deputy Clerk

I hereby certify the foregoing to be a true and correct copy of the Bylaw cited as "Zoning Bylaw No. 561 2007" as adopted by the Municipal Council on the 7th day of April ,2009.

Dated at Lake Country, BC

Deputy Clerk

SECTION 21 -- SCHEDULE "A" – ZONING MAPS

For the most up-to-date Zoning Map, please visit the [Geographical Information System \(GIS\) mapping page](#) and use the *Search* button on the top left of the page.

SECTION 22 -- SCHEDULE "B" – SCHEDULE OF AMENDMENTS

Table 22.1: Schedule of Amendments			
AMENDMENT	BYLAW	DATE	INITIALS
Housekeeping - various	719	July 20/10	WP
Map change – Pixie Beach	744	August 17/10	WP
Map change – Alto Utilities	738	September 21/10	WP
Map change – Mercier/Mueller	723	October 5/10	WP
Map change – Oland	746	November 16/10	WP
Map change - Sonata Ridge	767	January 11, 2011	WP
Map change - OK Land Development	772	January 18/11	WP
Map change – Bowman	766	February 21/12	WP
Map change – Thomson	789	May 1/12	WP
Map change – Barnes	807	November 20/12	WP
Delete & replace S. 15.6	824	November 20/12	WP
Add S. 13.2, add RLPO zone & rezone various properties (Russo)	784	December 4/12	WP
Delete, replace and add definitions, delete & replace s. 7.3.2 and 7.6.3 (f)	843	December 4/12	WP
Add section 16.1.7, Rezone Lot B DL 188 Sec 10 Twp 20 ODYD Plan 22191 to C1	794	January 15/13	WP
Map change: A portion of Lot A, Sections 9 & 10, Township 20, Plan 38079 from RU1 to RU6 and RU1 to RM2	795	October 18/11	WP
Delete and replace definition of Agr-Tourism Accommodation; Amend Section 2.3.1; Delete and replace Section 12.1; Amend Schedule A by changing zoning of various properties from A1 to A1ta; Amend Schedule A by changing zoning of the A1 portion of: That part of the Fractional South East ¼ of Section 11 outlined Red on Plan B3779; Township 14 ODYD Except: (1) Colored Red on Plan A421 and (2) Plans 8939 and 39746; Lot K Section 11 Township 14 ODYD Plan 1818 Except Plans B4158 and 39746 to A1ta	845	April 2/13	WP
Delete and replace Table 7.1 in Section 7.18.1 Delete and replace 16.1.5(b)(i) Delete and replace 16.1.5(b)(ii)	852	May 21, 2013	WP
Add Rapid Drive-Through Vehicle Service to Section 16.5 C11, Sub-Section 16.5.3	854	October 1, 2013	WP
Map change: Lot 1, Section 10, Twp 20, ODYD, Plan 37606 from C1 to C11	855	October 1, 2013	WP
Map change: A portion of Lot 19, Section 5, Twp 14, ODYD, Plan 525 from RR1 to RR2	874	October 1, 2013	WP
Map change: Lot 1, DL 188, Sec 10, Twp 20, ODYD, Plan 11125 from RM2 to RM5	806	October 15, 2013	WP

Delete and replace DC8 zone (Sec. 19.8); Map change: Lot 8, DL117, ODYD, Plan EPP17345 from DC8/P1 to DC8	844	December 3, 2013	WP
Map change: Lot 14 DL117 ODYD Plan 3884 from RU1 to RM4/P1	873	December 17, 2013	WP
Map change: Lot 55, Sec 4 Twp 20 ODYD Plan 521 and Lot 56 Sec 4 Twp 20 ODYD Plan 521 except Plan H18660 from RR1 to RM2	863	March 4, 2014	WP
Add Medical Marihuana Production definition; add to prohibited use in Sections 10.4.7, 10.5.7 and 10.6.7; add as principle use in Sections 17.1.2 and 17.2.2	880	March 18, 2014	WP
Map change: Portion of Lot B Sec 3 Twp 20 ODYD Plan KAP50898 from RR1 to RU1 and RR1 to P1	881	May 6, 2014	WP
Amend Sections 3.3 and 2.3.1 Insert Sections 10.13 and 19.10 (DC11 zone) Map change: Lot A Sec 27, twp 20, ODYD Plan KAP85107 from C2 to DC11	878	June 17, 2014	WP
Add section 10.8.4	891	July 15, 2014	WP
Map change: A portion of Lot A, Sect 9 & 10, Twp 20, ODYD, Plan 38079 from RM2 to RU6 Map change: A portion of Lot A, Sect 9 & 10, Twp 20, ODYD, Plan 38079 from RU6 to RM2	892	July 15, 2014	WP
Map change: Lot 2 Section 4 Township 20 ODYD Plan 35482; Lot 2 Section 4 Township 20 ODYD Plan EPP8129; Lot 1 Section 4 Township 20 ODYD Plan 35482; and Lot 10 Section 4 Township 20 ODYD Plan 25775 from RR2 to RR3	895	September 16, 2014	WP
Insert definition of Drive-Through Facility Insert DC-12 Direct Control 12 (0825634 BC Ltd.) Map change for Lot 1 Plan KAP56206 and portion of Lot 1 Plan 12267	867	November 4, 2014	WP
Map change: Lot 66 Shown on Plan B13454 Sections 9 and 16 Township 20 ODYD Plan 521 Except Plans H18660 and KAP70483	912	April 7, 2015	WP
Add definition: ZIPLINE COURSE; Amend Section 13.2.	882	April 21, 2015	WP
Map change: Lot 2, Plan 25623	915	July 7, 2015	WP
Map change: That part of Lots 59, 59A & 89 shown on Plan B13454, Plan 521 Except Plan H18660 Delete Section 19.4 (DC4) Delete and replace Section 19.3 (DC3)	925	July 7, 2015	WP
Map change: That Part of Rem. N/W 1/4, Sect. 27, Twp 20, O.D.Y.D., Except Plan KAP80373, KAP85099, KAP85106, KAP87597, KAP87826, EXC PL: KAP89902, KAP90921, KAP91755, EPP19122, EPP30019, EPP40830	909	August 18, 2015	WP

Delete and replace Section 19.11 DC-12 Direct Control 12 (Turtle Bay Crossing Development Ltd)	939	May 17, 2016	WP
Delete and replace Section 19.11 DC12 - Direct Control 12 (Turtle Bay Crossing Development Ltd.)	972	September 20, 2016	WP
Map change: The North ½ of Lot 51, Sec 22, Twp 20, ODYD, Plan 444 from RR2 to RU1	959	October 4, 2016	WP
Map change: Lot A, DL 169, ODYD, Plan EPP42064 from RU1 to RM4	968	November 1, 2016	WP
Map change: Lot A, DL169, ODYD, Plan 12403 from RU1 to RM5	973	November 1, 2016	WP
Map change: Lot 9, DL 169, ODYD Plan 216 Exc Plans 3028, 7818 & 40583 from RR1 to RU1	899	December 6, 2016	WP
Add definition of Unpaved Airstrip and Helipad	969	December 6, 2016	WP
Add definition of Event Camping Amend section 18.1.3	971	December 6, 2016	WP
Map change: Lot 2, DL 117, ODYD, Plan KAP2768 from C9 to RU1	976	December 6, 2016	WP
Map change: Lot 83, Secs 9 & 16, ODYD, Plan 521, Except Part Now Road Plan H18660	980	December 20, 2016	WP
Map change: Lot 1, Sec 22, Twp 20, ODYD, Plan 7657 from C10 to RM4	978	May 2, 2017	WP
Add RU2 Zone to section 15.2 Add RU2 zone to Table 2.3.1 Map change: Portions of Lot 40, DL 118, Sec 10, Twp 20, ODYD Plan 457 exc Plan 36673	992	June 6, 2017	WP
Delete and replace Section 7.18.1	1012	July 18, 2017	WP
Map change: Section 4, Township 20, ODYD, Plan EPP44213; Lot A, Section 4, Township 20, ODYD, Plan 28588; Lot A, Section 16, Township 20, ODYD, Plan 34030 and Lot B, Section 22, Township 20, ODYD, Plan KAP87607	1004	October 3, 2017	WP
Map Change: Lot 1 DL 117 ODYD Plan KAP86288 from C1 to DC11	1027	February 20, 2018	MO
Map change: Part of Lot 56, Sec 4, Twp 20, ODYD, Plan 521, Exc Plans H18660 and EPP37846 from RM2- Low Density Row Housing to RU1-Single Family Housing Map change: Part of Lot 55 & 56, Section 4, Township 20, ODYD, Plan 521, Except Plans H18660 and EPP37846 from RM2-Low Density Row Housing to P5-Conservation Area	1033	April 17, 2018	MO

Amend section 2.3.1, 3.3, 8.6, and 9.5 Insert P5 Zone as section 18.5	1035	April 17, 2018	MO
Map change: Lot 5, DL 117, ODYD, Plan 4545 from RU1 (Single Family Housing) to RM4 (Low Density Multiple Housing)	1042	May 15, 2018	MO
Map change: Lot 14, Section 5, Township 14, O.D.Y.D., Plan 525; Lot 15, Section 5, Township 14, O.D.Y.D., Plan 525; Lot 22, Section 5, Township 14, O.D.Y.D., Plan 525; Lot 16, Section 5, Township 14, O.D.Y.D., Plan 525; Lot 23, Section 5, Township 14, O.D.Y.D., Plan 525; Lot 17, Section 5, Township 14, O.D.Y.D., Plan 525; Lot 24, Section 5, Township 14, O.D.Y.D., Plan 525; Lot 18, Section 5, Township 14, O.D.Y.D., Plan 525; Lot B, Section 5, Township 14, O.D.Y.D., Plan EPP34669 from RR1 – Rural Residential 1 to A1 – Agriculture 1 and Map change: Lot 14, Section 8, Township 14, O.D.Y.D., Plan 712; Lot 21, Section 5, Township 14, O.D.Y.D., Plan 525; Lot 25, Section 5, Township 14, O.D.Y.D., Plan 525 from RR2 – Rural Residential 2 to A1 – Agriculture 1	929	June 5, 2018	MO
Map change: Lot B, Section 22, Township 20, ODYD, Plan 10901 from RU1 – Single Family Housing to RM2 – Low Density Row Housing	999	July 17, 2018	MO
Map change: Lot A, DL 169, ODYD, Plan KAP66505, Except Strata Plan KAS2259 from RM2-Low Density Row Housing to RM4-Low Density Multiple Housing	1050	July 17, 2018	MO
Map change: Lot B, Section 5, Township 14, ODYD, Plan KAP90080 from RR1-Rural Residential 1 to RR2 – Rural Residential 2	1030	August 21, 2018	MO
Add definition of SHORT TERM VACATION RENTAL; Insert use of ‘Short Term Vacation Rental’ into the RLP - Rural Large Parcel 1, RLPO – Rural Large Parcel Oyama Road, RR1 - Rural Residential 1, RR2 - Rural Residential 2, RR3 - Rural Residential 3, and RU1 - Single Family Housing zones as a Use, Secondary	1053	August 21, 2018	MO
Delete definition MEDICAL MARIHUANA PRODUCTION; Delete and replace definition of RETAIL STORE, CONVENIENCE; Delete and replace definition of RETAIL STORE, GENERAL; Delete and replace definition of HEALTH SERVICES; Add definitions of CANNABIS DISPENSARY, CANNABIS PRODUCTION, PERMANENT FOUNDATION; Insert the use “Cannabis Dispensary” into the C1 - Town Centre Commercial and the DC12 – Turtle Bay Crossing Zones as a Principal Use; Insert the use “Cannabis Production” into the I1 - General Industrial and I3 - Heavy Industrial as a Principal Use; Insert the use “Cannabis Production” into the A1 Agriculture 1 Zone as a Principal Use; Delete “Medical Marihuana Production” from Sections 10.4.7, 10.5.7, and 10.6.7 and replace with “Cannabis Production”; Add a new section within Specific Use Regulations as 10.14 Cannabis Production and Dispensaries	1054	September 18, 2018	MO

Map change: part of Lot 61 Shown on Plan B13454, Section 9, Township 20, ODYD, Plan 521, Except Plan H18660 and part of Lot 62 Shown on Plan B13454, Section 9, Township 20, ODYD, Plan 521, Except Plan H18660 from RR1 – Rural Residential 1 to RU2 – Small Lot Single Family Housing and P5 – Conservation Area	1032	October 2, 2018	MO
Map change: Lot 22, Plan KAP88674, Section 22, Township 20, Osoyoos Div of Yale Land District from A1 - Agriculture 1 to P1 - Public Park and Open Space Map change: Lot B, Plan EPP37843, Section 4, Township 20, Osoyoos Div of Yale Land District from DC3 – Direct Control 3 (Lakestone) to P1 - Public Park and Open Space Map change: Lot 93, Plan EPP74823, Section 9, Township 20, Osoyoos Div of Yale Land District from DC3 - Direct Control 3 (Lakestone) to P1 - Public Park and Open Space Map change: Lot 96, Plan EPP74823, Section 4,8,9, Township 20, Osoyoos Div of Yale Land District from DC3 - Direct Control 3 (Lakestone) to P5 – Conservation Area Map change: Lot A, Plan KAP90966, Section 4, Township 20, Osoyoos Div of Yale Land District from DC3 - Direct Control 3 (Lakestone) to P1 – Public Park and Open Space Map change: The water lot facing Lot B, Plan EPP37843, Section 4, Township 20, ODYD from W2 – Intensive Water Use to W1 – Recreational Water Use	1063	October 2, 2018	MO
Add definitions of BREWERIES AND DISTILLERIES, MAJOR and BREWERIES AND DISTILLERIES, MINOR Delete the definition of WINERIES AND CIDERIES and replace with WINERIES, CIDERIES AND MEADERIES Insert the use “Breweries and Distilleries, Minor” into the C1 - Town Centre Commercial, C1lp – Town Centre Commercial (Liquor Primary), C10 - Service Commercial, and C11 - Highway Commercial Zones as a Principal Use. Insert the use “Breweries and Distilleries, Major” into the I1 – General Industrial and I3 - Heavy Industrial Zones as a Principal Use. Delete the use “Wineries and Cideries” from the A1 – Agriculture 1 Zone. Insert the use “Wineries, Cideries, and Meaderies” into the A1 – Agriculture 1 Zone as a Principal Use.	1066	October 16, 2018	MO
Map change: A portion of Part Lot 22 Shown on Plan A340 District Lot 117 ODYD Plan 216 from P1- Public Park and Open Space to RR3- Rural Residential 3	1091	July 2, 2019	WP
Map change: Lot 1, Section 21, Township 20, ODYD, Plan 17479 Except Plan EPP79165 From RU1 – Single Family Residential To P2 – Administration, Public Service and Assembly	1095	September 17, 2019	MA

Amending sections 10.14.1 and 10.14.2	1086	November 19/19	WP
Map change: - Lot A Plan KAP90965 Sec 3&4 Twp 20 ODYD; Lot 112 Plan EPP86639 Sec 9 Twp 20 ODYD; Lot 111 Plan EPP86639 Sec 9 Twp 20 ODYD; Lot A Plan KAP90967 Sec 9 Twp 20 ODYD; Lot 114 Plan EPP86639 Sec 9 Twp 20 ODYD from DC3 to P1 - Lot 95 Plan EPP74823 Sec 9 Twp 20 ODYD from RR1 to P1 - Lot 1 Plan KAP21806 Sec 9 Twp 20 ODYD from RR2 to A1	1098	November 19/19	WP
Map change - A portion of Lot 136 Sec 3, 4 & 9 Twp 20 ODYD Plan 521 Exc Plan H10875 from DC3 to I1	1074	March 17/20	WP
- Map change - A portion of That Part Lot 12 Sec 35 Twp 20 ODYD Plan 808 as Shown on Plan 2558D Containing 1.54 Acres More or Less from RR2 to A1ta - Map change - A portion of That Part Lot 12 Sec 35 Twp 20 ODYD Plan 808 as Shown on Plan 2558D Containing 1.54 Acres More or Less from P1 to A1ta	1113	March 17/20	WP
Map change: Lot 1 Secs 3 & 4 Twp 20 ODYD Plan KAP25775, Lot 1 Sec 3 Twp 20 ODYD Plan KAP25775 & Lot A Sec 3 Twp 20 ODYD Plan 11905 from A1 to I1	1106	June 30/20	WP
Map change: the W ½ of Lot 3 Measured along the N and S Boundaries Thereof DL 117 ODYD Plan 4545 from RU1 to RM2	1115	August 18/20	WP
Map change: Lot 30 Sec 21 Twp 20 ODYD Plan 444 from A1 to A1ta	1110	October 6/20	WP
Map changes: Lot 99 Sections 3, 4, and 9 Township 20 ODYD Plan 521 From: RU1 – Single Family Housing To: RR2 – Rural Residential 2	1147	November 16, 2021	RS
Map change: Lot 2 District Lots 117 and 169 Osoyoos Division Yale District Plan 13435 From: RU1 – Single Family Housing To: RU2 – Small Lot Single Family Housing	1180	April 5, 2022	MA
Map changes: Lot 1 Sections 16 and 21 Township 20 ODYD Plan 14233 From: RR2 Rural Residential 2 To: RR3 Rural Residential 3	1207	September 12, 2023	MA
Map changes: Lot 4 District Lot 169 Osoyoos division yale district plan KAP46800 From: RU1 Single Family Residential To: P2 Administration, Public Service and Assembly	1208	September 12, 2023	MA
Map change: Lot 7 District Lot 169 ODYD Plan KAP46800 From: RU1 Single Family Residential To: C9A Tourist Commercial	1199	February 6, 2024	MA
Map change: Lot 2 District Lot 169 ODYD Plan 16540 Except Plan 43162 From: RM2 – Low Density Row Housing To: RM4 – Low Density Multiple Housing	1204	April 16, 2024	MA

Map change: Part of Lot A Section 11 Township 14 Osoyoos Division Yale District Plan KAP56246 fronting on Trask Road from: P1 – Publiuc Park and Open Space To: RU1 Single Family Housing	1223	May 7, 2024	MA
Map Change: Lot A District Lot 169 Osoyoos Div of Yale Land District Plan KAP89425 From: C10 – Service Commercial To: C1 – Town Centre Commercial	1235	July 4, 2024	MA
Map Change: Part Lot 31 on Plan B792 Section 10 Township 20 ODYD Plan 457 Except Plan KAP48919 and Part Lot 30 on Plan B792 Section 10 Township 20 ODYD Plan 457 Except Plan KAP48919 From: P2 – Administration, Public Service and Assembly To: C1 – Town Centre Commercial	1132	July 16, 2024	MA
Map Change: Lot 8 District Lot 169 ODYD Plan KAP46800 From: RU1 – Small-Scale Multiple Housing To: C9A – Tourist Commercial	1245	November 19, 2024	MA
Map Change: 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 CD15 – Comprehensive Development 15 (3223 Woodsdale Road/11437 Bottom Wood Lake Rd.)	1252	January 14, 2025	MA
Map Change: Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road) From: I1 – General Industrial To: CD14-Comprehensive Development 14 (West Point Apartment Housing) And Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road) From: I1 – General Industrial To: CD14-Comprehensive Development 14 (West Point Apartment Housing)	1248	February 4, 2025	MA
Map Change: Lot 17 Section 5 Township 14 Osoyoos Division Yale District Plan 525, Lot 18 Section 5 Township 14 Osoyoos Division Yale District Plan 525, Lot B Section 5 Township 14 Osoyoos Division Yale District Plan EPP34669, Lot 22 Section 5 Township 14 Osoyoos Division Yale District Plan 525, Lot 23 Section 5 Township 14 Osoyoos Division Yale District Plan 525, Lot 24 Section 5 Township 14 Osoyoos Division Yale District Plan 525, Lot 25 Section 5 Township 14 Osoyoos Division Yale District Plan 525, Lot A Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141227 From: A1 – Agriculture 1 To: CD13 – Direct Control 13 (O'Rourke Family Vineyard) And Lot 1 Sections 5 and 8 Township 14 Osoyoos Division Yale District Plan EPP141228 From: RR1 – Rural Residential 1 To: CD13 –	1250	February 4, 2025	MA

Direct Control 13 (O'Rourke Family Vineyard) And Lot 20 Section 5 Township 14 Osoyoos Division Yale District Plan 525 From: RR2 – Rural Residential 2 To: CD13 – Direct Control 13 (O'Rourke Family Vineyard)			
Map Change: Lot D Section 36 Township 20 Osoyoos Division Yale District Plan 974 Except Plans 9150 and 20591 (PID: 011-871-075) From: A1 – Agriculture 1 To: At1ta – Agriculture 1(Agri-Tourism Accommodation)	1265	February 4, 2025	MA
Map Change: Lot 64 shown on plan B13454; sections 9 and 16 township 20 osoyoos division yale district plan 521 except plans H18660 and KAP70483 From: RR2 – Rural Residential 2 To: RU1 – Small-Scale Multiple Housing	1259	March 18, 2025	MA
Map Change: Lot 63 shown on plan B13454; sections 9 and 16 township 20 osoyoos division yale district plan 521 except plans H18660 and KAP70483 From RR1 – Rural Residential 1 To: RU1 – Small-Scale Multiple Housing	1261	March 18, 2025	MA
Map Change: Lot 10 District Lot 117 Osoyoos Division Yale District Plan 3884 and Lot 11 District Lot 117 Osoyoos Div of Yale Land District Plan From: RU1 – Small Scale Multi Housing To: RM5 – Medium Density Multiple Housing	1251	April 15, 2025	MA
Map Change: A portion of Lot 1 District Lot 169 Osoyoos Div of Yale Land District Plan KAP10040 From: RM4 – Low Density Multiple Housing To: RM5 – Medium Density Housing	1266	April 15, 2025	MA
Map Change: Lot D Section 36 Township 20 Osoyoos Division Yale District Plan 974 Except Plans 9150 and 20591 (PID: 011-871-075) From: A1 – Agriculture 1 To: At1ta – Agriculture 1(Agri-Tourism Accommodation)	1299	September 16, 2025	MA
Map Change: 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	1285	October 21, 2025	SG

Map Change: LOT 2 SECTION 22 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP23780 TOWNSHIP 20 From: RU1 – Small Scale Multiple Housing To: RM4 – Low Density Multiple Housing	1300	November 4, 2025	SG
Map Change: LOT 2 SECTION 15 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN EPP113440 (PID: 032-698-542); From: RU1 - Small-Scale Multiple Housing To: RM2 – Low Density Row Housing	1254	January 13, 2026	SG
Map Change: LOT A SECTION 8 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN EPP88444 From: RR1 – Rural Residential 1 To: RR2 – Rural Residential 2	1288	January 20, 2026	SG
Map Change: Lot 3, District Lot 169, Osoyoos Division Yale District Plan 4971 (PID: 010- 395-229) From: RM2-Low Density Row Housing To: RM4-Low Density Multiple Housing	1305	January 20, 2026	SG
Change the zoning classification of lands with the following PIDS: 010-954-945, 018-149- 723, 010-954-848, 010-856- 641, 010-954-899, 018-149- 715, From: RU1 – Small Scale Multiple Housing To: CD19 – Comprehensive Development 19	1306	February 17, 2026	SG
Map Change: Lot 2 Sections 9 and 10 Township 20 Osoyoos Division Yale District Plan 33960 (PID 003-053-334) From: RR2 – Rural Residential 2 To: CD3 – Comprehensive Development 3 (Lakestone)	1316	February 17, 2026	SG

Map Change: 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)	1302	March 3, 2026	SG
Map change: 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)	1311	March 16, 2026	SG
Delete and Replace 19.3.1 Delete and Replace 19.3.4(h)	1323	April 7, 2026	SG
<i>By changing the zoning classification, as shown on Schedule 'A' of Zoning Bylaw #561, 2007, of:</i> That portion of LOT 1 SECTIONS 1 AND 2 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP66741 lying within the District of Lake Country From: RLP – Rural Large Parcel To: I1 – General Industrial	1292	May 19, 2026	SG
<i>Add subsection 19.3.2.(h)</i> <i>Add (i), (ii), (iii) to subsection 19.3.4.(a)</i> <i>Add (iii) to subsection 19.3.4.(e)</i> <i>Add (ii) to subsection 19.3.4.(f)</i> <i>Add (l) to subsection 19.3.4</i>	1327	June 2, 2026	MA
<i>Delete and replace 19.15.2.i</i> <i>Delete and replace 19.15.5.(a)</i> <i>Delete and replace 19.15.5.(c)</i> <i>Delete and replace 19.15.5.(e)(ii)</i> <i>Delete and replace 19.15.5.(e)(iii)</i>	1333	July 7, 2026	CG
<i>Amendments to Section 2 - General Administration subsection 2.3.1</i> <i>Amendments to Section 3 – Interpretation subsection 3.3.3</i>	1331	August 18, 2026	CG

<i>Amendments to Section 8 – Landscaping and Screening</i> <i>Amendments to Section 9 – Parking and Loading</i> <i>Amendments to Section 10 – Specific Use Regulations</i> <i>Amendments to Section 12 – Agricultural Zones</i> <i>Amendments to Section 15 – Urban Housing Zones</i> <i>Amendments to Section 16 – Commercial Zones</i> <i>Amendments to Section 17 – Industrial Zones</i> <i>Amendments to Section 18 – Public & Institutional Zones</i> <i>Amendments to Section 19 – Direct Control and Comprehensive Development Zones</i> <i>Map Change</i> <i>Change the zoning classification of lands with the following PIDS:</i> <i>005-321-794, 032-107-692, 003-808-211, 006-171-788, 012-275-191, 012-275-247, 024-071-145, 010-552-391, 010-552-375, 010-552-383, 010-552-405, 005-081-734, 005-081-726, 010-477-586, 012-275-239, 012-274-542, 005-322-260, 005-322-308, 012-274-534, 012-274-526, 012-274-518, 012-274-500, 018-695-604, 018-695-612, 005-322-235, 002-897-687, and 002-897-695</i> <i>in accordance with Schedule “A” of Zoning Amendment (Z0000354 Business Park) Bylaw 1331, 2026</i>			
--	--	--	--