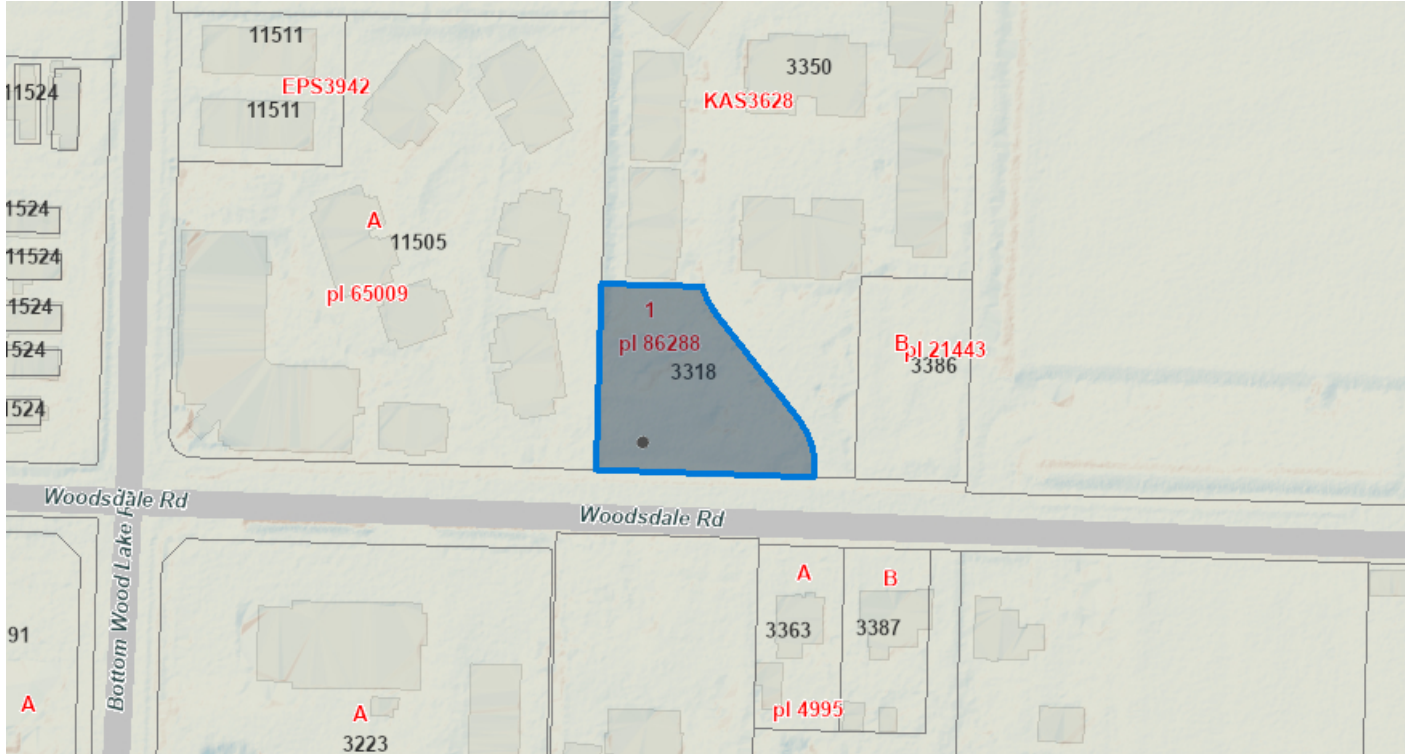


Property Address: 3318 WOODSDALE RD

Folio: 10094.054

Property ID (PID): 027-470-768



Lot Size: 20778 SQUARE FEET (Refer to legal plan for confirmation)

Legal Description: LOT 1 DISTRICT LOT 117 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP86288

Gross Land Value: \$902000 **Gross Improvement Value:** \$0 **Total Value:** \$902000

Water Service Area: OKANAGAN LAKE

Actual Use: null - null

Zoning: DC11 **Land Use Contract:**

OCP Designation: Mixed Use Commercial

OCP DP Areas: Agr Dev Permit Areas Rev B, Multiple Unit DPA, -, Commercial, Industrial, -, -, -, -, -

Waste Collection Day: Wednesday Week A

Recycling Collection Day: Week A - Tuesday

Section 19.10 added by Bylaw 878

19.10. DC11 – Direct Control 11 (Live-Work)

19.10.1. 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.

19.10.2. 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))

19.10.3. 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.

19.10.4. Buildings and Structures Permitted

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

19.10.5. 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.

19.10.6. 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.