

August 31, 2023

## Address & Legal Description

1530 Reservoir Road

Sub Lot 10, District Lot 2711, Similkameen Division Yale  
District, Plan 1190

## Subject & Proposal

Official Community Plan Amendment Bylaw 2023-26  
Zoning Amendment Bylaw 2023-27

The applicant is proposing to develop a 33-lot single detached housing strata subdivision on the subject property. In order to facilitate the proposed development, the applicant has applied for the following:



### *Official Community Plan Amendment:*

To amend Section 2.1 of Official Community Plan Bylaw 2019-08 by adding the following site specific policy statement to Land Use Designations, Rural Residential:

- Site Specific Rural Residential Policy Statement: 1530 Reservoir Road: Allow a minimum lot size of 0.4 hectares, when connected to the municipal treated water system.

### *Zoning Bylaw Amendment:*

To rezone 1530 Reservoir Rd. from FG (Forestry and Grazing) to:

- RC (Country Residential) with the following site specific provision:
  - Notwithstanding Section 9.3.2.5, the minimum front yard shall be 4.5m; and
- P4 (Environmental Reserve).

## Council Consideration:

A Public Hearing has been scheduled for **6:00 pm, Tuesday, September 12, 2023** in Council Chambers, Penticton City Hall, 171 Main St.

All feedback received through the public information sessions held in August 2023 will be presented to Council at the beginning of the Public Hearing.

All meetings and public hearings will be live streamed via the City's website at: [www.penticton.ca/city-hall/city-council/council-meetings](http://www.penticton.ca/city-hall/city-council/council-meetings). Select the 'Watch Live' button.

**Information:**

You can find the staff report to Council, Official Community Plan Amendment Bylaw 2023-26 and Zoning Amendment Bylaw 2023-27 on the City's website at [www.penticton.ca/publicnotice](http://www.penticton.ca/publicnotice) or scan the QR code to the right.



Please contact the file manager Steven Collyer at 250-490-2507 or [steven.collyer@penticton.ca](mailto:steven.collyer@penticton.ca) with any questions.

**Public Comments:**

Any person whose interest may be affected by the proposed bylaws:

1. May participate at the Public Hearing via Zoom or telephone. Please visit [www.penticton.ca/publichearings](http://www.penticton.ca/publichearings) for details and the Zoom link.
2. May appear in person.
3. Submit written comments by mail or email no later than 9:30 am, Tuesday, September 12, 2023, to:

Attention: Corporate Officer, City of Penticton  
171 Main Street, Penticton, B.C. V2A 5A9  
Email: [publichearings@penticton.ca](mailto:publichearings@penticton.ca)

Please ensure the following is included in your correspondence:

**Subject: 1530 Reservoir Rd.**

No letter, report or representation from the public will be received by Council after the conclusion of the September 12, 2023 Public Hearing.

**Please note** that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Audrey Tanguay  
Planning & Licencing Manager



# Council Report

penticton.ca

**Date:** July 18, 2023  
**To:** Donny van Dyk, Chief Administrative Officer  
**From:** Steven Collyer, Senior Planner  
**Address:** 1530 Reservoir Road

File No: RMS/1530 Reservoir Rd

**Subject:** Official Community Plan Amendment Bylaw No. 2023-26  
Zoning Amendment Bylaw No. 2023-27

## Staff Recommendation

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2023-26" and in accordance with Section 475 of the *Local Government Act*, Council consider whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67;
5. The provincial or federal government and their agencies.

AND THAT Council determine that the engagement activities as proposed in this report are sufficient;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2023-26", a bylaw to amend Section 2.1 by adding the following site specific policy statement to Land Use Designations, Rural Residential:

- Site Specific Rural Residential Policy Statement: 1530 Reservoir Road: Allow a minimum lot size of 0.4 hectares, when connected to the municipal treated water system;

AND THAT Council give first reading to "Zoning Amendment Bylaw No. 2023-27, a bylaw to rezone Sub Lot 10 District Lot 2711 Similkameen Division Yale District Plan 1190, located at 1530 Reservoir Road, from FG (Forestry and Grazing) to:

- RC (Country Residential) with the following site specific provision:
  - Notwithstanding Section 9.3.2.5, the minimum front yard shall be 4.5m; and
- P4 (Environmental Reserve),

As shown on the map included with "Zoning Amendment Bylaw No. 2023-27" (Attachment 'J');

AND THAT Council forward “Official Community Plan Amendment Bylaw No. 2023-26” and “Zoning Amendment Bylaw No. 2023-27” to the September 12, 2023 Public Hearing;

AND THAT Council, subject to adoption of “Zoning Amendment Bylaw No. 2023-27”, amend Schedule “F” of Irrigation, Sewer and Water Bylaw No. 2005-02, to include the subject property in Area B of the city’s treated water service area.

### Strategic Priority Objective

**Livable and Accessible:** Proactively plan for growth; focused on an inclusive, healthy, safe and desirable place to live.

### Proposal

The applicant is proposing to develop a 33-lot single detached housing strata subdivision on the subject property. The applicant has submitted a detailed letter of intent outlining their proposal (Attachment ‘F’) and a subdivision plan (Attachment ‘G’). The strata would be responsible for maintaining private roads, water, sewer, landscaping, snow removal, and lighting within the development. 5 hectares (12.25 acres) of the subject property is proposed to be dedicated to the City as public parkland, to be zoned P4 (Environmental Reserve), which will expand the protected area around Campbell Mountain. The public parkland is intended to remain in its natural state, aside from reconfigured mountain bike and hiking trail alignments within this area, connecting into the larger Campbell Mountain trail network.

In order to facilitate the proposed development, the following planning applications are required:

Application Required	Description	Approval Authority
<b>Official Community Plan Amendment</b>	To add a site specific policy statement for the property, within the Rural Residential designation, to allow a minimum lot size of 0.4 hectares for lots that are connected to the domestic treated water supply.	Council
<b>Zoning Amendment Bylaw</b>	To change the zoning on the subject property from FG (Forestry and Grazing) to RC (Country Residential) – with site-specific provision for front yard setbacks - and P4 (Environmental Reserve).	Council
<b>Hillside Development Permit</b>	To approve the hillside development plan with its unique geotechnical conditions, ensuring the development meets the Hillside Development Permit Area guidelines outlined in the OCP. To be submitted for consideration if the OCP amendment and rezoning are adopted.	Council
<b>Environmental Development Permit</b>	To approve development occurring within the Environmental Development Permit area, subject to the requirements and recommendations of a Qualified Environmental Professional (QEP) report.	Staff – Development Officer
<b>Subdivision</b>	To approve the subdivision of the subject property into 33 new strata lots. A number of technical items are reviewed at the subdivision stage, including geotechnical review, wildfire risk assessment, and servicing.	Staff – Subdivision Approving Officer



## Background

### Property Description

The subject property is located on the south side of Reservoir Road, east of Naramata Road (Figure 1). The property is 31.5 hectares (78 acres) in size and is currently vacant of any structures. Surrounding land uses include agricultural and rural residential to the west, north, and south, with natural areas and recreational uses to the east upslope leading to Campbell Mountain. A Fortis electrical main and gas main run through the site, on alignments protected by statutory rights-of-way. The property is not within the Agricultural Land Reserve (ALR) (Attachment 'C').

The property is currently zoned 'FG (Forestry and Grazing)' in the Zoning Bylaw, and is designated 'Rural Residential' by the Official Community Plan (OCP). The property is also within the Environmental Development Permit Area and the Hillside Development Permit Area, as outlined by the OCP.

### History

The subject property has been envisioned for development for many years. The previous plans including the subject property have been summarized in the chart below:

Year	Plan	Highlights
2002	Official Community Plan	<ul style="list-style-type: none"> <li>Anticipated that 1/3 of the city's new growth would occur outside the urban area, including in the North East Sector (Spiller Road/Reservoir Road area), which included the subject lands</li> <li>Designated the subject property and the North East Sector as a 'future planning area' to provide for growth on hillsides while protecting the agricultural lands below from development</li> </ul>
2005	Comprehensive Development Plan	<ul style="list-style-type: none"> <li>Envisioned a potential for up to 350 units in the Reservoir Road area, including the subject property, Hillside Drive, and the north side of Reservoir Road</li> </ul>
2005	North East Sector Plan	<ul style="list-style-type: none"> <li>Acknowledges the sensitive habitats in this area</li> <li>Envisioned up to 400 units on the 40 hectare (100 acre) 'Reservoir Road Block', including the subject property and surrounding properties</li> <li>Objective for a natural park on Campbell Mountain</li> </ul>
2014	Spiller Road/Reservoir Road Area	<ul style="list-style-type: none"> <li>Most detailed area plan stemming from the 2002 OCP, covering the nearly 300 hectare (740 acre) future development area</li> <li>Identified a potential commercial node on the subject property as it is one of the easier properties to access within the plan area</li> </ul>

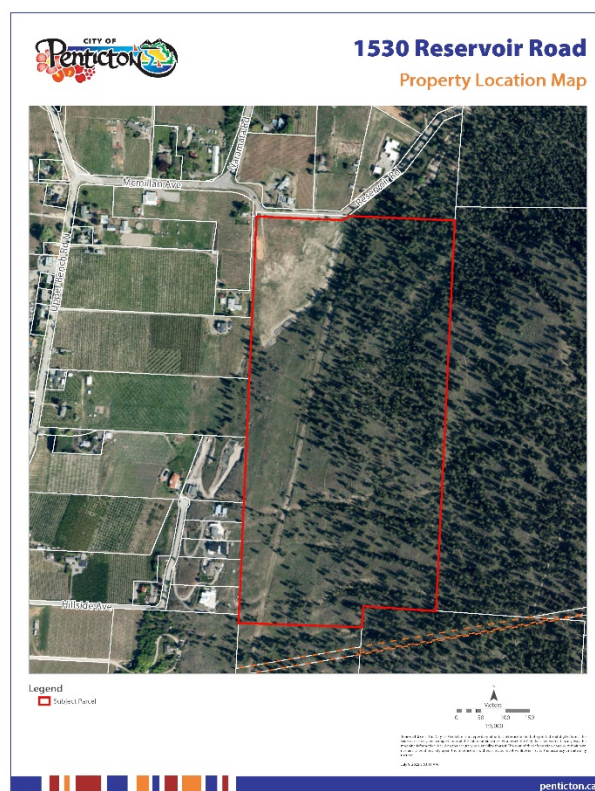


Figure 1 - Property Location Map

	Neighbourhood Concept Plan	<ul style="list-style-type: none"> <li>Identified the eastern (upper) portion of the subject property as high environmental significance, requiring any rezoning to be accompanied by a detailed Environmental Assessment</li> <li>The subject property was envisioned as the 'Village Centre', containing a variety of commercial and medium density residential uses (townhomes and apartments) including mixed-use developments.</li> </ul>
2019	Official Community Plan	<ul style="list-style-type: none"> <li>The current 2019 OCP was developed with substantial community engagement between 2016 and 2019.</li> <li>Through community conversations, the focus of growth shifted towards the built-up area of the city in low-scale infill development.</li> <li>This was a major shift from all the previous planning exercises completed for this area of the city between 2005 and 2014.</li> <li>The OCP review did not support the commercial node at this location, with residential determined as a more appropriate land use.</li> <li>The OCP set the future land use designation on the property as 'Rural Residential'.</li> </ul>

The direction of the 2019 OCP contributed to a change in direction for future development on the subject property, which is currently designated 'Rural Residential' by the OCP.

### Climate Impact

Council adopted the Community Climate Action Plan (CCAP) in 2021. Due to the subject property's location, combined with the lower rural density, there is limited access or support for transit or active transportation infrastructure. However, the proposal does align with some elements of the CCAP, including:

- **Electrify Passenger Transportation:** Accelerate the adoption of zero-emissions vehicles.
  - The Zoning Bylaw requires that each new home have at least one EV ready parking space to facilitate the future install of EV chargers.
- **Step Up New Buildings:** All new buildings will be required to meet the BC Energy Step Code requirements at the time of construction.
  - The new buildings will be required to meet Step 3 of the BC Energy Step Code as a minimum standard of energy efficiency.

### Financial Implication

The developer is responsible for all infrastructure upgrades associated with this proposed development, including all internal strata infrastructure. The City will be responsible for the long-term maintenance of extended water main infrastructure along Reservoir Road to the site, once it is installed at the developer's expense.

### Technical Review

The proposed development was reviewed by the Technical Planning Committee, which is a group of City staff from various departments who review planning applications. The committee discussed the proposed 5 hectare (12.25 acre) parkland dedication and confirmed the intent of this land will be natural, aside from the passive recreational uses as hiking and mountain biking trails.

The committee reviewed preliminary assessments submitted with the OCP and rezoning package also discussed the need for thorough environmental, wildfire, and geotechnical assessments to be completed as conditions of the future subdivision stage, before any new lots are created.

The committee reviewed the subdivision layout to ensure the lot size requirements of the proposed RC zone were met and that there is sufficient building area on each lot when considering the zone regulations and the utility easements which run through the site and limit the buildability of affected lands. Consideration for access to identified future development lands south of the subdivision will be more thoroughly discussed at the staff level at the future subdivision stage.

The development is proposed as a bareland strata which reduces the amount of City-owned and maintained infrastructure, with one water connection and private roads within the site. The strata will be responsible for all on-site infrastructure. Developing the lot as a strata allows for narrower roads and more clustered development, reducing the impact on environmentally-sensitive areas. The developer is responsible for extending required municipal services to the subject property, including the water main from Naramata Road across the frontage of the property. The applicant is proposing septic systems for each lot at this time, unless the sanitary sewer main is extended across the frontage of the property in the future and the Irrigation, Sewer and Water Bylaw is amended to include sanitary servicing in this area.

#### *Irrigation, Sewer and Water Bylaw No. 2005-02*

The subject property is currently located outside the treated water service area shown on Schedule "F" of Irrigation, Sewer and Water Bylaw No. 2005-02 (Attachment 'H'). Properties across Reservoir Road to the north are included within Schedule "F" in Area B of the Bylaw. In order to allow the extension of municipal treated water service from Naramata Road up Reservoir Road to the subject property (approximately 100 metres), the property must also be included in Area B on Schedule "F" of the bylaw. Staff are recommending that Council support this, subject to adoption of this rezoning application which would put the land use in place for residential development of the subject property. The costs of building the water infrastructure and service connection will be the responsibility of the developer.

### **Development Statistics**

The following table outlines how the proposed development meets the applicable Zoning Bylaw regulations:

	RC Zone Requirement	Provided on Plans
<b>Minimum Lot Width:</b>	45 m	Ranging from 45 m to 257 m
<b>Minimum Lot Area:</b>	0.4 ha	Ranging from 0.4 ha to 3.7 ha
<b>Maximum Lot Coverage:</b>	15%	Future development on each lot must meet the applicable RC development regulations.
<b>Vehicle Parking:</b>	2 parking spaces per single detached dwelling	
<b>Required Setbacks</b>		
Front Yard:	9.0 m – requested 4.5m (site-specific)	
Side Yard:	4.5 m	
Side Yard:	4.5 m	
Rear Yard:	9.0 m	

<b>Maximum Building Height:</b>	10.5 m	
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## Analysis

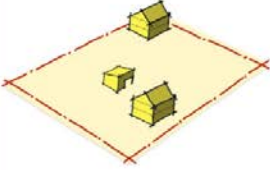
### *OCP Engagement Procedure*

In 2021, City Council endorsed the *Community Engagement for OCP Amendments Procedure*, a procedure which sets out the engagement process staff follow when an OCP amendment application is received. The procedure allows for exceptions from full engagement in cases where the OCP amendment is considered minor in nature or for amendments not involving a change in land use designation on a property, at the discretion of the Director of Development Services. Given the designation on this property is not proposed to change to a different designation, in accordance with the *Community Engagement for OCP Amendments Procedure*, the Director has waived the full engagement procedure in this instance.

Nevertheless, should Council support first reading of the OCP and Zoning Bylaw amendment bylaws, a minimum of two public information sessions on this proposal will be held to inform the public on the proposal prior to the September 12<sup>th</sup> Public Hearing. These information sessions would give the community an opportunity to be fully informed on the details of the proposal. Information letters, newspaper advertisements, social media posts and a news release will be issued once the information session dates have been set. A webpage will launch on Shape Your City Penticton containing the application materials and allow for community feedback. The public will also have an opportunity to provide input through the statutory Public Hearing for both the OCP amendment and rezoning, as required by the *Local Government Act*.

### *OCP Amendment and Rezoning*

When reviewing the OCP Amendment and Rezoning application package, staff encourage Council to consider the applicable OCP policies and the future land use designation on the subject property. The subject property is designated 'Rural Residential' by the OCP. The Rural Residential designation supports rural areas with single-detached homes on large lots (Figure 3).

Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
Rural Residential 	Rural areas with single-detached houses on large lots with modified services (e.g., septic systems, wells) (including bareland stratas)	<ul style="list-style-type: none"> <li>Single detached houses with secondary suites or carriage houses</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> <li>Agriculture</li> </ul>	<ul style="list-style-type: none"> <li>1 or 2 units per single lot</li> <li>1 hectare minimum lot size</li> <li>Generally up to 2 ½ storeys to reflect 30' maximum in Zoning Bylaw</li> </ul>	<ul style="list-style-type: none"> <li>RC</li> </ul>
<b>Site-Specific Rural Residential Policy Statement:</b> 3200 Evergreen Drive (Wiltse South Block) - limited to a maximum of 2 single-family residences in the Rural Residential area.					

*Figure 2 - Excerpt from Land Use Designations table, OCP*



The proposed subdivision development is consistent with the underlying OCP future land use designation on the subject property as it provides single detached homes with larger lot sizes. While the Rural Residential designation table specifies a minimum lot area of 1 ha (2.47ac), the RC (Country Residential) zone is listed as the only compatible zone with this designation. The RC zone allows a minimum 0.4ha (1 ac) lot area. This OCP designation and zone are intended for rural subdivisions, where full municipal water and sanitary sewer services may not be available. 0.4 ha (1 acre) is generally considered a sufficient size for individual lots to accommodate their own private services, such as septic systems, especially where municipal water is provided, as is the case with this proposal. During development of the OCP, the 1 hectare minimum lot size was based on lots not being connected to any City services. While septic systems can generally operate well on smaller lot sizes than one hectare, well water systems generally need larger properties and thus the 1 hectare size was established.

In this case, the applicant is proposing to extend municipal water service to the site and provide a septic system for each individual lot. The subject property is recommended to be included on Schedule "F" of the Irrigation, Sewer and Water Bylaw 2005-02, in order to include it within the treated water service area of the city. This is staff's recommendation, based on Council ultimately adopting the rezoning of the subject property.

The applicant is requesting a site-specific provision on the RC-zoned area to allow 4.5m front yard setbacks, less than the typical 9.0m required by the RC zone. This reduced setback will support the clustering of the development near the strata roads. While it is unlikely that every home would be built to this 4.5m minimum front yard setback, it allows the option based on grading and natural features of the lot. Applying this standard to the entire subdivision through a site-specific provision, rather than through variance applications on each individual lot, facilitates a common character to the development. Similar requests have been granted in other hillside neighbourhood developments, such as the Bluffs at Skaha. Staff are supportive of this requested reduced front yard setback in this instance, given the strata nature of the development, the hillside topography, and the intent of clustering the development around the strata roads to reduce environmental impacts (Figure 4).

The applicant is planning to relocate the Fortis transmission line to the west side of the property. Those discussions are between the applicant and Fortis. Should the line not be able to be moved, there is sufficient area on each lot to build homes outside of the statutory right-of-ways.

The proposed P4 (Environmental Reserve) zoned area would be dedicated to the city at the subdivision stage. This zone is considered appropriate for the future parkland as it is intended to remain in its natural state and function as a protected expansion of the Campbell Mountain park area.



*Figure 3 - Map from Applicant's Information Package and Analysis showing limited disturbance of the site.*

The proposed rezoning and development was analyzed with consideration of the following OCP policies:

OCP Policy 4.1.1.1	Focus new residential development in or adjacent to existing developed areas.
Staff Comments	<ul style="list-style-type: none"> <li>The proposed country residential development is adjacent to the Hillside Drive country residential subdivision. While outside the urban core of the City, the proposed development is at a rural residential scale with 0.4 hectare lots, which limits the character impacts on the surrounding rural residential and agricultural area. As outlined in the letter of intent (Attachment 'F'), the applicant has carefully considered the development's fit into the hillside context.</li> </ul>
OCP Policy 4.1.1.2	Avoid development in environmentally-sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit.
Staff Comments	<ul style="list-style-type: none"> <li>The applicant has submitted preliminary plans showing how the proposed development considered the environmental and geological features on the site. Full comprehensive studies will be required at the subdivision stage.</li> </ul>
OCP Policy 4.1.1.3	Evaluate the short-term and long-term financial, ecological and social costs and benefits of all proposed new greenfield (largely on hillsides) development proposals through analysis of full life cycle costs of infrastructure, including replacement, and services, and structures assessment of environmental and social impacts.
Staff Comments	<ul style="list-style-type: none"> <li>The development is proposed to be constructed as a strata, which reduces the cost burden of new infrastructure on the City. A full costing analysis has not been completed, given that the proposed development meets the intent of the Rural Residential OCP designation, indicating this development form was anticipated on the subject property.</li> </ul>
OCP Policy 4.1.1.4	Ensure all new developments fully cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water, and provision of parks, schools, and emergency services.
Staff Comments	<ul style="list-style-type: none"> <li>The developer will be responsible for all the costs associated with providing services and infrastructure for the development. The strata will be responsible for the long-term maintenance of all infrastructure within the site.</li> <li>The city would be responsible for the extended water main in perpetuity, after it is installed at the developer's expense.</li> </ul>
OCP Policy 4.1.4.1	Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respective of their context.
Staff Comments	<ul style="list-style-type: none"> <li>The applicant has outlined their process to design this development in a compact and low-impact way while meeting the intent of the OCP designation on the site (Attachment 'F'). The scale of the development, size of the lots, and clustering of homes all reflect a development intended to work with the context of the landscape.</li> </ul>

OCP Policy 4.1.5.4	Ensure that all new neighbourhood developments and redevelopments of existing large sites, including bareland stratas, are fully integrated into the surrounding community through publically-accessible roads, sidewalks, trails and public park lands.
Staff Comments	<ul style="list-style-type: none"> <li>• The proposed development is a bareland strata. The development is laid out in a way to relocate hiking and biking trails to the proposed 5 hectare (12.25 acre) dedicated parkland area, maintaining connections to the larger Campbell Mountain trail network.</li> <li>• A neighbouring property to the south is also designated for future rural residential development and access through to that property, which does not currently have frontage, will be considered at the future subdivision stage.</li> </ul>
OCP Policy 4.1.6.1	Ensure all residential neighbourhoods in Penticton provide a range of appropriately-scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities, and access to green space and parks.
Staff Comments	<ul style="list-style-type: none"> <li>• Recognizing the country residential nature of the area, the development is designed on large lots. Home occupations are permitted under the proposed RC (Country Residential) zoning. Connections into the Campbell Mountain trail network are provided, with public parkland to be dedicated to the City to formalize access and public trails.</li> </ul>
OCP Policy 4.4.1.1	Protect neighbourhoods and agricultural areas in wildfire interface areas, and the city at large, through implementation of wildfire best management practices, such as ecologically-appropriate FireSmart, in new neighbourhood and infrastructure design, building construction and the management of individual properties.
Staff Comments	<ul style="list-style-type: none"> <li>• A wildland urban interface fire hazard assessment was prepared for the property in 2020. The report concluded a high wildfire threat, which can be mitigated through specific recommendations to be outlined in a future report, required as a condition of subdivision.</li> <li>• The updated report may include a requirement for a wildfire covenant on the future lots, to ensure the development builds out in accordance with FireSmart principles.</li> </ul>
OCP Policy 4.4.2.1	Identify environmentally sensitive areas and riparian areas, and protect them through application of the Environmental and Riparian Development Permit Guidelines.
Staff Comments	<ul style="list-style-type: none"> <li>• The subject property is within the Environmental Assessment Area outlined by the OCP. An Environmental Development Permit will be required as a condition of the future subdivision application. The applicant is aware and will be required to provide a comprehensive Environmental Assessment Report prepared in accordance with the City's Terms of Reference prior to subdivision approval.</li> </ul>
OCP Policy 4.4.2.2	Identify, preserve, protect, connect, restore and enhance wildlife corridors through land use designations, zoning and covenants.
Staff Comments	<ul style="list-style-type: none"> <li>• The proposal involves zoning the 5 hectares (12.25 acres) of land to be dedicated to the City as parkland as P4 (Environmental Reserve). This provides a larger protected natural area with hiking and biking trails as part of the larger Campbell Mountain trail network.</li> </ul>



OCP Policy 4.5.1.5	Consider establishing buffers including distance setbacks, landscape buffers and fencing requirements to minimize conflicts between agricultural and other land uses (e.g., residential and commercial).
Staff Comments	<ul style="list-style-type: none"> <li>• The applicant is working with Fortis to relocate the electrical line to the western side of the site. If this relocation occurs, the line and its right-of-way will create a buffer between the new development and the ALR lands further west.</li> <li>• Should the Fortis line not be relocated, staff will work with the applicant at the subdivision stage to determine details around a possible buffer along that property line to ensure adequate separation between the new development and its agricultural neighbours.</li> </ul>
OCP Policy 4.7.1.5	Inventory nature areas and establish designated nature-oriented parks within city limits, and prepare management plans to guide their protection, use, restoration, enhancement and management.
Staff Comments	<ul style="list-style-type: none"> <li>• The City is in the process of initiating a Campbell Mountain management plan. Should the rezoning be adopted and the proposed parkland dedicated to the City, it will be included in the scope of the future management plan.</li> </ul>

Given the alignment of the proposed development with the Rural Residential future land use designation and OCP policies, staff recommend that Council give first reading to “Official Community Plan Amendment Bylaw No. 2023-26” and “Zoning Amendment Bylaw No. 2023-27” and forward the bylaw to the September 12, 2023 Public Hearing to gather public feedback on this proposed development prior to making a decision. Should the OCP amendment and rezoning ultimately be adopted, further technical review will be required as part of the Hillside Development Permit (Council decision) and Environmental Development Permit (staff decision) which will be required prior to any new lots being created on the subject property.

#### *Additional Approvals*

The proposed rezoning is the first step in development occurring on the site. Should the OCP amendment and rezoning be adopted by Council, the applicant will need to submit a subdivision application. As conditions of subdivision approval, the applicant is responsible to submit a number of technical reviews completed by qualified professionals to the City for review and acceptance before any new lots are created. These include:

- Environmental Impact Assessment
  - Associated with the required Environmental Development Permit
- Wildfire Impact Assessment
- Geotechnical Hazard Assessment
- Site Grading Plan
  - Associated with the required Hillside Development Permit

The Hillside Development Permit requires Council approval, while the subdivision and Environmental Development Permit are staff-level decisions.

The preliminary Environmental Assessment Report was prepared by a Qualified Environmental Professional and reviewed by another Qualified Environmental Professional who adapted it to the current development proposal. The preliminary assessment found that:

- The study builds on previous environmental assessments completed as part of the North East Sector Plan (2005) and the Spiller Road/Reservoir Road Neighbourhood Concept Plan (2014)
- Elk are lower occurrence on this property with a mean of 4.6 elk/km<sup>2</sup> compared to the higher numbers found in the Naramata area (12.7 elk/km<sup>2</sup>)
- Recommends development be focused on the lower environmentally sensitive areas near Reservoir Road in the north, and that public trespassing be discouraged along the southern ends of the property
  - The applicant has laid out the development accordingly
- The QEP review overlaid the proposed subdivision plan with the Environmentally Sensitive Areas (Attachment 'D')

The applicant has engaged the Penticton Indian Band (PIB) to complete a Cultural Heritage Resource Assessment on the subject property, which was submitted with their application package. The CHRA was completed in 2022 and requires ongoing work to continue between the developer and the PIB to address the PIB interests in the site; ensuring impacts are mitigated and/or prevented.

The preliminary technical reviews submitted with the rezoning package helped determine the proposed development layout (Attachment 'G'). The applicant explains their intent to develop the property in a low-impact way by maintaining natural areas where possible and clustering the future homes close to the strata roads. The City has tools to ensure this occurs, through the future Hillside Development Permit and the Environmental Development Permit as part of the subdivision stage.

### *Conclusion*

There are further detailed applications required to address environmental, wildfire, geotechnical considerations prior to any strata lots are created on the subject property. At this time, staff are recommending that Council give first reading to "Official Community Plan Amendment Bylaw No. 2023-26" and "Zoning Amendment Bylaw No. 2023-27" and forward the bylaw to the September 12, 2023 Public Hearing to gather feedback from the community on this proposed development prior to making a final decision on the OCP amendment and rezoning.

### **Alternate Recommendations**

Council may consider the proposed OCP amendment and rezoning is not aligned with the OCP and should not proceed to Public Hearing. If this is the case, Council should vote to deny the rezoning.

1. THAT Council deny "Official Community Plan Amendment Bylaw No. 2023-26" and "Zoning Amendment Bylaw No. 2023-27".

### **Attachments**

Attachment A – Zoning Map

Attachment B – Official Community Plan Map

Attachment C – Agricultural Land Reserve (ALR) Map

Attachment D – Environmentally Sensitive Areas Overlay Map  
 Attachment E – Photos of Property  
 Attachment F – Information Package and Analysis (applicant)  
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 Attachment H – Treated Water Area Map, Schedule “F” Bylaw 2005-02  
 Attachment I – Official Community Plan Amendment Bylaw No. 2023-26  
 Attachment J – Zoning Amendment Bylaw No. 2023-27

Respectfully submitted,

Steven Collyer, RPP, MCIP  
 Senior Planner

Concurrence

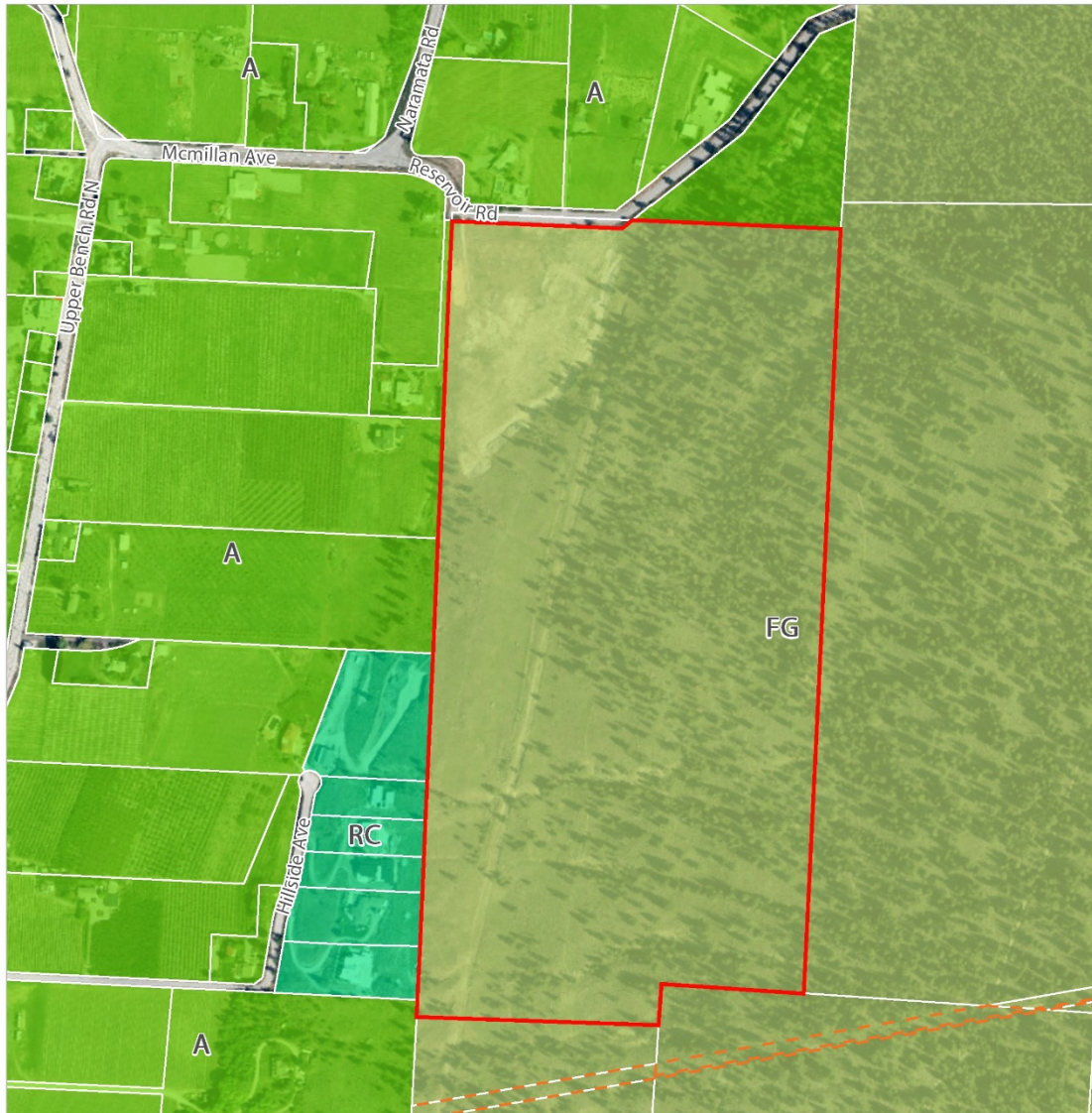
Director of Development Services  <i>BL</i>	General Manager of Infrastructure  <i>KD</i>	Director of Finance and Administration  <i>AMC</i>	Acting Chief Administrative Officer  KD
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# Attachment A – Zoning Map



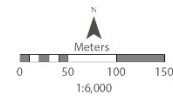
## 1530 Reservoir Road

### Zoning Map



#### Legend

- Subject Parcel
- FG - Forestry and Grazing
- RC - Country Residential Housing
- A - Agriculture



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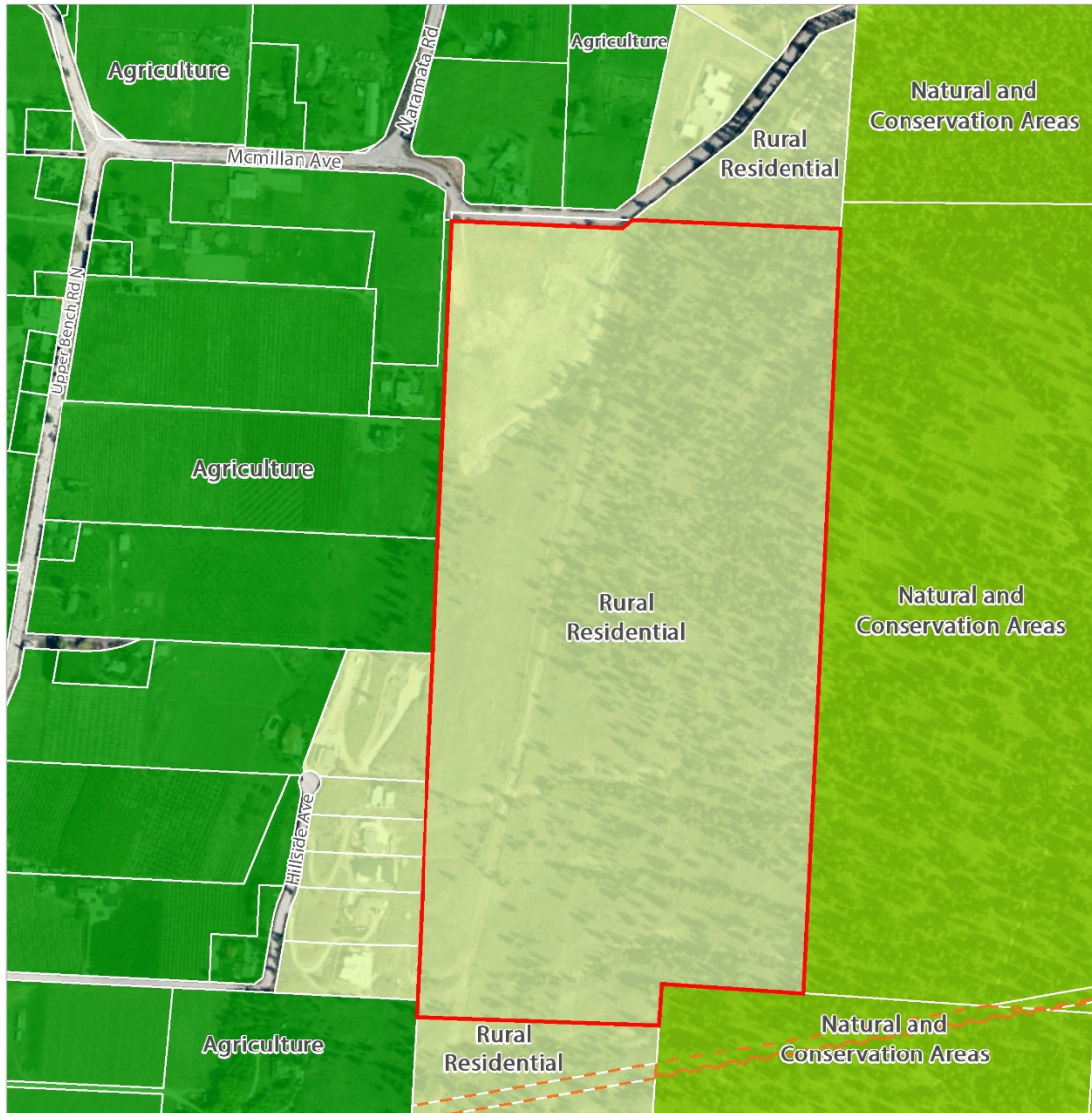
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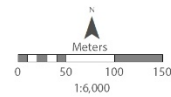
# 1530 Reservoir Road

## Official Community Plan Map



### Legend

- Subject Parcel
- Future Land Use
- Natural and Conservation Areas
- Rural Residential
- Agriculture



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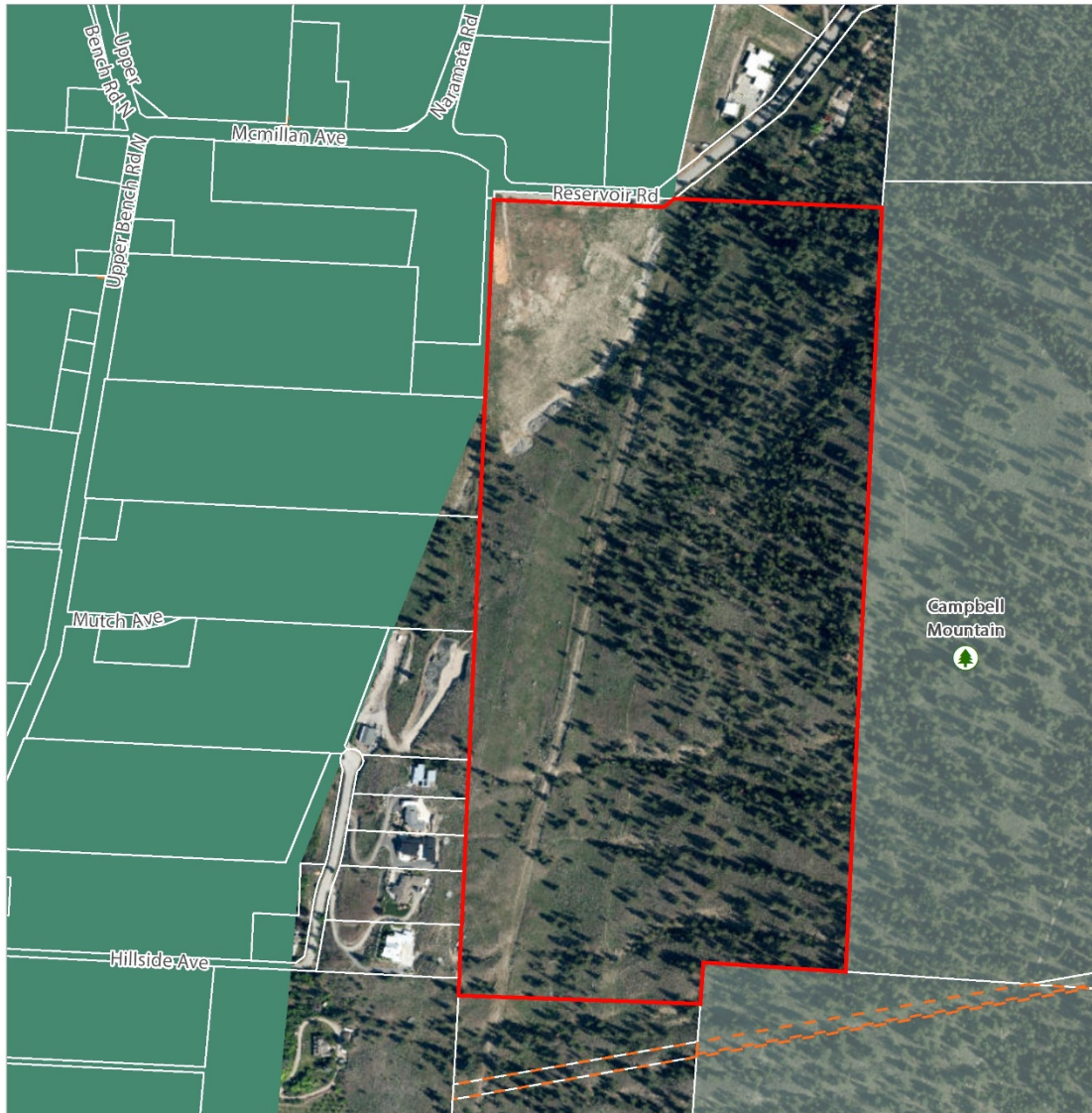
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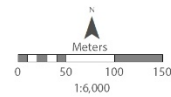
# 1530 Reservoir Road

## Agricultural Land Reserve (ALR) Map



### Legend

- Subject Parcel
- Agricultural Land Reserve



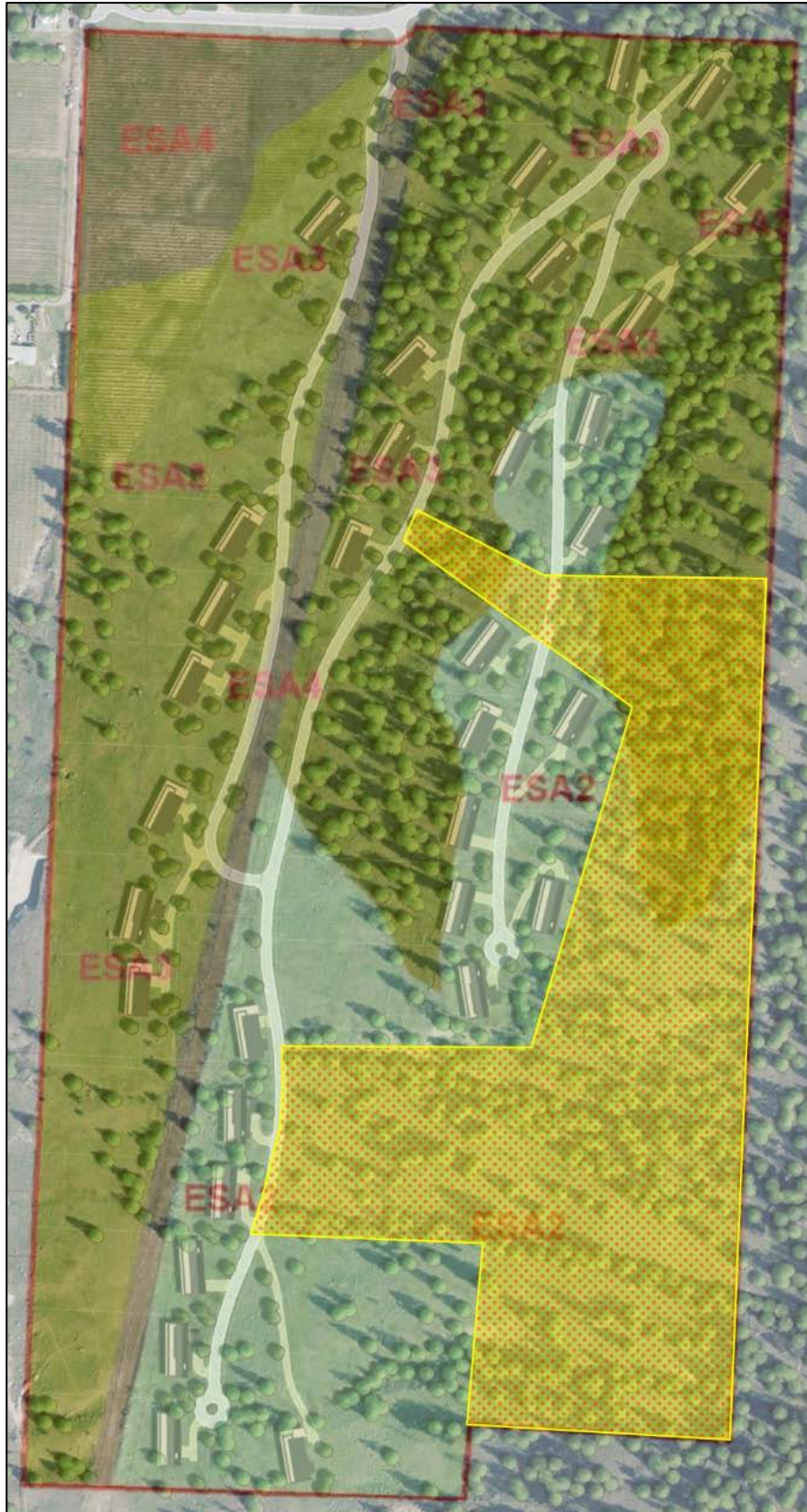
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Attachment D – Environmentally Sensitive Overlay Map





Attachment E – Photos of Property







# The Acres / 1530 Reservoir Rd Development Application



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# EXECUTIVE SUMMARY

We are submitting a rezoning application for the land parcel located at District Lot 2711 Similkameen District, Yale Division, District Plan 1190. Our request is to rezone this land from FG Forestry Grazing to RC Country Residential this aligns with the Official Community Plan and does not require an amendment to the OCP.

The enclosed proposal is the culmination of over 10 months of detailed research, expert consultation and stakeholder engagement. We have listened carefully to the recent discourse related to development on the Naramata Bench and engaged the Penticton Indian Band early in the process. This feedback has shaped our proposal which is:

- Aligned and inspired by the vision of Penticton's Official Community Plan
  - We attended all the design charettes and open houses during the new OCP writing
- Informed by sustainable development principles
  - Access to nature from every home
  - Cluster homes near roadways to limit disturbed area
  - Leave natural as many trees, plants, rocks and outcrops integrate into designs
  - Follow natural topography rather than clearing and leveling the site
  - Synergies between human and wildlife throughout the lands combined with limited fenced yards and native plantings
- Designed to support the unique topographical attributes of the land
- Focused on maximum land and nature preservation
- Driven by a shared passion for the preservation of the beauty of the Naramata Bench and responsible recreation and exploration of nature in neighbouring Campbell Mountain.

We are proposing:

- Low density housing - 33 land parcels (0.39 parcels per acre, 0.39 UPA) - built to strict design standards
- Minimal imposition on City resources
- It will not have a material impact on traffic
- A bare land strata ownership structure will be responsible for maintenance such as roads, water, sewer, landscaping, snow removal and lighting on the property

The development will also:

- Create a community parkland - nature trails and greenspace with stunning views
- Result in approximately 700 local jobs
- Generate approximately \$600,000 in development cost charges
- Deliver an estimated \$10.6 million in residential taxes over the next 20 years.

Thank you for your careful consideration of our proposal. We are available to answer questions at your convenience.

Drew Barnes

On behalf of

1333032BC Ltd. & Parallel 50 Construction Ltd.

# SITE CONTEXT

## Location

The site is a prime location for living and enjoying recreation in nature. The proposed rezoning of the site to Country Residential complements existing land use designation in the area.

- To the immediate southwest of the site, land is already zoned Country Residential.
- To the east there is existing recreational land – Campbell Mountain is a top destination for hiking, biking, horse riding, and nature exploration. The addition of a park land nearby will enhance the opportunities for time in nature and potentially open up access to younger and older segments of the population who are unable to access the upper terrain of Campbell Mountain.
- To the west, there are vineyards, orchards and farmland. The need to ensure that our development does not negatively impact the activity and appeal of this land guides our development philosophy.

## History

Throughout recent history, Campbell Mountain has been used as a forestry, grazing and recreational area. There has been no known development on the subject property other than the existing gas line and electrical transmission line. Up until approximately 2018, the lands were used by the Sather Ranch for cattle grazing.

## Property and Immediate Area Characteristics

The areas landscape is characterized by a varied slope from east down towards the valley and lake on the west. The existing landscape typologies are mostly meadows and forests.

*“The proposed design approach makes use of the existing landscape typologies and integrates development within these zones. The design will strive to provide a site-sensitive approach to minimize the impact on the development on the site topography and landscape.” – Ekistics Architecture (Sustainable planners, architects, and landscape architects)*



# PLANNING, OCP & ZONING

## OCP & Proposed Future Zoning: Country Residential Housing (RC)

### PURPOSE

The purpose is to provide a zone for low-density single detached housing on large rural lots.

### PERMITTED USES

1. accessory use, building or structure
2. agricultural use
3. bed and breakfast home
4. carriage house
5. major home occupation
6. minor home occupation
7. one single detached dwelling
8. rural home occupation
9. secondary suite

We request that the land is rezoned to Country Residential (RC) zoning with the ability to keep the project as a bare land strata governed by the Provincial Bare Land Strata Regulations. In this case the density and overall appearance of the community will be exactly like a freehold Country Residential neighbourhood but there will be additional rules, bylaws and common property that will remain as the responsibility of the community or strata. There are many reasons and benefits for allowing the project to be a bareland strata such as:

1. Privately owned roads, sidewalks and services.
  - a. The City is only responsible for the services to property line.
  - b. The strata is responsible for snow and maintenance of the roads.
2. Rules and Bylaws
  - a. The Strata can define and enforce all its own rules to keep the community in pristine shape, this would be over and above the City of Penticton bylaws.
  - b. Regular meetings can be held and the rules and bylaws updated as the community grows.
  - c. Can stipulate rules that govern size, style or colour of homes to be built and whether or not RV's and boats can be permitted to park in the driveways.
3. Strata fees will be charged to maintain the common property such as roads, water, sewer and lighting (if any)

## Official Community Plan Policy Review

Our proposal aligns with the vision and criteria set out by the 2045 Penticton Official Community Plan.

Members of the development team contributed to the design charrettes involved in the creation of the Official Community Plan in 2019 and has applied the insights of familiarity, and the intended future outlook of Penticton to the proposed rezoning, development and design philosophy. See Appendix A for a detailed breakdown of each policy by number and how it is relevant to the vision of The Acres on Campbell Mountain.

## Hillside Development Permit Area (to be applied for at subdivision)

The primary objectives of the Hillside Development Permit Area are to minimize the risk of erosion, landslide or rockfall on development in steep slope areas, preserve native vegetation and ecosystems in steep slope areas



and ensure neighbourhoods are aesthetically integrated into hillside areas. Although the HDP is not a requirement at this stage, we are fully committed to full compliance to help mitigate risk and ensure our proposed development is a net positive for surrounding hillside. Please see Appendix B for a detailed analysis of how our proposed development supports the objectives of the Hillside Development Permit Area

We conducted a detailed slope analysis to understand the existing slope regime and to determine the land area with the best development potential. We believe that a thorough understanding of the site conditions is essential in siting roads and buildings in a way that minimizes the impact to the natural environment and preserves views to and from the site. Accordingly, in our proposed plans, buildings will be positioned on the gentle slopes with views to the lake and steep slope areas are reserved as lot areas and community “green” or “natural” space. If the project is supported through the rezoning process, it will need to come back to Council for the Hillside Development Permit Application, it is at this time the finer details of slopes and how to build on them will be determined, though a significant amount of investigation and work has been completed to date. The project may require hillside protection and restoration covenants which will restrict development on steep slopes, require retention of existing vegetation and re-establishing native vegetation on disturbed areas which we are prepared for.

We look forward to providing the HDP at the appropriate time.

## **Environmental Development Permit Area – Environmental Assessment Area**

We are very proud to present a proposal for low density housing that preserves 76% of the total land as undisturbed. We anticipate that in creating 33 land parcels for low density housing, alongside the many other economic and social benefits to Penticton, we will only need to disturb 19.50 acres of 82.5 acres of land.

1530 Reservoir Road falls under the Environmental Assessment Areas (“EAA”), as per the City of Penticton mapping. The EAA are applied to potentially environmentally sensitive areas to ensure that environment values are considered in development planning. We did not want to wait until further down the line to consider these crucial issues. This is why we engaged Wildrock Environmental at the beginning of our design process to ensure that the majority of the site is kept as undisturbed and natural areas. Wildrock Environmental has provided a Technical Memorandum which is required to facilitate the rezoning process, prior to the Environmental Development Permit (“EDP”) and subdivision.

We look forward to providing the EDP at the appropriate time.



# PROPOSED DEVELOPMENT

We have created an expert team to ensure that our development incorporates best practices, progressive thinking and relevant experience.

## Team

The project is managed and owned by a local group of investors with an extensive resume of experience in real estate and construction in the Penticton area and greater region. A number of professionals have been engaged by management to provide expertise in a number of different fields:

1. Master planning and neighbourhood design – Ekistics
2. Civil – Water, Sewer Storm – McElhanney Engineering Services
3. Environmental – Wildrock Environmental
4. Wildfire Interface – Swanson Forestry Services
5. Financial Impact Assessment – Urbanics

## Vision (Typical/Standard Lot)

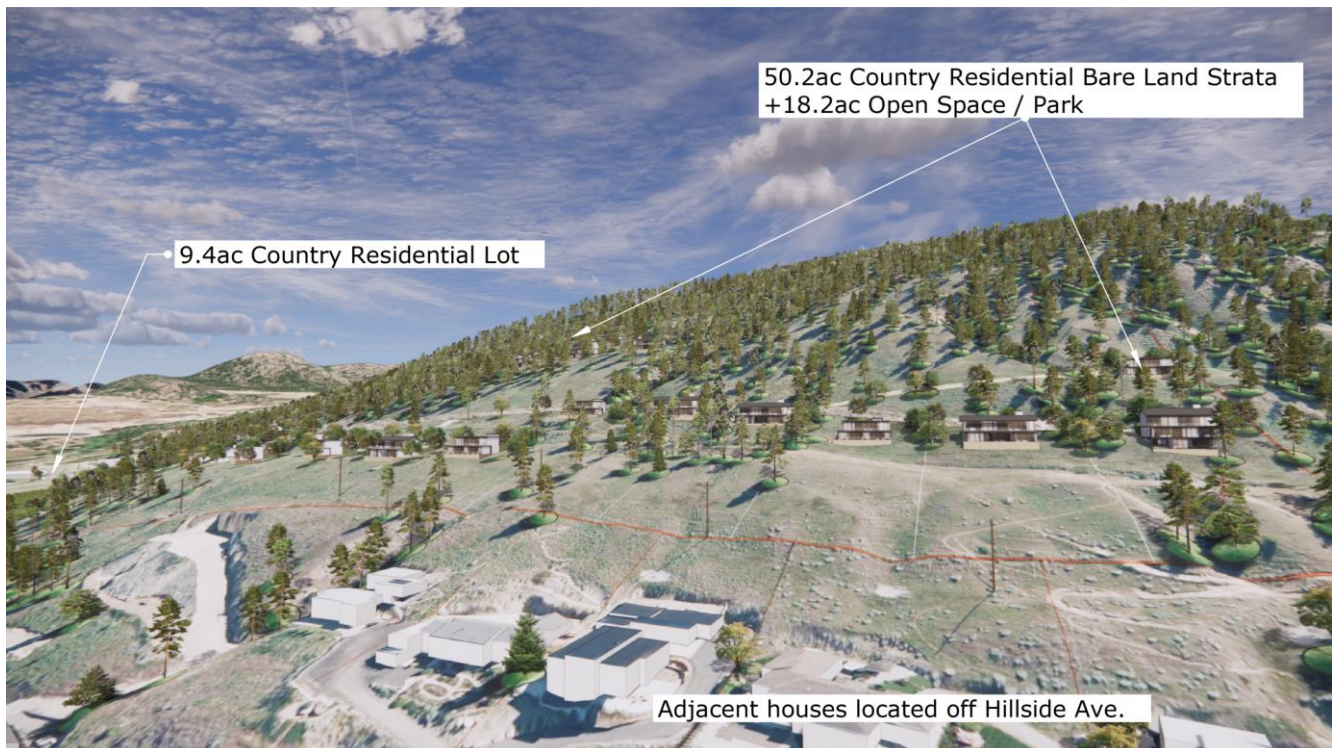
We have designed our lots to ensure significant preservation of natural areas and wildlife corridors.

- All lots are minimum 1 acre ranging from 1.05 acres to 5.22 acres.
- Each lot will be minimum 45m (148ft) wide with minimum front yard setback of 9.0m (30ft) and side yard setback of 4.0m (13ft) – critically this means that no two houses will be closer than 26ft apart allowing for significant preservation of natural areas and wildlife corridors.
- Below is an illustration of a typical lot with a 2,500sf single family home located on the lot. It is expected that approximately 70-80% of this site will be left undisturbed, similar to the other parcels.





## Illustrated Views



## Architecture

Our architectural style will take its cues from the land, resting on the natural terraces, with building forms and orientation responding to the local semi-arid climate, views and the surrounding nature.

*This will be “authentic” Okanagan architecture. Architecture will create a living space for people that honestly reflects their lifestyle, needs, values and vision. - Ekistics*

While we appreciate that design and construction of the homes falls outside of the parameters of this application, we believe that the style of architecture is critical to ensuring that our development enhances the overall aesthetic appeal of the surrounding area. For this reason, we are ensuring that there will be registered design parameters on all land parcels to keep the natural beauty of the site and reduce the visual impact on the hillside when viewed from the Naramata Bench and other areas in the Penticton area. Some examples of the strata rules and bylaws we will impose include building heights, roof pitches, in addition to setback garages, limitations on retaining walls, landscaping and promote xeriscaping/native plants and natural areas.





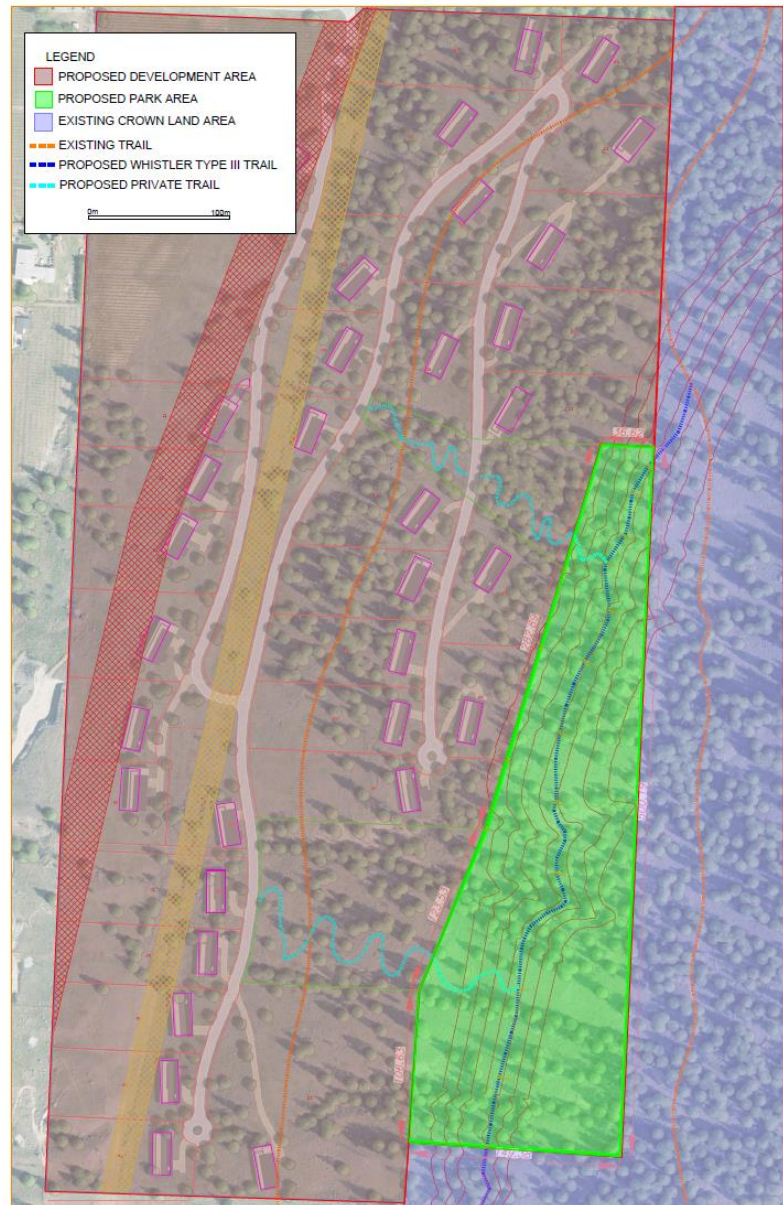
## Parks & Open Space

Many of the parties involved in this project have personal ties to the mountain and area. We understand how important of an asset Campbell Mountain is to our community as a recreational site for locals and tourists.

To complement the existing recreational opportunities in nature, we are proposing to provide 12.36 acres of new park land and open space.

We will work with Penticton Area Cycling Association and the City to ensure that the few trails that need to be relocated are thoughtfully moved to a new permanent location. In addition to the relocation of existing trails, in the illustration to the right, there is a large portion of the site that will be dedicated as park and open space (Green). There will be roughly the same number of existing trails which will be disturbed from development replaced with new trail in the park and open space area.

More details have been provided to staff in a supplemental document titled 1530 Reservoir Road Dedicated Park and Amenity Park Plan



## Financial Impact Assessment

A Financial Impact Assessment has been performed by Urbanics Consultants Ltd. it gives a detailed report on job creation, development cost charges collection, property tax collection and a valuation of the park land. These findings are summarized as follows:

### Job Creation

It is estimated that there will be 677 jobs created, 373 will be direct jobs (construction jobs), 191 will be indirect jobs (supply/construction materials jobs), and 113 will be induced jobs (jobs produced due to additional direct and indirect jobs).

**Development Cost Charges Collection**

The DCC's collected by the City for this development at the current rates will be \$524,600. We have been involved in the current DCC review process and it is our understanding that this project will fall under the new DCC rates. In the case the total DCC's collected are estimated to be \$593,000.

**Property Tax Collection**

Applying the current residential tax rates this project arrives at approximately \$10.6 million (undiscounted) being produced for the City of Penticton over the next 20 year period or \$530,000 per year.

**Parkland Valuation**

As per Urbanics report the Park land has been valued at 125,000 per acre which results in a total valuation of the dedicated park land of \$2.27 million.



# SERVICING AND ENGINEERING

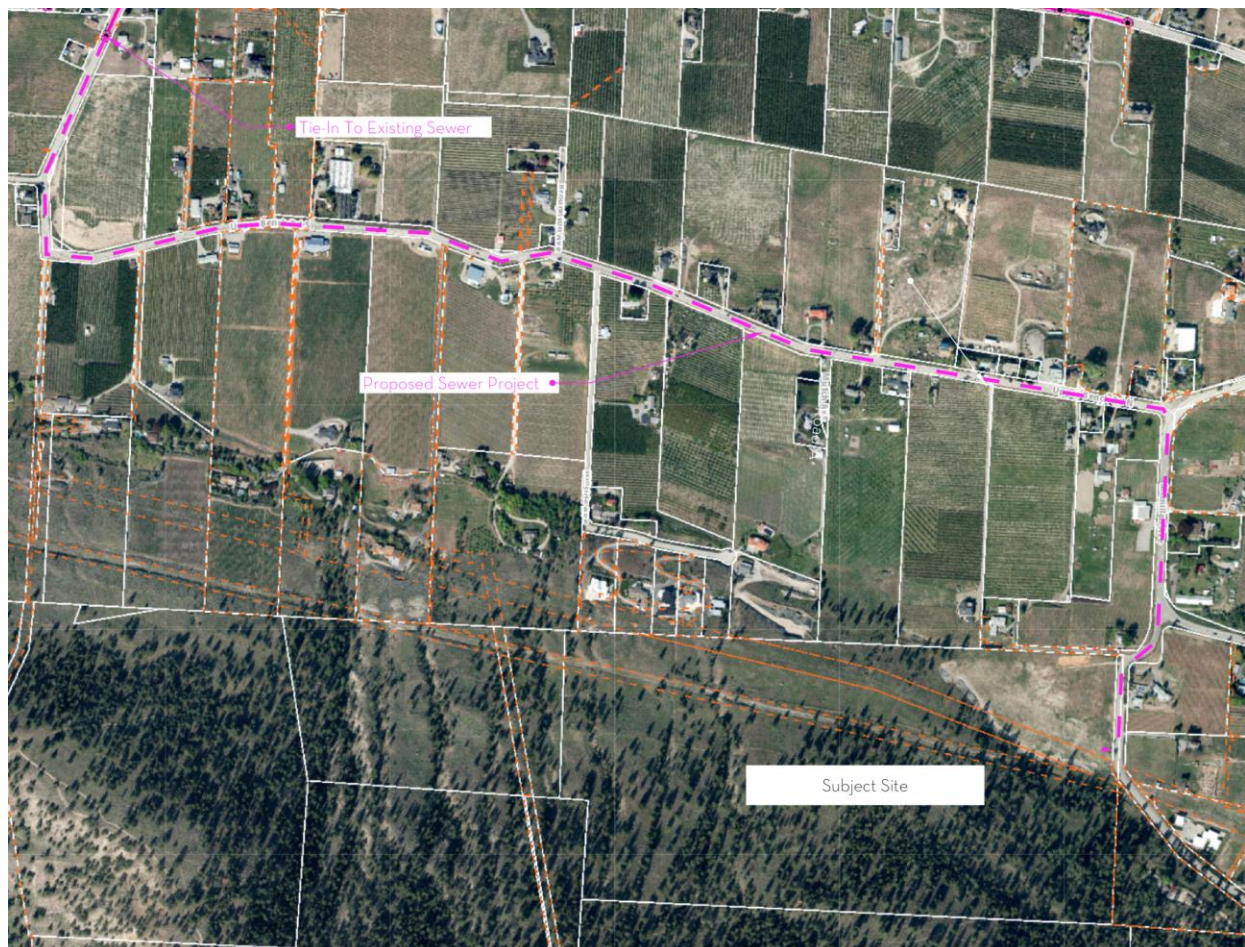
## Civil

### Water

Extensive water modelling and engineering have been completed to date. It is anticipated that the entire development will be serviced with City of Penticton domestic water. This will be achieved by installing booster pumps at the northwest portion of the parent parcel, to a reservoir onsite, then servicing all the houses within the bare land strata. The onsite water infrastructure will be 100% owned and operated by the strata, there are no significant offsite water improvements required for domestic water and fire flows.

### Sewer

The intention will be to service all lots with septic. Each lot meets the minimum requirements by Interior Health for individual septic tanks and fields. Although this is the current strategy, it is feasible to run the sewer from Johnson Rd. along Upper Bench Rd., MacMillan Ave. and finally up Reservoir Rd to the subject property north property line. Subject to the City of Penticton's capital works projects this will be a hugely beneficial solution to this project and the surrounding areas. An illustration of these extensive offsites is below, the estimated costs to be born by the developer are in the \$2.5M-\$3.0M. This proposed sewer project would allow for an additional 50 existing parcels to tie into the City sewer infrastructure and eliminate their aging septic systems.

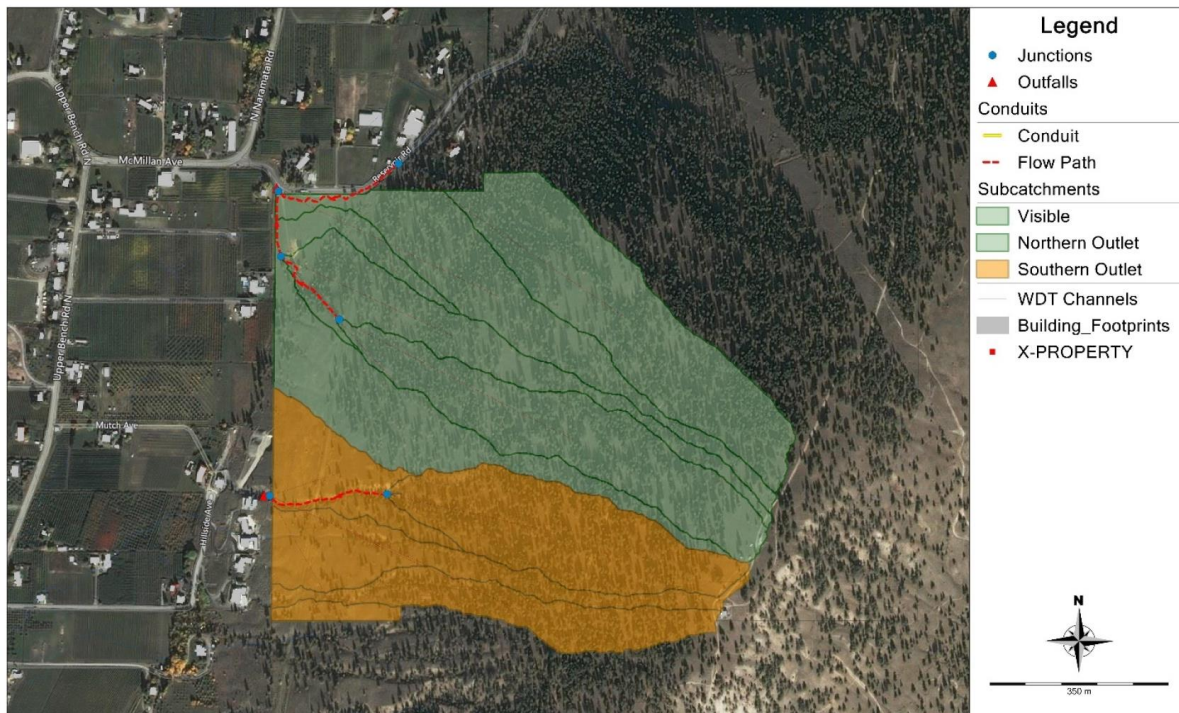


## Storm

Preliminary storm water management studies have been completed by McElhanney. The City of Penticton Subdivision and Development Servicing Bylaw #2004-81 requires the following design criteria:

1. Minor systems to be sized for the 1:5-year event
2. Major systems (overland) flows to be sized for the 1:100-year event
3. Run-off flows from the subdivision or development must be limited to the 1:5-year return period pre-development runoff condition
4. Existing facilities which are undersized or inadequate to accept additional drainage must be defined for upgrading to accommodate the appropriate development design flows.

All the above design criteria will be met by this new development, storm water infiltration will be investigated and utilized where feasible, and recommended by the geotechnical investigations and slope conditions. Below is an illustration of the pre-development runoff conditions.



## Electrical

City of Penticton electrical will be provided to the site with upgrades to the existing infrastructure in the area from Naramata Road. Final designs for the electrical infrastructure for the site will be finalized during the subdivision process.

## Gas

All sites will be services with gas from FortisBC, existing gas infrastructure is close to the parent parcel boundary in Reservoir Rd. The high-pressure gas main that runs through the site will not be tied into to serve the development, nor will any works be done during construction that may cause harm to the pipe. Extensive precautions and methods will be used to ensure the gas lines safety.

## Transportation

Minor traffic improvements will be required for the proposed development. A new left hand turn will be added to the corner of Reservoir Rd and Naramata Rd. There will also be new asphalt from Naramata Rd. to the entry of the new development which is approximately 220m from Naramata Rd. along Reservoir Rd.

## Geotechnical

A full geotechnical assessment report has been completed by Interior Testing Services Ltd. Their findings are summarized below in two separating areas of the site, first is below the gas line (west) and second is above the gas line (east).

Soils up to the gas line (lower portion of the site) have been very favourable for residential development. There is approximately 6"-12" of organics at the top followed by  $\pm 5$ m of structural fill. It appears that all the materials cut on site can be used as structural fill elsewhere on the site for building site and roadways. The elevations of the bedrock discovered below the structural fills is deep enough to not interfere with the proposed sewer and water.

On the upper portion of the site, above the gas line, soil investigations have proven that there is shallow bedrock present from 1ft. to 6ft. below the surface. This allows for very stable building conditions.

## Wildfire Area Interface

In September 2020, Swanson Forestry Services performed a Wildland Interface Fire Hazard Assessment ("WIFHA") for the previous land owners. The site was assigned a High Wildfire Behavior Threat Class Rating. The high rating could be mitigated following development of the lands due to:

- There will be property owners on the portions that are developed that can respond to the event of a wildfire.
- Emergency response and exit could be enhanced by roads that will service the area. These roads will act as a fuel break for wildfires.
- Increased access to the development of the property will also help to reduce the response time if there is a wildfire.
- Some dry shrubs and grasses could be replaced with landscaping. Proper maintenance by property owners will also reduce the fuel loads.

Additional fire hazard mitigation work could be performed as required:

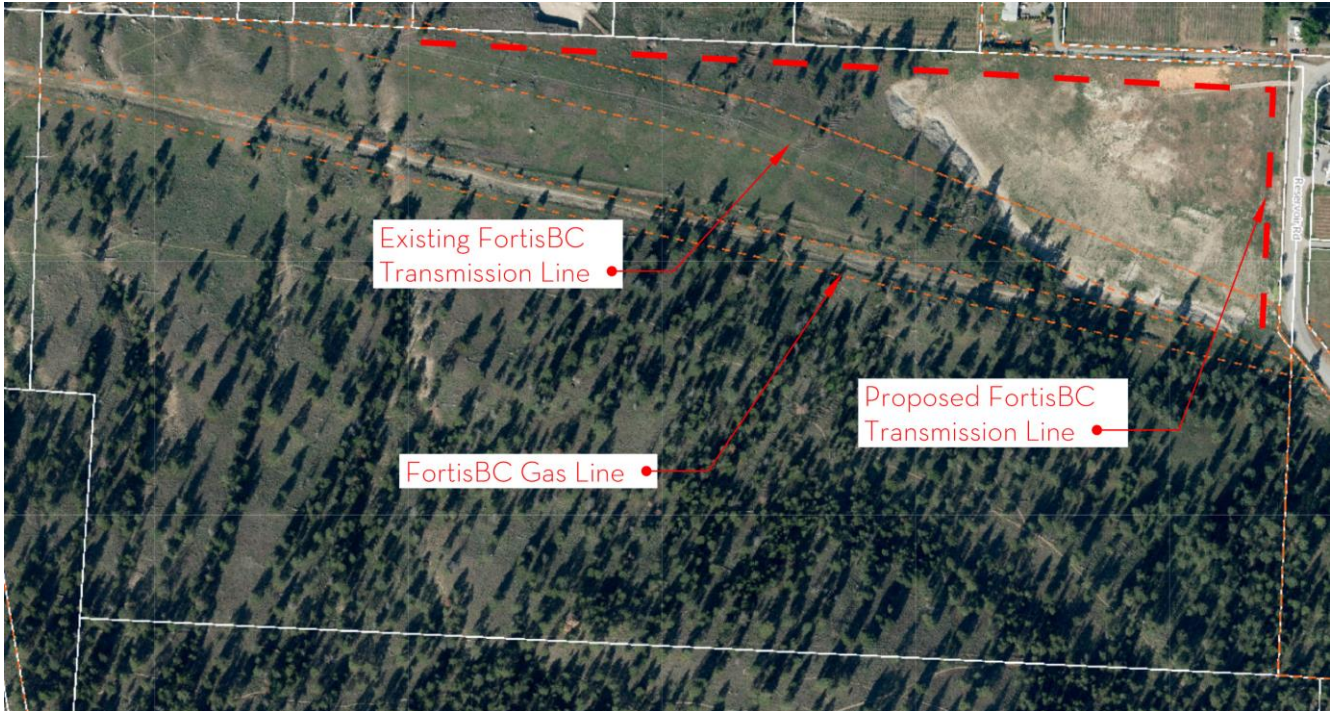
- Removing ladder fuels up to 2.5-3 meters on mature trees
- Spacing and tree removal in the northeast portion where there are denser patches of immature trees
- Trees should be spaced so that the distance between the crowns is 3-5 meters. Smaller trees, under 2 meters in height could also be removed.

## High Voltage Transmission Lines and FortisBC Gas Line

As illustrated on the image below there is a High Voltage Transmission Line ("HVTL") that crosses through the site and a High-Pressure Gas Line ("HPGL"). Preliminary conversations have been had with FortisBC, both the electrical department and the gas department. The current plan is to relocate the HVTL to the west property



line of the subject site. There will be an access road provided for FortisBC to access each pole resulting in a net benefit to the rate payers than the existing condition. The gas line will remain as is and all work and crossings will confirm with FortisBC and the Oil and Gas Commission Act.





# EARLY COMMUNITY INPUT

During the last year we have been observing concerns of the local community over other development applications in the area.

We have listened carefully to the many issues raised by local residents and have incorporated resolutions into our planning at a very early stage.

Below is a comparison table of the previous concerns on other sites and how they have been addressed with our subject property.

## Solutions to Local Concerns

The following table presents concerns voiced publicly by the Society to Preserve the Naramata Bench (the Society) and our solutions

Concerns	Comments by PNB	Reservoir Rd. Solution
Health Concerns	Proposed homes located too close to municipal solid waste are exposed to pollutants such as methane, carbon dioxide, hydrogen sulfide and others.	Subject site is located over 1km away from the nearest point of the RDOS Landfill. 2-3x the distance of Vinterra
Environmental Concerns	Higher density will endanger wildlife including amphibians, reptiles, mammals, and birds all species at risk. Most of the site is ESA1 or ESA 2.	We will preserve majority of ESA1 and 2 areas. Statutory Building Scheme will address this on title.
Community Economics	Increased costs to taxpayers for services, road maintenance and more	By creating a bare land strata all the infrastructure is the responsibility of the strata in the future. Therefore, other than improving existing infrastructure there should be no significant future impacts or costs to CoP taxpayers.
Agricultural Concerns	Many of the lands below are in the ALR, this development will negatively impact the watershed required in the lands below.	Low density development significantly reduces the risks compared to high density development on hillside land. We will also take proactive steps to mitigate this issue through land preservation to help minimize issues on the watershed.
Tourism Values	The proposal will hurt the image of the premiere wine destination. Will negatively impact the climate and geology conditions.	Development is in keeping with the aspirational Okanagan living and architecture. Will set the bar for sustainable development and showcase Penticton's progressive approach to

		development to visitors and other communities. The potential opportunities for parkland development could strengthen the tourism appeal with the provision of a beautiful natural setting to take in the views and enjoy locally sourced picnics.
Sustainability	Land conservancies preserve land for future generations, protect our food and water supply, purify our air, provide habitat and strengthen communities.	Low impact, sustainable development will be a big part of the project. Construction will be required to adhere to minimum Step 3 BCBC and solar ready. Each home will have access to nature. Homes will be clustered near roadways to limit disturbed area. We will leave natural as many trees, plants, rocks, and outcrops while integrating into our designs. We will follow natural topography rather than clearing and leveling the site. Finally, we will create synergies between human and wildlife throughout the lands combined with limited fenced yards and native plantings.

## Penticton Indian Band

We have already engaged the PIB to complete a Reconnaissance Survey. We wanted the benefit of their feedback early on (rather than waiting until after the rezoning application, as is typical) to maximize our ability to consider the needs of this important stakeholder.

# APPENDICES

## Appendix A – Land Use Plan



## Appendix A – Official Community Plan Policy Review

Policy 4.1.1.1	<p>Focus new residential development in or adjacent to existing developed areas</p> <ul style="list-style-type: none"> <li>Immediately to the west of the subject site is Country Residential uses. There is also residential and agricultural use to the north.</li> </ul>
Policy 4.1.1.2	<p>Avoid development in environmentally-sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit.</p> <ul style="list-style-type: none"> <li>Environmental, geotechnical, wildfire and riparian consultants have been engaged to determine the proposed strata subdivision layout. The large lots of the proposed strata subdivision maintains a substantial area of the parent parcel as common property and undeveloped.</li> </ul>
Policy 4.1.1.3	<p>Evaluate the short-term and long-term financial, ecological and social costs and benefits of all proposed new greenfield (largely on hillsides) development proposals through analysis of full life cycle costs of infrastructure, including replacement, and services, and structured assessment of environmental and social impacts.</p> <ul style="list-style-type: none"> <li>This proposed development was considered through the development of the OCP. A financial impact assessment has been completed by Urbanics and is summarized in this report.</li> </ul>
Policy 4.1.2.10	<p>Monitor vacation rentals to ensure they do not have a negative impact on the long-term rental stock or negative social impacts on existing neighbours and/or neighbourhoods. Define vacation rental policy and regulations if necessary.</p> <ul style="list-style-type: none"> <li>Short term vacation rentals will be restricted by the Strata (another benefit to a Bare Land Strata)</li> </ul>
Policy 4.1.1.4	<p>Ensure all new developments fully cover the cost of the required infrastructure and services they require, including roads, water, sewer, storm water, and provision of parks, schools, and emergency services.</p> <ul style="list-style-type: none"> <li>The developer is responsible for infrastructure services related to the proposed development. Financial impact assessment included previously in this report.</li> </ul>
Policy 4.1.3.2	<p>Increase housing options in low-density single family areas through development of secondary suites and carriage houses, and ensure carriage houses are sensitively integrated and designed according to the Intensive Residential Development Permit Area Guidelines.</p> <ul style="list-style-type: none"> <li>Carriage houses and secondary suites will be permitted with strict design guidelines. Due to the nature of the sites and length of design process, permanent carriage houses will be encouraged to get owners to live onsite in their secondary dwelling while the primary dwelling is designed and constructed.</li> </ul>
Policy 4.1.3.4	<p>Encourage developments that include one-bedroom and two-bedroom units in suitable neighbourhoods to enable people to downsize as they age and to provide entry-level housing for those people entering the housing market. At the same time, provide 3-bedroom units, or larger, to accommodate families.</p> <ul style="list-style-type: none"> <li>The proposed strata subdivision will consist of single detached dwellings, with the opportunity for secondary suites. These housing types provide options for families, renters, and multigenerational households.</li> </ul>
Policy 4.1.4.1	<p>Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.</p>



	<ul style="list-style-type: none"> <li>The developers and their contracted professionals have designed the proposed strata subdivision in relation to its context. The disturbed area is expected to be only 19.5 acres out of 82 acres. The development area was also reviewed by the professional team and the disturbed areas have been selected accordingly.</li> </ul>
Policy 4.1.4.2	<p>Ensure that housing – both owner occupied and rental – is well-managed and meets community expectations for standards of maintenance, upkeep and cleanliness.</p> <ul style="list-style-type: none"> <li>The proposed development is a strata which will maintain the common property on the lot and maintain strict bylaws on maintenance, upkeep and cleanliness of all building lots and common area.</li> </ul>
Policy 4.1.5.4	<p>Ensure that all new neighbourhood developments and redevelopments of existing large sites, including bare land stratas, are fully integrated into the surrounding community through publicly accessible roads, sidewalks, trails and public park lands</p> <ul style="list-style-type: none"> <li>Trails, park land and open space will be made available to the public throughout the dedicated park land and has the potential to make Campbell Mountain recreation area more accessible to younger and older demographics.</li> </ul>
Policy 4.1.6.1	<p>Ensure all residential neighbourhoods in Penticton provide a range of appropriately scaled housing types and tenures, employment opportunities such as home-based businesses, transportation options like walking and cycling, social supports such as childcare facilities, and access to green space and parks.</p> <ul style="list-style-type: none"> <li>The proposed rezoning allows for single detached dwellings with the opportunity for secondary suites. These housing types provide ownership and long-term rental options for residents, as well as the opportunity for multigenerational households. The dedicated park will act as a 18 acre amenity space for the residents and the public.</li> </ul>
Policy 4.1.6.2	<p>Increase the supply of neighbourhood amenities, such as pocket parks and trails, for the use, enjoyment and social benefit of the surrounding community as residential intensification occurs</p> <ul style="list-style-type: none"> <li>18 acre dedicated park for public use with relocated trails. The strata will outline non-disturb areas that will place limits on fencing and other construction that will hinder connectivity through the site.</li> </ul>
Policy 4.2.2.3	<p>Enhance and expand the trail and pathway network through capital funding for upgrades, land acquisition, wayfinding, public art, safe street crossings, and by connecting existing trail systems and establishing trail linkages in and through new neighbourhoods.</p> <ul style="list-style-type: none"> <li>This development, from the beginning, has had trail connectivity top of mind. Conversations have been had with homeowners to the West of the property and connections for them to trails up the mountain they've used for years will be made a priority. Furthermore, Campbell Mountain bike trails are enjoyed by many involved with this project and every attempt will be made to preserve and relocate those trails as this development progresses. Undeveloped land is being considered park land and may become part of the Campbell Mountain Park area.</li> </ul>
Policy 4.2.7.1	<p>Design streets so as not to encourage speeds beyond the intended speed limit. Where speeding is an on-going concern, consider reducing street widths or employ other design approaches to encourage lower speeds. Refer to and amend the City's Transportation Safety Policy as necessary.</p> <ul style="list-style-type: none"> <li>The street providing access to the homes will be a strata road which provides benefits on this front. The road will have more grade and direction changes that will encourage drivers to slow down. The road has been designed to meander it's</li> </ul>

	way up the slope aiming to minimally disrupt the landscape which creates a very attractive road that also encourages slower traffic speeds.
Policy 4.2.7.8	<p>Ensure new residential developments provide an appropriate amount of parking for residents and their guests.</p> <ul style="list-style-type: none"> <li>The Zoning Bylaw requires 2 parking space per single detached dwelling, with one additional parking space if a secondary suite is constructed in the single detached dwelling. This will also form part of the strata bylaws.</li> </ul>
Policy 4.3.4.1	<p>Foster collaborative working relationships with the Penticton Indian Band and regional, provincial and federal agencies and organizations.</p> <ul style="list-style-type: none"> <li>Penticton Indian Band has been contacted for environmental and heritage consultation very early in the project and their concerns and recommendations have been considered in the development plan and disturbed areas. Wildrock Environmental has been contracted and has provided a preliminary report on the Environmental strategies. FortisBC has been contacted and involved with this project from the beginning as there is a large gas main running and transmission line running through the subject property. They have been heavily involved in the site investigations and consulted on the acquisition and installation on an air bridge for equipment to cross the gas line and continue investigative works. Continued collaboration with all interested parties will be ensured throughout the duration of the project.</li> </ul>
Policy 4.3.4.2	<p>Support the economic and cultural growth of the Penticton Indian Band.</p> <ul style="list-style-type: none"> <li>Similar to 4.3.4.1 the design of this development has included many of the culturally rich areas highlighted in the PIB Reconnaissance Survey</li> </ul>
Policy 4.4.1.1	<p>Protect neighbourhoods and agricultural areas in wildfire interface areas, and the city at large, through implementation of wildfire best management practices, such as ecologically appropriate FireSmart, in new neighbourhood and infrastructure design, building construction and the management of individual properties.</p> <ul style="list-style-type: none"> <li>The applicant is aware of FireSmart practices, which guide the strata subdivision configuration and future building materials. A report has been completed by Swanson Forestry Services and summarized in this application.</li> </ul>
Policy 4.4.1.6	<p>Minimize exposure to future flood damage by avoiding or minimizing development in the floodplain and in areas affected by groundwater, developing these lands for less-sensitive uses (e.g., parks and greenspace) or, when development cannot be avoided, implementing flood mitigation measures.</p> <ul style="list-style-type: none"> <li>Flood damage will be mitigated in this development by limiting developable areas and the large parcels (min. 1 acre). Retaining much of the native vegetation will stabilize the slopes and slow storm water flow. Stormwater flow has been analyzed and due to the East/West sloping nature of the site the road will be designed to stop overland water flow and redirect to engineered disposal areas. Areas not able to be caught by the road will be designed to ensure that neighboring properties will not be affected. On site ravines have been observed throughout the project and while water has never been observed in these areas, they have been identified as non-disturb areas to maintain natural flood management.</li> </ul>
Policy 4.4.2.1	<p>Identify environmentally sensitive areas and riparian areas, and protect them through application of the Environmental and Riparian Development Permit Guidelines.</p> <ul style="list-style-type: none"> <li>An Environmental Development Permit is required as a condition of strata subdivision, should the rezoning be approved. We have provided Environmental</li> </ul>

	Assessment Reports which have led to the proposed strata subdivision layout and configuration.
Policy 4.4.2.2	<p>Identify, preserve, protect, connect, restore and enhance wildlife corridors through land use designations, zoning and covenants.</p> <ul style="list-style-type: none"> <li>Preliminary environmental reports have guided the proposed strata subdivision into the current configuration. An environmental buffers and wildlife corridors have been included in the developments design.</li> </ul>
Policy 4.4.2.4	<p>Recognize the value of urban trees to store carbon, reduce water run-off, buffer windstorms and mitigate summer heating impacts.</p> <ul style="list-style-type: none"> <li>Retention of trees and natural landscaping has been made a priority for this project. Trees are only removed where necessary for road and building area construction which will help to mitigate high winds that the area sees and will result in lower temperatures and less run-off for the area. Further landscaping will occur following development to increase the attractiveness of the area and further capitalize on the many benefits of the urban forest.</li> </ul>
Policy 4.4.4.1	<p>Encourage energy reduction in new buildings and renovation through adoption and active implementation of the BC Energy Step Code (Building Code), promotion of new technology and energy-efficient building retrofits.</p> <ul style="list-style-type: none"> <li>All homes will meet minimum BCBC Step Code, Step 3.</li> </ul>
Policy 4.4.4.5	<p>Explore and support initiatives to produce renewable energy, such as photovoltaic/solar (solar gardens, large and small-scale installations), heat exchange, geothermal, and district energy systems.</p> <ul style="list-style-type: none"> <li>Solar arrays will be permitted, the south and west exposures are favourable for this. Heat pumps will be encouraged through the Design Guidelines.</li> </ul>
Policy 4.4.5.2	<p>Encourage water reduction strategies in new development, such as low-water landscaping (e.g., xeriscaping), “gray water” re-use and efficient plumbing.</p> <ul style="list-style-type: none"> <li>Design guidelines will be registered on title and form part of the strata bylaws. Irrigated areas will be restricted, natural areas will be required and xeriscaping will be encouraged.</li> </ul>
Policy 4.5.1.5	<p>Consider establishing buffers including distance setbacks, landscape buffers and fencing requirements to minimize conflicts between agricultural and other land uses (e.g., residential or commercial).</p> <ul style="list-style-type: none"> <li>All neighbouring agricultural properties have existing fences and these fences will be required to be maintained by the strata laws. The Country Residential zoning has large setbacks which allows for large landscape buffers. Individually fenced yards will be restricted to certain areas to allow for wildlife to navigate the property.</li> </ul>
Policy 4.6.1.1	<p>Partner with the Penticton Indian Band to support and promote Syilx/Okanagan First Nations culture and heritage in Penticton</p> <ul style="list-style-type: none"> <li>As per the Reconnaissance Survey we have modified our layout to incorporate expected culture and heritage sites. We will also be including educational signage throughout the area to educate the population on the history, heritage and culture of the site.</li> </ul>
Policy 4.6.1.2	<p>Create a more visible Indigenous presence in the city through public art, signage and place-naming, and recognition that Penticton lies within the traditional territory of the Syilx/Okanagan people</p>

	<ul style="list-style-type: none"> <li>Working with PIB we will install educational signage through the site highlighting areas of interest and history with PIB such as the ravines being labelled as cecwixa and labelling plants such as siya.</li> </ul>
Policy 4.7.1.1	<p>Adhere to the Parks and Recreation Master Plan minimum active park land ratio (2.5 hectares of active park land required per 1,000 population) to serve the existing and future population, through dedicated use of City land and strategic land acquisition as required.</p> <ul style="list-style-type: none"> <li>Potential for the City of Penticton to acquire 18 acres (7.4 ha) of park land.</li> </ul>
Policy 4.7.1.3	<p>Protect parks as public assets through implementation and adherence to key City bylaws and policies, and particularly to the Park Dedication Bylaw, Zoning Bylaw and Park Land Protection &amp; Use Policy</p> <ul style="list-style-type: none"> <li>Currently there are a number of hiking and biking trails located on the subject property, resulting in public trespassing. We will work with PACA and other groups to ensure proper relocation of these trails on dedicated City Park land. Which will be donated at upon completion of the project and subdivision.</li> </ul>



## Appendix B – Hillside Development Permit Area Policy Comparison

### HILLSIDE GUIDELINES

- Potential hazards and hazard areas including indicators of slope stability hazards or concerns
- Property lines, easements, rights-of-way
- Natural pre-development site contours
- Geotechnical Assessment
- Existing human-made features such as roads, curbs, sidewalks, utilities, trails, buildings, structures, fences and retaining walls
- Natural physical features including but not limited to knolls, ridgelines, rock outcrops, surface and ephemeral watercourses, seeps, springs, gullies, ravines, and cliffs
- Prominent views
- Identification of significant environmental attributes
- Tree inventory

### DEVELOPMENT CONCEPT PLAN

- The proposed site plan outlining the location of roads, shared driveways, lanes, major utility features (mains, pump stations, reservoirs, detention ponds, etc.), lots, building envelopes, parks, trails and open spaces
- Grading concept plan including identification of proposed large cut and fill areas

### DESIGNING IN CONTEXT

- HS1 Hillside development applications shall identify significant on-site and off-site natural features:
- a. Environmental Assessment - *Completed*
    - i. Prior to site planning and subdivision, development proponents must retain a Qualified Environmental Professional (QEP), Qualified Professional Geotechnical Engineer (Geotech), Registered Professional Forester and any other required Registered Professional to analyze and map the existing natural features and functions of the hillside area to identify and describe:
      1. Environmentally Sensitive Areas (ESAs)
      2. Wildlife corridors
      3. Geological features (steep slopes, ridges, knolls, outcrops, gulleys etc.)
      4. Significant vegetation (large trees, patches) and riparian features (streams, wetlands, springs)
    - ii. These shall be compiled into a composite geotechnical hazard and environmental basemap that forms the starting point for site planning.
  - b. Hazard Assessment - *Completed*
    - i. Site plans should be designed to preserve the important natural features, such as rock outcrops, watercourse, and ravines as identified by the QEP, and provide adequate space for buffering
- HS2 All development within the Hillside Development Permit Area shall be under the direct supervision of a Geotech

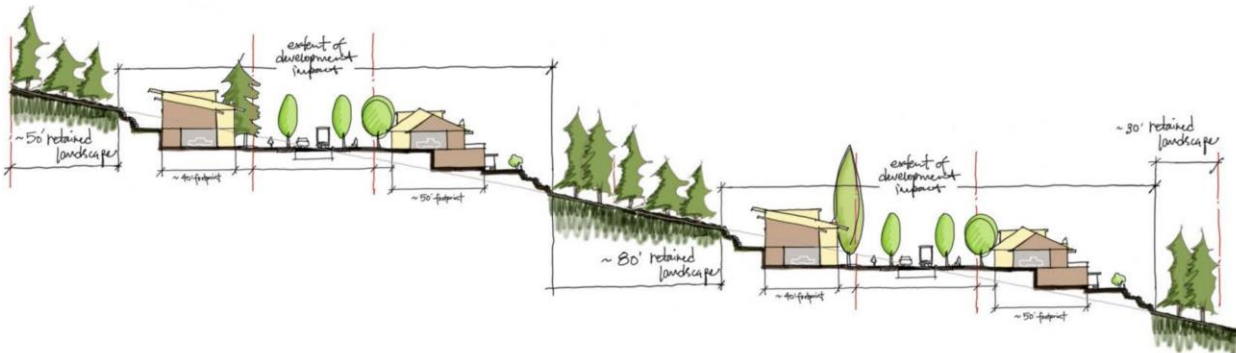
*A Geotech is mandatory in Penticton. Reporting has been completed and regular additional reporting will be performed during the entire process. Interior Testing Services did their first*

*report in the area in 2007 and are very familiar with the subject property and surrounding area.*

- HS3 Integrate assessment of wildfire behaviour (e.g., fire movement and topography) in hillside development planning and integrate ecologically-appropriate FireSmart principles at the neighbourhood-wide and site levels.

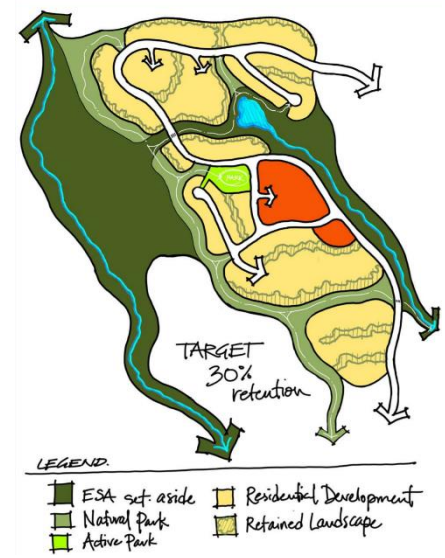
*A Wildfire Assessment Report was done in 2020 on the subject property for the previous owners. As noted in the report and in addition to, we will create design guidelines, statutory building schemes (registered on title) to integrate FireSmart principles into the design process and ongoing maintenance plans of the bare strata (this is another advantage to the bare land strata format over freehold).*

- HS4 Development shall integrate parks & open space design in site planning to capitalize on scenic view opportunities – **18.18 acre park and open space planned in the proposal**
- HS5 Planning for hillside environments should consider opportunities to integrate development into existing landscape functions whereby:
- ESAs are avoided - **No ESA 1's defined on the site and very limited disturbance will be done in ESA 2 areas.**
  - Natural areas further buffer and connect landscape features, provide recreational amenity (trail corridors) and compliment active parks – **All these items listed are incorporated into the park and open spaces**
  - Landscape retention reduces visual impacts within development areas – **Hillside and surface scarring will be minimized. Natural landscaped areas are to be retained where possible.**



HS6 Retain the greatest possible hillside are in its natural condition. In addition to protecting environmentally-sensitive and riparian areas developers should retain a target of 30% of the natural landscape in its existing condition and grade, and/or achieve a similar outcome through a restoration plan that mimics the natural slope and prioritizes ecologically-appropriate revegetation

- Avoid develop or reduce density on the steepest slopes and cluster more density on flatter areas to reduce impact – [Achieved with the proposed design](#)
- Retain and enhance significant natural scenic features, such as gullies, rock outcrops and knolls – [Achieved with the proposed design](#)
- Create larger side yards and backyards and leave these in a natural state – [Achieved with the Country Residential Zoning](#)
- Avoid development of engineered flat individual building lots; and instead preserve natural topography (E.g. as part of the backyard) – [Achieved with the proposed design](#)
- Apply low-impact development design such as shared driveways and narrower street standards, sidewalks on one side, separated sidewalks etc. – [Achieved with the proposed design](#)
- Careful route roads along natural site contours to minimize unnecessary cut and fill – [Ektistics has allowed the road and building sites to be proposed following the natural slope of the site.](#)



HS7 All house sites shall be identified and surveyed and lots pre-graded at the time of subdivision registration to ensure that the grading plan works and achieves the objectives in HS6 – [Confirmed](#)

HS8 Consider views by offsetting lot lines to allow for views of mountains and lakes between buildings – [Confirmed](#)

HS9 Apply a “lighter on the land” approach to engineering and access to achieve significant reductions in hillside view impacts and landscape scarring through special design requirements for streets in hillside environments, including:

narrower streets, reduced on-street parking, and lower design speeds – [Confirmed](#)

HS10 Consider increased cul-de-sac lengths with emergency vehicle access to reduce impacts to hillsides in challenging topographic conditions – [Confirmed](#)

HS11 Emergency vehicle access lanes shall generally have a minimum hard packed surface width of 4m. Emergency vehicle access lanes should generally be designed to achieve a maximum grade of 11% – [Confirmed](#)

HS12 Maximum driveway slopes shall not exceed 20% – [Confirmed](#)



## Hillside Architecture



### Building Orientation and Massing

- HS13 Use stepped building forms that retain the slope by building foundations, and low, stepped retaining walls where necessary – [Confirmed and will be registered on title and enforced by the strata](#)
- HS14 Promote low slung / horizontal architecture that nestles into the landscape and internalizes retaining walls as part of the building design – [Confirmed and will be registered on title and enforced by the strata](#)
- HS15 Use low-pitched or flat roofs made of non-reflective materials – [Confirmed and will be registered on title and enforced by the strata](#)
- HS16 Avoid reflective materials and use local, natural materials and colours where possible. – [Confirmed and will be registered on title and enforced by the strata](#)

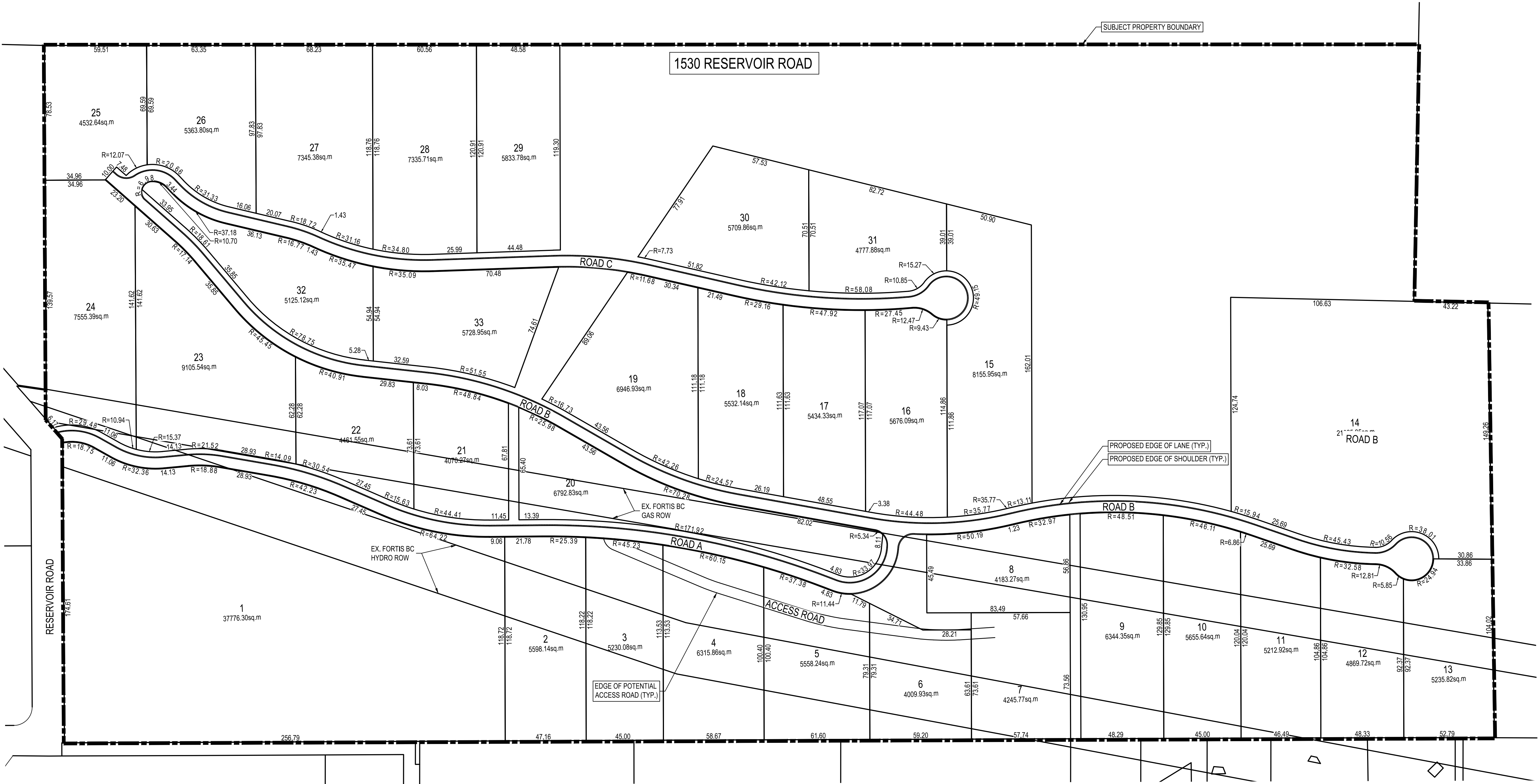
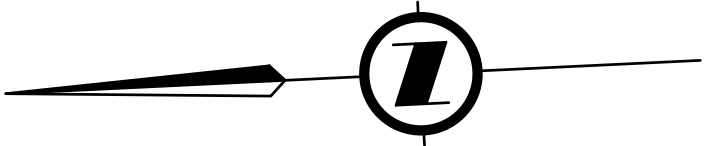
### Landscape Architecture

- HS17 Keep retaining walls to a maximum of 4' high before stepping back to a distance of a minimum of 4', unless the retaining wall is integral to and integrated with the architecture of the home, in which case it may extend up to 8' – [Confirmed and will be registered on title and enforced by the strata](#)
- HS18 Retaining walls should use natural-looking textures and natural colours – [Confirmed and will be registered on title and enforced by the strata](#). [Retaining walls will have strict rules and guidelines to reduce retaining walls.](#)
- HS19 Reconstructed slopes must be replanted with appropriate native plant material to blend with existing/surround hillside setting and to stabilize the soil. – [Confirmed and will be registered on title and enforced by the strata](#)
- HS20 Street lighting will be provided on hillside streets only at street intersections – [Minimal street lighting will be incorporated into the streetscape to avoid light pollution and keep the natural site characteristics.](#)
- HS21 Approval of development on natural slopes of more than 30% shall be limited to a lot-by-lot basis. Each home will require a suitable design for the site so as to adhere to Hillside design standards and require:
  - a. Geotech (prior to approval)
  - b. Site Grading Plan, consistent with hillside environment,
  - c. Minimum grading as is necessary for the building platform. Flat yards are not permitted, and
  - d. Visual impact assessment demonstrating adherence to the above Guidelines



Individual lot building layout plans (survey, geotech and civil) will be provided to purchasers and form part of the purchase and sale agreement. Each lot will have a prepped building site pad at subdivision restricting the area of construction on the site.

Attachment G - Preliminary Subdivision Plan



- NOTES:
1. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS STATED OTHERWISE.
  2. LOT LAYOUT PROVIDED BY PREFOUND PROJECTS ON 2022-07-06.
  3. EXISTING LEGAL LINEWORK OBTAINED FROM CoP OPEN DATA.
  4. LIDAR SURVEY DATA OBTAINED FROM CoP OPEN DATA.

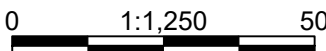
PB	2023-01-09	LOT LAYOUT ADJUSTMENTS	MR	MR	LMP				
PA	2022-09-14	ISSUED FOR REVIEW	MR	MR	LMP				
Rev	Date	Description	Drawn	Design	App'd				

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ORIGINAL DWG SIZE: ANSI D (22" x 34")



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Penticton BC  
Canada V2A 1N5  
T 250 492 7399

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED  
AND MAY CONTAIN ERRORS AND OMISSIONS

133032 BC LTD.  
210 HASTINGS AVENUE, PENTICTON, BC

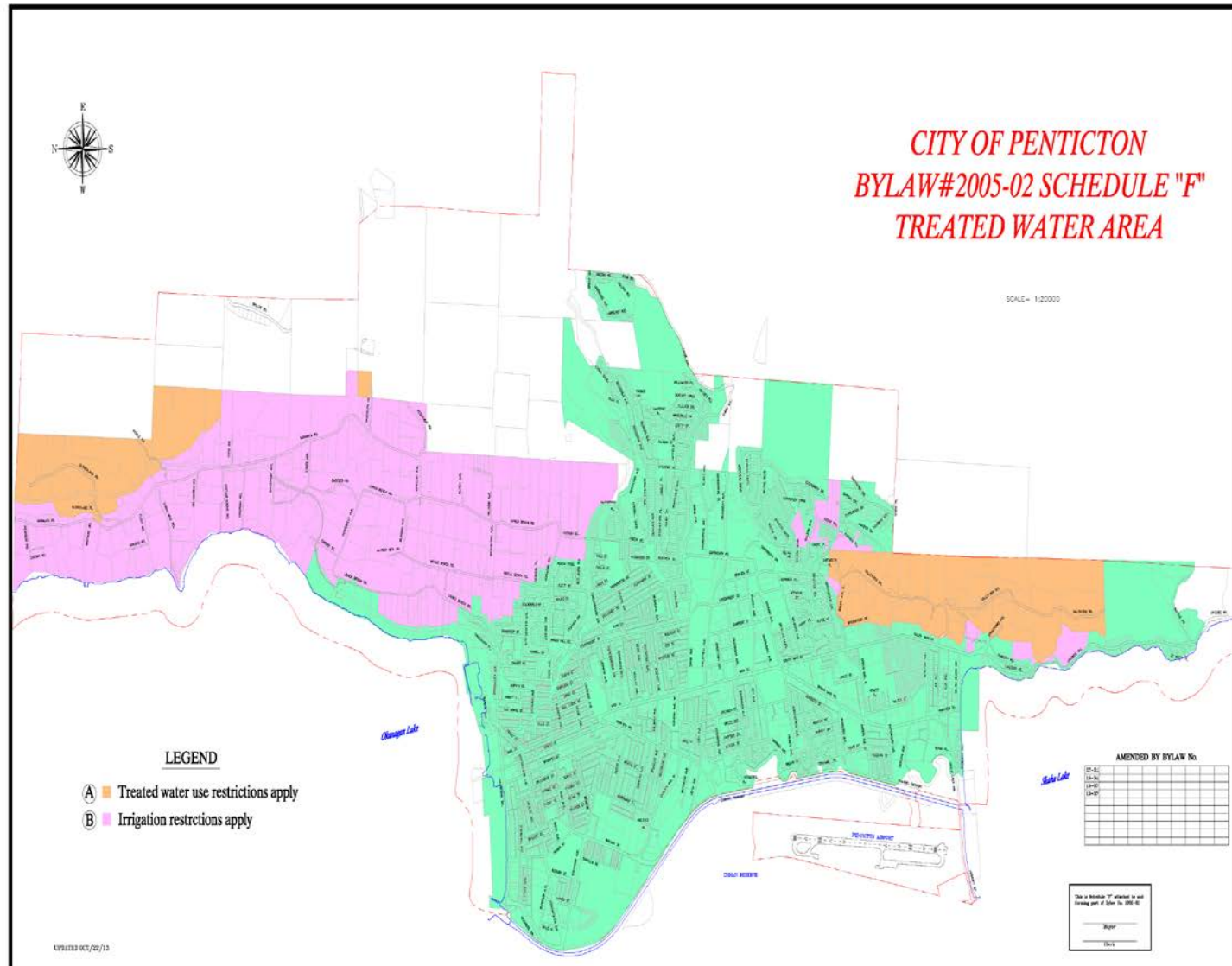
1530 RESERVOIR ROAD DEVELOPMENT  
PROPOSED LOT LAYOUT  
SCALE 1:1250 - SHEET 1 of 1

Drawing No.		SK-33	
Project Number	2422-20384-00	Rev.	PB

## Attachment H - Treated Water Area Map, Schedule "F" Bylaw 2005-02

## Bylaw 2005-02

## **Irrigation, Sewer and Water Bylaw - Schedule "F"**



# The Corporation of the City of Penticton

## Bylaw No. 2023-26

### *A Bylaw to Amend Official Community Plan Bylaw No. 2019-08*

---

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend "Official Community Bylaw No. 2019-08";

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 2023-26."

2. **Amendment:**

"Official Community Plan Bylaw No. 2019-08" is hereby amended as follows:

2.1 Add the following site specific policy statement to Land Use Designations, Rural Residential

Site-Specific Rural Residential Policy Statement:

1530 Reservoir Road: Allow a minimum lot size of 0.4 hectares, when connected to the municipal treated water system.

READ A FIRST time this	18	day of	July, 2023
A PUBLIC HEARING was held this	12	day of	September, 2023
READ A SECOND time this		day of	, 2023
READ A THIRD time this		day of	, 2023
ADOPTED this		day of	, 2023

Notice of intention to proceed with this bylaw was published on the 1<sup>st</sup> day of September, 2023 and the 6<sup>th</sup> day of September, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

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Julius Bloomfield, Mayor

---

Angie Collison, Corporate Officer



The Corporation of the City of Penticton

Bylaw No. 2023-27

*A Bylaw to Amend Zoning Bylaw 2023-08*

---

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw No. 2023-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2023-27".

2. **Amendment:**

2.1 Zoning Bylaw No. 2023-08 is hereby amended as follows:

Rezone Sub Lot 10 District Lot 2711 Similkameen Division Yale District Plan 1190, located at 1530 Reservoir Road, from FG (Forestry Grazing) to RC (Country Residential) and P4 (Environmental Reserve) as shown on Schedule 'A'.

2.2 Add the following to 9.3.3 SITE SPECIFIC PROVISIONS:

.2 "In the case of Sub Lot 10 District Lot 2711 Similkameen Division Yale District Plan 1190, located at 1530 Reservoir Road, notwithstanding section 9.3.2.5, the minimum front yard shall be 4.5m."

2.3 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this 18 day of July, 2023

A PUBLIC HEARING was held this 12 day of September, 2023

READ A SECOND time this day of , 2023

READ A THIRD time this day of , 2023

ADOPTED this day of , 2023

Notice of intention to proceed with this bylaw was published on the 1<sup>st</sup> day of September, 2023 and the 6<sup>th</sup> day of September, 2023 in an online news source and the newspaper, pursuant to Section 94.2 of the *Community Charter*.

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Julius Bloomfield, Mayor

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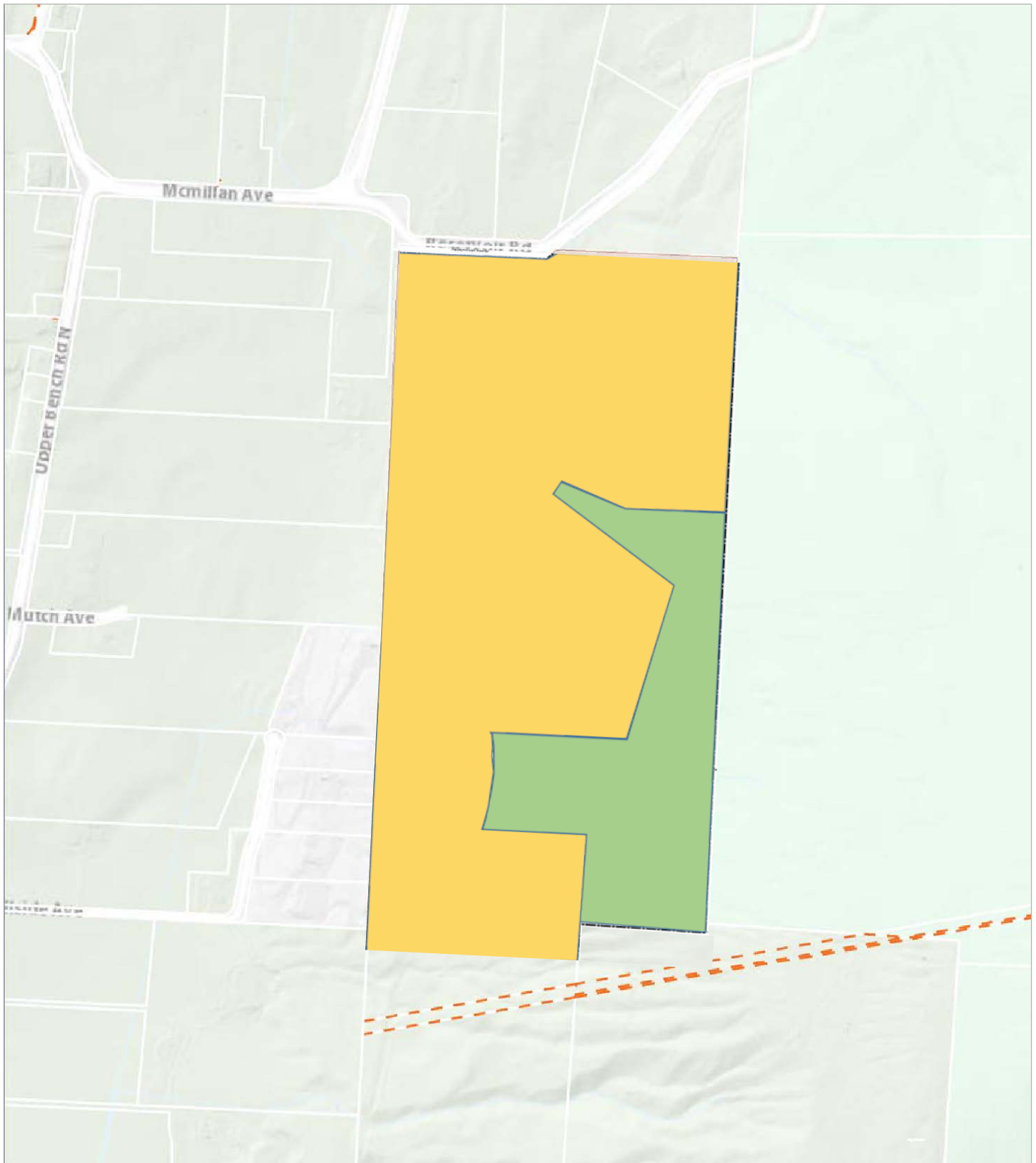
Angie Collison, Corporate Officer




## Schedule A: Zoning Amendment Bylaw 2023-27

Date:

Corporate Officer:



 **RC (Country Residential):** With the following site specific provision:  
Notwithstanding Section 9.3.2.5, the minimum front yard shall be 4.5m

 **P4 (Environmental Reserve)**

