

**REGIONAL DISTRICT OF
CENTRAL OKANAGAN**

**NEIGHBOURHOOD PLAN
FOR
SOUTHWEST WINFIELD**

Submitted by:

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NEIGHBOURHOOD PLAN FOR SOUTHWEST WINFIELD

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SUMMARY

The proposed Southwest Winfield Neighbourhood Plan (SWNP) is presented on Figure 9 of this report. This Plan complies with the Regional District of the Central Okanagan Official Community Plan and with the Ministry of Transportation and Highways, Road Network Plan.

The Study Area, approximately 175 ha in size is mostly undeveloped and covered with Ponderosa Pine typical to the southern interior region of British Columbia.

Much of the area is suitable for the development of single family housing. The number of housing units that could be developed, depending on lot size, could range from 400 units to 450 units.

To maintain the rural nature of the Study Area, density and lot size shall be determined by Ministry of Environment soils capability mapping (see Appendix D). The minimum lot size shall not be less than 1,250m². This would require the creation of a new zone. *R-1a* *0.3 ac.*

Linear parks are shown running along the hillsides adjacent to the development areas. Regional and neighbourhood parks will be located within the development areas. A school site is proposed as well as a small commercial site intended for a local convenience store.

Water service for new development would be supplied by the Winfield and Okanagan Centre Irrigation District and fire protection by the Winfield Fire Department. Sewer would be provided by on-site disposal methods and drainage will be addressed as per the Winfield Master Drainage Plan.

Site specific factors such as natural features, surficial materials, a slope analysis, soil stability and existing and proposed utilities are covered in detail within this report.

PART A - BACKGROUND

1.0 INTRODUCTION

The Regional District of Central Okanagan requires that, for areas designated in Official Plans as suitable for urban development, Neighbourhood Plans be prepared prior to the continuance or commencement of further subdivision and development. Development is now being considered for the Southwest Winfield Area and this Plan is intended to provide the local authorities, property owners, developers and future home buyers or investors with some security as to the future land use pattern for the area.

2.0 SOUTHWEST WINFIELD NEIGHBOURHOOD PLAN STUDY AREA

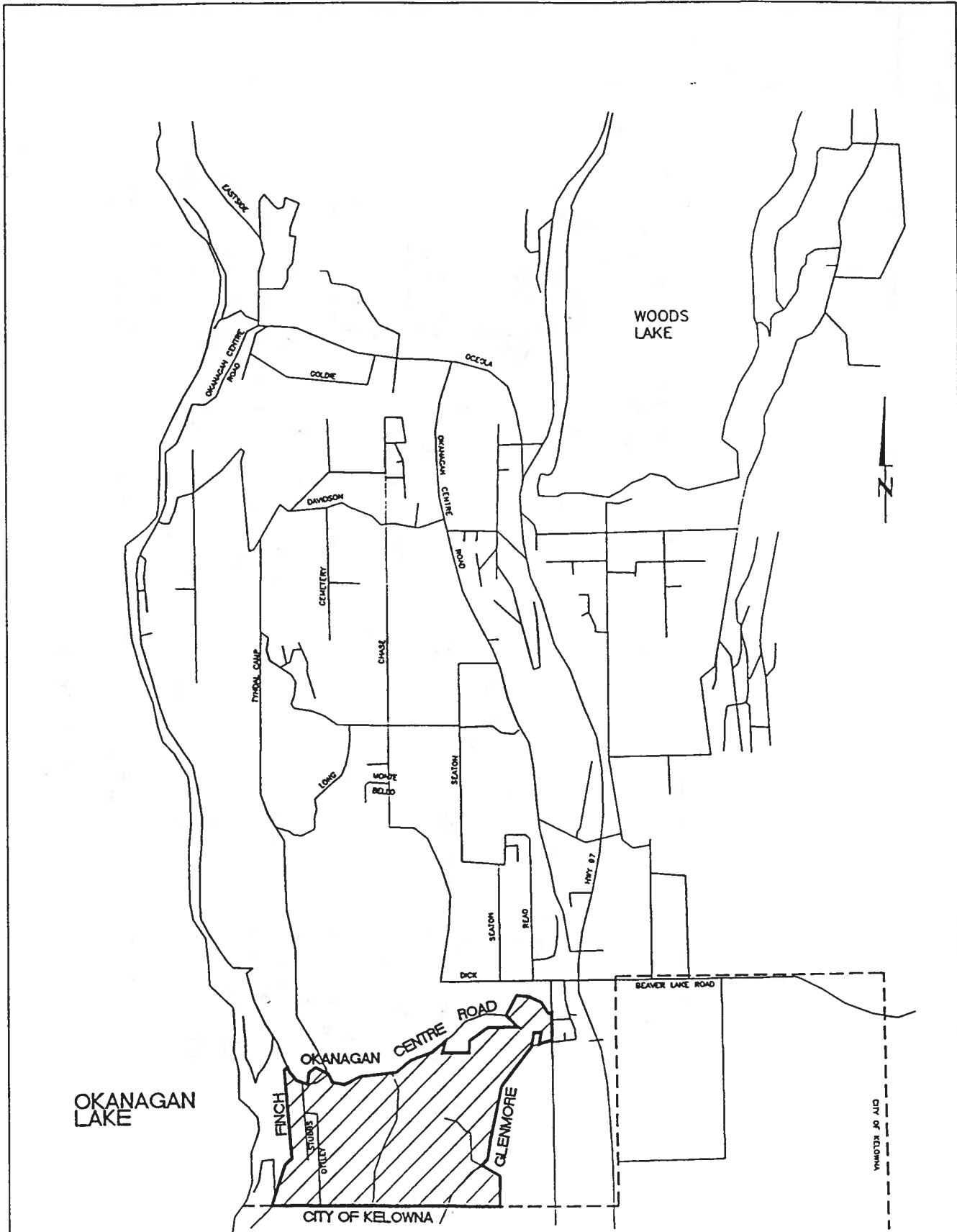
Location

The Study Area is located immediately north of Kelowna City Limits, generally bounded by Glenmore Road, Okanagan Centre Road and Finch Road as shown on Figure 1. The area comprises some 165 ha. More defined limits are shown on Figure 2, the Study Area.

Existing Ownership and Land Use

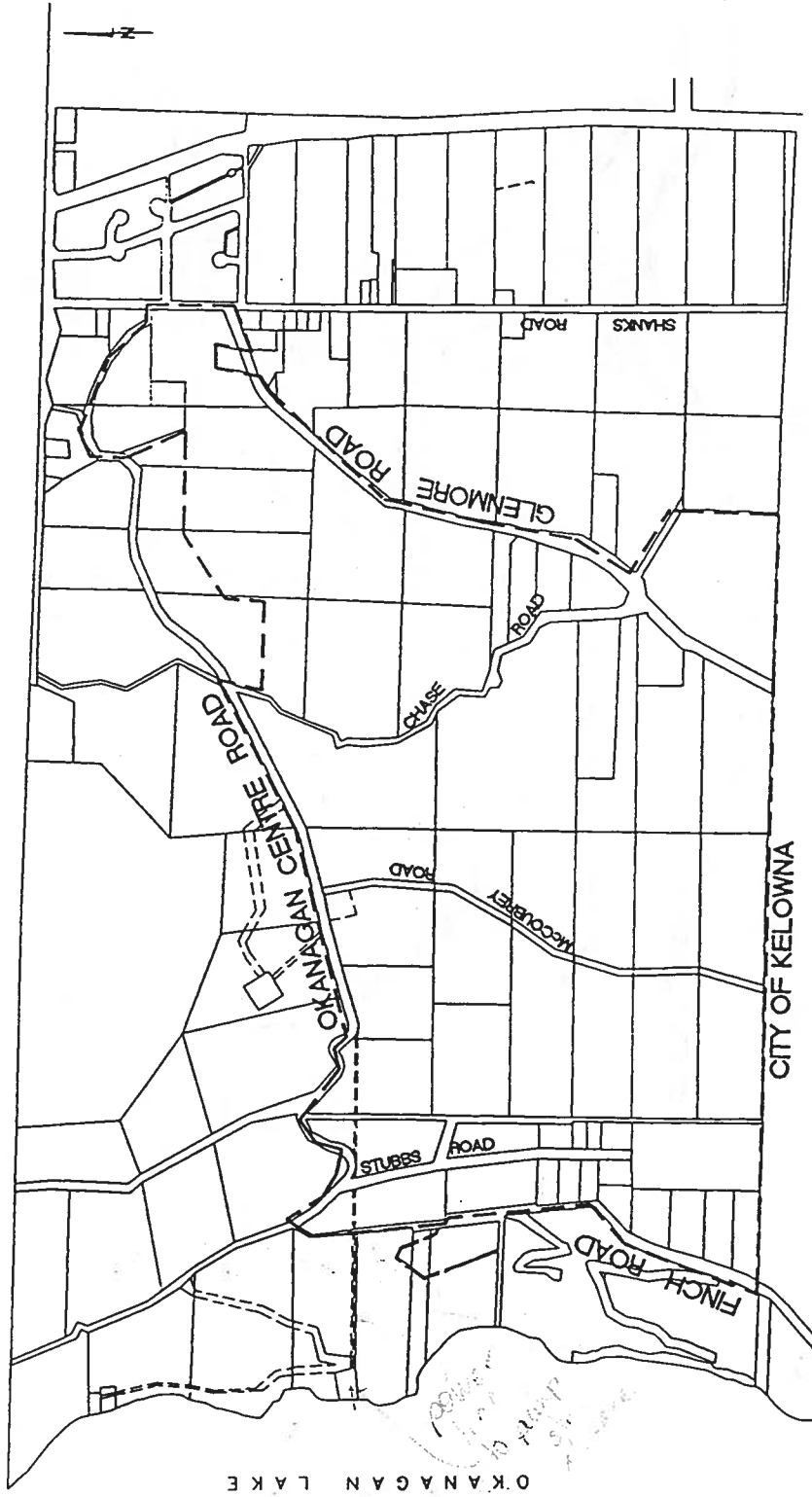
Within the Study Area, there are 57 separate parcels ranging in size from 1,760m² to 11 ha with some 40 owners. Figure 3 graphically presents the specific parcels. Much of the area is raw land in its natural state with extensive tree cover. The existing land use is mainly rural residential, with approximately 28 single family dwellings. There are extensive gravel extraction operations in the northeast corner of the Study Area (8 ha).

The existing land use is shown on Figure 4 and property data is shown in Appendix A.



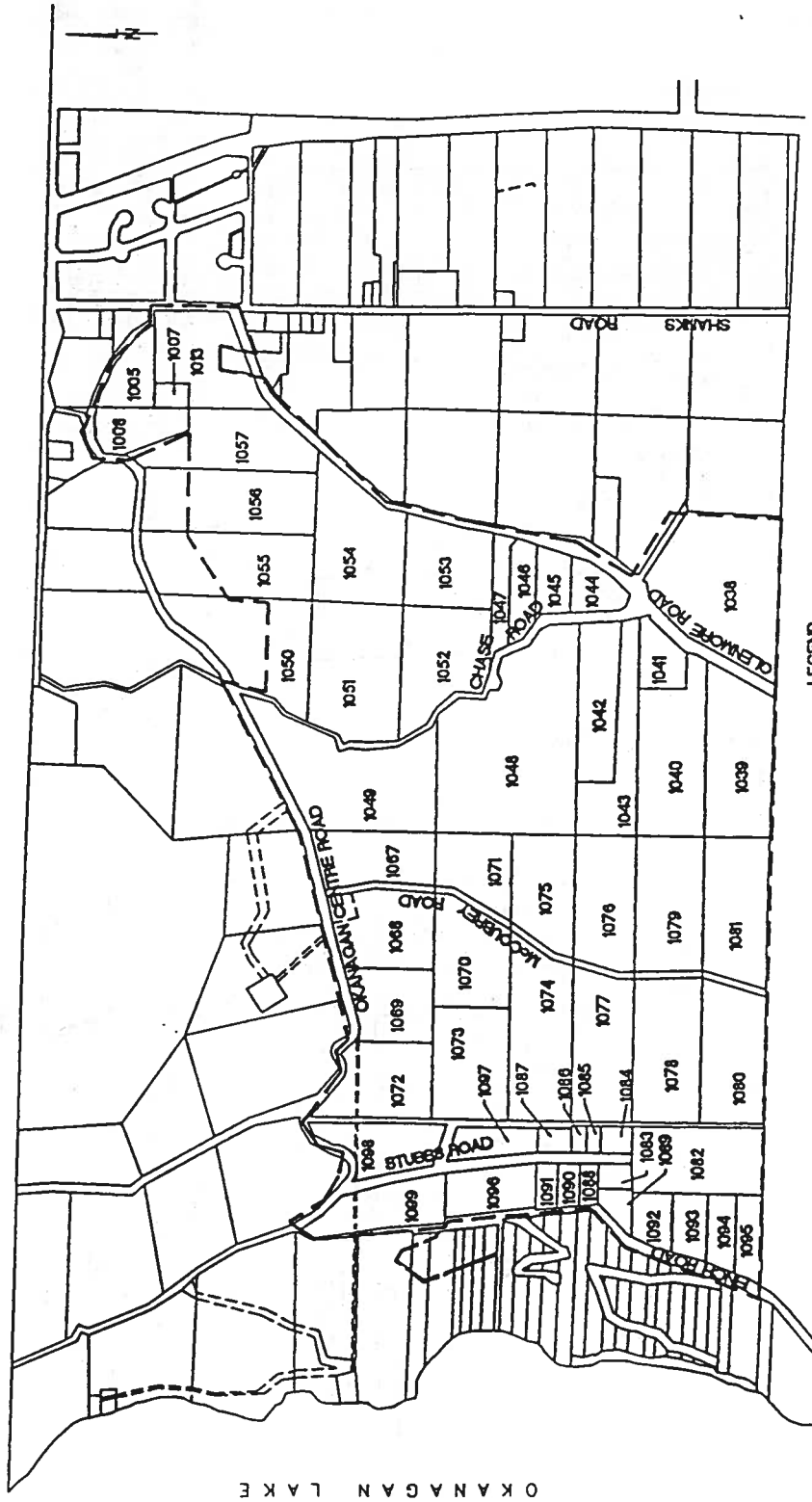
**SOUTHWEST WINFIELD
NEIGHBOURHOOD PLAN**

**LOCATION MAP
FIGURE 1**



STUDY AREA MAP
FIGURE 2

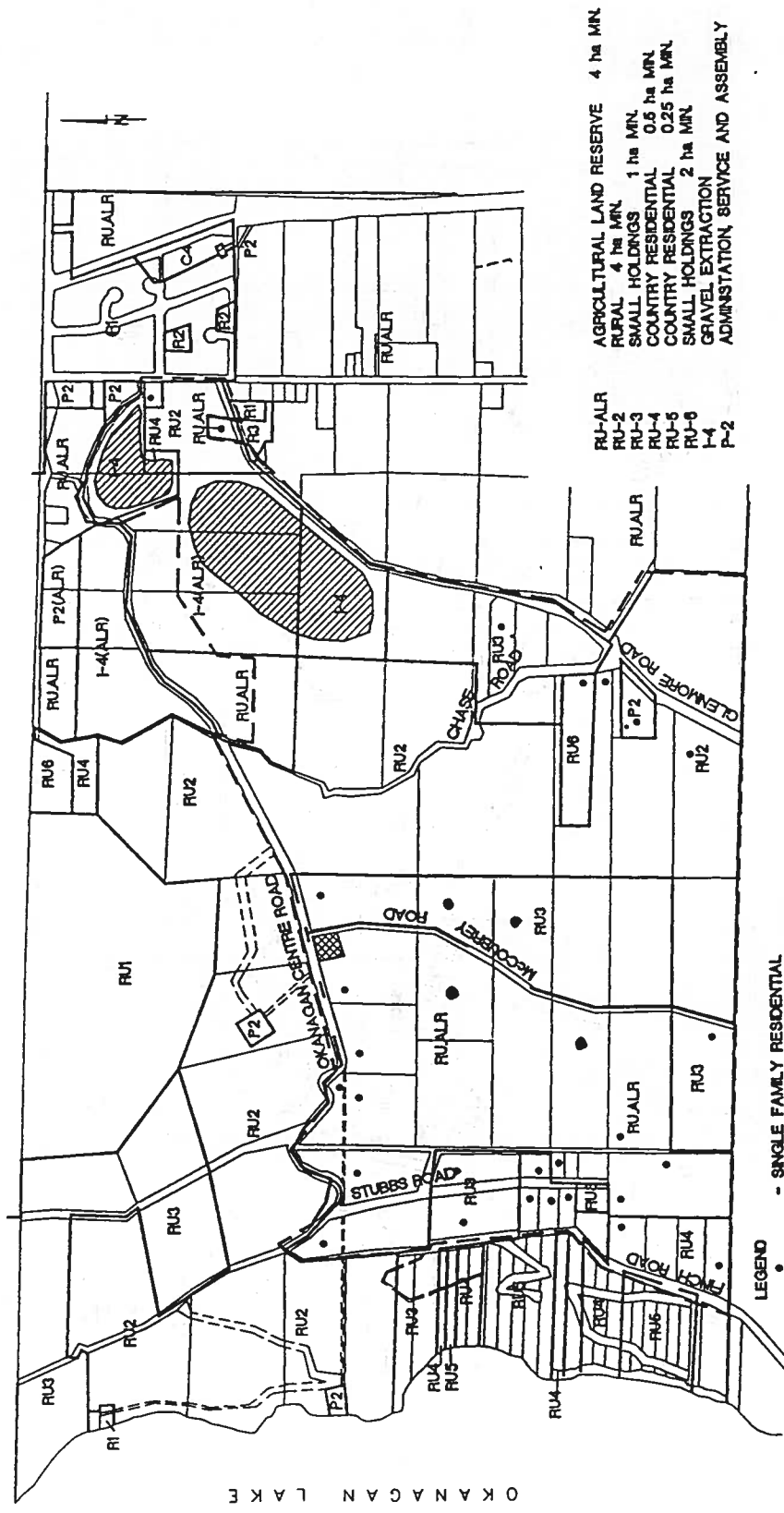
SOUTHWEST WINFIELD
NEIGHBOURHOOD PLAN



LEGEND
 1027 - PROPERTY REFERENCE NUMBER
 NOTE:
 FOR PROPERTY OWNER SEE APPENDIX A.

CURRENT PROPERTY OWNERS
 FIGURE 3

SOUTHWEST WINFIELD
 NEIGHBOURHOOD PLAN



- LEGEND
- SINGLE FAMILY RESIDENTIAL
 - OUT BUILDING (SHED, SHOPS, GARAGE)
 - UTILITY (TELEPHONE, WATER, SEWER, ETC.)
 - GRAVEL EXTRACTION

- RUJ-ALR
 - RU-2
 - RU-3
 - RU-4
 - RU-5
 - RU-6
 - I-4
 - P-2
- AGRICULTURAL LAND RESERVE 4 ha MIN.
 RURAL 4 ha MIN.
 SMALL HOLDINGS 1 ha MIN.
 COUNTRY RESIDENTIAL 0.5 ha MIN.
 COUNTRY RESIDENTIAL 0.25 ha MIN.
 SMALL HOLDINGS 2 ha MIN.
 GRAVEL EXTRACTION
 ADMINISTRATION, SERVICE AND ASSEMBLY

v Zoning

EXISTING LAND USE
 FIGURE 4

SOUTHWEST WINFIELD
 NEIGHBOURHOOD PLAN

3.0 EXISTING CONTROLS

Official Community Plan

Electoral Area "A" Official Community Plan Bylaw #371 designates the area as "Residential Reserve". One of the main objectives of the Plan is accommodation of growth in an orderly manner. "Residential Reserve" designations are areas which, upon further detailed investigation, may be determined to be suitable for a variety of housing forms and density together with required ancillary parks, recreation, institution and neighbourhood commercial areas.

Zoning and ALR

The current zoning is as shown on Figure 4:

RU-ALR	Agricultural Land Reserve, 4 ha minimum (outside the ALR)
RU-2	Rural, 4 ha minimum
RU-3	Small Holdings, 1 ha minimum
RU-4	Country Residential, 0.5 ha minimum
RU-5	Country Residential, 0.25 ha minimum
RU-6	Small Holdings, 2 ha minimum
I-4	Gravel Extraction
P-2	Administrative, Service and Assembly

There are no lands within the Study Area that are protected by the Agricultural Land Reserve (ALR). The gravel extraction operation and all lands to the immediate east of the Study Area are currently within the ALR.

Involved Agencies

The approving authorities that will be involved during development of these lands are as follows:

- Regional District of the Central Okanagan: reviews/approves zoning, land use, development permits, development applications;
- Ministry of Transportation and Highways: reviews subdivision development, roadways and drainage;

- Winfield and Okanagan Centre Irrigation District: reviews/approves water servicing and fire protection;
- Ministry of Health: reviews septic tanks/tile field installations for sewage treatment for single-family and small scale developments;
- Ministry of Environment: reviews sewage treatment installations for larger developments;
- School District No. 23 (Central Okanagan): reviews school location, planning, bus routes and all issues related to the school;
- B.C. Telephone: responsible for telephone service;
- B.C. Gas: responsible for gas service;
- West Kootenay Power: responsible for electrical service;
- Wood Lake Cable: responsible for cable television in Winfield; and
- Winfield Fire District: responsible for fire protection.
- RCMP

PART B - CAPABILITY ANALYSIS

1.0 NATURAL FEATURES

The area is arid hillside with natural vegetation consisting of mainly pine trees, dry land grasses and sparse underbrush. The majority of the Study Area has tree cover but the density of forest varies depending on the location and depth of overburden.

The predominate feature of the area is the topography which rises from the Okanagan and Wood Lake valleys, 345m and 395m elevations respectively, to the hillcrest at the 560m elevation. Some surface rock is present but the majority of ground has some overburden.

Spectacular views to either Okanagan Lake or the Wood Lake Valleys are apparent from most of the Study Area.

Reference should be made to the Natural Features Inventory.

2.0 PHYSICAL CONSTRAINTS

Slope Analysis

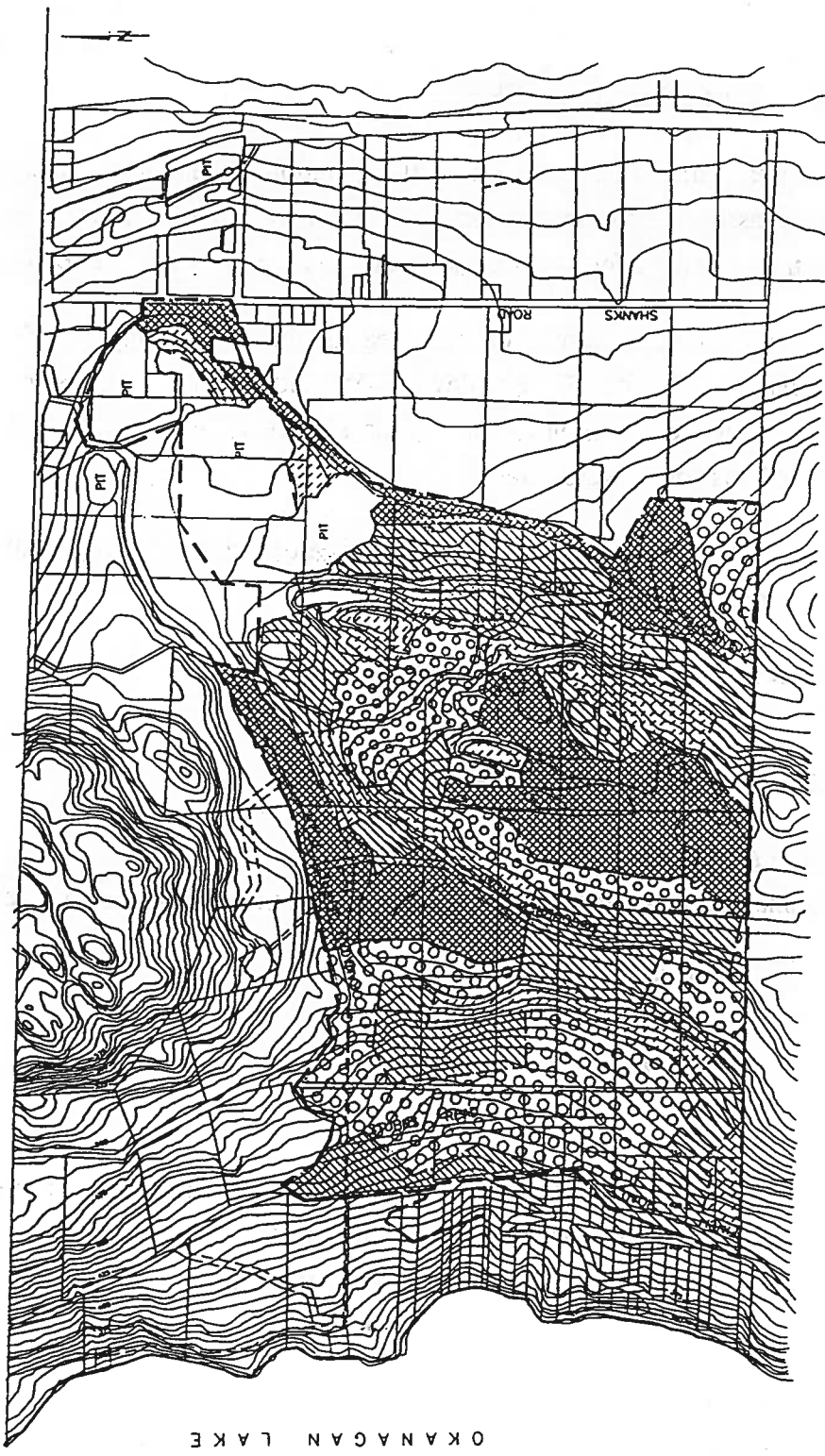
An analysis was performed to identify slopes in the following ranges:

- 0 - 10% - 45 ha
- 10 - 20% - 55 ha
- 20 - 30% - 40 ha
- >30% - 25 ha

Figure 5 presents the Study Area with lands identified in one of the above categories. Of note are the areas shown in the category >30%. These areas are generally considered to be too steep for development.

Surficial Materials

Information on surface materials is presented on Figure 6. This is compiled data from Regional District of the Central Okanagan.

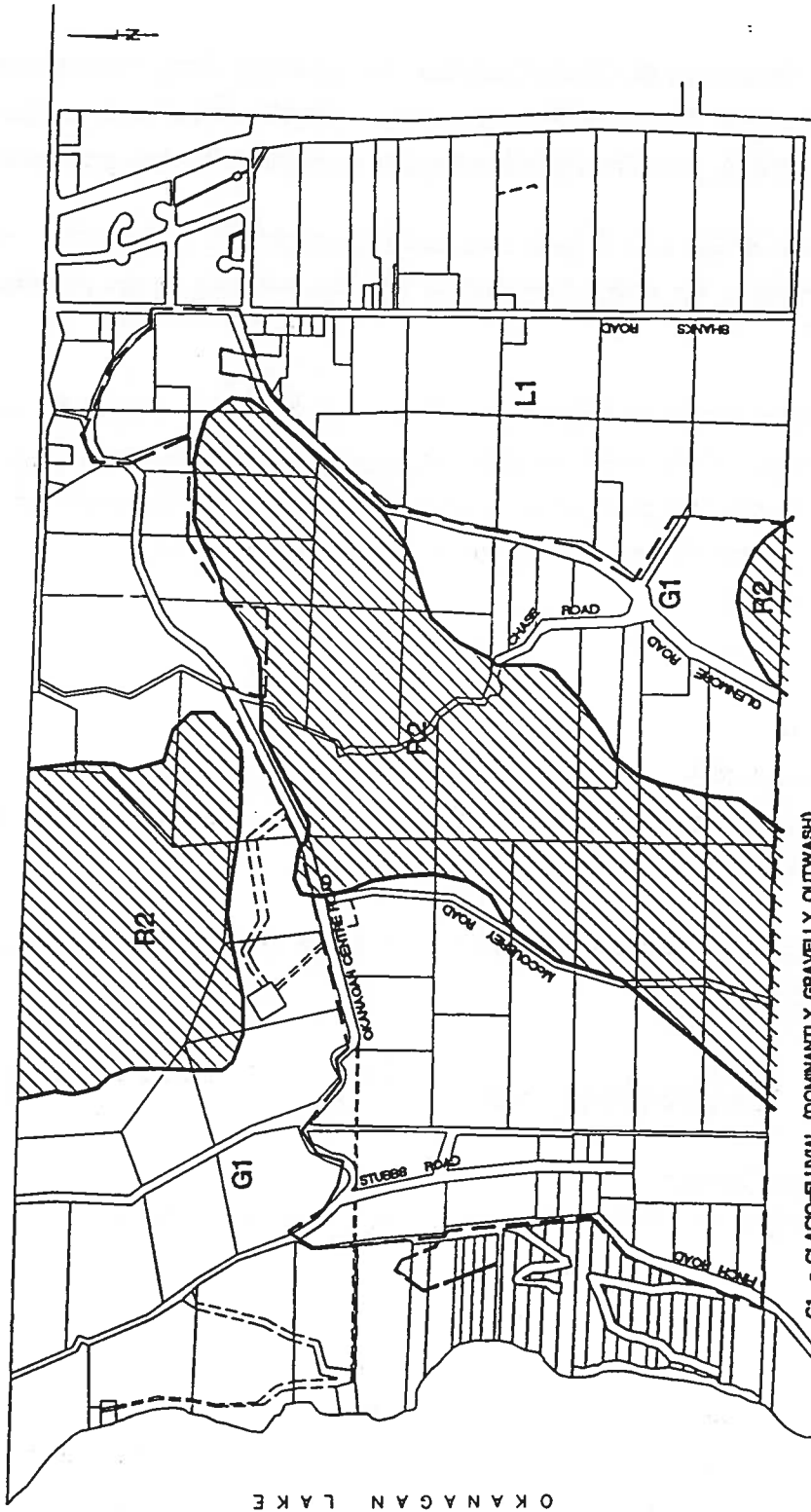


SLOPE ANALYSIS
FIGURE 5

LEGEND

- 0 - 10%
- 10% - 20%
- 20% - 30%
- 30% PLUS

SOUTHWEST WINFIELD
NEIGHBOURHOOD PLAN



OKANAGAN LAKE

- GLACIO-FLUVIAL (DOMINANTLY GRAVELLY OUTWASH)
- GLACIO-FLUVIAL (DOMINANTLY SANDY OUTWASH)
- GLACIO-LACUSTINE
- BEDROCK (DOMINANTLY LESS THAN 0.6m TO BEDROCK)
- BEDROCK (DOMINANTLY LESS THAN 1.5m TO BEDROCK)

SURFICIAL MATERIALS
FIGURE 6

SOUTHWEST WINFIELD
NEIGHBOURHOOD PLAN

Areas designated as Glacio-Lacustine are generally deep, fine textured, well sorted and stratified layers of silts and clays. Usually areas such as this are good for development, provided there is adequate drainage and a low groundwater table.

Bedrock in this area is hard andresite and competent precambrian gniess. Drilling and blasting for utility installations can be expected in the development of these areas.

The areas shown as Glacio-Fluvial are well to poorly sorted and stratified gravels and sands. These areas are good for development provided the topography isn't too steep in which case these soils may not be stable. In Glacio-Fluvial areas of steep slopes, geotechnical investigations should be performed and reviewed prior to development.

Soil Stability

There are no known slope stability problems in the area, nor are there any signs of slope failure or sloughing. At the time of development, site specific investigation would be prudent to identify local problems.

The current Official Community Plan limits development to all lands with slopes less than 30%.

3.0 EXISTING SERVICES

Sanitary Sewer

Presently there is limited infrastructure within the Study Area. Sanitary sewers are nonexistent as no municipal sewer mains or treatment are available in this area. Present sewage treatment for single-family units is by means of septic tanks and tile drain fields. The area has not been designated as a critical area for sewer service in the Electoral Area "A" wastewater management plan. The area also does not fall within the Ministry of Environment Control Areas delineated for areas where phosphorous transmission from septic effluent to Okanagan Lake may exceed 20%.

The entire study area currently uses ground disposal of septic effluent through septic fields. Future development using ground disposal is possible, but only in areas meeting criteria such as slopes less than 30%, soil percability times of less than 30 minute/inch, depth of percable soil of at least 4 feet, and set back from top of steep slopes to maintain their stability.

The above mentioned restrictions on septic fields apply to new development. A new lot may only be created if it can accommodate a full size septic field. The only exception to this is in the case where a conventional package treatment plant is installed upstream of the septic field. In this case, the field size may be decreased by approximately two-thirds of a normal septic field.

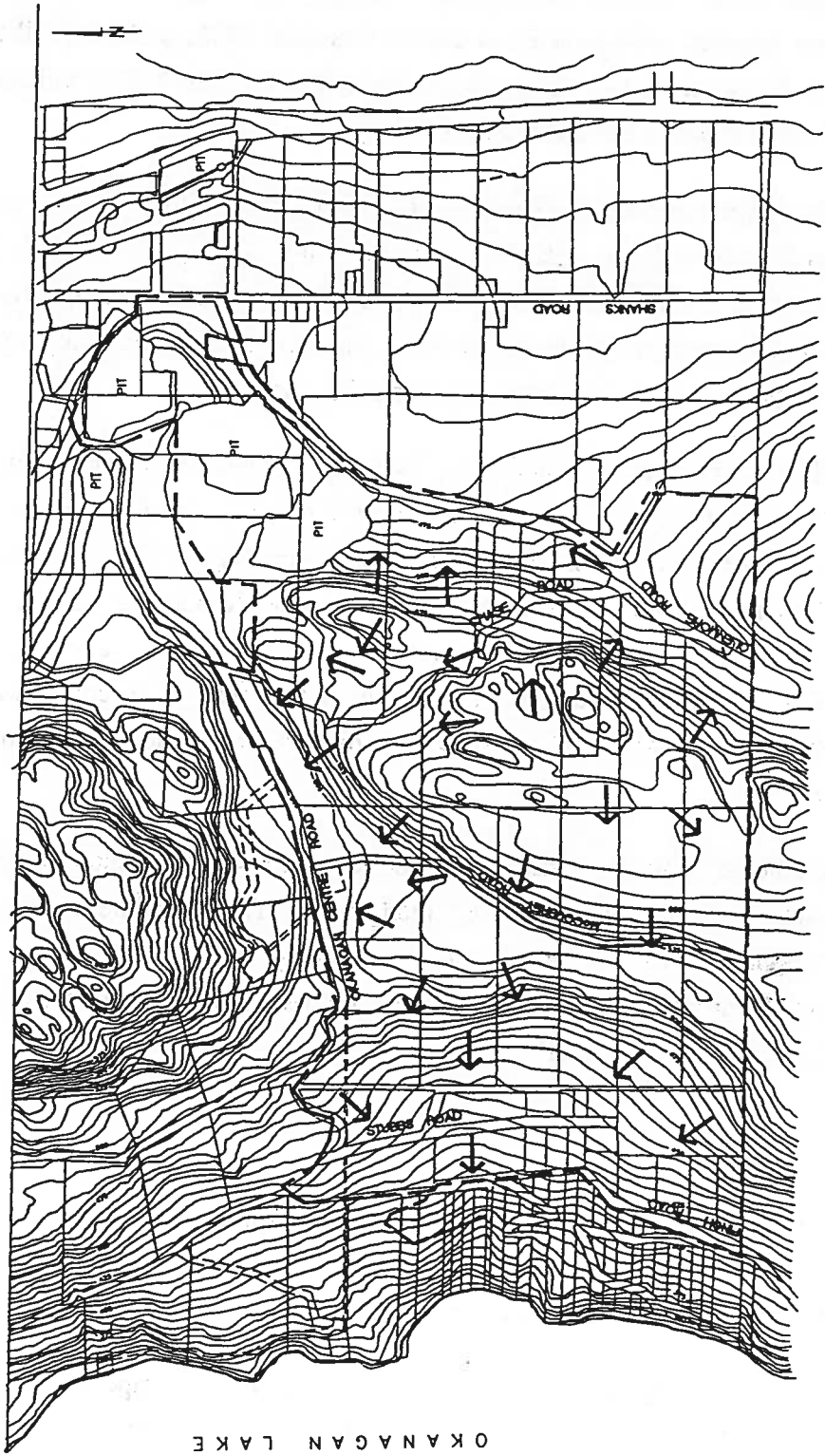
Other options are available to existing residences which need to upgrade or refurnish old septic systems. These options include the deep trench system with the use of deeper thickness of drain rock below the pipe. This allows for a reduction in pipe length of up to 40%. Alternatively, a septic bed can be installed in which an entire area is excavated to a depth of 1.2m and then filled with drain rock. This allows a further reduction in the size of the field required. Finally, in isolated instances, drywells are permitted for disposal of effluent if ground conditions are adequate.

Another method of dealing with sanitary sewage is to collect the sewage in a sewer system and transport it to a treatment plant. This could be a community plant or a Regional District plant. A community plant could be discarded upon implementation of a regional system. Effluent from a treatment plant could then be directed to a much smaller disposal field.

Drainage

Storm drainage is presently conveyed through natural draws, open ditches along roadways, and through culverts at roadway crossings. There are no major or minor streams or lakes within the Study Area.

Future development will increase the runoff as impervious surfaces such as pavement and roof are installed. Any additional runoff must be collected and directed to properly designed drainage course, and away from steep slopes which could be de-stabilized by the increased runoff. This collection system could be



OKANAGAN LAKE

DRAINAGE
FIGURE 7

SOUTHWEST WINFIELD
NEIGHBOURHOOD PLAN

either open ditches or an enclosed storm sewer, with an ultimate discharge to Okanagan Lake or Wood Lake (see Figure 7). The downstream effect of this increased runoff could be reduced or eliminated by the implementation of storm water detection, which could be used to limit the release of post-development storm water to the pre-development levels. This is more important with higher density of development.

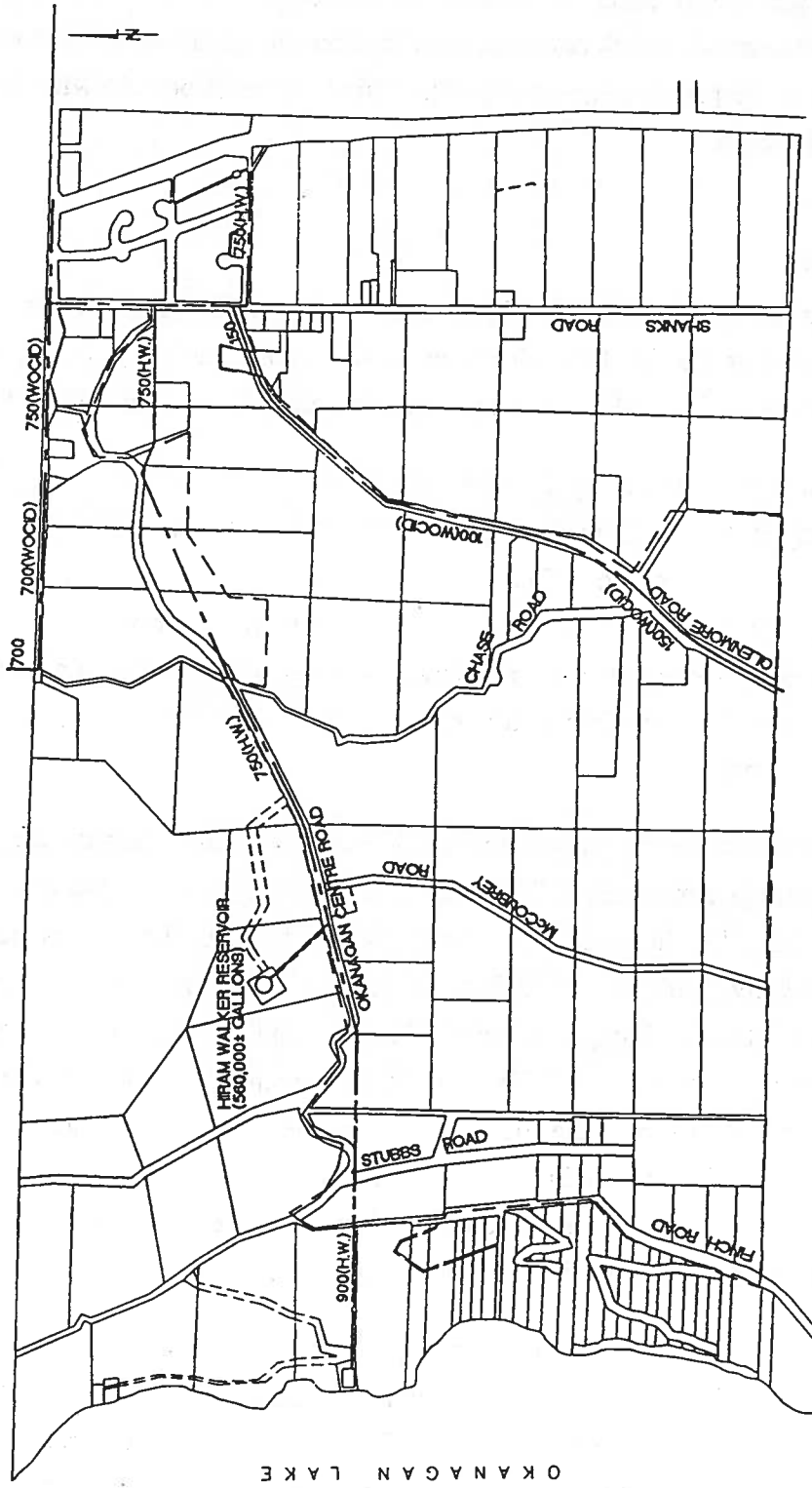
Water

Water service within the Study Area was reviewed. Reports by Accuratus Engineering (1987), Reid Crowther (1990) and numerous smaller studies by Reid Crowther (1991 - 1992) were reviewed in preparation of this summary.

Presently two water supply systems exist within the Study Area, the Winfield and Okanagan Centre Irrigation District (WOCID) and a private system owned by Hiram Walker and Sons Distilleries. Either system's distribution lines would have to be expanded to service the Study Area. The only distribution watermains within the Study Area (as shown on Figure 8) are along Glenmore Road and are owned by WOCID. The remaining properties obtain water from either ground source or by truck delivery.

WOCID obtains its water from the Beaver Lake and Crooked Lake watersheds and supplies approximately 3,700 acre-feet annually to primarily agricultural customers. The watershed has capacity to annually supply 12,000 acre-feet but not all of this can be diverted to the distribution system. Water is supplied from an intake on Vernon Creek through 750mm diameter and 800mm diameters mains to the distribution system. The 700mm diameter main shown on Figure 8 is the closest large supply main to the Study Area, approximately 450m north of the Okanagan Centre Road. This main if extended has the capacity to supply water to the entire Study Area to the 565m elevation. Above this the water must be pumped to meet minimum pressure requirements (40 psi).

Hiram Walker owns a major pump station, transmission main and reservoir as shown on Figure 8. The pump station, located on the shores of Okanagan Lake, elevation 342, pumps water to a 4,500m³ concrete reservoir located on the hillside at the 528m elevation. From here water is fed by gravity to the Hiram Walker distillery in the Wood Lake valley. The reservoir is situated at an elevation that



- LEGEND**
- 700mm WATERMAIN
 - 700 (WOOD)
 - WINFIELD AND OKANAGAN CENTRAL IRRIGATION DISTRICT
 - HIRAM WALKER

**EXISTING WATERMAINS
FIGURE 8**

**SOUTHWEST WINFIELD
NEIGHBOURHOOD PLAN**

could provide water to all lands above the 495m elevation. The system is not presently available to supply water to public users as it is privately owned and has only limited licensing from Okanagan Lake, 400 acre-feet. Additional licensing from Okanagan Lake, which is available, and formation of a private water utility would be necessary in order to use this system for water supply.

Electricity, Gas, Telephone, Cable TV

Presently there is electrical service by West Kootenay Power. Electrical service is from overhead power lines.

Telephone service from B.C. Telephone is by both overhead and underground lines depending on the location within the Study Area.

B.C. Gas has an existing distribution system currently servicing Glenmore Road.

Wood Lake Cable is presently servicing Glenmore Road.

All of these utilities do not anticipate a problem in upgrading to meet future development needs.

These utilities would be installed along existing and future roadways to service any future development within the Study Area.

Roadways

Road right-of-ways are shown on the compiled legal drawings.

Present roadway classifications in the area are as follows (existing right-of-way width varies):

Arterial Roads	70 km/h *	:	Glenmore Road	20 - 40m
Collector Roads	60 km/h	:	Okanagan Centre Road	20m - 25m
		:	Finch Road	10m - 27m
Local Roads	50 km/h	:	Chase Road	8.5m - 23m
		:	McCoubrey Road	15m
		:	Stubbs Road	20m - 23m
		:	Ottley Road	8.8m - 15.6m

All roads generally conform with Ministry of Transportation and Highways (MOTH) guidelines. All roads are paved with exception of McCoubrey Road and Chase Road and Ottley Road. No curb and gutter or "urban" roadways are present within the Study Area.

- * Existing posted speeds may be lower than future speeds. Roads would require upgrading to meet MOTH Standards.

4.0 EXISTING FLORA AND FAUNA

Existing flora and fauna is typical to the Interior of British Columbia.

Vegetation in the area consists of Ponderosa Pine trees, sparse underbrush and dry land grass cover. The tree cover provides natural habitat for the deer and bird population and should be preserved.

Deer are not noted to be a problem in the south Winfield area as they are in Oyama. The Starling population is good and preservation of trees would lessen the effect of development on habitat for the bird population, specifically hawks, eagles, owls, sparrows and chickadees.

PART C - NEIGHBOURHOOD PLAN

1.0 NEIGHBOURHOOD PLAN

The plan included as Figure 9 of this report, presents development of the area as single family residential.

The plan includes the following:

- areas of slope over 30% shall be preserved as conservation areas estimated to be 25 ha; and
- areas of slope between 0% and 30% can be developed depending on specific site topography and an adequate area for on-site sewage disposal estimated to be 120 ha.

Southwest Winfield	Neighbourhood Plan (SWNP)	Number Area of Units
Conservation Lands > 30%	25 ha	--
Neighbourhood Parks	8 ha	--
Roads and Parks	22 ha	
Residential Lands	<u>120 ha</u>	<u>445</u>
	175 ha	445 *

* Based on Ministry of Environment Soils Capability Mapping (Appendix D).

Recommended Policy Statement

It is recommended that density and lot size of future development maintain the rural nature of the Study Area and be determined by the Ministry of Environment Soils Capability Mapping, the minimum lot size shall be 1,250m² which would require creation of a new zone or an ammendment to the existing R-1 (single family residential) zone.

The maximum development potential may not be attained as some owners may not wish to redevelop. These are estimates only as some areas require further detailed terrain analysis and planning to determine actual numbers as part of individual development proposals.

Using a population generation rate of 3.5 people/dwelling, (3.5 x 445) the area at maximum development potential would have a population of approximately 1,560.

Using a student generation rate of 0.4 elementary students/dwelling, the area would contribute approximately 178 elementary students. Using a student generation rate of 0.2 secondary students/dwelling, the area would contribute approximately 84 secondary students.

2.0 ROAD SYSTEM

The proposed plan shows two classifications of roads, arterial and collector. Local roads are to be identified as individual development applications proceed.

The plan may need to reflect changes to the revised road network plan currently being prepared by the Ministry of Transportation and Highways.

For all classifications a rural road cross section is proposed in agreement with Ministry of Transportation and Highways, Design Manual. The road standards must conform to the Regional District Subdivision Servicing Bylaw No. 464.

Due to the topography of the area it is recommended that the roads be designed to best suit the area being developed. Any road design that exceeds existing Ministry of Transportation and Highways guidelines would require consultation between Ministry of Transportation and Highways and Central Okanagan Regional District.

Arterial Roads

This classification includes Glenmore Road North, which is shown with a re-alignment in the northeast sector to connect up with Read Road in Winfield. Okanagan Centre Road is shown with a new alignment in the northeast and northwest sectors to eliminate the existing excessive curves and switchbacks. Road grades shall be set at an 8% maximum and a right-of-way width from 20m to 40m. No further direct access shall be allowed onto arterial roads.

Collector Roads

The most significant collector road shown is Chase Road which will provide a connection between Glenmore Road and Okanagan Centre Road. It is anticipated that in the future, Chase Road will be extended eastwards to connect with Highway 97, and northward to connect with Chase Road at the intersection of Chase and Dick Road.

Local Roads

Local roads provide access to individual properties accommodating little or no through traffic.

Recommended Policy Statement

It is recommended that bicycle paths be constructed on all arterial and collector roads and will be part of the overall linear parks system connecting park, schools and conservation areas.

3.0 SCHOOLS

A school site is proposed for the southwest Winfield neighbourhood plan. The site should have transportation access via local roads to arterial roadways.

This site should be flat and a park area should be located adjacent to the school site.

- **Schools:** Based on the school requirements of School District No. 23, it is anticipated that a school site may be required within the Study Area. The site should meet the following criteria and the P-2 zone requirements:
 - located near as practical to the centre of the area being served;
 - relatively flat <5%, rectangular in shape, approximately 7 ac in size;
 - perc rates for sewage disposal should be one-inch in 20 minutes or less;
 - adequate soils for building foundations;
 - connected to pedestrian walkways and sidewalks on local roads; and
 - not located near a commercial area.

Based on this criteria School District No. 23 will select a site based on student demand. This site may not necessarily be located within the Study Area.

4.0 PARKS AND OPEN SPACE

The park strategy for the areas provides for three levels of park and open space land acquisition. It is proposed that parks be located within the Study Area. Through the subdivision and zoning process, park dedication will be located to permit future consolidation with other park dedications to provide for one larger park area or adjacent to any School area to increase the potential shared use facilities between School District No. 23 and the Regional District.

- **Conservation Lands (Slopes Over 30%):** The plan area possesses some dramatic and environmentally sensitive landscape. It is the intent of the plan to have this land dedicated to the public realm as part of the subdivision process wherever possible in accordance with Regional District policy (see Appendix B).
- **Local Parks:** In conjunction with residential development, the Regional District shall utilize the subdivision process to acquire park land within residential development area. The intent would be to take and consolidate park reserve in locations and sizes which facilitate park use by nearby residents for active and passive recreation space. Where subdivisions are such that the land dedication may be too small to provide desirable local parks, the Regional District may require the dedication of money in lieu, provided they are satisfied as to an appropriate value.
- **Linear Parks:** The intent is to ensure convenient access from residential areas to local park, conservation lands, the proposed regional park and the pedestrian systems of adjacent residential areas. Linear parks should protect ridges and run the length of the plan area, uninterrupted.

Linear parks are proposed for the area. Locations should be selected to link development and open space areas. The linear shape should allow attractive development of walking pathways to adjacent park and residential areas.

5.0 COMMERCIAL

Commercial development should be centrally located on an arterial road and shall conform to the C2 zone (Neighbourhood Commercial) small service establishment whose design is compatible with the residential character of the Study Area. A local convenience store with amenities for the residents is anticipated.

6.0 CHURCHES

One or more church sites could also be located within the Study Area and shall conform to the P2 zone requirements.

7.0 SERVICING

As development occurs there may be a need to secure funds for off-site infrastructure, i.e. roads, sidewalks, bicycle paths, school and park development.

Recommended Policy Statement

It is recommended that the Regional District develop mechanisms to collect funds to provide and upgrade off-site infrastructure.

Sanitary Sewer Servicing

It is anticipated that the area will be developed as a mix of single family and country residential as identified in Figure 9. Lot sizes shall be of adequate area to allow septic tank and tile field installations in accordance with current Ministry of Health guidelines. Developments may connect to an independent community system or a larger municipal system in areas where septic tanks and tile field installations are impractical. This would require approval from the Ministry of Environment.

The issuance of an Effluent Discharge Permit in accordance with the Wastewater Management Act of British Columbia which is obtained from the Ministry of Environment is also required. Currently the Study Area is not a specified sewer area.

Recommended Policy Statement

It is recommended that a hydrological and geotechnical study accompany any rezoning application to ensure that the site is capable of meeting Ministry of Health guidelines and the Ministry of Environment's soil capability mapping guidelines for the disposal of sanitary sewage.

Drainage

Recommended Policy Statement

It is recommended that all development in the preplan area will be done in accordance with the Winfield Master Drainage Plan.

Community Water and Fire Protection

The public water utility that is in the best position to service these lands is the Winfield and Okanagan Centre Irrigation District (WOCID). A private water utility presently owned by Hiram Walker also has the capability to provide sufficient water to the area.

Negotiations are currently underway between WOCID and Hiram Walker. WOCID is interested in purchasing the Lake pump station reservoir and transmission main to obtain a second source of water and lessen the water required from Vernon Creek during freshet times. If successful WOCID would be in a stronger position to supply water to the entire Study Area. If not successful WOCID would need a system similar to the Hiram Walker system to supply water to the Study Area or a new irrigation district may be created.

Servicing by WOCID would be subject to the availability of water, i.e. available licensing and upper level storage and payment of all costs as determined by WOCID.

Currently the Study Area falls within the Winfield Fire Protection Area.

Fire protection should be supplied to all areas to meet or exceed requirements of the Fire Underwriter's Survey.

In addition, it is recommended that information by the Ministry of Forests "Forest Fire Safety for Rural Homeowners" generally be followed to reduce the risk of fires. This includes such matters as fire safe landscaping (defensible space, house location, building materials, etc.), fire or fuel breaks like roads or trails that can be incorporated into a design, and the removal of dead branches on the lower parts of the trees.

Turning trails into fuel breaks, will complement the recreation potential of the area. If the roadway and water system is extended with future development, this will have a mitigating affect on forest fire hazard.

It is current practice to have a fire hazard assessment carried out during rezoning of land in forested areas.

Shallow Utilities

Installation and location of utilities such as electricity, gas, phone and Cable TV will be driven by development and will be planned or installed by the respective utility authorities as required. It is recommended that these utilities be installed underground.

8.0 GENERAL

Visual Aspects

With any future development in this area, the developers should endeavour to retain the maximum number of trees and natural vegetation. This could be achieved by a tree cutting bylaw. Any subdivision layout should limit the number of trees and vegetation that would be disturbed or removed. Excellent views are apparent from the Study Area but development shall also consider and protect viewing of the Study Area from other areas. The natural features inventory has identified environmentally sensitive areas that should be protected and enhanced.

Recommended Policy Statement

It is recommended that the Regional District's Natural Features Inventory be utilized in evaluating zoning applications.

APPENDIX A

PROPERTY DATA

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1005
LOT: B
BLOCK:
PLAN: 4440
DESIGNATION:
FIRST NAME: Crown Provincial
LAST NAME: M.O.T.H.
MAIL ADDRESS: 3B 940 Blanchard

CITY: Victoria
PROVINCE: B.C.
POSTAL CODE: V8W 3E6

REFERENCE NO: 1006
LOT: A
BLOCK:
PLAN: 4440
DESIGNATION:
FIRST NAME: Crown (Provincial)
LAST NAME: M.O.T.H.
MAIL ADDRESS: 3B 940 Blanchard

CITY: Victoria
PROVINCE: B.C.
POSTAL CODE: V8W 3E6

REFERENCE NO: 1007
LOT: D
BLOCK:
PLAN: 4440
DESIGNATION:
FIRST NAME: Crown (Provincial)
LAST NAME: M.O.T.H.
MAIL ADDRESS: 3B 940 Blanchard

CITY: Victoria
PROVINCE: B.C.
POSTAL CODE: V8W 3E6

REFERENCE NO: 1013
LOT: 1
BLOCK:
PLAN: 26595
DESIGNATION: Mr.
FIRST NAME: Philip
LAST NAME: Large
MAIL ADDRESS: 1859 Chandler St.

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 3Z2

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1038
LOT: 134
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Lewis
LAST NAME: Culos
MAIL ADDRESS: RR#1 Glenmore Road

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 7P9

REFERENCE NO: 1039
LOT: 133
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: John
LAST NAME: Newick
MAIL ADDRESS: RR1 Site 3 Glenmore Rd

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1040
LOT: B
BLOCK:
PLAN: 46575
DESIGNATION: Ms.
FIRST NAME: Lieselotte
LAST NAME: Schmidt
MAIL ADDRESS: 5000 Glenmore Rd

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1041
LOT: A
BLOCK:
PLAN: 46575
DESIGNATION: Mr.
FIRST NAME: Thomas
LAST NAME: Dowler
MAIL ADDRESS: P.O. Box 203

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1042
LOT: B
BLOCK:
PLAN: 46166
DESIGNATION: Ms.
FIRST NAME: Lieselotte
LAST NAME: Schmidt
MAIL ADDRESS: 5000 Glenmore Rd

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1043
LOT: A
BLOCK:
PLAN: 46166
DESIGNATION: Ms.
FIRST NAME: Lieselotte
LAST NAME: Schmidt
MAIL ADDRESS: 5000 Glenmore Rd

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1044
LOT: A
BLOCK:
PLAN: 35082
DESIGNATION: Mr.
FIRST NAME: Hilarius
LAST NAME: Gartner
MAIL ADDRESS: RR1 Site3 Glenmore Rd

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1045
LOT: B
BLOCK:
PLAN: 35082
DESIGNATION: Mr.
FIRST NAME: Hilarius
LAST NAME: Gartner
MAIL ADDRESS: RR1 Site3 Glenmore RD

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1046
LOT: C
BLOCK:
PLAN: 35082
DESIGNATION: Mr.
FIRST NAME: Hilarius
LAST NAME: Gartner
MAIL ADDRESS: RR1 Site3 Glenmore Rd

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1047
LOT: D
BLOCK:
PLAN: 35082
DESIGNATION: Mr.
FIRST NAME: Hilarius
LAST NAME: Gartner
MAIL ADDRESS: RR1 Site3 Glenmore Rd

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1048
LOT: BLC
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Bill
LAST NAME: Kerkhoff
MAIL ADDRESS:

CITY:
PROVINCE:
POSTAL CODE:

REFERENCE NO: 1049
LOT: 14
BLOCK:
PLAN: 25775
DESIGNATION:
FIRST NAME: Lakeside Properties
LAST NAME:
MAIL ADDRESS: 102-565 Bernard Ave

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 8R4

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1050
LOT: 15
BLOCK:
PLAN: 25775
DESIGNATION:
FIRST NAME: OK Builders
LAST NAME:
MAIL ADDRESS: 925 Ellis Street

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 1Y9

REFERENCE NO: 1051
LOT: 138
BLOCK:
PLAN: 521
DESIGNATION:
FIRST NAME: Lakeside Properties
LAST NAME:
MAIL ADDRESS: 102-565 Bernard Ave

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 8R4

REFERENCE NO: 1052
LOT: 137
BLOCK:
PLAN: 521
DESIGNATION:
FIRST NAME: Lakeside Properties
LAST NAME:
MAIL ADDRESS: 102-565 Bernard Ave

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 8R4

REFERENCE NO: 1053
LOT: 136
BLOCK:
PLAN: 521
DESIGNATION:
FIRST NAME: Lakeside Properties
LAST NAME:
MAIL ADDRESS: 102-565 Bernard Ave

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 8R4

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1054
LOT: 139
BLOCK:
PLAN: 521
DESIGNATION:
FIRST NAME: Lakeside Properties
LAST NAME:
MAIL ADDRESS: 102-565 Bernard Ave

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 8R4

REFERENCE NO: 1055
LOT: 16
BLOCK:
PLAN: 25775
DESIGNATION:
FIRST NAME: Lakeside Properties
LAST NAME:
MAIL ADDRESS: 102-565 Bernard Ave.

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 8R4

REFERENCE NO: 1056
LOT: 144
BLOCK:
PLAN: 521
DESIGNATION:
FIRST NAME: Lakeside Properties
LAST NAME:
MAIL ADDRESS: 102-565 Bernard Ave.

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 8R4

REFERENCE NO: 1057
LOT: 146
BLOCK:
PLAN: 521
DESIGNATION:
FIRST NAME: Mount Royal Holdings
LAST NAME:
MAIL ADDRESS: 975 Guisachan

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 7X2

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1067
LOT: 13
BLOCK:
PLAN: 25775
DESIGNATION: Mr.
FIRST NAME: Frank
LAST NAME: Adams
MAIL ADDRESS: Box 212

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1068
LOT: 12
BLOCK:
PLAN: 25775
DESIGNATION: Mr.
FIRST NAME: Fred
LAST NAME: Churley
MAIL ADDRESS: 1568 Oswell Drive

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1X 4K4

REFERENCE NO: 1069
LOT: 11
BLOCK:
PLAN: 25775
DESIGNATION: Ms.
FIRST NAME: Rose
LAST NAME: Zsolkoski
MAIL ADDRESS: Box 430

CITY: Roblin
PROVINCE: Man.
POSTAL CODE: 1P0

REFERENCE NO: 1070
LOT: 98
BLOCK:
PLAN: 521
DESIGNATION: Ms.
FIRST NAME: Nadia
LAST NAME: Spodarek
MAIL ADDRESS: 1610 High Road

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 7B9

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1071
LOT: 107
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: James
LAST NAME: Steinbeck
MAIL ADDRESS: 1-1235 Brookside Ave

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 5T5

REFERENCE NO: 1072
LOT: 10
BLOCK:
PLAN: 25775
DESIGNATION: Mr.
FIRST NAME: George
LAST NAME: Ross
MAIL ADDRESS: Box 645

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1073
LOT: 97
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Brien
LAST NAME: Large
MAIL ADDRESS: 2517 Abbott Street

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 1G3

REFERENCE NO: 1074
LOT: 99
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Joseph
LAST NAME: Genovy
MAIL ADDRESS: Box 14 S 27 RR4

CITY: Calgary
PROVINCE: Alta.
POSTAL CODE: T2M 4L4

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1075
LOT: 106
BLOCK:
PLAN: 521
DESIGNATION: Ms.
FIRST NAME: Mary
LAST NAME: Grant
MAIL ADDRESS: 1168 Summerside Rd

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Z 2N8

REFERENCE NO: 1076
LOT: 105
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Michael
LAST NAME: Roydell
MAIL ADDRESS: 2671 Lakeridge Rd

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Z 1Y1

REFERENCE NO: 1077
LOT: 100
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Declan
LAST NAME: O'Sullivan
MAIL ADDRESS: RR1 Site4 C38

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1078
LOT: 101
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Leonard
LAST NAME: Dreger
MAIL ADDRESS: RR1 Site3 C33

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1079
LOT: 104
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Fred
LAST NAME: Hanet
MAIL ADDRESS: RR3 Jaud Rd

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 7R2

REFERENCE NO: 1080
LOT: 102
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Monty
LAST NAME: Anderson
MAIL ADDRESS: Box 835

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1081
LOT: 103
BLOCK:
PLAN: 521
DESIGNATION: Mr.
FIRST NAME: Sverne K.
LAST NAME: Lysne
MAIL ADDRESS: 4203 Short Rd

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1W 1X8

REFERENCE NO: 1082
LOT: 50
BLOCK:
PLAN: 521
DESIGNATION: Ms.
FIRST NAME: Barbara
LAST NAME: McPherson
MAIL ADDRESS: 39 Wood Willow Cl., S.W

CITY: Calgary
PROVINCE: Alta
POSTAL CODE: T2W 4H1

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1083
LOT: 51
BLOCK:
PLAN: 521
DESIGNATION:
FIRST NAME: Geoffrey & Margaret
LAST NAME: McKie
MAIL ADDRESS: 53 Oakley Hill

CITY: Wimborne Dorset
PROVINCE: England
POSTAL CODE: BH211QQ

REFERENCE NO: 1084
LOT: 51
BLOCK:
PLAN: 521
DESIGNATION: Ms.
FIRST NAME: Gerda
LAST NAME: Garthe
MAIL ADDRESS: RR#1, S. 19, C. 17

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1085
LOT: B
BLOCK:
PLAN: 28397
DESIGNATION:
FIRST NAME: Richard & Dorothy
LAST NAME: Glacken
MAIL ADDRESS: General Delivery

CITY: Fort St. James
PROVINCE: B.C.
POSTAL CODE: V0J 1P0

REFERENCE NO: 1086
LOT: A
BLOCK:
PLAN: 28397
DESIGNATION:
FIRST NAME: Bernard & Ruth
LAST NAME: Van Honschoten
MAIL ADDRESS: 5451 Stubbs Road

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1087
LOT: 1
BLOCK:
PLAN: 23554
DESIGNATION: Mr.
FIRST NAME: Mark R.
LAST NAME: Robinson
MAIL ADDRESS: 5555 Stubbs Road

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1088
LOT: 4
BLOCK:
PLAN: 23554
DESIGNATION:
FIRST NAME: Earnest & Sharon L.
LAST NAME: Herrin
MAIL ADDRESS: Box 758

CITY: Peachland
PROVINCE: B.C.
POSTAL CODE: V0H 1X0

REFERENCE NO: 1089
LOT: A
BLOCK:
PLAN: 22348
DESIGNATION: Ms.
FIRST NAME: Darlene
LAST NAME: Malfair
MAIL ADDRESS: 844 Cadder Avenue

CITY: Kelowna
PROVINCE: B.C.
POSTAL CODE: V1Y 5N6

REFERENCE NO: 1090
LOT: 3
BLOCK:
PLAN: 23554
DESIGNATION:
FIRST NAME: Francis & Martha
LAST NAME: Stubbs
MAIL ADDRESS: Box 109

CITY: Okanagan Centre
PROVINCE: B.C.
POSTAL CODE: V0H 1P0

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1091
LOT: 2
BLOCK:
PLAN: 23554
DESIGNATION: Mr.
FIRST NAME: Lawrence P.
LAST NAME: Stubbs
MAIL ADDRESS: S. 4, C. 23, RR#1

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1092
LOT: 1
BLOCK:
PLAN: 25653
DESIGNATION: Ms.
FIRST NAME: Gerda
LAST NAME: Garthe
MAIL ADDRESS: RR#1, S.19, C.17

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1093
LOT: 2
BLOCK:
PLAN: 25653
DESIGNATION:
FIRST NAME: Ludwigg & Theresa
LAST NAME: Schnee
MAIL ADDRESS: 5442 Salt Lane

CITY: Langley
PROVINCE: B.C.
POSTAL CODE: V3A 5C7

REFERENCE NO: 1094
LOT: 3
BLOCK:
PLAN: 25653
DESIGNATION: Mr.
FIRST NAME: Arthur
LAST NAME: Wenngatz
MAIL ADDRESS: 101-330 14th Ave, S.W.

CITY: Calgary
PROVINCE: Alta
POSTAL CODE: T2E 0M3

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1095
LOT: 4
BLOCK:
PLAN: 25653
DESIGNATION:
FIRST NAME: Henry & Maria
LAST NAME: Stanski
MAIL ADDRESS: 3 Glebe Crescent

CITY: Brampton
PROVINCE: Ontario
POSTAL CODE: L6S 1E9

REFERENCE NO: 1096
LOT: 1
BLOCK:
PLAN: 35482
DESIGNATION: Mr.
FIRST NAME: James
LAST NAME: Hubay
MAIL ADDRESS: P.O. Box 14

CITY: Okanagan Centre
PROVINCE: B.C.
POSTAL CODE: V0H 1P0

REFERENCE NO: 1097
LOT: 2
BLOCK:
PLAN: 35482
DESIGNATION:
FIRST NAME: Bernard & Ann Julia
LAST NAME: Huculak
MAIL ADDRESS: P.O. Box 144

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

REFERENCE NO: 1098
LOT: A
BLOCK:
PLAN: 32725
DESIGNATION: Ms.
FIRST NAME: Carol A.
LAST NAME: Manzuik
MAIL ADDRESS: S.3, C.581,RR#1

CITY: Winfield
PROVINCE: B.C.
POSTAL CODE: V0H 2C0

List of Landowner's Names
Winfield O.C.P.

REFERENCE NO: 1099

LOT: 9

BLOCK:

PLAN: 25775

DESIGNATION: Ms.

FIRST NAME: June C.

LAST NAME: Seed

MAIL ADDRESS: S.3, C.8, RR#1

CITY: Winfield

PROVINCE: B.C.

POSTAL CODE: V0H 2C0

SECTION 10
ACT OF 1904
LAND GRANT
TO THE STATE OF LOUISIANA
BY THE UNITED STATES OF AMERICA
FOR THE PURPOSES OF
LAND GRANTING
TO THE STATE OF LOUISIANA
BY THE UNITED STATES OF AMERICA
FOR THE PURPOSES OF
LAND GRANTING

APPENDIX B

POLICY FOR CONSERVATION AREAS

REPORT TO THE REGIONAL DISTRICT FROM THE PARKS ADVISORY
COMMITTEE MEETING OF JULY 15, 1993 REGARDING
POLICY FOR CONSERVATION AREA IN PROPOSED SUBDIVISION

The Regional District during the subdivision process through the Municipal Act requires 5 percent or money in lieu of for park dedication to be taken at time of subdivision. The developers are encouraged to preserve lands including ravines, steep cliffs, creek corridors, natural features and any other undevelopable land. A concern has been expressed from developers that they give 5 percent of conservation areas as park dedication. In order to alleviate the concern, the Parks Advisory Committee discussed ways and means of formulating a policy concerning conservation lands and park dedications. The following recommendation resulted:

RECOMMENDATION:

THAT the Parks Advisory Committee recommends to the Regional Board to establish a policy at the Regional Board's discretion that where a conservation area in a proposed subdivision is dedicated, 5 percent park area may be dedicated from the total area less the dedicated conservation area, provided that 5 percent dedicated park area is flat land of at least a minimum of 1400 square meters.

Director Ben Lee, Chairman
Parks Advisory Committee

July 21, 1993

PAC372/jb

APPENDIX C

RECOMMENDED POLICY STATEMENTS

Recommended Policy Statement

It is recommended that density and lot size of future development maintain the rural nature of the Study Area and be determined by the Ministry of Environment Soils Capability Mapping, the minimum lot size shall be 1,250m² which would require creation of a new zone or an ammendment to the existing R-1 (single family residential) zone.

Recommended Policy Statement

It is recommended that bicycle paths be constructed on all arterial and collector roads and will be part of the overall linear parks system connecting park, schools and conservation areas.

Recommended Policy Statement

It is recommended that the Regional District develop mechanisms to collect funds to provide and upgrade off-site infrastructure.

Recommended Policy Statement

It is recommended that a hydrological and geotechnical study accompany any rezoning application to ensure that the site is capable of meeting Ministry of Health guidelines and the Ministry of Environment's soil capability mapping guidelines for the disposal of sanitary sewage.

Recommended Policy Statement

It is recommended that all development in the preplan area will be done in accordance with the Winfield Master Drainage Plan.

Recommended Policy Statement

It is recommended that the Regional District's Natural Features Inventory be utilized in evaluating zoning applications.

APPENDIX D

**MINISTRY OF ENVIRONMENT
SOILS CAPABILITY MAPPING**

SOUTHWEST WINFIELD
 MINISTRY of ENVIRONMENT
 SOIL CAPABILITY MAPPING
 APPENDIX D

