

SCHEDULE "I"
to District of Lake Country
Official Community Plan Bylaw 96-075
Tyndall Road Pre-Plan

This is Schedule "I" of the District of Lake Country Official
Community Plan Bylaw 96-075

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SCHEDULE "I"

TYNDALL NEIGHBOURHOOD PREPLAN

REGIONAL DISTRICT OF
CENTRAL OKANAGAN

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I.D. GROUP INC.

Table of Contents

| | | |
|------|-----------------------------|----|
| 1.0 | Introduction | 1 |
| 2.0 | The Vision | 1 |
| 3.0 | Land Use | 2 |
| 4.0 | Transportation | 2 |
| 5.0 | Parks | 3 |
| 6.0 | Fire Protection | 4 |
| 7.0 | Schools | 4 |
| 8.0 | Servicing | 5 |
| 9.0 | Cost for Servicing | 6 |
| 10.0 | Planning Units | 6 |
| 11.0 | Development Potential | 34 |
| 12.0 | Policy Statements | 34 |

List of Figures

| | |
|---------------------------------|------|
| Figure 1: Planning Units | back |
| Figure 2: Soil Capability | back |

1.0 Introduction

The Tyndall Road area of Electoral Area "A" is a relatively complex area that has been faced with recent development pressure. In order to respond effectively, the Regional Board determined that a neighbourhood pre-plan is necessary to integrate land use, servicing, and development concerns with a strong environmental perspective, community input, and a comprehensive perspective.

The plan is to define the future form of physical development which best addresses land use, transportation, community, and environmental concerns. As such, it is to guide future land use, transportation, and servicing decisions, and provide a framework for more detailed planning. To accomplish this, it must be a physically based design and policy plan that can be reasonably and practically followed and implemented over time by the community, landowners, developers, the Regional District administration, and the Regional Board in a consistent, fair, and objective manner.

There is a separate document, *The Tyndall Neighbourhood Pre-plan Background Report*, which documents much of the background information and the planning process that led to the formulation of this plan.

This plan begins with an overall vision of the area, discusses the major service components such as parks and transportation, then details the development criteria for 21 planning units within the overall Tyndall Neighbourhood Pre-plan area.

2.0 The Vision

The technical analysis and the public consultation led to a general consensus about a desirable future for the Tyndall Road area. The principles of this consensus on which the plan is based are as follows:

- There is a strong desire to maintain the positive qualities of the area. One valued quality is the overall rural or country residential lifestyle which is generally low density. Another important aspect is ambience and image of the area which is, to a large degree, based on the natural setting, views, open spaces, and scenic quality. These two issues of environment and lifestyle interrelate.
 - The natural environment must be protected in a positive manner.
 - Within an overall framework of environmental protection and a desire to maintain a certain lifestyle and image for the area, it is possible to have increased levels of
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residential development. There was no support or desire for land uses such as multiple family development or commercial uses.

- It seems logical that decisions about what levels of development are supportable would be made in a rational framework that considers soil capability, servicing, access, topography, and designing with nature.
- The planning framework should provide for variety, innovation, and flexibility.
- The plan should maximize the potential for a linear open space system that is comprehensively integrated into the overall area.

3.0 Land Use

The density and lot size of future development shall maintain the rural nature and be determined using the Ministry of Environment Soil Capability Mapping. Capability is shown in Map 2; but this may be amended by a detailed hydrological and geotechnical study to determine if sites have adequate septic conditions before land is rezoned.

The minimum lot size shall be 1,250 m², which can be implemented through a new zone or an amendment to the existing R1 zone.

All lands within the Agricultural Land Reserve shall be buffered in accordance with the policies of the Agricultural Land Commission and the Central Okanagan Regional District.

4.0 Transportation

Schedule "D" of the Official Community Plan defines the major road network. This major street network plan is a long range strategy prepared by the Ministry of Transportation and Highways to identify and protect road right of way for existing and future major roads to serve the needs of the area.

There is a need to improve and upgrade roads within and beyond the Tyndall Plan area. Transportation in the area will be best served by a hierarchy of roadways, as follows:

- **Major Roads:** These roadways function as arterials to provide safe, efficient movement of traffic. These major roadways in the plan area are Tyndall and Camp Roads as well as Okanagan Centre Road across the south edge of the plan area. Tyndall Road is to be developed ultimately to a four lane roadway within a minimum 40.0m right of way depending on topography. Camp Road and Okanagan Centre Road require a 25.0 m right of way. These roadways should have little or no direct property access and internal roadways are generally required for adjacent development areas. Developers will be encouraged to provide sight and sound buffers along Tyndall Road, Camp Road, and Okanagan Centre Road.

The OCP network plan defines areas of intersection improvement, including the connection of Tyndall Road with Finch Road. It is a policy of this plan that Tyndall Road and its intersections at the north and south ends must be made safe for the projected traffic volume by designing in accordance with Ministry of Transportation and Highways standards.

- **Collector Roads:** These roads collect and distribute traffic within development areas. While there may be some direct property access, this should be restricted wherever possible. In the plan area, Chase Road and Okanagan Centre Road along lakeshore can be considered collectors and require a 20.0 m right of way. In addition to the proposed Long Road, the design criteria discussed in Section 5.0 define areas where new collector roadways may be required to service new development areas and avoid additional undesirable access to existing collectors such as Chase Road.
- **Local Roads:** These roads provide access to individual properties, accommodating little or no through traffic. These roadways are to have 20.0 m right of ways.
- **Bicycle Paths:** These paths shall be constructed on all arterial and collector roads and will be part of the overall linear parks system connecting parks, roads, schools, and conservation areas.

5.0 Parks

Development proposals shall be encouraged to include the preservation of "green space" and natural vegetation wherever possible. The park strategy for the areas provides for four levels of park and open space land acquisition. They are as follows:

- **Regional Park:** The Official Community Plan designates the flat land near the Okanagan Centre Road switchback for a major park. Given its strategic location and circumstances, the Regional Board should pursue acquisition of this property even though funds are not currently allocated.

- **Conservation Lands:** The plan area possesses some dramatic and environmentally sensitive landscape. It is the intent of the plan to have this significant land and slopes in excess of 30% dedicated to the public realm as part of the rezoning and subdivision process wherever possible. The Natural Features Inventory of the Central Okanagan Regional District shall be used to evaluate zoning applications and in identifying environmentally sensitive or unique features that shall be preserved. In addition, geotechnical studies of hazardous terrain will be required to identify and mitigate potentially negative impacts of development.
- **Local Parks:** In conjunction with residential development, the Regional District should utilize the subdivision process to acquire park land within residential development areas. 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 place, provided they are satisfied as to an appropriate value. Additional park area may be obtained in certain areas where clustering to higher densities is permitted provided developable land is dedicated as public park.
- **Pedestrian and Bicycle Corridors:** The intent is to ensure convenient access from residential areas to local parks, conservation lands, the proposed regional park, and the pedestrian systems of adjacent areas. The design criteria for the planning units define the general location and direction of these connections.

6.0 Fire Protection

A fire break and emergency vehicle access should be provided at the top of steep slopes. Where feasible, roads or walking trails may be established in these locations.

A report from a professional forester shall be provided for all development in the area.

7.0 Schools

The Central Okanagan School District No. 23 provides school services for students residing in the plan area. There are existing elementary and secondary schools at Winfield as well as an elementary school on Davidson Road just north of the plan area. Given the numbers of school students potentially generated from the Tyndall and

Southwest Winfield areas, the School District will have to make plans to accommodate these students within the general area. A school site will have to be obtained in a location to serve these plan areas.

The School District will have to evaluate the development potential, in conjunction with the students from other nearby areas, as well as the existing capacity of other schools, and determine the best method for accommodating students from this area. There is potential to split this area to be served by schools to the north and south, but if capacity will be over utilized, then there are only limited areas with Tyndall with appropriate locational and site characteristics for a school. To maximize its flexibility to acquire a school site, the School District has requested that a specific location for a school not be designated by this plan.

8.0 Servicing

It is envisaged that development in the area will require servicing to different levels depending on the particular circumstances of each area. As the area is to remain mostly lower density rural residential, larger development areas of smaller lots require the development of a community water system. It is envisaged that the area will be primarily served by septic systems, although there is some opportunity to increase density with the extension of a sanitary sewer system into the area.

West Kootenay Power, B.C. Hydro, B.C. Tel, B.C. Gas, and Wood Lake Cable have indicated that they anticipate no problems serving additional growth through either their existing systems or by the expansion of their systems in conjunction with future growth. Other services are as follows:

- **Sanitary:** It is proposed that the majority of the area will use ground disposal of septic effluent through septic fields provided development will meet criteria with respect to slopes, setbacks from slopes, and percability. A hydrological and geotechnical study shall accompany rezoning applications to ensure that the site is capable of meeting Ministry of Health guidelines and the Ministry of Environment's soil capability mapping guidelines for disposal. In addition, those areas within the Environmental Control Areas must meet additional Ministry of Environment standards aimed at protecting the lake. There may be potential to increase density in certain areas if they are serviced by a future extension of a sanitary sewer from Winfield, but this will not occur in the short term.
- **Drainage:** All development in the plan area shall conform with the recommendation of the Winfield Master Drainage Plan.
- **Water:** WOCID recently acquired the Hiram Walker water system and has stated their capability of providing water service to the area. It may be necessary as well to obtain an additional license and install a new intake and supply from Okanagan



AREA 1

PLANNING UNIT:

This is a single relatively flat parcel of approximately 1.2 ha that is currently used for residential/agricultural use. It has access from Nygren Road. It abuts the ALR and is therefore constrained by the OCP policy requiring a minimum parcel size of 0.5 ha. This is consistent with the existing RU4 zoning which has a similar size requirement. The fire hazard rating is high.

DEVELOPMENT CRITERIA:

- The minimum permitted lot size allows the subdivision into two parcels provided there is adequate potable water and septic conditions.

IMPLEMENTATION:

- The owner may initiate a subdivision to create an additional parcel. Neither the Zoning Bylaw or OCP need be amended. There is no need to extend municipal services.

DEVELOPMENT POTENTIAL:

There is the opportunity to create one additional lot.

AREA 2

PLANNING UNIT:

This is an approximate 1.7 ha area along Cemetery Road. It is subdivided into five smaller lots under the existing R1 zoning and one larger lot which is RU4. The sites are relatively flat and are occupied by existing dwellings. Because of the OCP policy requiring parcels adjacent to the ALR to be at least 0.5 ha, this area has no subdivision potential. Being at the base of a small ridge, the site is relatively gently sloping to the east. The fire hazard rating is high.

DEVELOPMENT CRITERIA:

- No further subdivision is permitted and no rezoning will be approved.

IMPLEMENTATION:

No implementation is necessary.

DEVELOPMENT POTENTIAL:

The area is already developed to the maximum potential.

AREA 3

PLANNING UNIT:

This is an approximate 7.0 ha area located west of Cemetery Road, immediately west of Area 2. The planning unit is at the end of a small ridge with some steeper slopes. It is bordered on the north, east, and west by flatter ALR lands which restricts its future minimum parcel size, according to OCP policy, to 0.5 ha. There is some existing residential development with some more intensive residential development across Hallam Road to the west. Its existing zoning is about half RU2 which has a 4.0 ha minimum and RU3 which allows parcels as small as 1.0 ha. The fire hazard rating is considered high.

DEVELOPMENT CRITERIA:

- Provided there is potable water available and adequate septic disposal, subdivision can occur to a minimum parcel size of 0.5 ha.
- Before subdivision, a plan needs to be prepared showing the overall potential of the site for subdivision having particular regard for access from Hallam or Cemetery Roads or the private roadway on the east side of Area 4.
- Parcels should generally not be more than 100 m deep if they are to be developed near the minimum parcel size.
- Slopes over 30% must remain undeveloped but may be kept in private ownership provided development is restricted through the use of restrictive covenants.
- Fire safe landscaping is necessary.

IMPLEMENTATION:

- Community servicing is not a requirement provided there is adequate water and septic disposal.
- Before subdivision, a rezoning to RU5 will be required.
- Fire safe landscaping should be implemented through a restrictive covenant.
- Public reserves requirements may be met by cash.

DEVELOPMENT POTENTIAL:

There will only be limited additional development potential.

AREA 4

PLANNING UNIT:

This area, located east of Hallam Road, is on the southern edge of a smaller ridge bordering the ALR on the east. Originally comprised of lots in the 1.0 ha range, most have been subdivided to create an additional lot of 0.25 ha along Hallam Road as they were rezoned to RU5. The remaining parcels are RU4. Typically this has resulted in a series of lots along Hallam and a series of houses on the higher ground served by a private road along the east side. This form of subdivision provides a reasonable transition between the ALR and the flatter more intensively developed lands to the west. There are only two remaining sites with further subdivision potential.

DEVELOPMENT CRITERIA:

- The two remaining larger lots can be subdivided to create one lot of 0.25 ha along Hallam Road provided the remaining lot meets the OCP requirement for land adjacent to the ALR.
- Fire safe landscaping is required.
- On site servicing potential must be proven.

IMPLEMENTATION:

- Subdivision of the two remaining larger lots can be initiated by the landowners, but the subdivided lots need to be rezoned to RU5. The remainder should remain RU4.
- Fire safe landscaping should be implemented through a restrictive covenant.

DEVELOPMENT POTENTIAL:

There is only the potential to create 2 additional sites.

AREA 5

PLANNING UNIT:

This 2.4 ha area is an irregularly shaped area, between Hallam and Camp Roads, at the north end of the pre-plan area. Slopes are moderate. It is located between the flatter ALR lands to the north and the more intensively developed residential area to the south. It has frontage on both adjacent roadways. It abuts one small ALR lot located on Camp Road. This area is currently zoned RU-ALR which has a 4.0 ha minimum size. Given the small size of the ALR parcel, this criterion should not restrict the subdivision of adjacent land. If the land were rezoned to RU5, there would be some limited subdivision potential, but given the existing configuration this would be somewhat difficult.

DEVELOPMENT CRITERIA:

- Tyndall Road is to be widened to a minimum of 40.0 m right-of-way depending on topography.
- New lots could be subdivided, but would need to be rezoned to RU5 and meet the minimum lot size requirement of 0.25 ha.
- Subdivision would have to address the OCP policy with respect to lands adjacent to the ALR.
- Septic requirements must be satisfied.

IMPLEMENTATION:

- Subdivision of the remaining lots can be initiated by the landowners, but they need to be rezoned to RU5 and provide suitable access to all lots.
- Public reserve requirements may be met by cash.

DEVELOPMENT POTENTIAL:

There may be potential to create a small number of additional lots provided access can be accomplished.

AREA 6

PLANNING UNIT:

This planning unit of about 15 ha is on the uphill side of Hare Road along the northern boundary of the pre-plan area. It borders the ALR on the northeast edges. The lands are a mix of RU-ALR, RU4, and RU3 zoning. There are moderate slopes along both Hare and Camp Roads with slopes over 30% between. Given the topography and the existing subdivision layout, there is little opportunity for further subdivision.

DEVELOPMENT CRITERIA:

- Tyndall Road is to be widened to a 40.0 m right-of-way.
- The minimum parcel size should be 0.5 ha, provided the site is less than 30% in slope.
- Upon subdivision, all lands over 30% slope should be restricted from development by a restrictive covenant.
- Where there is potential to link to a continuous top of the bank walkway on adjacent sites to the south, a walkway shall be provided.
- A subdivision proposal must demonstrate that there are adequate accessed building sites.
- Any subdivision would have to satisfy requirements for septic systems.
- Fire safe landscaping is required.
- Public reserve requirements may be met by cash.

IMPLEMENTATION:

- Subdivision could be initiated, by the landowners, after rezoning to RU5 of suitable sites.
- Fire safe landscaping should be implemented through a restrictive covenant.

DEVELOPMENT POTENTIAL:

There is a limited amount of development potential given slopes, configuration, and access.

AREA 7

PLANNING UNIT:

Area 7 is a small area, approximately 3 ha, located in the extreme northwest corner of the pre-plan area in the vicinity of Okanagan Centre. The parcels are generally less than an acre in size. They are all over 30% in slope except for the lot fronting on Hare Road. It is adjacent to the ALR and its subdivision is constrained by the OCP policy on minimum parcels sizes next to the ALR. The lands are now RU5. The fire hazard rating is low.

DEVELOPMENT CRITERIA:

- No further subdivision is permitted.

IMPLEMENTATION:

- No implementation is necessary.

DEVELOPMENT POTENTIAL:

There is no potential to increase the number of building lots.

AREA 8

PLANNING UNIT:

Area 8 is generally that area on the slopes above Okanagan Centre towards Hare Road. Most lots front on adjacent roads to the east or west. Slopes are moderate to steeply sloping. There are only minor areas with slopes in excess of 30%. Except for a single R1 lot, the area is zoned RU5. Most lots are in the range of one acre.

DEVELOPMENT CRITERIA:

- The minimum lot size is 0.25 ha.
- The existing long thin lots can only be subdivided back to front if adequate access is provided to the upper end.
- The resubdivision of lots 132 to 140 should be done on a comprehensive basis to maximize yield.
- Any area affected by the regulation, must meet Ministry of Environment Environmental Control Area guidelines with respect to sewage disposal.

IMPLEMENTATION:

- Owners may initiate a subdivision application.
- Public reserve requirements may be met by cash provided there is agreement on value.

DEVELOPMENT POTENTIAL:

Given the existing lot pattern, slope, and existing development, there is some potential to create new building lots.

AREA 9

PLANNING UNIT:

This area is located on the slopes above Okanagan Centre. For the most part, the slopes are in excess of 30% except for some limited flatter building areas at the lower edge. Except for one lot of about 4 acres, most lots are between one and two acres in size. The existing-zoning is either RU4 or RU5.

DEVELOPMENT CRITERIA:

- No further subdivision is permitted.

IMPLEMENTATION:

- No implementation is required.

DEVELOPMENT POTENTIAL:

No additional lots will be created.

AREA 10

PLANNING UNIT:

This planning unit generally comprises those lots on the lower side of Tyndall Road that have flatter lands above the steeply sloping lands facing Okanagan Lake. There are two larger parcels on the east side of Tyndall that are also included as they have substantial flatter areas. Most of the lands above the top of the bank are less than 20% slope although there are smaller areas steeper. The lands are a mostly zoned RU-ALR, but there are areas of RU2, RU3, and RU6. Except for a few long thin lots along the steep slope in the north portion of Area 10, most lots are quite large. The fire hazard rating is medium to high.

DEVELOPMENT CRITERIA:

- Tyndall Road is to be widened to a minimum 40.0 m right-of-way depending on topography.
- Pre-planning shall include the definition of a surveyed top of bank line acceptable to the Regional District.
- Before development can proceed, the preparation of a detailed subdivision outline plan for those areas above the top of the bank is required. The boundaries of these areas shall be approved in advance by the Regional District but should be based on areas of potential contiguous development as defined by roadways and topographic boundaries.
- Lots should be accessed off internal roadways rather than Tyndall Road wherever possible. The number of access points to Tyndall Road should be minimized.
- A treed buffer, generally located in rear yards, shall be protected along Tyndall Road through restrictive covenants to maintain the rural treed character of the overall area.
- In keeping with the recommendations of the fire hazard assessment, the actual width of the continuous fuel break be determined through further analysis of a wildfire risk assessment study.
- The detailed subdivision outline plan should provide for a continuous pedestrian walkway running north-south. While the intent is to provide the walkway along the edge of the top of bank wherever possible, there will be some areas where it may be practical for the pedestrian system to follow local roadways and connect to local parks. The walkway system should be protected by public dedication. The pedestrian system shall provide connections to the sloping lands at appropriate locations to ensure access towards the lake from this development area.
- All development shall be single detached housing.

- The detailed subdivision outline plan shall show a location in each development cell where public reserve requirements can be consolidated from adjoining parcels. Public reserve locations shall be on lands suitable for public use.
- Provided the requirements for on site septic disposal can be met, the minimum parcel size is 0.125 ha.
- Lots adjacent to the ALR should conform to the OCP policy requiring a minimum parcel size of 0.5 ha, unless the Agricultural Land Commission and the Regional District are satisfied that buffering or changes in topography can adequately protect agricultural lands. The development shall have regard for the buffering guidelines of the Agricultural Land Commission.
- A community water system must be provided.
- Any area affected by the regulation, must meet Ministry of Environment Environmental-Control Area guidelines with respect to sewage disposal. Other areas must have proven septic capacity, or other satisfactory servicing, if they are not connected to a community sewer system.
- Slopes over 30% should be dedicated as public conservation lands.

IMPLEMENTATION:

- A detailed subdivision outline plan is required for each development cell is required before any development approvals will be considered.
- Rezoning is required to either RU5 or a new residential zone with a 0.125 ha minimum lot size should lots smaller than the RU5 standard of 0.25 ha be desired. This would also require an Official Community Plan amendment.
- The issue of an overall community water system must be resolved with WOCID before development can proceed.
- Reserves will be dedicated primarily by land for parks, but some flexibility is required to ensure park parcels of suitable size and location can be consolidated in each development cell in proximity to residential development.
- Fire safe landscaping should be implemented through a restrictive covenant.

DEVELOPMENT POTENTIAL:

There is significant development potential provided septic capacity can be proven.

AREA 11

PLANNING UNIT:

This area, across Camp Road north of Jack Seaton Park, has local access from the already developed Hallam Road. This parcel is bounded by smaller subdivided residential parcels to the north and east. It is flat but there are suggestions of groundwater problems. This 3 ha parcel is under the provisions of a land use contract.

DEVELOPMENT CRITERIA:

- An engineering analysis undertaken by the owner shall determine groundwater conditions and the suitability for subdivision without connection to a community sewer system.

IMPLEMENTATION:

- Implementation will require an engineering analysis to address the groundwater and drainage issue.
- Public reserves may be taken as either cash and/or a strip along Camp Road at the discretion of the District.

DEVELOPMENT POTENTIAL:

The development potential will be determined by an engineering analysis of the septic potential, but could be on the order of about ten lots at 0.25 ha per lot if septic systems are acceptable and about twice this many if connected to a community sewer.

AREA 12

PLANNING UNIT:

This is a small area near the intersection of Long and Camp Roads. Most of it is fairly steeply sloping and appears to be subdivided to its maximum potential given the existing parcels sizes and constraints. Except for one small parcel on the east side of Camp Road which is zoned R1 and the partial lot north of Camp Road which is RU-ALR, the lands are RU5. The lands are adjacent to the flatter ALR lands.

DEVELOPMENT CRITERIA:

- No further subdivision is permitted.

IMPLEMENTATION:

No implementation is required.

DEVELOPMENT POTENTIAL:

There is no further subdivision development potential in this area

AREA 13

PLANNING UNIT:

This planning unit, approximately 25 ha, is comprised of generally steeply sloping lands south of Jack Seaton Park towards Long Road. Much of the area is in excess of 30% slope. Existing parcels have access either from Long or Tyndall Roads. Parcels are in the 10 to 16 acre range. Current zoning is RU2 which allows 4.0 ha parcels. The fire hazard rating is medium along Tyndall Road and high for the remainder of the area.

DEVELOPMENT CRITERIA:

- Tyndall Road is to be widened to a minimum 40.0 m right-of-way depending on topography.
- Access to Tyndall Road should be minimized.
- A detailed subdivision outline plan should be prepared for the 3 lots fronting on Tyndall Road. This plan should identify building sites and the means of accessing them at suitable grades without too much tree removal or grading.
- Suitable septic conditions must be determined.
- Lands over 30% shall not be developed.
- A significant treed buffer should be maintained along all adjacent roadways to help maintain the treed rural character of the overall area.
- Provided the requirements for on site septic disposal can be met, the minimum parcel size is 0.125 ha.
- Fire safe landscaping is required.
- The detailed subdivision outline plan will define linear open space corridors which would connect Seaton Park with scenic sites in this area and to provide linkages to open spaces south of Long Road.

IMPLEMENTATION:

- As a prerequisite to any development approvals, a detailed subdivision outline plan should be prepared which will facilitate development of the sites in a comprehensive fashion.
- Subdivision will require the dedication of most lands over 30% slope.
- Public reserves may be taken in cash or suitable sites connected to the open space corridor system at the discretion of the Regional District.

- Fire safe landscaping should be implemented through a restrictive covenant.
- An Official Community Plan amendment will be required to create lots less than 0.25 ha.

DEVELOPMENT POTENTIAL:

The development potential is relatively limited by the steep slopes.

AREA 14

PLANNING UNIT:

This planning area includes lands along Long Road, the Monte Bello subdivision, and an area along Chase Road as far as the vineyard. While the Monte Bello subdivision is fully developed, most of the remaining lands remain in fairly large parcels ranging in size from 2.5 to 20 acres. While there are some flatter areas off Long Road and Near the bend in Chase Road, much of the area is moderately sloping with slopes less than 20%. The area immediately south of Monte Bello has steeper slopes. The fire hazard rating for the lower slopes is considered high except for the vineyard which is rated low, while the higher elevations off Long Road are considered extreme. The Monte Bello subdivision is zoned a mixture of R1, RU4, and RU5. There is one small area of RU4 in the northern portion, but the majority of lands are either RU2 or RU3.

DEVELOPMENT CRITERIA:

- The minimum parcel size is 0.125 ha for the more moderately sloping lots provided septic disposal can be proven. The minimum parcel size on the steeper slopes south of Monte Bello should be 0.25 ha.
- A subdivision plan for the lower slopes should provide for an internal collector system across the slope to avoid further direct access to Chase Road from individual lots.
- The overall subdivision design for these lands should provide adequate pedestrian and roadway access to the open space and developable areas of the adjoining Lot B.
- Lots adjacent to the ALR should be a minimum of 0.5 ha according to OCP policy.
- Fire hazard landscaping is required. In accordance with the fire hazard assessment, a continuous fuel break through to Monte Bello is required as a continuation of the fuel break in Area 16.
- Drainage of upper lands through lands on the lower slopes needs to be addressed before development approvals are given.
- If not connected to a sanitary sewer, adequate septic disposal conditions must be proven.
- Connection to a community water system is required for all lots created by subdivision.

IMPLEMENTATION:

- Subdivision and rezoning can be initiated by owners. To attain the higher density of development, the sewer line must be extended to this area.
- To attain the higher density of 0.15 ha lots, a new zone would have to be created and the Official Community Plan amended.
- Public reserves will be taken in land from the larger parcels where it can be consolidated into more usable park areas. At its discretion, the Regional District may take cash from smaller parcels if lands can not be consolidated and there is agreement as to land value.
- Fire safe landscaping should be implemented through a restrictive covenant.

DEVELOPMENT POTENTIAL:

This area could have significant additional development potential.

AREA 15

PLANNING UNIT:

Area 15, approximately 10 acres, slopes towards its frontage on Chase Road. ALR lands a directly east across Chase Road. Most of this area is over 30% in slope. The fire hazard rating is considered high.

DEVELOPMENT CRITERIA:

- No further subdivision is permitted.

IMPLEMENTATION:

- No implementation is required.

DEVELOPMENT POTENTIAL:

There should be no increase in the number of subdivided lots.

AREA 16

PLANNING UNIT:

Area 16 is comprised of three parcels, totalling about 113 ha, under common ownership. The largest, Block B, includes the summit of the mountain. It is particularly rugged but mixed terrain featuring substantial steeply sloping areas as well as flatter areas more suitable for development. The two smaller parcels slope toward their frontage on Tyndall Road. The lands are undeveloped, although there is an airport navigational beacon on the high land. The fire hazard rating is considered extreme. The two smaller parcels are zoned RU-ALR which has a 4 ha minimum and the largest parcel is RU1 with a minimum size of 30 ha.

DEVELOPMENT CRITERIA:

- Tyndall Road is to be widened to a minimum 40.0 m right-of-way, and possibly wider, depending on topography.
- Access to Tyndall Road is to be minimized, generally by providing alternative internal roadways.
- A treed buffer should be provided along Tyndall Road to retain the rural treed character of the overall area.
- A detailed subdivision outline plan must be prepared for the entire site before development is approved. The plan should address access required through adjacent land.
- Steeper slopes, those in excess of 30%, should be dedicated and protected as conservation lands.
- A linear open space should be designed north/south to connect through adjacent lands to Seaton Park and the Southwest Winfield pedestrian system. The system should connect to particular scenic locations and lookouts within Lot B and provide for connections to the other subdivision areas on the periphery of Lot B.
- The design should incorporate some larger park spaces for active play areas on relatively level lands in proximity to residential development.
- Provided the requirements for on site septic disposal can be met, the minimum parcel size is 0.125 ha.
- All development shall be single detached housing.
- Before subdivision, the area must be determined to have adequate septic capacity, or other satisfactory servicing.
- Fire safe landscaping is required.
- A continuous fire break shall be planned and developed as proposed in the forester's fire hazard assessment.
- The integrity of the navigational beacon shall be maintained.

IMPLEMENTATION:

- An overall plan is required that addresses the design criteria.
- Public reserve will be taken in usable land on the basis of 5% of the developable area.
- Subdivision and rezoning, potentially to a new zone, may be initiated once a design plan is approved and servicing issues are resolved.
- Fire safe landscaping should be implemented through a restrictive covenant.

DEVELOPMENT POTENTIAL:

Subject to a detailed terrain analysis and adequate septic disposal capacity, there is significant development potential.

AREA 17

PLANNING UNIT:

Area 17 includes many narrow thin lots generally on steep slopes above Okanagan Centre Road. The area is described as being environmentally sensitive. There are numerous gullies. The southern lots often have building sites on the bottom but do not reach the top of bank. The northern lots have some building sites above but no significant building sites below. The lands are zoned either RU3 or RU~~3~~⁴. The lands have a medium fire hazard rating.

DEVELOPMENT CRITERIA:

- Lands above the top of the bank which have enough flat land to create additional building sites could be subdivided in conjunction with Area 10 using the development criteria of Area 10.
- Only limited subdivision will be allowed on lands near the orchard provided they have a minimum developable area of 0.5 ha of land less than 30% slope.
- Where subdivision occurs, slopes in excess of 30% will be dedicated as public conservation lands.
- Pedestrian access east/west up and down the slope should be provided in key locations that tie in with the pedestrian system on lands at the upper level.
- A continuous fire break and pedestrian system should be developed consistent with that of Area 10.
- Any area affected by the regulation, must meet Ministry of Environment Environmental Control Area guidelines with respect to sewage disposal.
- The area should provide for a continuous pedestrian walkway running north-south consistent with Area 10. While the intent is to provide the walkway along the edge of the top of bank wherever possible, there will be some areas where it may be practical for the pedestrian system to follow local roadways and connect to local parks. The walkway system should be protected by public dedication. The pedestrian system shall provide connections to the sloping lands at appropriate locations to ensure access towards the lake from this development area.

IMPLEMENTATION:

- Some owners may initiate subdivision and rezoning provided they meet the development criteria.
- Public reserve dedication may be taken in money or as part of the top of bank pedestrian system.
- Fire safe landscaping should be implemented through a restrictive covenant.

DEVELOPMENT POTENTIAL:

- There is only limited development opportunity.

AREA 18

PLANNING UNIT:

This area, generally located below the switchback on Okanagan Centre Road, is one of the few larger parcels with lakeshore access. The area is divided into flatter lands near the lake, with slopes behind up towards Okanagan Centre Road. The lower lands have been designated as a "Non Specific Parkland Location" in the Official Community Plan. The intent is to obtain future neighbourhood parks for the recreational requirements of this future community. Given the characteristics of the site, it would be desirable to locate a regional park here. The area has a medium fire risk rating. The area, approximately 8 ha, is split between the RU2 and RU3 zones.

DEVELOPMENT CRITERIA:

- No subdivision or rezoning will be permitted while the Regional District negotiates the purchase of these lands for parkland.
- Should the Regional District not pursue the purchase of these lands, the minimum lot size for residential development should be 0.50 ha for lands less than 30% slope provided septic disposal can be accommodated. Steeper lands should be dedicated for conservation lands.
- Any development must meet Ministry of Environment Environmental Control Area guidelines with respect to sewage disposal.

IMPLEMENTATION:

- The Regional District should negotiate and budget for the purchase of some or all of the lakeshore lands. In lieu of this, the owners may initiate planning and development applications.

DEVELOPMENT POTENTIAL:

Should the lands not be acquired as parkland, they have some development potential.

AREA 19

PLANNING UNIT:

This area consists of several larger parcels in the general vicinity of the intersections of Tyndall and Finch Roads with Okanagan Centre Road. Most of the lands are fairly steep with some areas in excess of 30%. This approximately 35 ha area is zoned RU2 and RU3.

DEVELOPMENT CRITERIA:

- Tyndall Road is to be widened to a minimum 40.0 m right-of-way depending on topography.
- A treed buffer should be maintained along roadways to maintain the rural treed character.
- Provided the requirements for on site septic disposal can be met, the minimum parcel size is 0.125 ha.
- Site design shall minimize access roadways through joint driveways and clustering.
- Any area affected by the regulation, must meet Ministry of Environment Environmental Control Area guidelines with respect to sewage disposal. Other areas need to satisfy Regional District standards for servicing.
- Fire safe landscaping is required.
- All lands over 30% slope should be dedicated for conservation.
- A continuous fire break consistent with that planned for adjacent lands shall be developed.

IMPLEMENTATION:

- Any owner may initiate an application for subdivision and rezoning. The appropriate zone will depend on design and appropriate parcel sizes.
- Fire safe landscaping should be implemented through a restrictive covenant.
- Public reserve requirements may be taken as money in place of land.

DEVELOPMENT POTENTIAL:

This could provide an additional approximately 110 building sites provided septic can be proven.

AREA 20

PLANNING UNIT:

This area, approximately 20 ha, includes several parcels which slope south towards Okanagan Centre Road. While much of the area is in excess of 30%, there are two major flatter areas which could be readily developed. These four parcels are now zoned RU2 which allows 4 ha parcels. The area is considered a high fire risk hazard.

DEVELOPMENT CRITERIA:

- Access to Okanagan Centre Road is to be minimized by the use of roads internal to the plan area.
- A tree buffer should be maintained along Okanagan Centre Road.
- A detailed subdivision outline plan should be prepared for the entire planning area before development is approved to ensure development is on a comprehensive basis.
- Steeper slopes, those in excess of 30%, should be dedicated and protected as conservation lands.
- A linear open space corridor should be designed north/south to connect through adjacent lands to Seaton Park and the Southwest Winfield pedestrian system.
- The design should incorporate some larger park spaces for active play areas on relatively level lands in proximity to residential development.
- Provided the requirements for on site septic disposal can be met, the minimum parcel size is 0.125 ha.
- Fire safe landscaping is required.
- A continuous fire break shall be planned and developed as proposed in the forester's fire hazard assessment. This fire break shall be continuous with that proposed for adjacent lands.

IMPLEMENTATION:

- An overall plan is required that addresses the design criteria.
- Public reserve will be taken in usable land on the basis of 5% of the developable area.
- Subdivision and rezoning, potentially to a new zone, may be initiated once a design plan is approved and servicing issues are resolved.
- Fire safe landscaping should be implemented through a restrictive covenant.

DEVELOPMENT POTENTIAL:

Depending on a detailed terrain analysis, the site could have moderate development potential.

AREA 21

PLANNING UNIT:

This area includes the steeply sloping lands below Finch Road adjacent to the City of Kelowna. A road hairpins across the long thin hillside lots. They are already subdivided and fully developed for residential. The area is considered a high fire risk. The area is now zoned to either RU4 or RU5.

DEVELOPMENT CRITERIA:

- No further subdivision is permitted

IMPLEMENTATION:

- No implementation is required.

DEVELOPMENT POTENTIAL:

- There is no further development potential.

11.0 Development Potential

While the maximum development potential may not be attained as some owners may not wish to redevelop or septic capacity may restrict lot sizes, there is significant development potential, based on the development criteria for each planning area as described in the preceding sections. Some areas require further detailed terrain analysis and/or detailed subdivision planning to determine actual dwelling numbers.

Based on gross area calculations using relatively small scale Ministry of Environment Soil Capability Mapping by the Central Okanagan Regional District, and using a population generation rate of 3.5 people/dwelling, the area at maximum development potential would have a population of approximately 3325.

Using a student generation rate of 0.4 elementary students/dwelling, the area would contribute approximately 380 elementary students. Using a student generation rate of 0.2 secondary students/dwelling, the area would contribute approximately 190 secondary students.

12.0 Policy Statements

DRAINAGE

- All development in the PrePlan area shall conform with the recommendations of the Winfield Master Drainage Plan.

ROADS

- Tyndall Road and the intersections at the north and south ends of Tyndall Road must be made safe for the projected increase in traffic volume by designing them in accordance with Ministry of Transportation and Highways standards.
- Developers shall be encouraged to provide sight and sound buffers along Tyndall Road, Camp Road, and Okanagan Centre Road.
- There should be restricted access onto all arterial and collector roads, with all newly created lots to be accessed from local roads.
- Bicycle paths shall be constructed on all arterial and collector roads, and will be part of the overall linear parks system connecting parks, roads, schools and conservation areas.

COST FOR SERVICES

- Before any application for rezoning is taken to First Reading, the Regional District of Central Okanagan shall develop a mechanism for voluntary gifting to collect funds to provide and upgrade off-site infrastructure such as roads, drainage works, park development, etc.

ENVIRONMENTAL ISSUES

- Development proposals shall be encouraged to include the preservation of "green space" and natural vegetation wherever possible.
- The Natural Features Inventory of the Central Okanagan Regional District shall be utilized in evaluating zoning applications and in identifying environmentally sensitive or unique features that shall be preserved.
- Dedication of conservation areas and steep slopes in excess of 30% should be achieved through the rezoning process to encourage the preservation of significant areas identified in the Natural Features Inventory.
- To identify potentially negative impacts of development, geotechnical studies will be required on hazardous terrain.
- A firebreak and emergency vehicle access shall be provided at the top of the steep slopes. Where feasible for the purpose of access or soil stability, roads or walking trails may be established in these locations.
- A report from a Professional Forester shall be provided for all development in the area.
- The services and recommendations of a Professional Forester will be required to clarify and determine the fire hazard risk as it relates to public walkways along the top of the bank.

DENSITY

- The density and lot size of future development shall maintain the rural nature of the study area and be determined by the Ministry of Environmental Soil Capability mapping. The minimum lot size shall be 1250 square meters which will require the creation of a new zone, or an amendment to the R-1 Single Family Residential zone.
- A hydrological and geotechnical study shall accompany any rezoning applications to ensure that the site is capable of meeting Ministry of Health guidelines and the Ministry of Environment's Soil Capability mapping guidelines for septic disposal.

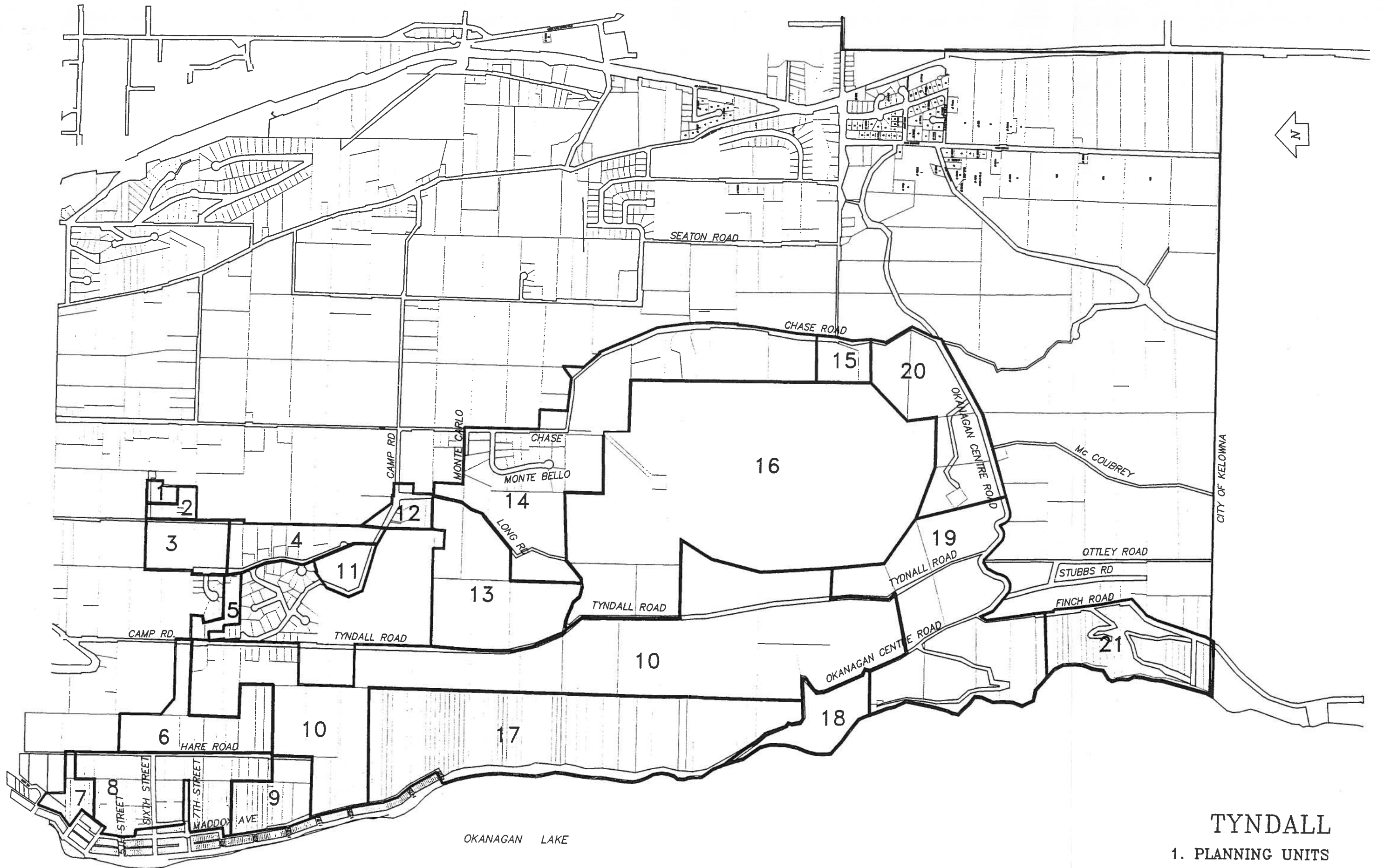
- All lands within the Agricultural Land Reserve shall be buffered in accordance with the policies of the Agricultural Land Commission and the Regional District of Central Okanagan.

SCHOOLS

- A school site will be needed in the area covered by the Tyndall PrePlan and the Southwest Winfield PrePlan areas.

PLANNING

- Where there is fragmentation of smaller parcels, an applicant for subdivision approval may be required to prepare and submit a subdivision outline plan showing how adjacent lands may potentially be developed.
- A Park PrePlan for the Tyndall Road and Southwest Winfield areas shall be prepared to determine the location of parks and schools.



TYNDALL
1. PLANNING UNITS



UNIT/HECTARE

| | |
|--|---------------------------------|
| | 1:0.125 (1250 m ²) |
| | 1:0.250 (2500 m ²) |
| | 1:0.500 (5000 m ²) |
| | 1:1.000 (10000 m ²) |
| | UNSUITABLE |

TYNDALL

2. MINISTRY OF ENVIRONMENT
SOIL CAPABILITY