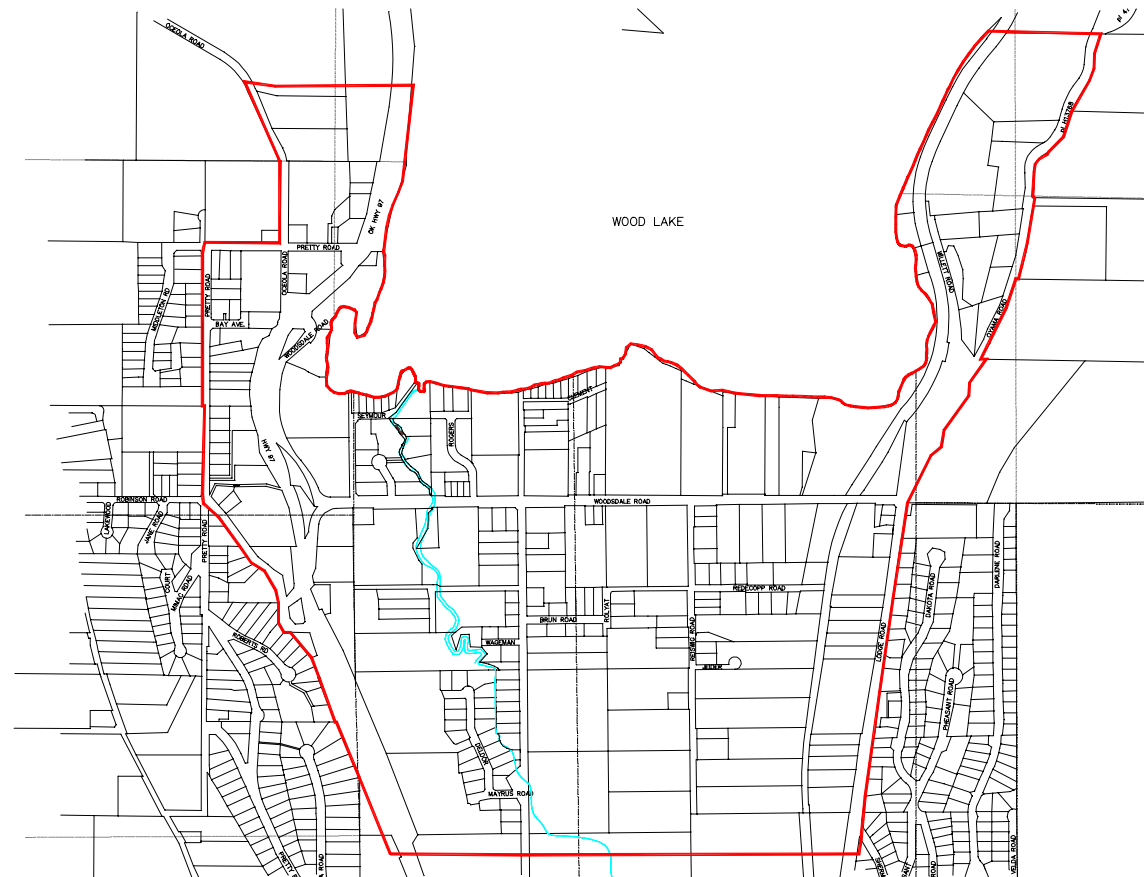




## District of Lake Country

# Woodsdale Neighbourhood Plan



April, 1999

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# Chapter 1: Background and Overview

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## 1.1 Introduction

The District of Lake Country's Official Community Plan, which was adopted in November, 1996 requires as one of its policies that comprehensive neighborhood/sector plans be completed prior to approving rezoning of lands in the Comprehensive Mixed Density (Tyndall Road) area and the Woodsdale District. The preparation of this plan fulfills the OCP policy requirement.

This initiative has been given additional impetus as the result of the recent completion of the installation of water and sewer service to the core of the Woodsdale area.

In addition to outlining potential land uses in Woodsdale area, this report acknowledges the presence of agricultural land within the planning area and the need to address land use issues with the Provincial Agricultural Land Commission.

## 1.2 Scope and Context

The plan area is situated around the southern end of Wood Lake as shown on a Map 1.

The plan area is characterized by relatively flat-bottom land except for the area near Highway 97 which rises to the West.

Geographically, the Woodsdale area is bounded by:

- Wood Lake to the North;
- Lodge Road to the East;
- Pretty Road and Highway 97 to the West; and
- A large block of agricultural land to the South

The plan area is approximately 222 hectares (548 acres) in size. The plan area contains 49 hectares (121 acres) in the Agricultural Land Reserve.



### 1.3 Purpose

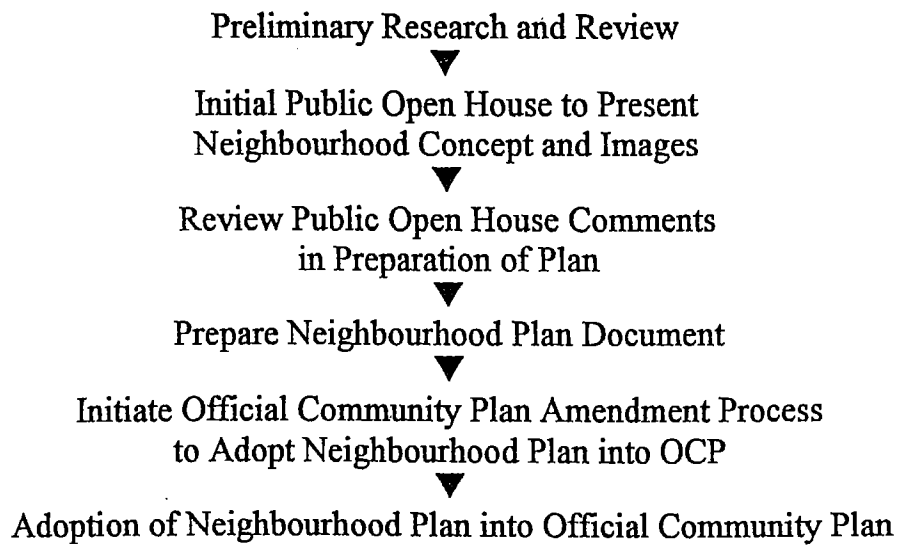
The Woodsdale Neighbourhood Plan sets out a general framework for the orderly development of the plan area. This plan outlines the general pattern of development which will take place by designating land uses by type, context, and location; the transportation network; the scheduling of services; as well as the development issues specific to the Woodsdale Neighbourhood Plan. The purpose of the Woodsdale Neighbourhood Plan is to establish the basis for approval of future subdivision, development permit, and rezoning applications.

As noted previously, this neighbourhood plan conforms to the direction outlined in the District's Official Community Plan (OCP) policies and recommendations. The Woodsdale Plan provides the linkage between the broad based policies in the OCP and the actual rezoning and subdivision plans that will be submitted by landowners.

### 1.4 Planning Process and Public Participation

#### 1.4.1 Planning Process

The process leading to the adoption of Woodsdale Neighbourhood Plan is identified below.



#### 1.4.2 Public Consultation

On November 25, 1998 the District held an open house to allow residents in the Woodsdale area an opportunity to review the initial concepts for future land uses in the area. Residents were also provided with questionnaires asking for their feedback on what they had observed, as well as any other issues concerning them. Copies of the public's comments are contained in Appendix 'A'. The questionnaire results generally reflect the following statements.

1. Residents desire a full range of housing types to be developed in the area;
2. New development around existing single family housing should be limited to new single family housing;
3. New multiple family housing should be limited to three stories;
4. Priority must be given to protecting environmentally sensitive areas;
5. Priority should also be given to establishing public open spaces and pedestrian links to existing parks and facilities; and
6. New development should be required to pay for infrastructure improvements and extension of services rather than funding improvements from general taxation.

#### 1.5 District of Lake Country Planning Policies

The District of Lake Country Official Community Plan provides policy direction for the future development of the Woodsdale Neighbourhood Plan area. The following policies are contained in the adopted Community Plan. Some of the policy statements have already been completed, while the remainder will be implemented as part of this plan and as future development occurs.

##### **Official Community Plan Policies (Section 12.0 – Woodsdale District)**

**Policy 1** Prepare a Neighbourhood Plan in accordance with the District's Terms of Reference.

- Policy 2** Allow a range of housing types with densities ranging from 20 units per net developable hectare to 75 units per net developable hectare.
- Policy 3** Encourage the following types of multiple family and detached housing:
- Patio homes;
  - Apartments and row houses;
  - Stacked townhouses; and
  - Clustered/zero lot line.
- Policy 4** Make amendments to the Zoning Bylaw to accommodate comprehensive development zones.
- Policy 5** Development on lots adjacent to the ALR shall provide an ALC A.3 Airborne Particle and Visual Screen Buffer that is a minimum of 15m wide or designed and installed to a standard satisfactory to the ALC and the District.
- Policy 6** Encourage the following types of commercial uses:
- Food and beverage establishments;
  - Hotels, motels, and inns;
  - Retail and service;
  - Entertainment including pubs;
  - Campground and RV parks;
  - Ground floor-oriented commercial uses in residential buildings;
  - Mixed use office buildings;
  - Neighbourhood (commercial); and
  - Tourist attractions.
- Policy 7** Ensure that building setbacks from the lake can accommodate a continuous public pedestrian and cycling corridor.
- Policy 8** Protect critical areas upon completion of the Foreshore Plan by incorporating the directives into the Official Community Plan and to acquire property upland of the natural boundary of lakes to provide public access.



- Policy 9** Develop the Vernon Creek corridor as a pedestrian and bicycle path link to the Winfield Town Centre area, while respecting Environmentally Sensitive Area D.P.A. objectives and in accordance with the Land Development Guidelines for Protection of Aquatic Habitat.
- Policy 10** Not support subdivision or rezoning until a community sewer system is in place.
- Policy 11** Require that development in the Winfield lowlands be subject to geotechnical, drainage or groundwater evaluations and requirements.
- Policy 12** Ensure that heights of buildings minimize impacts on view corridors towards Wood Lake. The District shall prepare (DPA) design guidelines to address issues such as height of buildings, form, character and landscaping of development in the Woodsdale District.
- Policy 13** Consider appropriate Tourist Commercial development on properties adjacent to the waterfront subject to compliance with the District's foreshore policies and Ministry of Environment's development standards.
- Policy 14** Require a comprehensive plan for parts of the Woodsdale District if appropriate.
- Policy 15** All commercial and multiple family residential areas will be subject to a DPA pursuant to the Municipal Act, as set out in Section 30.0.
- Policy 16** Require that all development address matters related to drainage on-site and the potential downstream effects from drainage which may occur as a result of the development.

## 1.6 Existing Land Use Designations

The Official Community Plan currently designates the plan area as “Woodsdale District (WD)” on the Future Land Use Map. The interpretation of the designation is:

*“A comprehensively planned area that will encourage a range of commercial and medium density residential uses, and parks. The Woodsdale District is envisioned as a pedestrian oriented environment that will include retail, entertainment, tourist services and accommodation, commercial and residential mixed-use buildings. A high degree of urban design is envisioned.”*

The Woodsdale area contains a wide variety of zones designated pursuant to the Zoning Bylaw. The range of zones includes rural, residential, commercial, industrial and institutional categories. The existing zoning is illustrated on Map 2 – Existing Zoning Map.

DISTRICT of LAKE COUNTRY  
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Lake Country, British Columbia  
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### WOODSDALE PLAN

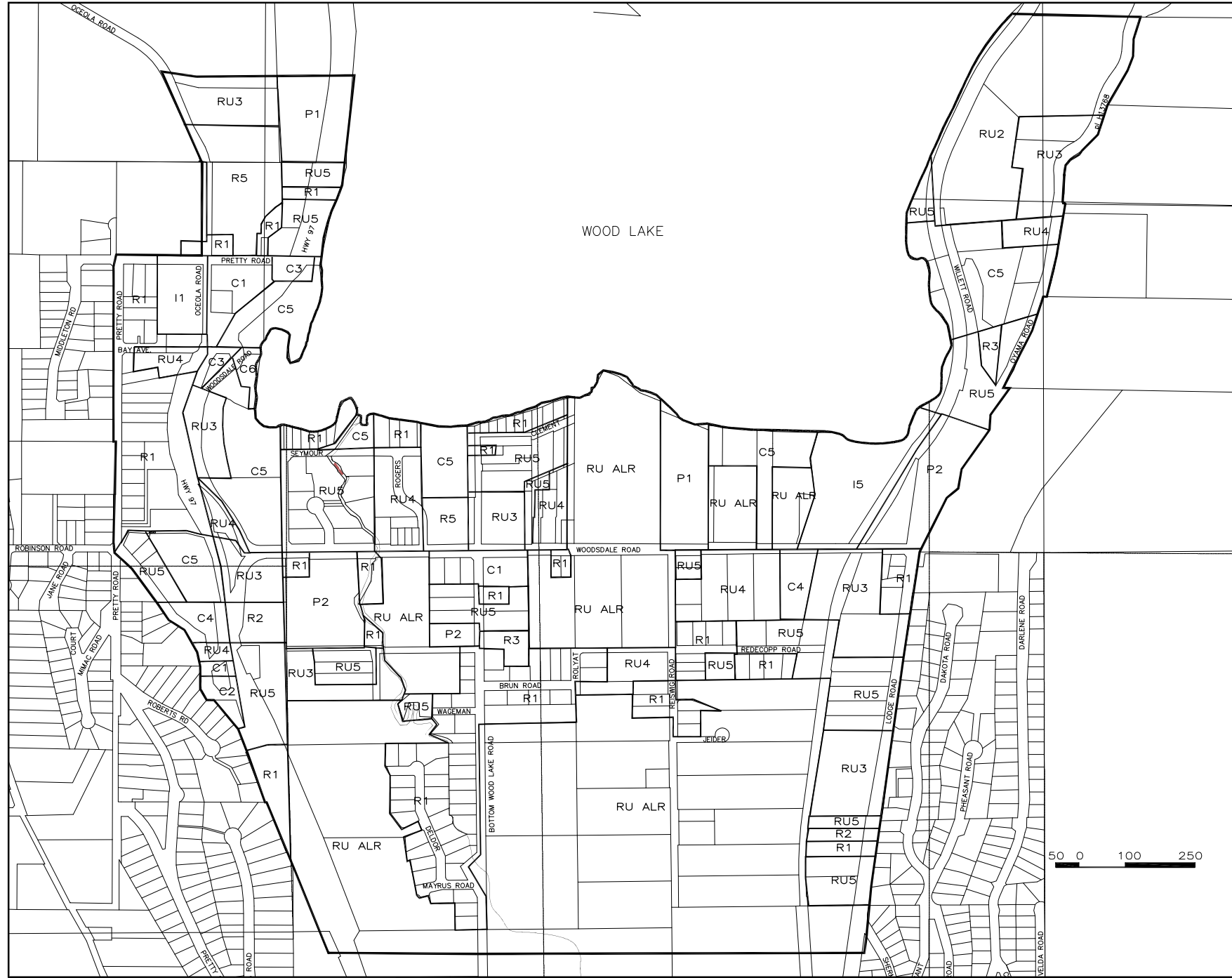
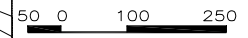
#### LEGEND

- AREA BOUNDARY
- ZONING BOUNDARY
- RU-ALR RURAL-AGRICULTURAL LAND RESERVE
- RU1 RURAL
- RU2 RURAL
- RU3 SINGLE HOLDINGS
- RU4 COUNTRY RESIDENTIAL
- RU5 COUNTRY RESIDENTIAL
- RU6 SINGLE HOLDINGS
- R1 SINGLE FAMILY RESIDENTIAL
- R1A SINGLE FAMILY RESIDENTIAL (LOW DENSITY)
- R1M SINGLE FAMILY RESIDENTIAL (MABLE FINE SUBDIVISION)
- R2 TWO FAMILY RESIDENTIAL
- R3 MULTIPLE FAMILY RESIDENTIAL
- R4 MULTIPLE FAMILY RESIDENTIAL
- R5 RESIDENTIAL (MOBILE HOME PARK)
- C1 BUSINESS DISTRICT
- C2 NEIGHBOURHOOD COMMERCIAL
- C3 GASOLINE SERVICE STATION
- C4 SERVICE COMMERCIAL
- C5 HOTEL AND CAMPGROUND
- C6 RECREATION COMMERCIAL
- I1 LIGHT INDUSTRIAL
- I2 HEAVY INDUSTRIAL
- I3 FOREST - INDUSTRIAL
- I4 GRANUL EXTRACTION - INDUSTRIAL
- I5 RURAL INDUSTRIAL
- P1 PARK AND OPEN SPACE
- P2 ADMINISTRATION, SERVICE AND ASSEMBLY



Map 2

EXISTING ZONING



**1.7 Agricultural Land Commission's  
Policy Direction**

The District and the British Columbia Agricultural Land Commission (ALC) have had ongoing discussions regarding the potential release of lands in the plan area. The ALC's position is to maintain the existing Agricultural Land Reserve (ALR) boundary in the southern portion of the plan area, as illustrated on Map 3, ALR Map.

While the Anglican Church Property is located in the Agricultural Land Reserve, the District will meet with the Land Commission to explore the feasibility of removing the land from the ALR for church and seniors housing, and further, if the Agricultural Land Commission agrees, the District will support applications for this purpose.

The lands adjacent to Woodsdale Road will be considered for release subject to the preparation of more detailed planning documents such as the Woodsdale Neighbourhood Plan. The lands being considered for release are also depicted on Map 3.



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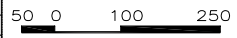
**WOODSDALE PLAN**

- LEGEND**
- AREA BOUNDARY
  - VEGETATION
  - DRIVEWAYS
  - BUILDINGS
  - CN RAILWAY
  - ▨ RECOMMENDED BY THE DISTRICT TO BE REMOVED FROM ALR
  - ALR ALR LANDS



Map 3

**AGRICULTURAL  
 LAND RESERVE  
 MAP**



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## Chapter 2: Neighbourhood Vision and Goals

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During the initial planning process, residents were encouraged to provide their thoughts on the future direction of the Woodsdale plan area. The questionnaires and open house responses provided a clear understanding of what people most value about their area, and the direction needed to permit growth and development in the future. The vision and goals for the plan area are summarized below.

1. The Woodsdale plan area will see over time the sensitive integration of multiple unit and commercial development along Woodsdale Road. This integration of land uses will establish a focal point or village centre. The village centre will provide a range of housing, employment, and recreational opportunities.
2. Wood Lake will remain a natural amenity to be enjoyed by residents and visitors to the District. As future development occurs, the foreshore of Wood Lake, and the leavestrips along Vernon and Winfield Creeks will be acquired for protection of the environment and for public use.
3. A range of land uses and densities will be provided. This will allow for a transition from the existing low density agricultural and single family development to the commercial and high density residential uses envisioned at the village centre.
4. Tourism plays an important economic role in the plan area. Opportunities for growth will be enhanced along Highway 97 and along Wood Lake.
5. New development will provide and pay for infrastructure improvements and the extension of services to facilitate development, based on the District's established method of development cost contributions.

## Chapter 3: Traditional Neighbourhood Planning Principles Applied to Woodsdale

---

Despite variations in population, traditional neighbourhoods contain key elements which help to define their form and character. Key elements or principles of an ideal neighbourhood are designed around the following:

- A neighbourhood has a centre and an edge;
- A neighbourhood has both an optimal area and an optimal distance from its centre to the edge;
- A neighbourhood provides a mix of activities; residential, shopping, working, and recreational;
- A neighbourhood provides a full range of housing options, so that residents may remain in their community as changes occur in their own life cycle, family size or income level;
- A neighbourhood places building sites and traffic on a network of interconnecting streets;
- A neighbourhood gives priority to public spaces and the appropriate location of community and public buildings; and
- A neighbourhood preserves its amenities or special places such as waterfront beaches, creek corridors and other high quality open space areas and natural features.

Together, all of the above elements represent principles which define a “neighbourhood”.

This chapter reviews the traditional neighbourhood principles, and applies those principles to the Woodsdale area, as stated objectives to guide future growth and development.

### 3.1 Neighbourhood Centre, Edges and Gateways

#### *Principle*

Traditional neighbourhoods have a community centre which concentrates higher densities and provides a mix of land uses and activities. Like a magnet, the community centre provides a focus and pulls people into contact with one another. Currently the neighbourhood centre for Woodsdale is Lakewood Park Mall. Over time however, this plan proposes to relocate the community centre to the intersection of Woodsdale Road and Bottom Wood Lake Road. This neighbourhood village centre will provide the primary focus for daily activities, employment, shopping, and a concentration of housing density. The existing Lakewood Park Mall will continue to function as a District wide shopping centre.

Neighbourhoods have recognizable boundaries, visually defined by edges, such as major roads, natural features and greenbelts. These boundaries and edges set a neighbourhood apart from adjacent neighbourhoods. Defined boundaries and edges also promote the community's identity and help shape the character of an area. They symbolize inclusion and belonging.

The boundaries and edges of Woodsdale are comprised of all the potential elements which define an area. Wood Lake provides a natural boundary to the north. The Agricultural Land Reserve to the south establishes a man-made and natural boundary or edge. Lodge Road, Oyama Road, Highway 97, and Pretty road provide man-made boundaries to the east and west of the plan area. The natural boundaries and edges described help to confer identity and imply limits to Woodsdale.

If there are boundaries, there are also gateways. Gateways are points of entry into the neighbourhood which focus the attention of those entering the area. Gateways for neighbourhoods can typically include signage or gates, but can also be a topographic or natural feature.

Woodsdale contains very strong physical features which act as gateways. For example, driving south on Highway 97, the intersection at Woodsdale Road gives one a sense of arrival into the Woodsdale area. Travelling north along Bottom Wood Lake Road the transition from ALR lands to the residential areas also provides a similar sense of arrival.



### *Objectives*

The District will:

1. Continue to encourage and promote the Lakewood Park Mall area as a District wide shopping and employment area;
2. Encourage development in the Woodsdale Road area as a community focal point for the neighbourhood which includes daily activities, employment, local and tourist shopping and housing opportunities.
3. Maintain and enhance the strong recognizable boundaries and edges that define Woodsdale as a means to confer the areas identity and promote it as a neighbourhood area; and
4. Establish gateway features and neighbourhood markers in the area, such as unique street signs or banners along prominent roads such as Woodsdale, Bottom Wood Lake, and Highway 97.

## 3.2 Built Form

### *Principle*

The siting of buildings, heights of buildings, design of streets and public places all contribute to the built form of a community or neighbourhood. The built form of an area can influence real aspects of the urban environment, such as the amount of sun on a park or the amount of wind on a sidewalk. In addition, the built form can contribute to, and influence our sense of community. It can promote a safe urban environment, support pedestrian activity, enhance the viability of transit, contribute to the liveliness and visual interest of the neighbourhood, and respect our local natural features.

The proposed built form within the Woodsdale Neighbourhood Plan area is based on a traditional town model, which typically has more intense use of land and buildings occur closer to the neighbourhood village centre. In Woodsdale, the neighbourhood village extends into the neighbourhood along the Woodsdale Road corridor. This corridor will be characterised by buildings closer to the edge of the street and pedestrian interaction with the adjacent residential and commercial uses.

The existing built form along Highway 97 is vehicle oriented with building setback and parking areas prominently visible from the road. Over time the built form in this area should be encouraged to be more pedestrian friendly. This may be achieved by locating smaller buildings closer to the front lot lines as well as creating a sidewalk network which allows neighbourhood residents to walk to shopping areas.

Other significant aspects of built form which influence the Woodsdale area include generally lower density homes adjacent to the ALR, and tourist commercial development adjacent to Wood Lake and the Beasley Park area. The built form described above influences the character of Woodsdale, and the objectives and directions of intensification or “reurbanization” of the area.

### *Objectives*

The District will:

1. Encourage a consistent and predictable built form that reinforces and reflects the Woodsdale Future Land Use Plan, shown on Map 6;
2. Encourage and promote the further development of the Woodsdale Road neighbourhood village area, along with the other general and tourist commercial areas, in a manner which supports buildings at the street edge, and reduces the visibility of surface parking areas from public streets and open spaces;
3. Maintain and utilize the existing road grid system in the Woodsdale Road and Bottom Wood Lake Road area to reduce the impacts of new development and encourage a more pedestrian character to the existing roads;
4. Preserve and enhance visual access to Wood Lake from those areas where they presently exist;
5. Ensure that new multiple family development takes into account the effects of building massing, major view corridors, sunlight, and perception of building scale at street level and adjacent properties;
6. Encourage new commercial and multiple family developments to provide a

visually coherent pattern of building heights, placing particular emphasis on achieving incremental building heights, and transitions between areas of contrasting character and use; and

7. Encourage appropriate site landscaping to enhance commercial and multiple-family developments.

### 3.3 Integration of Land Uses

#### *Principles*

Before the sprawl of automobile oriented North American cities, the composition of urban areas tended to be very finely mixed, comprised of uses of all kinds in close proximity to one another. This closer mixing of land uses allowed more people to live, work and shop, ideally within walking distance or in close proximity. A mix of uses on main streets or arterials also promoted the vitality of neighbourhoods and improved safety by having more activity at all times of day and night and more “eyes on the street”. It also strengthened a sense of community by providing local opportunities for residents to work, shop, or take time off in their own neighbourhood. Employment and residential uses together also helped to support local businesses and increase the diversity of the services available.

The land use pattern illustrated on Future Land Use Map 6 provides an opportunity to create the traditional neighbourhood. To promote the principles of integrated land uses, the objective of the plan will be to continue to encourage a balanced mix of land uses in the neighbourhood village centre.

#### *Objectives*

The District will:

1. Promote mixed use development in the Woodsdale Neighbourhood Village in the vicinity of Woodsdale Road and Bottom Wood Lake Road;
2. Encourage a mix of uses which include housing, employment uses, community facilities and public spaces;

3. Encourage a range of residential and mixed use building types to provide both variety in streetscapes and opportunities to create local visual and focal points; and
4. Ensure employment uses (commercial uses) meet “good neighbour” criteria regarding noise, emissions, or outdoor storage.

### 3.4 Community Services

#### *Principles*

Within the neighbourhood context, community buildings (schools, community halls, churches, and municipal buildings) provide community identity, sense of place, and function as focal points/meeting places. Public open spaces offer a variety of functions from both a neighbourhood community level to a District wide level. When we link together our community buildings and open spaces, they serve to bind or knit the public realm with surrounding land uses, to form community identity.

An important component to the linking of community buildings and open spaces is the road network, and the pedestrian circulation route system (sidewalks, trails and linear parks).

Woodsdale contains a number of community building sites and open space park areas. The elementary school site, Wood Lake, Vernon Creek, Winfield Creek, Beasley Park, and Reiswig Regional Park provide opportunities for public areas in the neighbourhood, and for those visiting the area. Over time development in the neighbourhood village will improve street networks and pedestrian circulation routes through and to the area. Implementation of the Wood Lake and Kalamalka Lake Foreshore Plan will also help to achieve the long-term pedestrian and open space networks to support this plan area. The objectives described promote the enhancement of these areas.

### *Objectives*

The District will:

1. Improve the function of the Waterfront area, Beasley Park, Reiswig Regional Park, and Vernon and Winfield Creeks for the benefit of local residents and tourists who visit the area;
2. Pursue the development of convenient and safe pedestrian routes along Highway 97, Woodsdale Road, Bottom Wood Lake Road, and Lodge Road which interconnect to pedestrian routes and public open space areas along, the waterfront area and the creek corridors; and
3. Continue to expand recreation and community facilities in Beasley Park as funding permits.

### **3.5 Range of Housing Needs & Opportunities**

#### *Principle*

Many traditional neighbourhoods have evolved on the principle of providing a mix of housing densities, types or forms, price ranges and ownership patterns. A mix of housing types, forms and tenure allows the neighbourhood to accommodate the changing needs and lifestyle changes of individuals living in the area. Suburban neighbourhoods or areas which accommodate homogenous forms of housing tend to force residents to leave their neighbourhood as their lifestyle or income need changes. A range of housing types subsequently also provides an increase in sense of community and stability to an area.

The housing pattern found in traditional neighbourhoods reflects the principle of higher densities in the form of townhouses, apartments and mixed use developments close to the neighbourhood village centre and along future potential transit corridors.

While the continued urbanization of the neighbourhood village signifies a positive opportunity to diversify and provide a mix of housing types, it remains paramount that the physical integration of this mix respect the character of the peripheral single

family neighbourhood areas. To achieve this sensitive mix, the objectives below have been identified.

### *Objectives*

The District will:

1. Promote a diversity of housing types and sizes which addresses the full spectrum of life cycle, lifestyle, income levels, and ownership; and
2. Where appropriate, make use of existing housing stock to expand the range of housing opportunities for special needs, seniors, and affordable housing. The range of housing opportunities may be expanded by permitting secondary suites, conversion of existing structures and additions to existing buildings.

### *Principles*

The sensitive integration of higher densities and mixed land uses provides an opportunity to optimize existing utilities and extend utilities to areas where they are needed to correct existing deficiencies. Woodsdale represents an opportunity to better utilize existing infrastructure, such as water, and the new sewer, to accommodate growth, and minimize costs to the District. At the same time utility upgrading will be coordinated with infill development and overall system improvements.

#### *Water supply and distribution*

Historically, the Woodsdale area has been serviced by individual wells. Along with the installation of the new sanitary sewer system, the District provided water service on Bottom Wood Lake Road, Clement Road, a part of Woodsdale Road, and a part of Rogers Road as shown on Map 4. The District intends to service this area using water pumped from Okanagan Lake and, when necessary, supplemented by water

from its stream fed sources. Owners of existing properties are being encouraged to connect to the new water system. Owners of newly created properties will be required to connect to the new system.

As development occurs beyond the limits of the existing system, it will be necessary for developers to construct extensions to the water distribution system. The District will need to monitor these service extensions to ensure that it provides the proper resources outside of the Woodsdale area to ensure an adequate supply of water to Woodsdale.

### *Sanitary Sewer*

The sanitary sewer has been extended to provide service on Bottom Wood Lake Road, Clement Road, a part of Woodsdale Road, and Rogers Road as shown on Map 4. Extensions to the new sewer system are possible subject to the need to meet type grade and depth requirements. Individual developments will be required to assess their ability to connect to the system.

The areas west of Vernon Creek and in the eastern areas of Woodsdale are able to be serviced by the existing gravity sewer from Highway 97 through the Turtle Bay area to the future lift station on Turtle Bay Court. Depending on the specific location of future sewer services, additional infrastructure in the form of trunk sewers or lift stations may be required. The District's development cost charge bylaw for sewer identifies the lift station and forcemain in the Turtle Bay area as DCC projects. As with the water system, there will be situations where the sewer extension will be constructed by the developer at developer cost.

Owners of all existing properties are presently being provided with an incentive to connect to the sewer system, however, it is the District's intention to require all properties within the sewer system area to be connected to the sewer.

### *Storm Drainage*

At present, the District has no specific storm water management policy in place for the Woodsdale area. However, present practice is to discharge runoff directly to the ground through dry wells, infiltration of surface waters, or through the network of roadside ditches which ultimately drain into Wood Lake. Discharge to the ground

has the advantage of preventing potentially contaminated surface water from entering directly into Vernon Creek and Wood Lake. Given the environmentally sensitive nature of Vernon Creek and Wood Lake and comments provided by attendees at the Woodsdale open house, it may be appropriate to continue this policy.

As the area develops, potentially increased levels of contaminants may enter into the groundwater. Keeping these contaminants to a minimum could be accomplished through strict land-use controls and public education.

#### *Other Utilities*

The existing Woodsdale area is presently serviced by BC Hydro, BC Tel, BC Gas, and Wood Lake Cable. New development in the Woodsdale Plan area will connect to existing utility lines at their nearest point and will expand as development proceeds.

#### *Objectives*

The District will:

1. Establish a program to monitor and require upgrades to the water system as development occurs in the Woodsdale area;
2. Continue the ongoing sanitary sewer system installation program as development occurs;
3. Establish a Master Drainage Plan to address the long-term urbanization of the Woodsdale area; and
4. Review storm water management practices to encourage onsite detention of storm water and monitor the quality of storm run-off into Wood Lake, Vernon Creek and Winfield Creek.



### 3.7 Transportation

#### *Principle*

The traditional neighbourhood is established on the principles of encouraging a greater mix of land uses; increased densities along existing and future transit corridors and within the neighbourhood village centre; and encouraging alternate modes of transportation to the automobile such as walking and cycling.

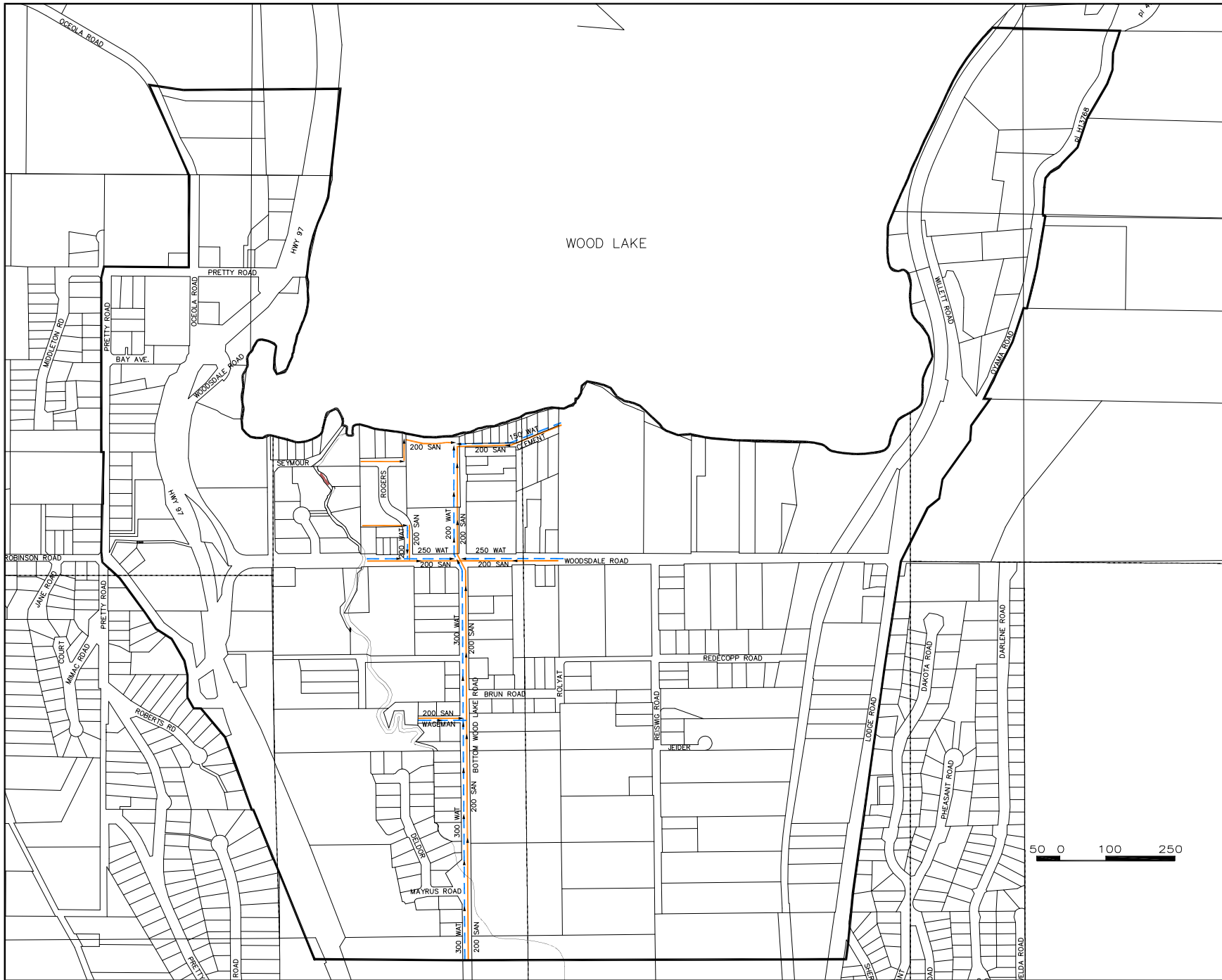
The transportation network and land use strategies established in Woodsdale Neighbourhood Plan support the principles described above. The location of Woodsdale, with its proximity to the Winfield Town Centre, major community and recreation amenities, provides the area with the opportunity for an integrated transportation network.

#### *Objectives*

The District will:

1. Pursue the Road Network Plan, as illustrated on Map 5;
  - The road locations in the plan are to be viewed as a guide. The need for the connection and/or the location will be determined by Council or the Approving Officer at the time of development. Consideration will be given to such things as the form and character and density of development, municipal maintenance costs, service connections, traffic circulation and pedestrian circulation.
2. Continue to support higher densities along major roads with the long term objective of establishing future transit corridors on the major roads identified on Map 5;
3. Promote as part of the development process the upgrading and placement of sidewalk connections throughout the plan area, using the following guidelines:
  - providing continuous linked walkways;
  - creating pedestrian friendly intersections;
  - easing movement for persons with disabilities;
  - using raised medians;

- building sidewalks in park areas;
  - placement of pedestrian amenities such as benches; and
  - interconnection of the sidewalk system, and linear trail/open space system to focal points in the community such as the multi-purpose facility at Wood Lake; and
4. Establish bicycle routes where practical in the plan area, utilizing methods such as designated bicycle and multi-purpose trails.



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**WOODDALE PLAN**

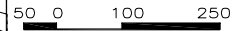
**LEGEND**

- AREA BOUNDARY
- - - EXISTING WATER SYSTEM
- EXISTING SANITARY SYSTEM
- 200 SIZE OF MAINS



**Map 4**








EXISTING  
 WATER AND  
 SANITARY SEWER  
 SYSTEMS

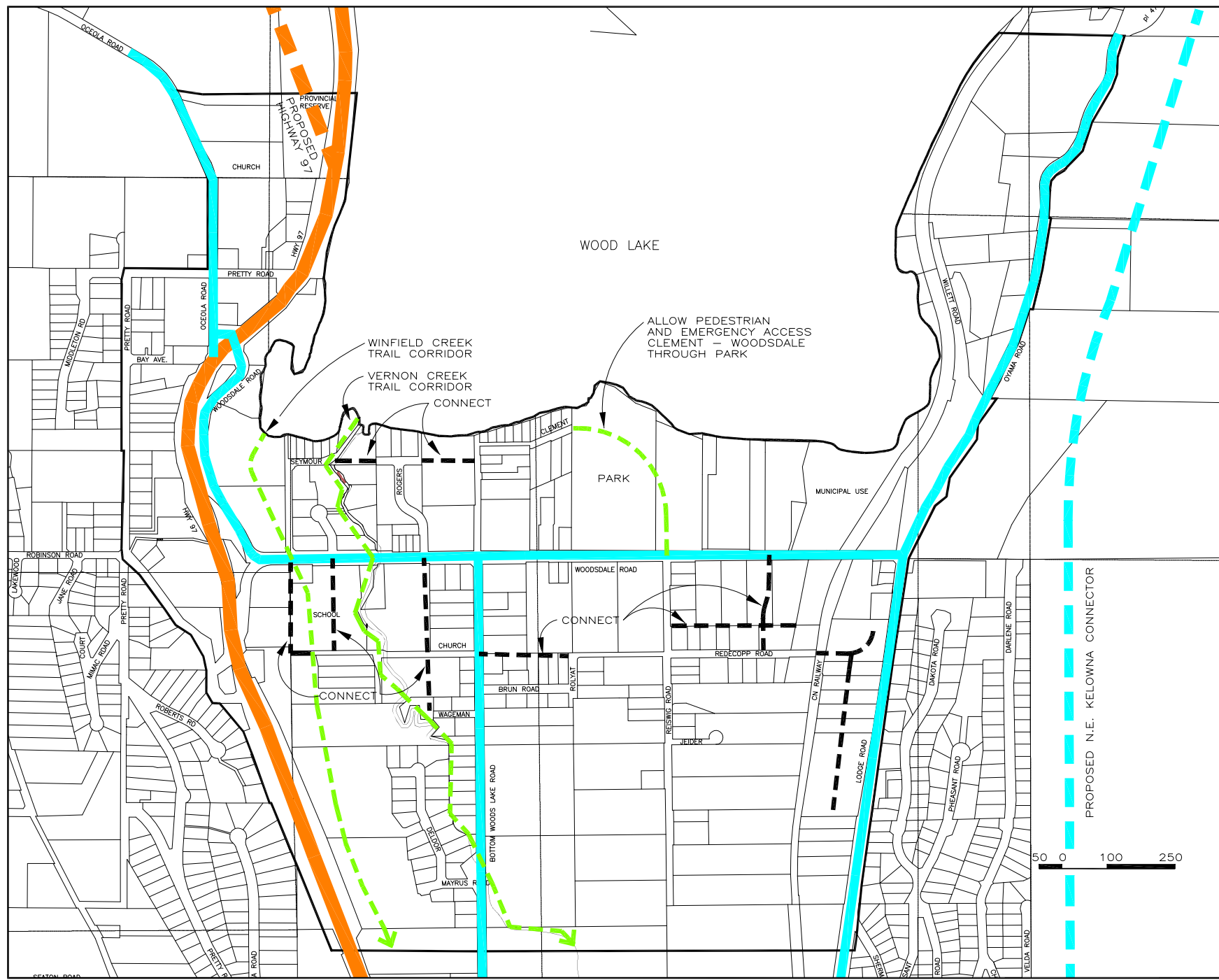


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### WOODSDALE PLAN

#### LEGEND

-  AREA BOUNDARY
-  ARTERIAL ROAD
-  COLLECTOR ROAD
-  FUTURE LOCAL ROAD
-  FUTURE ARTERIAL ROAD
-  FUTURE COLLECTOR ROAD
-  FUTURE TRAIL

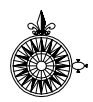


WOOD LAKE

PARK

ALLOW PEDESTRIAN AND EMERGENCY ACCESS CLEMENT - WOODSDALE THROUGH PARK

PROPOSED N.E. KELOWNA CONNECTOR



## Map 5 TRANSPORTATION

DISTRICT of LAKE COUNTRY

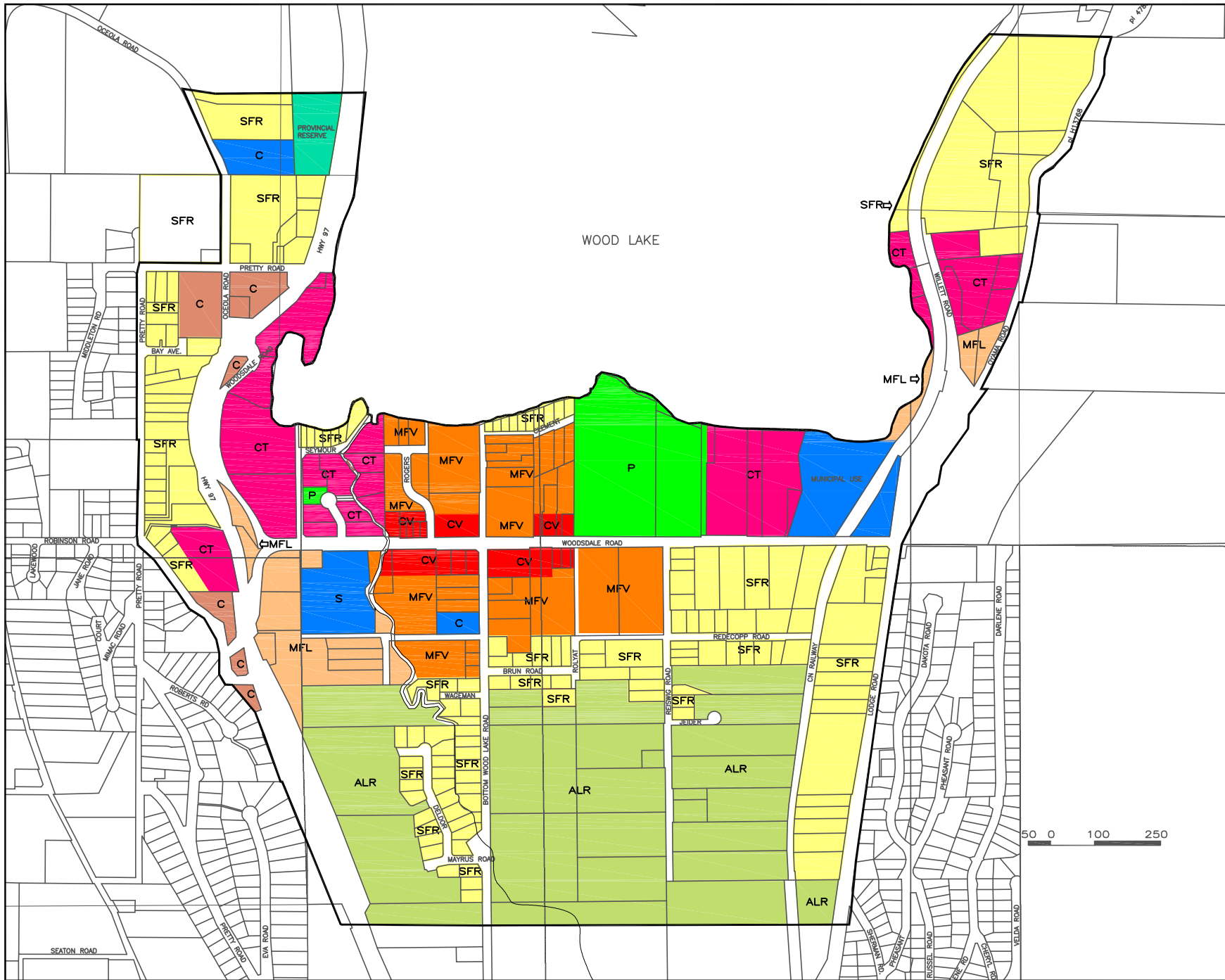
Lakewood Park Mall  
Lake Country, British Columbia  
V4V 1E3 Telephone: (250) 766-5650

WOODSDALE PLAN

LEGEND

- AREA BOUNDARY
- SFR** SINGLE FAMILY RESIDENTIAL
- MFL** LOW DENSITY MULTIPLE FAMILY
- MFV** NEIGHBOURHOOD VILLAGE MULTIPLE FAMILY
- CT** COMMERCIAL TOURIST
- CV** NEIGHBOURHOOD VILLAGE CENTRE
- C** COMMERCIAL
- P** PARK
- I** INSTITUTIONAL
- ALR** AGRICULTURAL LAND RESERVE
- PROV** PROVINCIAL RESERVE
- C** CHURCH
- S** SCHOOL

Note: Council acknowledges that the single family residential properties in the vicinity of Seymour Road may come under redevelopment pressure to be zoned Tourist commercial. The redesignation of the SFR properties to CT is consistent with the long-term tourist commercial objectives of the District in the Woodsdale area.



Map 6

FUTURE LAND USE



# Chapter 4: Implementing the Plan

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## 4.1 Future Land Use Plan

The following outlines the future land uses contained within the Woodsdale Neighbourhood Plan area. The future land uses are illustrated on Map 6 – Future Land Use Map. These land uses include 3 categories of residential land use; 3 categories of commercial land uses; park; institutional; Agricultural Land Reserve and Provincial Reserve designations.

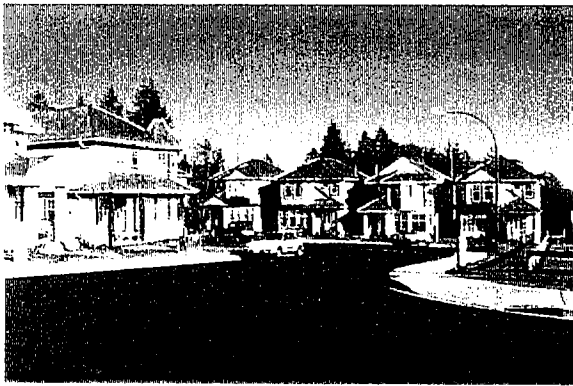


Figure 1

### 4.1.1 Single Family Residential (SFR)

The Single Family Residential designation is generally located on the periphery of the plan area. The SFR designation also generally provides the transition between higher densities in the neighbourhood village centre and the Agricultural Land Reserve lands. The average proposed density for the SFR designation is 15 units per gross developable hectare (or 6 units per gross developable acre). Gross developable hectare means a hectare of land which includes developable areas, and areas given over to the development of internal roads, lanes, and private usable open space. It does not include non-disturb natural areas, collector or local streets, neighbourhood or district wide parks or trail systems. Figure 1, provides an example of a typical single family dwelling area at the prescribed 15 upgdha density.

Figure 2



### 4.1.2 Low Density Multiple Family (MFL)

The MFL residential designation is comprised of small lot single family dwellings; two family dwellings (e.g. duplex & semi-detached); tri-plexes; and fourplexes. The development clusters or enclaves in this designation would be either fee simple or a bare land strata format. The average density for units in this category is 20 units per gross developable hectare (or 8 units per gross developable acre). The MFL designation also provides a transition between higher densities and agricultural lands. Figure 2 provides an example of housing constructed to 20 upgdha.



Figure 3



Figure 4

#### 4.1.3 Multiple Family Village Neighbourhood(MFV)

The MFV designation is comprised of apartments, rowhouses, and townhouses. The development in this designation will be rental or strata ownership. The average density for units in this designation is 75 units per gross developable hectare (or 30 units per gross developable acre). The maximum height for buildings in this designation is 3 storeys. MFV housing is located adjacent the neighbourhood village centre. Figure 3 provides an example of housing constructed to 75upgdha.

#### 4.1.4 Neighbourhood Village Centre (CV)

The Neighbourhood Village Centre will provide a focus for activities and social interaction for the Woodsdale neighbourhood. The CV designation may be comprised of ground floor retail commercial space with upper floor residential apartment housing (40 units per gross developable hectare). Typical commercial uses that would be found in the CV designation include those that support the basic needs for the neighbourhood, and tourists staying in adjacent tourist facilities. Figure 4 provides an example of the form character and density of the neighbourhood village centre.

#### 4.1.5 Tourist Commercial (CT)

The Tourist Commercial (CT) designation is generally designated for tourism oriented development. Commercial services and products are oriented towards tourists rather than local consumers. Uses may include hotels, motels, bed and breakfasts, and inns; campgrounds; restaurants; tourist attractions; and marinas subject to the requirements of BC Lands and the District's foreshore policies. Note: Council acknowledges that the single family residential properties in the vicinity of Seymour Road may come under redevelopment pressure to be zoned CT. The redesignation of the SFR properties to CT is consistent with the long-term commercial objectives of the District in the Woodsdale area.

#### 4.1.6 Commercial (C)

The Commercial (C) designation is comprised of a number of community and vehicle oriented commercial zones. The uses in this designation service the District wide general commercial needs, and includes such uses as Lakewood Park Mall and service stations. This designation is generally located along Highway 97.

#### 4.1.7 Park (P)

The Park (P) designation applies to lands containing Beasley Park and Reiswig Regional Park.

#### 4.1.8 Institutional (I)

The Institutional (I) designation includes lands used for churches (C), or those owned by the District of Lake Country or School District No. 23(S).

#### 4.1.9 Agricultural Land Reserve (ALR)

The Agricultural Land Reserve designation includes those lands proposed to remain in the Provincial Agricultural Land Reserve.

#### 4.1.10 Provincial Reserve (PR)

The Provincial Reserve designation applies to those land designated by the Province as a conservation area.



#### 4.1.11 Woodsdale Land Use Summary

Table 4.1.11 summarizes the Future Use Plan uses by the various area densities and total build-out potential and population.

<b>Woodsdale Land Use Summary</b>	<b>Area (ha)</b>	<b>Yield units</b>	<b>Density (upgdha)</b>	<b>Projected Population</b>	<b>% of Plan Area</b>
(SFR) Single Family Residential	57.15	857	15	2,142	25.7
(MFL) Low Density Multiple Family	7.39	148	20	370	3.3
(MFV) Multiple Family Neighbourhood Village	18.6	1,362	75	2,724	8.2
(CV) Neighbourhood Village Centre	4.61	184	40	368	2.1
(CT) Tourist Commercial	17.76				8.00
(C) Commercial	3.69				1.7
(P) Park	9.40				4.2
(I) Institutional	8.77				4.0
(ALR) Agricultural Land Reserve	49.01				22.1
(PR) Provincial Park	1.75				0.8
Roads	38.18				17.2
Other (Creeks, Railway)	5.95				2.7
<b>TOTAL</b>	<b>221.86</b>	<b>2,551</b>	<b>15-75</b>	<b>5,604</b>	<b>100%</b>

Note: Population – persons per household: 2.5 persons per household (p.p.h.) was used for SFR and MFL housing (as per OCP), and 2.0 p.p.h. was used for MFV and CV (as per 1996 ratio used in region).

## 4.2 Implementing the Plan

To ensure the Woodsdale Neighbourhood Plan remains a relevant document to guide land use decisions, a number of initiatives require to be taken, including:

- (i) Incorporating the Woodsdale Neighbourhood Plan into the District of Lake Country *Official Community Plan*;
- (ii) The District of Lake Country initiating a block exclusion application to the British Columbia Agricultural Land Commission for the ALR lands adjacent Woodsdale Road;
- (iii) Amend the Zoning Bylaw when and where required to accommodate planned development;
- (iv) Monitor the Development Cost Charge Bylaw to incorporate the necessary infrastructure improvements and ensure that development pays the required cost to implement the plan; and
- (v) Ongoing assessment of the neighbourhood plan to determine areas requiring revision.

## 4.3 Official Community Plan Amendments

The amendments to the District of Lake Country *Official Community Plan* should incorporate the Woodsdale Neighbourhood Plan in Section 12 of the OCP. Amend the population and unit forecasts in the OCP to reflect the revised figures.

## 4.4 Development Permit Provision

In accordance with the provisions of Section 879(1) of the Municipal Act, an official community plan may designate Development Permit Areas (DPA). The DPA guidelines contained in Section 30.0 of the OCP reflect the objectives of the Woodsdale Plan, and are important tools to guide development in the Woodsdale area. The following DPA's are applicable to the Woodsdale plan area.

### Section 30.4 of OCP

- a) Multiple Family General Development Permit Area to implement the (MFL) Low Density Multiple Family designation; and (MFV) Multiple Family Village Neighbourhood designation;

- Section 30.5 of OCP      b) Lake Country Commercial Development Permit Area to implement the (CV) Neighbourhood Village Centre designation; (CT) Tourist Commercial designation; and the (C) Commercial designation; and
- Sections 30.8, 30.9 and 3.10 of OCP      c) Environmentally Sensitive Development Permit Area, Foreshore Development Permit Area and Hillside Development Permit Area to implement the protection of:
- Beasley Park (ESA Site 35A);
  - Reiswig Regional Park (ESA Site 27A);
  - Winfield Marsh (ESA Site 29A,);
  - Winfield Creek;
  - Vernon Creek;
  - The Foreshore of Wood Lake; and
  - To protect development from hazardous conditions.

The specific Development Permit Area guidelines found in the Official Community Plan are attached as Appendix 'B' to this Plan.

A development permit must be approved and issued by resolution of District Council prior to subdivision or to any construction or alteration taking place on property situated within a designated development permit area. The Official Community Plan (Sections 30.2 and 30.3) also stipulates where development permits are not required.

#### 4.5 Zoning

Future zonings in the Wooddale plan area will be derived from the designations in the existing Zoning Bylaw, and amendments thereto. Although the existing zones listed below are considered appropriate to achieving the objective of the Wooddale Plan, innovative building forms or designs, housing agreements, density averaging, and new land uses may require Council to consider new site specific or District wide zones.

To achieve the densities of the (SFR) Single Family Residential designation, the following zones are appropriate:

R-1 Zone – Single Family Residential;

R-1a Zone – Single Family Residential (Low Density); and

To achieve the densities of the (MFL) Low Density Multiple Family designation the following zones are appropriate:

R-1a Zone – Single Family Residential (Low Density);

R-2 Zone – Two Family Residential; and

R-3 Zone – Multiple Family Residential.

To achieve the densities of the (MFV) Neighbourhood Village Multiple Family designation, the following zones are appropriate:

R-3 Zone – Multiple Family Residential; and

R-4 Zone - Multiple Family Residential.

To achieve the densities, form and land uses of the (CV) Neighbourhood Village Centre designation, the following zones area appropriate:

C-1 Zone – Business District; and

C-2 Zone – Neighbourhood Commercial.

To achieve the form and land uses of the (C) Commercial designation, the following zones are appropriate:

C-1 Zone – Business District;

C-3 Zone – Gasoline Service Station; and

C-4 Zone – Service Commercial.

To achieve the form and land uses of the (CT) Tourist commercial designation, the following zones are appropriate:

C-5 Zone – Motel and Campground; and

C-6 Zone – Recreation Commercial.

To achieve the form and land uses of the (I) Institutional designation, the following zones are appropriate:

P-1 Zone – Park and Open Space; and

P-2 Zone – Administration and Assembly.

To achieve the form and land uses of the (P) Park designation, the following zone is appropriate:

P-1 Zone – Park and Open Space.

#### 4.6 Development Phasing

The specific zoning designations would be identified by the land owner in consultation with the District prior to a rezoning or subdivision application to determine its appropriateness and conformity to the plan.

The development phasing strategy for the Woodsdale Neighbourhood Plan area will be responsive to the logical extension of the sanitary sewer service; necessary upgrades to the water system; and market demand. This plan anticipates future development will continue to occur along the Highway 97 corridor, and along the serviced portions of Woodsdale Road and Bottom Wood Lake Road. Subsequent development will occur as community services are extended or upgraded.

# Appendix A

- Public Open House Comments



WOODSDALE PLAN

Public Open House Comments

November 25, 1998

Today's forum is intended to provide an opportunity to review the Woodsdale Plan. After you've had an opportunity to review the display material, please take a few minutes to tell us your views. Please complete this form and place it in the box provided as you leave. If you would like more time, please mail or drop the form off at the District office by Monday, November 30, 1998.

1. The Woodsdale Plan will focus on a number of key planning principles which will form the basis for future development. How do you feel about the following planning principles?

	Strongly Agree	Agree	No Opinion	Disagree	Disagree Strongly
a) allowing a full range of housing types	9	2	1	3	2
b) protecting environmentally sensitive areas	11	5	0	0	0
c) giving priority to public open spaces and pedestrian links to existing parks and facilities	10	3	2	1	0
d) requiring new development to pay for infrastructure improvements and extension of services rather funding improvements from general taxation	11	1	0	2	1

2. The Plan will identify a number of key development criteria. How do you feel about the following development criteria?

	Strongly Agree	Agree	No Opinion	Disagree	Disagree Strongly
a) allowing only single-family housing next to existing single-family areas	4	5	0	4	0
b) limiting multi-family residential to three stories	9	3	3	1	0
c) requiring fence/landscape buffers next to ALR lands	6	4	3	3	1
d) using and extending existing road patterns where possible	6	6	3	1	0

3. Please provide any comments you may have regarding the following issues:

a. On-street/off-street parking in commercial areas.

- Off street parking can only increase congestion on the street, which is a safety concern for traffic and for pedestrians. Commercial areas should have a "specified" criteria for parking on site.
- Walkways should be fluid.
- All business should have off street parking.
- Off street.
- Off street parking should be mandatory in commercial areas.
- Yes, both options.
- Yes, developments should have off street parking.
- Limited street parking.
- All new developments should have off street parking, with no street parking.
- Provision of adequate parking must be required.
- Protect pedestrian movement

b. Landscape requirements for businesses fronting on Woodsdale Road and Bottom Wood Lake Road.

- Whether by "Bylaw" or "OCP" there should be the governing criteria to follow on landscaping that will give this area its unique identity.
- Definitely.
- For sure.
- All property should be landscaped up to the road.
- Sidewalks, street lights.
- Sidewalks, parking.
- As a natural as possible.
- Maximize landscaping requirements in any new development. This and existing should be well maintained.
- Yes, fairly extensive landscaping should be part of development permit requirements up front so developers know. Do it now so standard is set.

4. Please provide any general comments you may have regarding the Woodsdale Area Plan.

- Agree thoroughly with the proposed ideas seen tonight. Implement green ways along a Vernon Creek with bike paths etc.
- Be very careful because we will have to live with whatever mess is created. You do not want a Vernon, i.e. an architectural mess!!!
- Keep it clean and simple. You don't want a Vernon. Let's have some character. Let's not fill it up for the sake of filling it up and a few making money.
- Public access to the whole shore area of Wood Lake should be ensured. All development should have three stories maximum. No high-density housing. No wood burning fireplaces.



- Would like to see some commercial development in some areas. It would be a great asset to our area along with jobs which bring people to Lake Country and develop a larger tax base for our benefit.
- Develop community sewer in the Woodsdale area to allow development of environmentally sensitive areas. The wells are polluted.
- Limited development along the lake. Limited development to two stories where possible.
- Use lowest possible density throughout the area. A high degree of finishing and general planning should be maintained throughout. I would not like to see any form of building greater than three stories. \*\*can't read\*\*
- New road infrastructure should stay clear of parks.
- Would be great to see a building theme to achieve a unique area - funky tourist oriented that would draw unique businesses.
- Need to ensure a transition from single to multi-family areas.
- Concern about the transition between Turtle Bay Court and the tourist commercial area to the north.
- Need to be aware of market forces in determining the type of development that will eventually occur.

5. In which part of Lake Country do you live?

- Woodsdale, Carr's Landing, Wood Lake, Carr's Landing, Woodsdale border, Reiswig Road, Robinson Road, Woodsdale Road, Winfield, Clearwater, Robinson Road, Camp Road, and Ellison.

6. Do you own or are you planning on purchasing property in Woodsdale? Yes 10 No 3

Not your concern, who knows

Rec'd 98.11.25

To: Mayor/Council
Action:
cc: D. Services Re: Wooddale

Re Wooddale Sector Plan Nov. 25, 1998

In 1989 I invested in a small piece of property with a little house on it. This piece of property had a great many assets I deemed important in my retirement.

Some of the factors were:

1. Adjacent to the lake with a little view of the lake.
2. Quiet neighborhood except for a brief time from June to Aug. when tourists were in residence at Sams resort. (acceptable as in the summer we are away often)
3. A beautiful park just a block away in which I was at liberty to walk my dog.
4. Lots of open space in which my cats could hunt and wander.
5. A small boat launch close enough to wheel my boat on its two wheels.(No trailer needed)
6. Great neighbors on either side of my property.
7. A small store close at hand.
8. A wood stove for my enjoyment in the winter. Very small but cozy.

Planning  
RLR

The property was condemned because the sewer and well were too close and it was felt that the well was contaminated as well as the neighbors to the north. At considerable expense, a new field for sewerage and two new wells were installed (my well and one for the neighbor) This was all paid for by myself.

The above circumstances existed for about six years and I loved my home. It was then suggested that we needed a Municipality so that the people of the area would be able to have control of the future of the area. The regional district would not be sufficient protection from the development of our area.

ENTER ONE LAKE COUNTRY MUNICIPALITY

In the past three years my life-style has been downgraded radically.

1. Smoke by-law which says what days I can burn my stove and prefer never.
2. Park closed to All dogs on or off a leash, winter as well as summer.
3. Boat launch about to be closed and huge posts and sewer paraphernalia across the only bit of lake front I could see.
4. A new 3 story house constructed on the beach with a setback toward the road making the corner very narrow but informing my northern neighbor if she subdivides her property she will have to give up 30 feet of her property for road allowance. Her view has been completely obscured by this building and it has completely altered her life-style. It should be noted also there is no parking room for even one vehicle.
- 5 The installation and connection to the sewer when my system is relatively new and all the horror of the lack of communication when my house was tottering on the brink of a giant hole in my yard because despite urgent requests to connect the portion attached to the sewer proper, while the area was all dewatered we were denied that request because we couldn't be trusted not to connect our house sewer outlet until the project was completed.
6. And now you want to make my retirement home situated in an area zoned high density housing and commercial high density. THE ANSWER IS NO!  
Yes I signed the petition to disincorporate. I might have even been aware of what I signed.

Shirley Ritchie, Bottom Wood Lake Rd.

## District of Lake Country

November 30, 1998

After reviewing your proposed plans for the area I have a few comments/concerns regarding the area which affect me. I live in the Turtle Bay Court area and was surprised that you elected to leave that as single family residential. We moved to this area because of the tranquillity and rural atmosphere which surrounded us. If you rezone to allow multi-family dwellings and tourism/commercial development, I know that this atmosphere will be further destroyed. Currently, every summer we deal with:

- 1 "Tourists" who wander through the yards with and without their pets thinking that just because we have fairly large yards we won't mind.
- 2 Continuous noise from campers (and last year the condos at Turtle Bay) who are out to enjoy themselves on their holidays. Unfortunately, we still have to work and being kept up until after midnight during the summer is unenjoyable, but we've put up with it because it is for only a few month of the year. Another thing about the campers is their campfires which burn continuously after 7:00 pm even during the hot summer evenings. We do not have air-conditioning and have to suffer with the noise and the smoke smell coming into the house every evening.
- 3 People who cannot drive their recreational vehicles. They are forever getting stuck as they try and turn around. One hit my children's tree fort and knocked it right off it's foundations. So we put up a fence and every year at least 10 people hit it as they turn around. Neighbours have had their cars damaged also.
- 4 We have a neighbourhood park area which no one can use in the summer because the people staying in the campgrounds take their pets out for walks to relieve themselves. I have only seen one person picking up after their dogs. The field and the entire road side is littered with their deposits.

There are more concerns but these are the major ones regarding allowing tourist development in the area. If you should decide to go ahead anyway and allow more development, then I feel we should be included in the development and be allowed to rezone to the same as what is around us; multi-family, commercial and tourism also. I know I don't want to live in the area if we're the only pocket of single family units and all of the neighbours I've talked to feel the same way.

My next concern is the proposed Vernon Creek walkway which you are proposing. Winfield already has an abundance of green space. Why do you need a cycling/walking corridor down the creek. Build a better walk/cycle path along the roads which already exist. This proposal really concerns me. You are going to take a piece of my land which I've tended and planted with various bushes and flowers for my enjoyment and make a path for everyone to wander down. This will seriously affect my personal privacy. You'll have to build a six foot fence with no openings so I can come out in my yard or use the bedrooms with any privacy. And if you do this, you will be again affecting my personal view and enjoyment of the creek. And again, when the cyclists/walkers are out and disturbing me (all our bedrooms are right beside the creek) can I call you and you'll come and tell them to keep quiet so I can get some sleep to go to work? This is one the worse ideas you have come up with. Anyone who wants to cycle or walk from the lakes to the town centre, has access already on the roads. Leave the creek alone.

As I see it, if you wish to incorporate the proposals as put forth on the Woodsdale plan, you will have to rezone the Turtle Bay Court/Seymour Road area. None of us will agree to the plans as they are now. We're paying high taxes as is and, if you go ahead with your plans, I'm sure the taxes will not go down. We're paying the high taxes now for the area we live in because of the ambience. If you destroy it, what have we left that we're paying taxes on? Currently we have no water, no sewer, no street lights, no sidewalk, the snow plow only ploughs one strip down the road and never the entire road.

I urge you to reconsider your layout of the Woodsdale Plan and either rezone the single family residential area of Turtle Bay/Seymour Road or else leave a bigger block of single family residential area around us.

## **Appendix B**

- Development Permit Guidelines

## Multiple Family General Development Permit Area

### 30.4 Category

1. The Multiple Family General Development Permit Area is designated under Section 945(4)(e) (form and character of multiple family residential development) of the Municipal Act.

### Area

2. The principal designated areas are shown as the Multiple Family General Development Permit Area in Map 30.1. In general, any multiple family developments within the Winfield Town Centre, Woodsdale District, Medium Density Residential and Comprehensive Mixed Density Residential designations, as well as any existing areas zoned Multiple Family, will be subject to the Multiple Family General Development Permit Area guidelines.

### Justification

3. Most multiple family residential developments are located in areas next to major roadways, areas next to low density residential or commercial use, and areas going through a transition from low density residential to medium density residential use. Because of their prominent size and location, multiple family residential developments can have a significant impact on adjacent land uses.

Good design guidelines can help ensure that the development enhances the area rather than contributes to conflict between existing land uses, residents and the new development.

The objective of this designation is to facilitate development of multiple family residential dwellings which are attractive and compatible with existing neighbourhoods and the character of the surrounding area.

## Guidelines

4. The general development guidelines set out below are applicable to multiple family residential developments. Multiple family residential includes all developments with three or more dwelling units per building or lot.

### Buildings and Structures

- .1 The scale, siting, and shape of buildings should be in keeping with the adjacent development and the prevailing neighbourhood character.
- .2 Building jogs, irregular faces and architectural features such as gables, dormers, balconies, chimneys, special window features, canopies, verandas, porches and railing are encouraged in order to avoid long, straight, featureless exteriors.
- .3 There should not be more than a one storey gain between adjacent uses within 5.0m of the common property line.
- .4 Clustering and other creative spatial arrangements with common open areas and facilities are encouraged. These types of housing should be designed to promote visual quality and interest, efficient use of land and building materials, community interaction and amenities, and natural drainage and environmental management systems.
- .5 The height or shape of any building must not cause undue interference with the enjoyment of locally or regionally significant views.

### Utility Servicing

- .6 All multiple family development must be connected to municipal water and sewer systems.

### Access and Parking

- .7 New development must provide safe and efficient vehicle entrances, exits and on-site circulation.
- .8 Sites must be designed in a way that accommodates alternative modes of transportation and movement. Provision shall be made for such features as pedestrian sidewalks or pathways, bicycle lanes and parking racks and access to transit routes where applicable.

- .9 Parking areas must be well lit, paved, drained and are encouraged to be situated underground, under-building or to the side or rear of the principal buildings.
- .10 Parking lots shall be landscaped to provide shade and to enhance the appearance of the overall development. Larger parking areas may be divided into subsections separated by landscaping.
- .11 Pervious paving materials are encouraged where technically feasible so as to aid in stormwater management.

#### Screening and Landscaping

- .12 The site should be provided with supplementary screening in the form of walls, fencing, hedging, planting, other screening materials or a combination of materials in the following areas: around outdoor storage areas and waste containers, heating and cooling equipment, and other service areas; and between parking areas and neighbouring properties.
- .13 The site should be provided with vegetative landscaping in the following areas as a visual buffer between the new development and adjacent properties:
  - along the property edge next to roadways;
  - between buildings and parking areas;
  - along on-site access roads;
  - along the sides of buildings; and
  - in other open space areas not required for parking, access roads or walkways.
- .14 Site landscaping should make use of indigenous plants and rocks as much as possible, in order to conserve water, protect biodiversity, reduce expenditures and enhance regional landscape character.
- .15 Any existing mature trees or remnant ecosystems that enhance the amenity and ecological functioning of the urban environment should be incorporated into the site design wherever possible.



- .16 While locating multiple family residential development next to land designated as Agriculture/Rural is generally discouraged, in such situations the District requires that the following steps be taken to improve compatibility:
- Development on lots adjacent to the ALR shall provide an ALC A.3 Airborne Particle and Visual Screen Buffer that is a minimum of 15m wide or designed and installed to a standard satisfactory to the ALC and the District.
  - The habitable area of a multiple family building should be set back far enough from the agricultural use to minimize conflicts (a minimum of 15m from agricultural properties).
  - The multiple family building should be designed to step back away from farmland as the building increases in height.

Signage

- .17 No free standing signs, signs must be placed flat against the building, be front lit or unlit.
- .18 The general character of signs should positively relate to the character of the associated building.

Sequence and Timing

- .19 Sequence and timing will be considered for phased developments to encourage orderly and cost-efficient development, identify priorities and facilitate completion of phases.

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- .19 Sequence and timing will be considered for phased developments to encourage orderly and cost-efficient development, identify priorities and facilitate completion of phases.

### Lake Country Commercial Development Permit Area

#### 30.5 Category

1. The Lake Country Commercial Development Permit Area is designated under Section 945(4)(e)(form and character of commercial development) of the Municipal Act.

## Area

2. The principal designated areas are shown as the Commercial Development Permit Area in Map 30.2. In general, all parcels designated as Tourist Commercial, the existing commercially zoned properties, and any commercial developments within the mixed land use designations (Winfield Town Centre, Woodsdale District, Oyama Sector and Comprehensive Mixed Density Residential) will be subject to the commercial Development Permit Area guidelines.

## Justification

3. Many of Lake Country's commercial properties are located in high profile areas such as along Highway 97, Kalamalka and Wood Lakes. The Highway 97 corridor and other future mixed use development areas are in need of an improved appearance and form that permits a healthy, aesthetic and pedestrian friendly atmosphere to evolve. Urban design guidelines have been established in the Winfield Town Centre Concept Plan (appended to this OCP as Schedule D).

The objective of this designation is to ensure that new commercial development and redevelopment enhances the character of the area as commercial development occurs.

## Guidelines

4. Development permits issued in this area shall be in accordance with the following guidelines:

### Design Themes

- .1 Developments in the Winfield Town Centre area are required to adhere to the urban design guidelines set out in the Winfield Town Centre Concept Plan.
- .2 Other mixed use development areas may establish an appropriate commercial design theme as part of the preparation of a comprehensive plan or as a business improvement initiative. In general, the shape, siting, scale, roof lines, architectural features, and exterior finish of new buildings or renovations should give consideration to adjacent buildings in order to re-establish or create an attractive, distinctive character. Complementary, innovative use of lighting fixtures, hanging flower baskets, outdoor furniture and lock stone sidewalks or patios on the site are also encouraged.

- .3 The form and character of any commercial developments should enhance rather than detract from the natural features and amenities of the area.

#### Buildings and Structures

- .4 All buildings, structures and additions thereto shall be designed in a manner which gives consideration on to the relationship with adjacent buildings and open areas, the efficiency of circulation system and the design and siting compatibility with surrounding development.
- .5 Architectural details and design elements which enhance visual interest, articulate the facade through use of light and shadow and contribute positively to the pedestrian environment are encouraged.
- .6 Techniques which reduce the impression of building mass and bulk such as stepping-back upper storeys, utilizing alcoves, bays, sub-roofs and ledges are encouraged.

#### Signage

- .7 All new and replacement signage must be designed in compliance with a sign bylaw to be developed by the District for the enhancement and protection of community character.

#### Access and Parking

- .8 New development must provide safe and efficient vehicle entrances, exits and on-site circulation.
- .9 Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for such features as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle parking racks on the site. Networks on the site would link with networks off the site. Wheelchair accessibility must be provided.
- .10 Parking lots should be located at the side or rear of the principal buildings. Large parking areas should be broken into smaller groups that are screened and shaded with landscaping.

Screening, Landscaping and Amenities

- .11 Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
  - around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and
  - between the rear of commercial areas and any residential area.
- .12 The site should be provided with landscaping:
  - between parking areas and roadways; and
  - between buildings and parking areas.
- .13 Where setbacks are required between the building and the property line, the site should be provided with landscaping:
  - along the property edge next to roadways; and
  - along the sides of buildings.
- .14 Site landscaping should make use of indigenous plants and rocks as much as possible, in order to conserve water, protect biodiversity, reduce expenditures and enhance regional landscape character.
- .15 The inclusion of site amenities that improve pedestrian accessibility and enhance enjoyment of the urban living space is encouraged. These amenities may include squares, plazas, courtyards, fountains, gardens, and pedestrian or bicycle routes. Extensive use of concrete or asphalt paving in the design of these amenities should be avoided for the sake of user comfort and improved stormwater management.
- .16 Any existing mature trees or remnant ecosystems that enhance the amenity and ecological functioning of the urban environment should be incorporated into the site design wherever possible.
- .17 The landscaping components should be designed as part of a comprehensive landscaping plan.
- .18 Development on lots adjacent to the ALR shall provide an ALC A.3 Airborne Particle and Visual Screen Buffer that is a minimum of 15m wide or designed and installed to a standard satisfactory to the ALC and the District.

Lighting

- .19 Land uses, buildings or structures should be designed to ensure that they do not produce a strong, glaring light or reflection of that light to a degree that would interfere with nearby properties. Shielded or controlled intensity lights are required.

Sequence and Timing

- .20 Sequence and timing will be considered for phased developments to encourage orderly and cost-efficient development, identify priorities and facilitate completion of phases.

### Environmentally Sensitive Areas Development Permit Area

#### 30.8 Category

1. The Environmentally Sensitive Areas Development Permit Area is designated under 945(4)(a) (protection of the natural environment) and (b) (protection of development from hazardous conditions) of the Municipal Act.

#### Area

2. The principal designated areas are shown on the Environmentally Sensitive Areas Development Permit Area Map (Map 30.5). These areas include stream corridors, ponds and wetlands, and other Environmentally Sensitive Areas (ESA) identified by the Central Okanagan Regional District in the ESA Management Plan.

The following parks are designated as ESA Development Permit Areas:

- 28A (Kopje Regional Park)
- 32A (Jack Seaton Park)
- 33A (Swalwell Park)
- 34A (McCarthy Park)
- 5A (Kaloya Regional Park)
- 27A (Reiswig Regional Park)
- 35A (Beasley Park)

Development Permit Areas associated with the aforementioned parks are limited to the property only and shall not extend to surrounding properties.

Development Permit Areas associated with the following designations are limited to the areas within the "Boundary of Large Feature" polygons:

- 2A (Couger Canyon)
- 3A and 4A (Ellison Ridge)
- 18A (Upland Habitat - W. Winfield)
- 19A (Cliff - W. Winfield)
- 20A (Upland Habitat - W. Winfield)
- 23A (Wrinkly Face Cliff), and
- 24A (Upland Habitat - E. Winfield)

Any portion of property within 25m of the following ESA Management Plan sites identified on Map 30.5, or within 25m of the upland edge of a designated water feature or ravine leave strip area is designated as an ESA Development Permit Area.

- 11A Grant's Island
- 13A Rock Bluff (Winfield)
- 14A Marsh (Winfield)
- 15A Marsh (Winfield)
- 16A Ravine (W. Winfield)
- 25A Winfield Water Reserve
- 1A Campbell Brown Ecological Reserve
- 6A Cliff, Talus (W. of Oyama)
- 7A Marsh (Oyama)
- 8A Marsh (Oyama)
- 9A Marsh (Oyama)
- 10A Oyama Canal
- 29A Marsh (Winfield)
- 21A 350 Year Old Pine (Beaver Lake Road)
- 26A Clark Creek Moist Woodland
- 36A Carter Canyon
- 37A Strata Canyon
- 99A Marsh (SW Winfield)



### Justification

3. Natural areas and associated wildlife populations not only have intrinsic value, but also provide certain ecological functions and amenities that are essential to community well being. Because Lake Country is facing increasing pressure for growth, the District's significant natural areas need to be protected from potential negative impacts of development.

Several of these natural features or ecosystems have already been identified in the Central Okanagan Regional District's Environmentally Sensitive Areas Management Plan under Area 'A'. The Central Okanagan Regional District defines E.S.A.s as specific locations which possess significant environmental, cultural and recreational values. In most cases these areas will be natural, but some disturbed or artificially created areas also have significant wildlife or habitat value. It is anticipated that additional E.S.A.s may be identified in the future by the Regional District's Environmental Advisory Committee or by the District of Lake Country.

The Ministry of Environment has also provided mapping of ecosystem networks/wildlife movement corridors in Lake Country. The protection of this network in the Okanagan Basin, linked altitudinally to Forest Ecosystem Networks in the Okanagan Highlands, would provide seasonal migration corridors for mobile animals, as well as long term dispersal and immigration routes for less mobile plants and animals. In addition, these natural habitat continuums would provide space for the daily movements of animals to and from areas containing food, water and shelter as well as habitat for animals and plants able to live in smaller areas. Red and blue lists of threatened, endangered and vulnerable wildlife species that would benefit from the establishment of an ecosystem network in Lake Country have been provided by the Ministry.

All vegetated stream corridors and pond and wetland buffer areas must also be protected in Lake Country. They serve multiple functions as environmental management systems, including removing sediments and contaminants from overland flow, stabilizing soil, helping maintain a consistent water temperature, groundwater recharge/discharge, and providing recreational and aesthetic benefits.

The primary objective of this development permit area designation is to protect and minimize the impact of development on E.S.A.s while respecting private property rights. Natural corridors and fragmented habitat areas should be linked together wherever possible, since higher levels of biodiversity, ecosystem stability and long-term species survival are supported in large contiguous parcels.

## Guidelines

4. The guidelines in this subsection apply to all development requiring a development permit under Section 976 of the Municipal Act. In general, this includes subdivision, buildings, construction, addition, alteration and land alteration, unless exempted under 30.2 or 30.3 of this section. Land alteration refers to any excavation, deposit or removal of soil or fill, removal or cutting down of trees and other vegetation.

Development permit area guidelines must be followed in each development proposal, but adherence to the guidelines does not in itself guarantee that the proposed undertaking or other development alternatives will be approved.

### Ravine and Stream Corridors

**Ravine:** A long, deep, narrow gorge worn by running water or the action of glaciers. A ravine may not have a clearly defined high water mark and may only contain water on a seasonal or intermittent basis.

- .1 Development shall not be permitted in any ravine or stream leave strip area.
- .2 Leave strip areas for ravines shall include the area from the centre of the base of the ravine to the top of the slope and a minimum distance of 10m from the natural break of the slope.
- .3 The dedication of a leave strip for stream corridors should follow the requirements set out in the *Land Development Guidelines for the Protection of Aquatic Habitat* appended to this OCP as an information schedule. Applications which do not meet the criteria set out in the *Land Development Guidelines* should be accompanied by letters of support from the Department of Fisheries and Oceans, and the Ministry of Environment, Lands, and Parks.

The leave strip requirements to protect the riparian areas of streams have been adapted from those listed in the *Land Development Guidelines* and are provided below in Table 30.1:

TABLE 30.1

*Leave Strip Requirements for Stream Corridors*

Type of Zoning	Min. Leave Strip Requirement
Single Family or Two Family Residential	15m
Industrial, Multiple Family, Institutional, Commercial	30m
<p>Notes to Table:</p> <p>1. <u>Measurements</u> - All measurements, except for ravines, are measured from the normal high water mark.</p> <p>2. <u>High Water Mark</u> is the water level reached during the mean annual flood event <u>or</u> top of the stream bank and the widths specified are measured inland from that mark.</p>	

- .4 Where dedication may not be appropriate, the use of density bonusing, transfer of development rights to an adjoining parcel, land trades or purchase (predevelopment prices) and covenants could be used.
- .5 Development Permit Applications should include a vegetation management plan indicating the extent of proposed leave areas, and any proposed management of the vegetation in the leave areas. Disturbance of leave area of the site without prior approval from the Ministry of Environment is prohibited. Revegetation/ restoration strategies should be set out in the submitted environmental management plan.
- .6 The stream channel and leave strip areas should be kept in or restored to their natural condition except for works or plantings to control erosion, protect banks, protect fisheries or otherwise preserve and enhance the natural water course. Restoration efforts should utilize indigenous species and plants that efficiently perform functions like contaminant assimilation, soil conservation, and aquatic habitat provision. The rehabilitation of important and damaged aquatic (spawning, rearing, migration) and terrestrial habitats should occur in consultation with senior levels of government and community groups.
- .7 There should be no disturbance of grades in the leave area.

- .8 In submitting rezoning, subdivision and development proposals 2.0 hectares in area or greater, where there may be some potential deleterious impact on neighbouring watercourses; i.e., high density or industrial development; on-site, off-site or downstream; where construction activities, land use or stormwater discharges may impact fish habitat, the proponent must be required to provide details of possible impacts, as described in Section 7 of the *Land Development Guidelines for the Protection of Aquatic Habitat*.
- .9 In submitting rezoning, subdivision and development proposals less than 2.0 hectares in area, where there is fish habitat on-site or with no on-site fish habitat, but whose development activities and runoff ultimately impact fish habitat, the proponent must be required to submit a summary document and site plan, as described in Section 7 of the *Land Development Guidelines for the Protection of Aquatic Habitat*.
- .10 Access should be restricted to protect environmentally sensitive areas in accordance with the recommendations of a registered biologist, ecologist or other environmental management professional.
- .11 Any outdoor recreational features such as hiking trails and picnic benches should be located along or beyond the stream buffer boundary wherever possible. Some passive recreational movement may be permitted within the buffer area provided that sensitive wildlife habitat, plants and ecological functions are not significantly impacted and public safety is ensured. Active recreational uses within a riparian buffer area, such as motorcycling, sportsfields or snowmobiling, should be prevented by the use of signage, barriers or other means.

#### Ponds and Wetlands

- .12 All ponds and wetlands in Lake Country should be adequately buffered by a vegetated leave area to filter out contaminants from stormwater run-off and protect aquatic habitat and amenity values. The minimum leave strip requirement for single and two family residential is 15m; all other types of zoning require a 30m leave strip.
- .13 On site deposit of fill or construction materials that may affect the size, water quality or ecological integrity of ponds or wetlands is discouraged, and will be subject to approval by the District and the Ministry of Environment, Lands and Parks.
- .14 Other mitigation measures for ponds and wetlands may be required by the District or Ministry of Environment, Lands and Parks.

### Ecosystem Networks/Wildlife Movement Corridors

- .15 The Ecosystem Networks/wildlife movement corridors shown on Map 30.5 have been delineated by the Ministry of Environment and should remain free of new development or disturbance.
- .16 The corridors should be designed, managed and restored if possible to promote the safe movement and survival needs of fish and wildlife.
- .17 The District should consider designating additional Ecosystem Networks/wildlife management corridors in Lake Country as more definitive research on corridor locations becomes available from the Ministry of Environment.

### Stormwater Management

- .18 Natural drainage system plans are preferable to storm sewer systems, which cause negative environmental impacts by dumping unfiltered storm water directly into watercourses or bodies. Thus, the stream corridors and drainage swales may be considered for use as part of a natural drainage system strategy provided that water volumes and contaminants do not overload the system and impact on fish and wildlife habitat. Run-off control should be provided by ground infiltration or detention and vegetation ponds to reduce peak run-off rates and volume. Human-made channels that replicate swales or intermittent streams may also be permitted as an alternative to storm sewers.
- .19 All stormwater discharge must be based on Best Management Practices as recommended in the publication titled, Urban Runoff Quality Control Guidelines for B.C. (Guidelines available at BC Environment - Municipal Waste Reduction Branch - 387-9977).
- .20 Stormwater outflows to the stream or leave area shall have water quality and erosion control features included in accordance with the *Land Development Guidelines*.
- .21 Storm drain inlets within the Development Permit Area shall be marked in accordance with the DFO storm drain marking program.

### Instream Work

- .22 Instream work, culverts, and stream crossings should meet the standards of the *Land Development Guidelines* and the requirements of the *B.C. Water Act* regulations.
- .23 Construction practices should be in accordance with the *Land Development Guidelines*. All instream work must receive written approval from BC Environment in accordance with the BC Water Act and regulations.

### General Environmental Management

- .24 Septic tanks should not be constructed within 30 metres of the natural boundary of any stream or water body (or any other distance specified by the Ministry of Health or Ministry of Environment, Lands and Parks).
- .25 Water extraction rates/licensing in the District should address existing and potential future shortage impacts on the fisheries, particularly with respect to Middle Vernon Creek, Wood Lake and Oyama Creek.
- .26 Where the Ministry of Environment, Lands and Parks has requested it, vegetation or trees should be planted or retained in order to control erosion, protect banks or protect water quality and fisheries.
- .27 Cut and fill construction should be minimized by following the natural topography in the siting of roads and buildings.
- .28 Where disturbance of the E.S.A. is unavoidable in order to construct or repair road, water, sewer, drainage, gas, underground wiring or other infrastructure, soil conservation measures such as silt fencing, matting and trapping should be used. The disturbed areas should then be replanted with natural vegetation immediately after the construction or repair is complete.
- .29 The sequence and timing of development should consider important fish and wildlife activities such as breeding, nesting and spawning seasons, and assist in minimizing soil erosion.
- .30 Areas to be preserved free of development should be temporarily fenced or otherwise protected from damage prior to commencing development of the site, with care taken to include the root system of the trees within the fenced area.

- .31 Infrastructure and facilities that allow public access and passive recreational uses should be planned in such a way that public safety is ensured, landowners are not disturbed, and there are no significant impacts on the area's ecological features and functions.

Environmental Assessment

- .32 A report prepared by a registered biologist or other relevant environmental professional, with terms of reference agreed to by the District and Ministry of Environment, Lands and Parks may be required for development proposals in or adjacent to environmentally sensitive areas. This report should include the following and any other information deemed relevant:
- mapping which identifies the environmentally sensitive area(s) on the site;
  - criteria used to define the boundaries of environmentally sensitive areas;
  - inventory of significant vulnerable, threatened or endangered species and related habitat classification within the site;
  - impact statement describing effects of proposed development on natural conditions;
  - measures for mitigating habitat degradation and conserving species, including limits of proposed leave areas;
  - habitat compensation alternatives, where compensation is approved.
- .33 Provide design details of the proposed mitigating measures in an environmental management plan prepared by a landscape architect and/or professional engineer with assistance by a registered professional biologist or other environmental professionals.

Bonding and Environmental Monitoring

- .34 Provide bonding in accordance with the subdivision bylaw for 125 percent of the value of the erosion control and environmental management work, pursuant to Sections 287, 991 and 989 of the Municipal Act.
- .35 Provide a report from a qualified environmental professional that the required measures have been implemented substantially as designed.

## Foreshore Development Permit Area

### 30.9 Category

1. The Foreshore DPA is designated under Section 945(4)(a) (protection of the natural environment) and Section 945 (4)(b) (protection of development from hazardous conditions) of the Municipal Act.

### Area

2. The waterfront areas of major lakes in Lake Country, specifically Okanagan, Kalamalka and Wood Lakes are designated on Map 30.5 as the Foreshore Development Permit Area. All properties or portions of properties within 25m of the outer edge of a foreshore leave strip area are designated as a Foreshore Development Permit Area.

### Justification

3. The Greenspace Plan (Schedule F) and the Wood and Kalamalka Lakes Shore Zone Plan (Schedule E) which form part of this Bylaw recognize the shores of Okanagan, Kalamalka and Wood Lakes as environmentally sensitive and hazardous areas with respect to the following objectives:
  - .1 Protection and enhancement of the water quality;
  - .2 Protection and enhancement of fish spawning habitat;
  - .3 Protection and management of the foreshore in order to retain its aesthetic quality, recreational potential and natural character;
  - .4 Protection of wildlife use areas (mammals, birds, reptiles and amphibians); and
  - .5 Protection of development from flooding and other hazardous conditions.



## Guidelines

4. For developments in this area, the District may impose conditions when issuing Development Permits in accordance with the Foreshore Plans. In general, the following protection measures should be taken:
  - .1 A vegetated leave strip measured from the high water mark should be maintained free from development or land alteration. The minimum requirement for single and two family residential zoned properties is 15m. A leave strip of 30m for multiple-family, commercial, industrial or institutional uses is required.
  - .2 Development proponents must show how the proposed activities protect fish and wildlife species and habitats, and are compatible with the ecological functioning of the foreshore. Activities that involve foreshore modifications (such as dredging, hauling in sand to create a sandy beach, breakwaters, retaining walls, groins, bulkheads, etc.) that disturb existing vegetation, trees, banks and have a negative impact on the shoreline processes will be discouraged.
  - .3 New development and activities within shore spawning habitat shall be referred to the Ministry of Environment for their comments.
  - .4 Enhancement of fish habitat will be considered an acceptable use within this area.

## Hillsides Development Permit Area

### 30.10 Category

1. The Hillsides DPA is designated under Section 945(4)(a)(protection of the natural environment), (b) (protection of development from hazardous conditions) and (e) (establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multi-family residential developments) of the Municipal Act.

## Area

2. Within the District of Lake Country, all steep slopes with grades of in excess of 20% and land within 15m of the top of steep slopes with grades in excess of 30% are designated as a Hillside DPA. A slope analysis map is included as Map 30.6, illustrating the approximate outline and area of steep sloped areas based on TRIM mapping. The TRIM mapping is provided for information purposes only and is not intended to be definitive. Before issuing a Development Permit, Council may require the applicant to furnish at their expense a report precisely identifying any steep sloped areas as defined above.

## Justification

3. Areas in the District subject to hazardous conditions consist of steep hillsides which make development difficult and increase the possibility of rock fall, erosion, landslip, landslide and debris torrent. Those lands located within 15 metres of the top of a steep slope are recognized as being potentially hazardous for development due to possible slippage. Also, disturbed hillside areas are subject to erosion if not properly rehabilitated. Hillside areas also have valued natural features and scenic attributes that need to be protected by high quality site and building designs.
4. Development permits issued in this designation shall be in accordance with the following guidelines:

### Development on Slopes 20-30%

- .1 Setbacks - for developments on or near steep hillsides, the District may require that buildings and structures be setback a minimum distance as specified in the Development Permit from the top of the steep hillside or the toe of the slope.
- .2 Safe Development - for developments in areas where the District considers that the land may be subject to erosion, land slip, rock falls or subsidence, the District may require that the Development Permit include a report certified by a professional engineer with experience in geotechnical engineering that the land may be developed safely for the use intended. Where the engineer's report indicates that the land may be used safely subject to conditions set out in the report, those conditions shall be set out in the Development Permit, the Building Permit and upon completion of the building or structure, the owner shall provide the District with a statement certified by a professional engineer that the construction was carried out in compliance with the conditions specified in the Development Permit.

- .3 Natural Vegetation - for developments on sloping areas, the District may include measures in the Development Permit to protect to the greatest extent possible the natural vegetation on the site. For disturbed portions of the site, the Development Permit may include measures for rehabilitation, including landscaping, retaining walls or other suitable methods.
- .4 Prevention of Erosion and Protection of Watercourses - for development on sloping areas, the Development Permit may require provision of a drainage system aimed at prevention of erosion, protection of natural watercourses, and protection of properties below the property being developed.
- .5 A site grading plan must be provided with a Development Permit application.
- .6 When building on 20% to 30% slopes, the following guidelines and mitigation measures should be adhered to:
  - a) Limit changes to existing terrain by minimizing areas of grading, impacts of service and utility installations, avoiding unstable slopes and incorporating natural slopes in lot design.
  - b) Site preparation should not occur within the drip line area of trees so as to protect their roots.
  - c) Hillside roads may be designed and constructed to an alternative standard to be approved by the District, should follow existing contours and lanes may be split where appropriate.
  - d) Driveways may be grouped to minimize site disturbance, grading and paving. Underground parking designs are recommended if appropriate.
  - e) Slopes should be landscaped by using erosion control, planting and soil stabilization techniques. Retaining walls should be broken into smaller components with screening and terraces.
  - f) The development should retain as many of the indigenous hillside trees, vegetation and landforms on the site as possible.

- g) A transitional area should be maintained between the native flammable brush and building landscaping in high fire hazard areas. The transitional zone may be created by selective pruning and thinning of indigenous plants and revegetation with low fuel volume species.
- h) Buildings should be clustered or staggered to add architectural and landscape interest, protect the integrity of an existing natural slope and to maximize area of site left in a natural state.
- i) Structures should be stepped with terrain to reduce height of facades.
- j) The use of porches, verandas, courtyards, overhangs, recesses, gardens, and play of light and shadow should be used to reduce mass and add interest.
- k) Roof forms and roof lines should be broken and pitched to follow the slope.
- l) Building materials should reflect natural character of area and colours should be subdued earth tones, complementing the hillside environment. Reflective windows and materials should be avoided.
- m) Hillside development proposals must be accompanied by a stormwater management plan prepared by a qualified professional to the satisfaction of the District. Impervious surfaces should be minimized to aid in storm water infiltration. Storm water may be collected in reinforced natural swales or new drainage channels made with natural materials, and then conveyed to a stormwater pond or site drainage system of sufficient capacity.

*Development on Slopes with Grades in Excess of 30%*

- .7 Land having slopes of 30% or greater are considered unsuitable for development. Land having slopes of 30% or greater will not be considered for development until such time as hillside development guidelines are prepared and approved by the District.

- .8 Areas of land having a natural slope with grades in excess of 30% should remain free of development and in their natural condition, with natural vegetation retained or planted to help stabilize the slope. A no build, no disturb restrictive covenant shall be applied as a condition of Development Permit approval.
- .9 The actual delineated area of gifted and/or covenanted conservation areas must be confirmed in the field and in plan form by the landowner and the municipality prior to subdivision approval.
- .10 A vegetative buffer along the top of the slope, as may be requested by the Ministry of Environment, Lands and Parks, is to be provided.
- .11 No structures will be permitted in areas subject to rock fall, sloughing or other hazards at the base of the slope.
- .12 No septic disposal system, irrigation system or any land use involving significant groundwater discharge will be permitted in an area that may exacerbate the hazardous conditions of the steep slope.