



Agenda

Regular Council Meeting

Tuesday, May 6, 2025, 7:00 p.m.
Council Chambers/Video Conference
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Pages

1. **Call to Order and Territorial Acknowledgement**
We acknowledge that we are conducting our business today on the unceded territory of squilx"/syilx (Okanagan) peoples. As a Council, we recognize the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.
2. **Adoption of Agenda**
Recommendation
THAT the Regular Council Meeting Agenda of May 6, 2025 be adopted.
3. **Adoption of Minutes**
 - 3.1 **Regular Council Meeting Minutes of April 15, 2025** 4
Recommendation
THAT the Regular Council Meeting Minutes of April 15, 2025 be adopted.
4. **Mayor's Report**
5. **Announcements**
This time of year is a good time to review your Household emergency plan and make sure your Grab 'n Go kit is well organized with all the essentials.

Go By Bike Week is coming up at the end of the month, so now is the time to get your wheels tuned up and plan to participate May 31-June 6
6. **Delegations**
 - 6.1 **2024 Audit and Financial Statements | Mario Piroddi, BDO** 9
Review of the 2024 Financial Statements

Recommendation
THAT the District of Lake Country's 2024 draft Financial Statements be approved.
7. **Planning and Development Applications**
 - 7.1 **Zoning Amendment Bylaw 1271, 2025 and Zoning Amendment Bylaw 1272, 2025 |** 56
Z0000246 and Z0000254 | 15490 Carrs Landing Road and Lot 2 EPP83942 Carrs
Landing Road

To rezone two parcels from RR1 - Rural Residential to RR2 - Rural Residential

Recommendation

THAT Zoning Amendment (Z0000246) Bylaw 1271, 2025 be read a first, second and third time;

AND THAT a *Land Title Act* Section 219 restrictive covenant be secured on title to a) require connection to municipal water when it becomes available in the future, and b) require a 3.0 metre vegetative buffer or opaque fence between Kopje Park and south boundary of Lot 1 EPP83942.

AND FURTHER THAT a Development Variance Permit to permit an onsite water supply be obtained by the applicant prior to Bylaw 1271, 2025 proceeding to Council for consideration of adoption.

Recommendation

THAT Zoning Amendment (Z0000254) Bylaw 1272, 2025, for be read a first, second, and third time;

AND THAT a *Land Title Act* Section 219 restrictive covenant be secured on title to a) require connection to municipal water when it becomes available in the future, and b) require a 3.0 metre vegetative buffer or opaque fence between Kopje Park and north boundary of Lot 2 EPP83942.

AND FURTHER THAT a Development Variance Permit to permit an onsite water supply be obtained by the applicant prior to Bylaw 1272, 2025 proceeding to Council for consideration of adoption.

- | | | |
|------------|---|-----------|
| 7.2 | Multi-family Residential Development DP001072 9751 & 9819 Bottom Wood Lake Road
Multiple-Unit Development Permit | 70 |
|------------|---|-----------|

Recommendation

THAT Development Permit DP001072 (Attachment A in the Report to Council dated May 6, 2025) for the properties at 9751 & 9819 Bottom Wood Lake Road, legally described as Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road; PID: 011-168-196); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road; PID: 003-448-991), to allow for a multi-family residential development be approved.

8. Departmental Reports

- | | | |
|------------|--|------------|
| 8.1 | 2025 Tax Rates Bylaw 1275, 2025
Distribution of proposed tax rates for each property class. | 155 |
|------------|--|------------|

Recommendation

THAT Tax Rates Bylaw 1275, 2025 with tax multipliers calculated so that the tax multipliers for Assessment Class 05 & 06 be set at 4.93:1 & 2.46:1 respectively (Attachment 3) be read a first, second, and third time.

- | | | |
|------------|---|------------|
| 8.2 | AAP-2025 Kelowna-Lake Country Boundary Adjustment Results
To approve the results of the Alternative Approval Process | 177 |
|------------|---|------------|

Recommendation

THAT the Certification of Results dated April 23, 2025 for the Alternative Approval Process (AAP) for a proposed boundary adjustment that would transfer 5 properties from the City of Kelowna to the District of Lake Country as shown on Attachment A to

the Report to Council dated May 6, 2025, be approved.

9. **Bylaws for Adoption and Readings Following a Public Hearing**
10. **Rise and Report from In Camera**
 - 10.1 **Council Remuneration Task Force Member Appointment**
2025-04-028 It was moved and seconded

THAT Donna Kirsch, Bob McCoubrey, and Charlene Undseth be appointed to the Council Remuneration Task Force in accordance with the Council Remuneration Task Force Policy 154.

Carried.
11. **Council Committees**
 - 11.1 **Agricultural Advisory Committee DRAFT Meeting Minutes of April 14, 2025** 180
12. **External Committees and Boards**
 - 12.1 **Board of Education Meeting Highlights of April 23, 2025** 183
 - 12.2 **Regional District of Central Okanagan Board Report of April 17, 2025** 186
13. **Strategic Priorities** 188
14. **Report from Councillors**
15. **Adjournment**

posted May 1, 2025
Reyna Seabrook, Corporate Officer



Minutes

Regular Council Meeting

April 15, 2025, 7:00 p.m.
Council Chambers/Video Conference
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Council Present: Mayor Blair Ireland
Councillor Tricia Brett
Councillor Heather Irvine
Councillor Michael Lewis
Councillor Todd McKenzie
Councillor Bib Patel

Council Absent: Councillor Cara Reed

Staff Present: Paul Gipps, Chief Administrative Officer
Jeremy Frick, Director of Planning & Development
Trevor James, Chief Financial Officer
Darren Lee, Fire Chief
Matthew Salmon, Director of Infrastructure & Development Engineering
Brad Savoury, Director of Legal Services and Risk Management
Reyna Seabrook, Director of Corporate Services
Matt Vader, Director of Parks, Recreation & Culture
Scott Unser, Public Works Manager
Richard Wagner, Manager of Finance
Brian Zurek, Manager of Long Range Planning
Makayla Ablitt, Legislative Technical Clerk
Travis Tonn, Support Analyst
Mike Mitchell, Utility Operations Manager
Philippa Harding, Manager of Corporate Services
Collette Beggs, Senior Advisor Intergovernmental Relations

1. Call to Order and Territorial Acknowledgement

We acknowledge that we are conducting our business today on the unceded territory of squilx"/syilx (Okanagan) peoples. As a Council, we recognize the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.

The Mayor called the meeting to order at 7:00 p.m.

2. Adoption of Agenda***2025-04-097 It was moved and seconded****THAT the Regular Council Meeting Agenda of April 15, 2025 be adopted.****Carried.*****3. Adoption of Minutes****3.1 Regular Council Meeting Minutes of April 1, 2025*****2025-04-098 It was moved and seconded****THAT the Regular Council Meeting Minutes of April 1, 2025 be adopted.****Carried.*****4. Mayor's Report**

Mayor Ireland and Paul Gipps travelled to Victoria last week to meet with the Minister of Transportation and Transit, and Minister of State and Small Communities. They have plans to meet with the Minister of Health soon.

5. Announcements

- The 30th anniversary of Lake Country's incorporation as a district municipality is May 2nd. We value the contributions of all four Mayors and many dedicated Council members during the past 30 years.
- At the end of November we were excited to announce the strategic [purchase of the BC Tree Fruits property at 9718 Bottom Wood Lake Rd](#) as a community amenity. Now we want to engage with the community to help establish priorities for the use of the property to meet the needs of the community now and into the future. Watch the [Let's Talk Lake Country](#) online portal for more information about how you can get involved, and make sure to come out to the public engagement sessions April 16 (5:30-7:30pm) and April 17 (3:00-5:00pm) in the atrium lobby area of the MAC building.
- Municipal Hall will be closed for Good Friday, April 18th and Easter Monday, April 21st.
- The Lodge Road infrastructure upgrades project is progressing well and the Okanagan Rail Trail between Lodge Rd and Woodsdale Rd will be closed April 15 to April 25 for site works and then paving. In the interest of public safety we request everyone to avoid that section of the trail.
- Do your spring cleaning and bring your styrofoam packaging, glass jars, plastic bags and overwrap to the monthly Pop-up Recycling Depot on Saturday, April 26 10am-2pm at the corner of Main Street and Hill Road. Everyone that brings in their recycling can enter the April prize draw for a recycling organizer set, or a \$50 gift certificate to a Lake Country business of their choice; and get their name in the end of season Grand Prize draw for an e-bike from Lake Country Cycle.
- The Lake Country Bike Park on Okanagan Centre Rd West is now open for use and a grand opening celebration will be held on Saturday, May 3rd (2-4pm).

6. Delegations

7. Planning and Development Applications

8. Departmental Reports

8.1 2024 Surplus Allocation

Allocation of Surplus

2025-04-099 It was moved and seconded

THAT the 2024 general fund surplus of \$8,888 be allocated to the general fund surplus reserve;

AND THAT the 2024 sewer fund surplus of \$210,378 be allocated to the sewer capital reserve.

Carried.

8.2 Grants-in-Aid Policy 175, 2019 Amendments

To amend Grants-in-Aid Policy 175, 2019 to include athletic and sporting events and update the Community Hall operating grants.

2025-04-100 It was moved and seconded

THAT Grants-in-Aid Policy 175, 2019 as shown on Attachment A to the report to Council dated April 15, 2025, be amended by deleting and replacing section 4.2 with the following:

4.2 For the purpose of this section, a high-level sporting event is a provincial, national, world, Olympic, major-games or Western Canadian event.

AND THAT Grants-in-Aid Policy 175, 2019 as shown on Attachment A to the report to Council dated April 15, 2025, and as amended above, be adopted.

Carried.

8.3 First Quarter Statistics

For information

9. Bylaws for Adoption and Readings Following a Public Hearing

9.1 Zoning Amendment Bylaw 1251, 2024|Z0000337 | 3551 & 3583 Woodsdale Road

To rezone from RU1 – Small Scale Multiple Housing to RM5 – Medium Density Multiple Housing

Read a 1st, 2nd, 3rd time [December 17, 2024](#)

2025-04-101 It was moved and seconded

THAT Zoning Amendment (Z0000337) Bylaw 1251, 2024 be adopted.

Carried.

9.2 Zoning Amendment Bylaw 1266 | Z0000277| 3118 Reimche Rd

To rezone from RM4 – Low Density Multiple Housing to RM5 – Medium Density Multiple Housing

Read a 1st, 2nd, 3rd time [January 21, 2025](#)

2025-04-102 It was moved and seconded

THAT Zoning Amendment (Z0000277) Bylaw 1266, 2025 be adopted.

Carried.

9.3 Subdivision and Development Servicing Amendment Bylaw 1269, 2025

Read a 1st, 2nd, 3rd time [April 1, 2025](#)

2025-04-103 It was moved and seconded

THAT Subdivision and Development Servicing Amendment Bylaw 1269, 2025 be adopted.

Carried.

9.4 Reserve Fund Amendment Bylaw 1273, 2025

Read a 1st, 2nd, 3rd time [April 1, 2025](#)

2025-04-104 It was moved and seconded

THAT Reserve Fund Amendment Bylaw 1273, 2025 be adopted.

Carried.

9.5 2024- 2028 Financial Plan Amendment Bylaw 1274, 2025

Read a 1st, 2nd, 3rd time [April 1, 2025](#)

2025-04-105 It was moved and seconded

THAT 2024-2028 Financial Plan Amendment Bylaw 1274, 2025 be adopted.

Carried.

10. Rise and Report from In Camera

10.1 Public Art Advisory Commission (PAAC) | New Member Appointment

2025-04-022 It was moved and seconded

THAT Emma Simpson be appointed to the Public Art Advisory Commission for a 3-year term;

AND THAT the appointment be declassified from confidential.

Carried.

11. Council Committees

11.1 Parks and Recreation Advisory Committee DRAFT Meeting Minutes of March 31, 2025

12. External Committees and Boards**12.1 Regional District of Central Okanagan Board Report of April 3, 2025****12.2 Okanagan Basin Water Board Report of April 1, 2025****13. Strategic Priorities****14. Report from Councillors**

Councillor Irvine participated in the Oyama Clean Up on Sunday. She noted how great it was to see the community together and noted the significant impact and contribution the Community Halls provide for residents.

Councillor McKenzie echoed Councillor Irvines comments regarding the Oyama Community Hall. He thanked her for her comments, and thanked community members who helped with the clean up. He has noticed fast drivers through school zones and reminded everyone to slow down.

Councillor Brett noted that Okanagan Centre Community Hall's clean up is on April 27th. She further noted Okanagan Centre had a 50/50 raffle to raise funds and announced the winner. Councillor Brett reminded everyone to buy local.

Councillor Patel echoed comments from around the table. He reminded drivers to slow down and noted spring is on the way. Councillor Patel asked the community to do their part for Fire Smart.

Councillor Lewis noted that Folktale Cider has opened, and echoed comments regarding supporting local.

Mayor Ireland asked drivers to give space to walkers, bikers, and runners on the road. He is excited Folktale Cider is opening and encouraged families to stop by.

15. Adjournment

The Mayor adjourned the meeting at 7:42 p.m.

Mayor, Blair Ireland

Corporate Officer, Reyna Seabrook

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: May 6, 2025
Meeting Type: Regular Council Meeting

Prepared by: Trevor James, CFO, Director of Finance & Administration
Department: Finance & Administration

Title: 2024 Audit and Financial Statements | Mario Piroddi, BDO
Description: Review of the 2024 Financial Statements

RECOMMENDATION

THAT the District of Lake Country's 2024 draft Financial Statements be approved.

EXECUTIVE SUMMARY

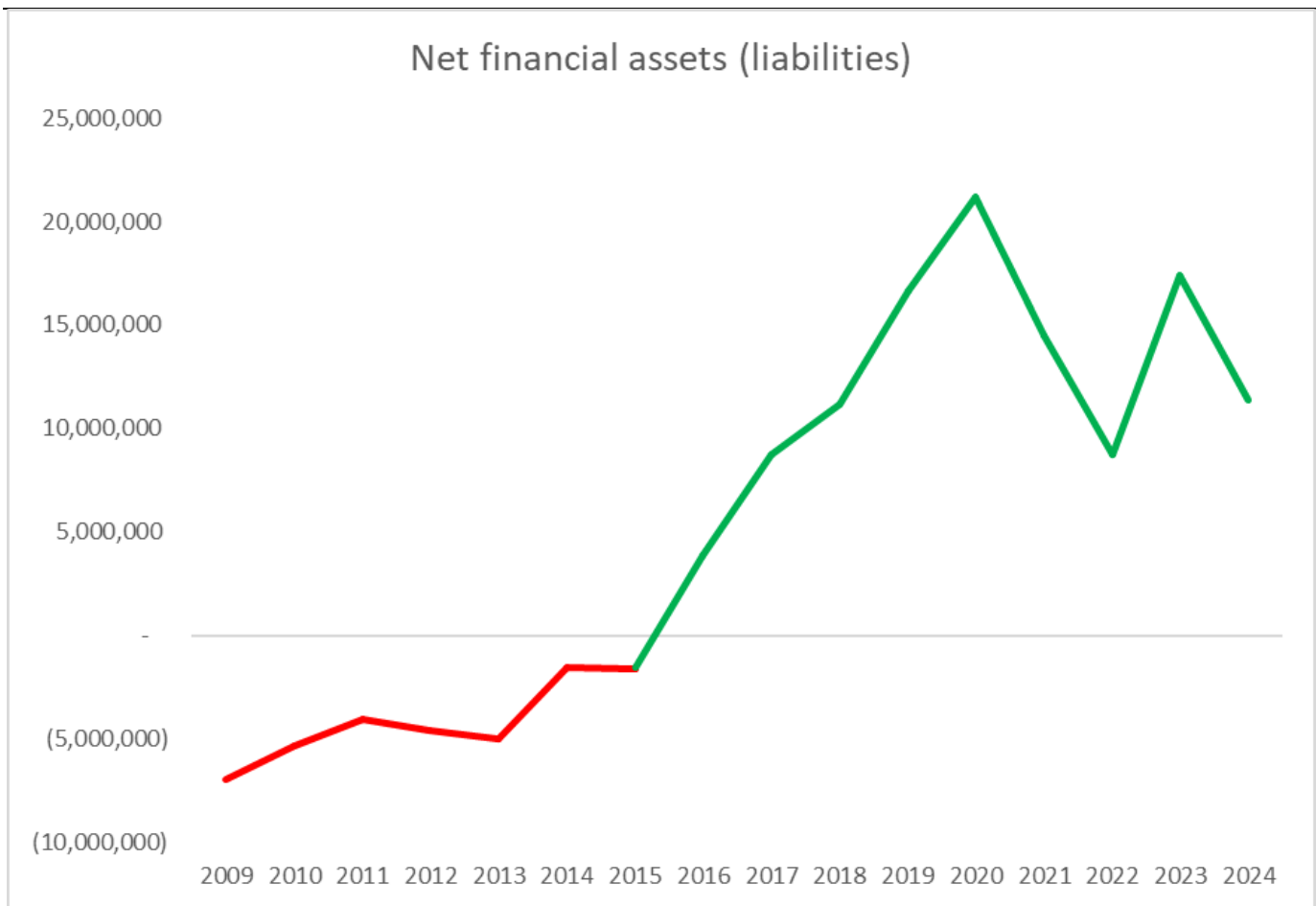
Our auditors, BDO LLP, have audited the 2024 financial statements and provided a preliminary unmodified (clean) audit opinion. The draft financial statements are contained in Attachment 1. The full financial statements will be presented to Council by BDO LLP and by management at the May 6, 2025 Regular Council meeting.

DISCUSSION/ANALYSIS

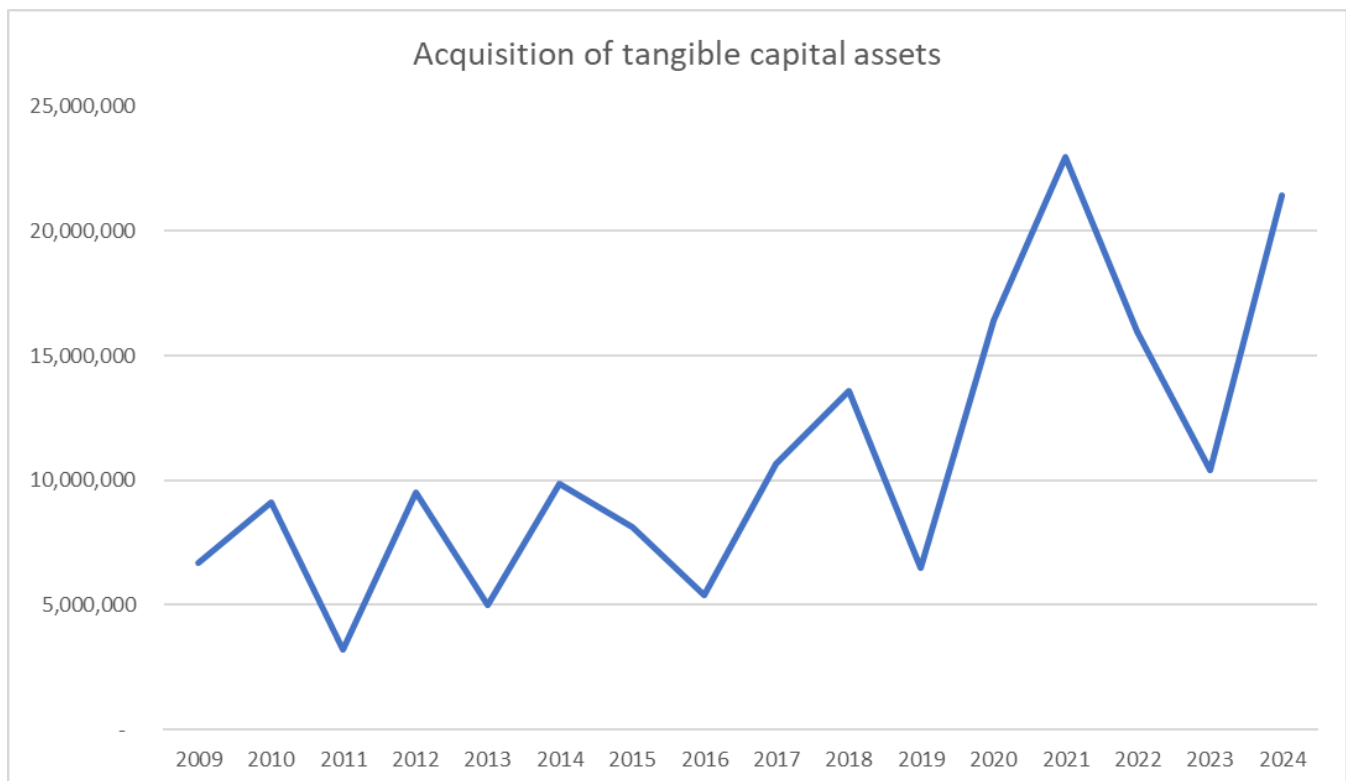
These financial statements have been prepared in accordance with generally accepted accounting principles for local governments following recommendations and guidance provided by Public Sector Accounting Standards (PSAS).

A net financial position indicates the extent that net financial resources are available to fund future operations and expenditures. In 2024 the District moved to a net financial position of \$11.4 million compared to \$17.4 million in 2023. While this is a significant decrease from the prior year it is largely due to the timing of the purchase of tangible capital assets, \$21.4 million in 2024 compared with \$10.4 million in 2023. The net financial position is in line with expectations based on timing of capital asset purchases.

The following chart shows the trend of net financial assets over the years:



This is consistent with the timing of significant capital expenditures:



2024 revenues were \$48.0m compared to \$49.2m budget. This 2.4% difference is largely explained by:

- Government transfers \$4.7m compared to budget of \$5.9m largely due to a capital grant being budgeted for 2024 but carried forward to occur in 2025 (indigenous cultural centre).
- Developer contributions \$1.9m compared to budget of \$4.3m due to multiple capital projects funded by Development Cost Charges (DCC's) budgeted for 2024 but carried forward to 2025.
- This was partially offset by Interest on Investments at \$2.4m compared to budget of \$1.2m due to higher investment returns than budget.

2024 revenues were \$3.8m lower than 2023 (\$48.0m vs. \$51.8m) primarily due to:

- \$6.8m Growing Communities Fund grant in 2023
- Offset partially by 9.5% tax increase plus growth resulted in \$2.2m of additional taxation revenue

2024 expenses of \$39.2m were \$1.2m higher than budget of \$38.0m. This 3.1% variance is largely due to amortization of capital assets of \$6.4m compared to budget of \$4.9m slightly offset by expenses being slightly under budget on an overall basis. Given the non-cash nature of amortization and its non-impact on taxation rates, it has not been overly scrutinized as part of the budget process and as such has lagged behind actual amortization. Changes to budgeting for 2025 have taken place to more accurately budget for amortization. Please see "2024 Expenses Budget to Actual" for a breakdown by department.

2024 expenses of \$39.2m came in \$2.6m higher than \$36.7m of 2023 expenses. This 7.0% increase was expected due to increases in RCMP and transit costs among general inflationary and supply chain increases. Please see table "2024 Actual to 2023 Actual" for breakdown by department.

Statement of Financial Position

Some items that are unique to PSAS financial reporting as follows:

- **Separation of financial assets and non-financial assets** – in typical financial statements of a business, a balance sheet is separated into three main categories – assets, liabilities, and shareholders' equity. In public sector financial statements, total assets are not specifically presented. Assets are separated between "financial" assets and "non-financial" assets:
 - Financial Assets are assets that generate cash flow and can be used to repay liabilities. Financial Assets include cash and cash equivalents and accounts receivables.
 - Non-Financial Assets generally do not provide cash flow and include tangible capital assets and other assets that are utilized on a continuing basis for public purposes having a useful life beyond one year. These assets are reflected at net book value (initial cost less amortization to date) and not intended to be sold in the normal course of operations.
- **Net Debt or Net Financial Assets** – With this separation of financial assets and non-financial assets, a performance measure unique to public sector financial statements results. The difference between financial assets and liabilities either reflects a "net debt" or "net financial asset" position.
 - Net Debt – A net debt position indicates the extent that debt and other liabilities have been taken on by the municipality to fund the delivery of services, investments in tangible capital assets and other transactions. Future revenue streams need to contemplate the requirement to repay debt obligations as they come due based on established repayment terms.
 - Net Financial Assets – A net financial asset position indicates the extent that net financial resources are available to fund future operations and spending.
 - The net debt and net financial assets will fluctuate from year to year depending on how much is spent on capital and how much surplus is recognized. However, the District should continue to see a net financial asset position as the reserves are held in line with the Reserve Policy adopted by Council.
- **Accumulated Surplus or Deficit** – the accumulated sum of non-financial assets and net financial assets. The District is in a "surplus" position. The surplus position reflects that net financial and physical resources are

available to provide future services. If an entity was in a net deficit position, this would reflect that future revenues are required to finance historical operations.

Statement of Operations and Accumulated Surplus

This statement provides the budgeted and actual revenues and expenses of the District for the fiscal year. Revenues are presented by their sources of funds (i.e. taxation, user fees, government transfers, etc.) Expenses are presented by function or major program (i.e. Protective services, Water, Sewer, etc.) The accumulated surplus represents the accumulated results experienced by the District over the years.

Please see executive summary for summary of most significant changes in budget vs. actual and actual vs. prior year as well as below for additional information:

2024 Expenses Budget to Actual					
Expenses	2024 Budget	2024 Actual	Difference in Budget vs. Actual	% Difference in Budget vs. Actual	Comments
General Government Services	4,826,865	5,488,597	661,732	14%	\$415,709 of actual amortization compared to budget of \$162,878. \$59,326 of accretion expense related to asset retirement obligations. Increase in contracted services along with associated increase in grant revenue. Additional wages & benefits associated with departmental realignments (with offsets in other departments).
Protective Services	8,399,013	7,763,211	(635,802)	-8%	Came in under budget due to actual RCMP FTEs of 14.78 compared to budget of 20.
Transportation Services	7,056,113	7,358,905	302,792	4%	Comparable to budget, \$2.1m of actual amortization compared to budget of \$1.7m.
Environmental Services	2,088,027	2,241,356	153,329	7%	See in conjunction with Planning & Development Services positive variance, difference primarily due to change in FTE coding.
Planning and Development Services	1,996,491	1,882,578	(113,913)	-6%	See in conjunction with Environmental Services negative variance, difference primarily due to change in FTE coding.
Parks and Recreation Services	5,358,007	5,900,784	542,777	10%	\$997,705 of actual amortization compared with \$613,358 budgeted. \$277,244 of performance fees at Creekside Theatre compared to \$80,000 budget. However, there was also programming revenues of \$306,657 compared to budget of \$90,000 associated with these events.
Water Services	4,870,985	4,970,003	99,018	2%	\$1.3m of amortization compared to \$1.1m budgeted. Otherwise comparable to budget.
Sewer Services	2,464,409	2,618,008	153,599	6%	\$846,582 of amortization compared with \$626,475 budgeted. Otherwise comparable to budget.
Interest Expense	984,139	1,011,314	27,175	3%	Interest expense slightly higher than budget due to increase in interest paid on prepaid taxes due to higher interest rates
Total	38,044,049	39,234,756	1,190,707	3%	

Expenses - 2024 Actual to 2023 Actual					
Expenses	2024 Actual	2023 Actual	Difference in Actual vs. Prior Year	% Difference in Actual vs. Prior Year	Comments
General Government Services	5,488,597	4,826,944	661,653	14%	Amortization of \$415,709 compared to \$369,291. Additional budgeted FTEs. Other increased costs anticipated in budget surrounding materials & supplies, contracted services etc.
Protective Services	7,763,211	7,708,494	54,717	1%	Higher contracted services for RCMP offset by less firefighting wages than 2023 related to summer 2023 fires.
Transportation Services	7,358,905	6,708,689	650,216	10%	Increase from \$1,961,332 in amortization to \$2,119,264. Inflationary increases to contracted services such as road maintenance services contract. \$334,000 increase in Transit contract.
Environmental Services	2,241,356	1,921,618	319,738	17%	Increases in hydro plant & garbage & recycling contract costs, change in FTE coding
Planning and Development Services	1,882,578	1,722,257	160,321	9%	Staffing vacancies during 2023 compared to 2024, change in FTE coding.
Parks and Recreation Services	5,900,784	5,700,551	200,233	4%	Minor increases in line with budgeted increases due to rising costs of materials, supplies, utilities, contracted services. Higher theatre performance fees (along with higher revenues).
Water Services	4,970,003	4,546,650	423,353	9%	Higher than prior year due to higher material/supply costs as well as additional users. \$76,000 additional amortization.
Sewer Services	2,618,008	2,409,419	208,589	9%	Higher than prior year due to higher material/supply costs as well as additional users. \$120,000 additional amortization.
Interest Expense	1,011,314	1,111,118	(99,804)	-9%	Less interest due to maturity of some loans.
Total	39,234,756	36,655,740	2,579,016	7%	

Statement of Changes in Net Debt

Explains the changes in net debt, reconciling the opening to the closing balance of net debt reported in the Statement of Financial Position.

Statement of Cash Flows

Explains the changes to cash and cash equivalents, reconciling the opening to the closing balance of cash and cash equivalents reported in the Statement of Financial Position.

Notes to Financial Statements and Schedules

Provides further details on information provided in the financial statements noted above. The full listing of debt including what it is for has been provided in Attachment B.

Schedule 1 – Schedule of Tangible Capital Assets

Summary of changes to the net book value of all District tangible capital assets and work in progress held by category.

Schedule 2 – Schedule of Accumulated Surplus

Summary of changes to reserves as well as the net investment in tangible capital assets.

Schedule 3 – Schedule of Segment Disclosure

Further details of the use of financial resources (revenue and expenses) by the District by function or segment.

Schedule 4 – Schedule of COVID-19 Restart Grant

This is a schedule required for the acceptance of the COVID-19 Safe Restart Grant received in November 2020 from the Provincial Government. This grant was recorded as revenue for 2020 with the amount not spent in 2020 moved into the financial stabilization reserve with the amount being drawn down as it gets spent.

Schedule 5 – Schedule of Growing Communities Fund Grant

This is a schedule required for the acceptance of the Growing Communities Fund Grant received in March 2023 from the Provincial Government. This grant was recorded as revenue for 2023 and then transferred into its own “Growing Communities Fund Reserve” where the amount will be drawn down as it gets spent.

Schedule 6 – Schedule of Local Government Housing Initiatives Grant

This is a schedule required for the acceptance of the Local Government Housing Initiatives Grant received in January 2024 from the Provincial Government. This grant was recorded as revenue for 2024 and then transferred into the financial stabilization reserve where the amount will be drawn down as it gets spent.

FINANCIAL IMPLICATIONS

☐ None ☒ Budget Previously Approved ☐ Other (see below)
Reporting on actual results for 2024.

COMMUNICATION

The financial statements are available publicly on the District’s website and at Municipal Hall as well as are included in the annual report that is released in June.

ALTERNATE RECOMMENDATION(S)

1. THAT the District of Lake Country’s 2024 draft Financial Statements not be approved and be sent back to staff.

Respectfully Submitted.

Trevor James, CFO, Director of Finance & Administration

Report Approval Details

Document Title:	2024 Audit and Financial Statements.docx
Attachments:	- Attachment 1 - 2024 Financial Statements - DLC 2025-05-01 Draft.pdf - Attachment 2 - Long Term Debt.pdf
Final Approval Date:	May 1, 2025

This report and all of its attachments were approved and signed as outlined below:

Reyna Seabrook, Director of Corporate Services - May 1, 2025 - 8:53 AM

Paul Gipps, Chief Administrative Officer - May 1, 2025 - 9:46 AM

Makayla Ablitt, Legislative & FOI Coordinator - May 1, 2025 - 9:50 AM

District of Lake Country

December 31, 2024

Draft - for discussion purposes only

Draft - for discussion purposes only

This page intentionally left blank

District of Lake Country

December 31, 2024

Table of Contents

	<u>Page</u>
Statement of Financial Position	1
Statement of Operations and Accumulated Surplus	2
Statement of Changes in Net Financial Assets	3
Statement of Cash Flows	4
Notes to the Financial Statements	5
Schedule of Tangible Capital Assets	22
Schedule of Accumulated Surplus	24
Schedule of Segment Disclosure	26
Schedule of COVID-19 Safe Restart Grant (unaudited)	29
Schedule of Growing Communities Fund Grant (unaudited)	30
Schedule of Local Government Housing Initiatives Grant (unaudited)	31

Draft - for discussion purposes only

This page intentionally left blank

2024

DISTRICT OF LAKE COUNTRY
FINANCIAL STATEMENTS



LAKE COUNTRY

Life. The Okanagan Way.

Municipal Hall

10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-5650
Fax: 250-766-0116

May 6, 2025

Mayor and Council
District of Lake Country

Mayor Ireland and Council,

In accordance with Section 167 of the Community Charter, I am pleased to present the 2024 Annual Financial Statements of the District of Lake Country for the fiscal year ended December 31, 2024. These statements include the Independent Auditors' Report, the financial statements and the notes and schedules to the financial statements for the District of Lake Country.

The financial statements for the year ended December 31, 2024 were prepared by the District in accordance with Canadian Public Sector Accounting Standards. The integrity and objectivity of these statements are management's responsibility. Management is also responsible for implementing and maintaining a system of good internal controls to safeguard the District's assets and to provide reasonable assurance that reliable and consistent financial information is provided.

Council is responsible for ensuring management fulfills its responsibility for financial reporting and internal control.

The auditors, BDO Canada LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion regarding the Annual Financial Statements. The audit was planned and performed to obtain reasonable assurance as to whether the financial statements are free from material error or misstatement.

The District strives to ensure that services are effectively and efficiently delivered to meet Council's and the community's goals and vision. The District is committed to providing sound financial management and long-term strategic planning to achieve these objectives.

Respectfully submitted,



Trevor James, CPA, CA
Chief Financial Officer



Independent Auditors' Report

To the Members of Council, Inhabitants and Taxpayers of the District of Lake Country

Opinion

We have audited the financial statements of the District of Lake Country (the "District"), which comprise the statement of financial position as at December 31, 2024, and the statement of changes in net financial assets, statement of operations and accumulated surplus, and statement of cash flows for the year then ended, and notes and schedules to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the District as at December 31, 2024, and its results of operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Other Matter

We have not audited, reviewed or otherwise attempted to verify the accuracy or completeness of Schedules 4, 5 and 6 on pages 29 to 31 of these financial statements.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the District in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the District's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the District or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the District's financial reporting process.



Tel: 250 763 6700
Fax: 250 763 4457
www.bdo.ca

BDO Canada LLP
1631 Dickson Avenue, Suite 400
Kelowna, BC V1Y 0B5

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Kelowna, British Columbia
May 6, 2025

District of Lake Country

Statement of Financial Position

As at December 31

2024

2023

Financial assets

Cash and cash equivalents (Note 5)

\$ 39,152,070

\$ 47,733,177

Accounts receivable (Note 6)

8,128,159

6,057,501

47,280,229

53,790,678

Liabilities

Accounts payable and accrued liabilities (Note 7)

6,584,599

8,368,736

Security deposits

2,757,596

2,866,961

Deferred revenue (Note 8)

3,218,244

2,945,627

Restricted revenue (Note 9)

5,628,196

3,293,155

Long-term debt (Note 10)

16,974,916

18,345,447

Asset retirement obligation liability (Note 11)

739,006

558,799

35,902,557

36,378,725

Net financial assets

11,377,672

17,411,953

Non-financial assets

Tangible capital assets (Schedule 1)

237,192,814

221,928,322

Prepaid expenses

106,096

545,247

Accumulated surplus (Schedule 2)

\$ 248,676,582

\$ 239,885,522

Contingent liabilities and commitments (Note 12)

Trevor James, CPA, CA
Chief Financial Officer

Blair Ireland
Mayor

See accompanying notes to the financial statements.

District of Lake Country

Statement of Operations and Accumulated Surplus

For the year ended December 31	2024 Budget *	2024 Actual	2023 Actual
Revenue			
Taxation (Note 13)	\$ 25,411,104	\$ 25,411,940	\$ 23,211,440
Utility revenues	6,201,262	7,006,826	5,924,244
Services provided to other governments	859,442	840,015	813,571
Sale of services	3,197,733	3,237,857	4,228,904
Permits and licences	1,620,500	1,645,525	1,315,749
Interest on Investments	1,217,069	2,386,944	2,383,888
Government transfers (Note 14)	5,864,795	4,720,442	8,682,479
Developer contributions	4,308,075	1,862,777	4,021,652
Other revenue	526,464	913,490	1,202,509
	<u>49,206,444</u>	<u>48,025,816</u>	<u>51,784,436</u>
Expenses			
General Government Services	4,826,865	5,488,597	4,826,944
Protective Services	8,399,013	7,763,211	7,708,494
Transportation Services	7,056,113	7,358,904	6,708,689
Environmental Services	2,088,027	2,241,357	1,921,618
Planning and Development Services	1,996,491	1,882,578	1,722,257
Parks and Recreation Services	5,358,007	5,900,784	5,700,551
Water Services	4,870,985	4,970,003	4,546,650
Sewer Services	2,464,409	2,618,008	2,409,419
Interest expense	984,139	1,011,314	1,111,118
	<u>38,044,049</u>	<u>39,234,756</u>	<u>36,655,740</u>
Annual surplus	11,162,395	8,791,060	15,128,696
Accumulated surplus, beginning of year	239,885,522	239,885,522	224,756,826
Accumulated surplus, end of year	<u><u>\$ 251,047,917</u></u>	<u><u>\$ 248,676,582</u></u>	<u><u>\$ 239,885,522</u></u>

* Note 3

See accompanying notes to the financial statements.

District of Lake Country

Statement of Changes in Net Financial Assets

For the Year Ended December 31	2024 Budget	2024 Actual	2023 Actual
Unrestricted annual surplus	\$ 11,162,395	\$ 8,791,060	\$ 15,128,696
Acquisition of tangible capital assets	(38,284,384)	(21,436,253)	(10,429,981)
Developer contribution of tangible capital assets	-	(91,080)	(1,030,095)
Amortization of tangible capital assets	4,867,468	6,360,172	5,991,423
Increase in tangible capital assets due to asset retirement obligations	-	(111,515)	(532,291)
Net gain on disposal of tangible capital assets	-	(132,916)	(389,661)
Proceeds from disposal of tangible capital assets	7,600	147,100	402,637
Acquisition of prepaid expenses	-	439,151	(445,353)
(Decrease)/increase in net financial assets	(22,246,921)	(6,034,281)	8,695,375
Net financial assets, beginning of year	17,411,953	17,411,953	8,716,578
Net financial assets, end of year	\$ (4,834,968)	\$ 11,377,672	\$ 17,411,953

See accompanying notes to the financial statements.

District of Lake Country

Statement of Cash Flows

For the year ended December 31	2024	2023
Net inflow (outflow) of cash and cash equivalents related to the following activities		
Operating activities		
Annual surplus for the year	\$ 8,791,060	\$ 15,128,696
Adjustment for non-cash items		
Amortization of tangible capital assets	6,360,172	5,991,423
Accretion of asset retirement obligations	68,692	26,508
Developer contribution of tangible capital assets	(91,080)	(1,030,095)
Net gain on disposal of tangible capital assets	(132,916)	(389,661)
Actuarial adjustment on long-term debt	(350,566)	(305,824)
Acquisition of prepaid expenses	439,151	(445,353)
Increase/(decrease) in		
Accounts receivable	(2,070,658)	(469,385)
Accounts payable	(1,784,137)	1,827,390
Security deposits	(109,365)	(563,803)
Deferred revenue	272,617	(33,731)
	<u>11,392,970</u>	<u>19,736,165</u>
Financing activities		
Restricted revenue development cost charges, net	2,335,041	(410,623)
Restricted revenue parkland acquisition funds	-	82,050
Repayment of long-term debt	(1,019,965)	(1,014,859)
	<u>1,315,076</u>	<u>(1,343,432)</u>
Capital activities		
Acquisition of tangible capital assets	(21,436,253)	(10,429,981)
Proceeds from disposal of tangible capital assets	147,100	402,637
	<u>(21,289,153)</u>	<u>(10,027,344)</u>
Increase in cash and cash equivalents	<u>(8,581,107)</u>	<u>8,365,389</u>
Cash and cash equivalents, beginning of year	<u>47,733,177</u>	<u>39,367,788</u>
Cash and cash equivalents, end of year	<u><u>\$ 39,152,070</u></u>	<u><u>\$ 47,733,177</u></u>
Supplementary cash flow information		
Interest paid	<u>\$ 1,011,314</u>	<u>\$ 1,111,118</u>

See accompanying notes to the financial statements.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

The notes to the financial statements are an integral part of the statements. They explain the significant accounting and reporting policies and principles underlying these statements. They also provide relevant supplementary information and explanations which cannot be conveniently expressed in the financial statements.

1. Nature of entity

The District of Lake Country ("the District") was incorporated under the laws of British Columbia in 1995 and is engaged in the operation of a municipality.

2. Significant accounting policies

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards.

The following is a summary of the District's significant accounting policies:

Basis of presentation

The District's resources and operations are segregated into General, Water, Sewer and Statutory Reserve Funds for accounting and financial reporting purposes. Each of these funds is further segregated into operating and capital funds, where applicable. The financial statements include all of the accounts of these funds.

Accrual accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measured.

Financial Instruments

Cash and equity instruments quoted in an active market are measured at fair value (hierarchy level one - quoted market prices). All other financial instruments, are measured at cost or amortized cost. The carrying amount of each of these financial instruments is presented on the statement of financial position.

Unrealized gains and losses from changes in the fair value of financial instruments are recognized in the statement of remeasurement gains and losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the statement of operations.

When investment income and realized and unrealized gains and losses from changes in the fair value of financial instruments are externally restricted, the investment income and fair value changes are recognized as revenue in the period in which the resources are used for the purpose specified.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense.

For portfolio measurements measured at cost, the cost method records the initial investment at cost and

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

2. Significant accounting policies (continued)

Financial Instruments (continued)

earnings from such investments are recognized only to the extent received or receivable. When an investment is written down to recognize an impairment loss, the new carrying value is deemed to be the new cost basis for subsequent accounting purposes.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.

Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value.

Tangible capital assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to the acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over their estimated useful lives.

The estimated useful lives are as follows:

Tangible capital assets	Estimated useful life
Land improvements	10 - 50 years
Buildings	50 years
Furniture and equipment	5 - 20 years
Vehicles and machinery	8 - 20 years
IT Infrastructure	5 years
Road surface	20 years
Road base	80 - 99 years
Other road structures	20 - 50 years
Water, sewer, and other structures	25 - 80 years

One-half of the annual amortization is charged in the year of acquisition and in the year of disposal.

Work in Progress is valued at cost and represents capital projects under construction but not yet ready for use. Amortization commences once the individual projects are capitalized.

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

The District has numerous works of art located throughout the District which are not reflected in these financial statements due to the subjectivity as to their value.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

2. Significant accounting policies (continued)

Supplies on hand

Supplies are charged to operations when purchased.

Capitalization of interest

The District capitalizes interest on temporary borrowing until the completion of the project that is to be financed by debenture debt at the current rate of the District's short-term borrowing.

Debenture debt

Outstanding debenture debt is reported net of sinking fund balances.

Debt charges

Interest on debt is charged to current operations. Interest charges are accrued for the period from the date of the latest interest payment to the end of the year.

Liability for contaminated sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when all of the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the District is directly responsible and accepts responsibility;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

The liability includes all costs directly attributable to remediation activities including post remediation operations, maintenance and monitoring.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

2. Significant accounting policies (continued)

Asset retirement obligation

An asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset that the District will be required to settle. The District recognizes asset retirement obligations when there is a legal obligation to incur retirements costs in relation to a tangible capital asset, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made.

Asset retirement obligations are initially measured at the best estimate of the amount required to retire a tangible capital asset at the financial statement date. The estimate of a liability includes costs directly attributable to asset retirement activities.

Asset retirement obligations are recorded as liabilities with a corresponding increase to the carrying amount of the related tangible capital asset. Subsequently, the asset retirement costs are allocated to expenses over the useful life of the tangible capital asset. The obligation is adjusted to reflect period-to period changes in the liability resulting from the passage of time and for revisions to either the timing or the amount of the original estimate of the undiscounted cash flows or the discount rate.

Municipal Finance Authority debt reserve deposits

The District issues its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the Municipal Finance Authority as a debt reserve fund. The District also executes demand notes in connection with each debenture whereby the District may be required to loan certain amounts to the Municipal Finance Authority. These demand notes are contingent in nature, and are detailed as follows:

	Demand Notes	Cash Deposits	Total 2024	Total 2023
General Fund	\$ 287,841	\$ 133,157	\$ 420,998	\$ 416,517
Water Fund	34,809	14,726	49,535	99,528
Sewer Fund	276,538	109,635	386,173	629,052
	<u>\$ 599,188</u>	<u>\$ 257,518</u>	<u>\$ 856,706</u>	<u>\$ 1,145,097</u>

Reserve funds

Non-statutory reserves represent an appropriation of surplus for specific purposes. Reserves for future capital expenditures represent funds to finance incomplete capital projects. Statutory reserves are restricted by the Community Charter and the associated municipal bylaws that established the reserves.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

2. Significant accounting policies (continued)

Revenue recognition

Taxes are recognized as revenue in the year they are levied. Through the BC Assessment appeal process property assessment values may be adjusted through a supplementary roll. Decreases or increases of taxation as a result of these re-assessments are recognized at the time they are awarded.

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

The District recognizes revenue from users of the water, sewer, solid waste disposal, and rentals of District property services on a straight-line basis over the period of time that the relevant performance obligations are satisfied by the District.

The District recognizes revenue from administrative services, building permits, development permits, sales of goods and other licenses and permits at the point in time that the District has performed the related performance obligations and control of the related benefits has passed to the payors.

Revenue from transactions without performance obligation is recognized at realizable value when the District has the authority to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

The District recognizes revenue from tax penalties and interest, municipal ticket fines, and other revenue without associated performance obligations at the realizable value at the point in time when the District is authorized to collect these revenues.

Investment income is recorded on the accrual basis and recognized when earned.

Government transfers are recognized as revenue in the period that the transfer is authorized, eligibility criteria, if any, have been met by the District, and a reasonable estimate of the amount to be received can be made.

Developer contributions are recognized as revenue during the period in which the related costs are incurred or when infrastructure is turned over to the District.

Expenses

Expenses are recorded in the period in which the goods or services are acquired and a liability is incurred.

Use of estimates

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported revenue and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of employee benefit plans, allowance for doubtful accounts receivable, provision for contingencies and tangible capital assets estimated useful life and related amortization. Actual results could differ from management's best estimates as additional information becomes available. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

3. Budget figures

The budget figures are from the District's Annual Five-Year Financial Plan Bylaw adopted by Mayor and Council before May 15th of year year. Subsequent amendments have been made by Council to reflect changes in the budget as required by legislation. The budget was not prepared on a basis consistent with that used to report actual results (Public Sector Accounting Standards). The budget was prepared on a modified accrual basis while Public Sector Accounting Standards require a full accrual basis. The budget figures anticipated using surpluses accumulated in previous years to reduce current year expenditures in excess of current year revenues to \$11,162,395. In addition, the budget expensed all tangible capital asset expenditures. As a result, the budget figures presented in the statement of operations and the statement of changes in net financial assets (net debt) represent the budget adopted by Mayor and Council with adjustments as follows:

	2024
Add:	
Acquisition of tangible capital assets	\$ 38,284,384
Long-term debt principal payments and actuarial adjustments	1,370,534
Less:	
Transfers from surpluses and reserves	(23,625,054)
Transfer from equity in tangible capital assets for amortization	(4,867,469)
Financial plan (Budget) surplus per statement of operations	<u>\$ 11,162,395</u>

4. Financial Instruments

The District is potentially exposed to credit risk, market and interest rate risk, and liquidity risk from the District's financial instruments. Qualitative and quantitative analysis of the significant risks from the District's financial instruments is provided below by type of risk.

There have not been any changes from the prior year in the District's exposure to above risks or the policies, procedures and methods it uses to manage and measure the risks.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The District is exposed to credit risk through its cash, accounts receivable, and short-term investments.

The District manages its credit risk by manages it credit risk by:

- Ensuring receivables are primarily government organizations.
- Having legislated collateral over taxes receivable from highly diversified nature of residents of the District.
- Holding cash and guaranteed investment certificates at federally regulated chartered banks with cash accounts insured.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

Financial Instruments (continued)

Credit risk (continued)

- The District measures its exposure to credit risk based on:
- By how long amounts have been outstanding from government organizations regarding capital projects and other.
- Based on historical experience regarding collections

The maximum exposure to credit risk at the financial statement date is the carrying value of its cash and cash equivalents and accounts receivable as outlined in Notes 5 and 6. Accounts receivable arise primarily as a result of utilities, and grants receivable. Based on this knowledge, credit risk of cash and accounts receivable are assessed as low.

The District manages exposure to credit risk for cash equivalents by ensuring adequate diversification and by maintaining its investments which meets the investment requirements of Section 183 of the Community Charter of the Province of BC. As a result, the District has reduced exposure to market or value risk. The maximum exposure to credit risk on short-term investments is outlined in Note 5.

Liquidity risk

Liquidity risk is the risk that the District will encounter difficulty in meeting obligations associated with financial liabilities. The District is exposed to liquidity risk through its accounts payable, long-term debt, and investments.

The District manages this risk by staggering maturity dates of investments based on cash flow needs. Also to help manage the risk, the District has in place a planning, budgeting and forecasting process to help determine the funds required to support the normal operating requirements. The District's five-year financial plan is approved by the Mayor and Council, which includes operational activities and capital investments. The District measures its exposure to liquidity risk based on cash flow needs versus available cash.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Municipality is exposed to interest rate risk through its long-term debt and the value of portfolio investments.

The Municipality manages interest rate risk on its long-term debt by holding all debt through MFA at a fixed rate, with refinancing typically being completed at the ten or fifteen year mark. Therefore, fluctuations in market interest rates would not impact future cash flows and operations relating to long-term debt. See Note 9 for interest rates and maturity dates for long term debt.

Investments that are subject to interest rate risk are GICs, Chartered Bank Accruals and Debentures (see Note 5). The risk is caused by changes in interest rates. As interest rates rise, the fair value of the investments decrease and, as interest rates fall, the fair value of these investments increase.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

5. Cash and cash equivalents

Cash and cash equivalents consist of cash and short-term investments with maturities of 90 days or less from the date of acquisition. Cash and cash equivalents are recorded at cost and are comprised of the following:

	2024	2023
Cash	\$ 6,495,639	\$ 11,054,796
Term Deposits	27,694,569	30,678,016
Chartered Bank Accrual Notes and Debentures	4,961,862	6,000,365
Total Cash and Cash Equivalents	<u>\$ 39,152,070</u>	<u>\$ 47,733,177</u>

Included in 2024 cash and cash equivalents is \$2,392,662 (2023 - \$2,561,873) relating to performance deposits, the use of which is subject to certain restrictions.

Details of term deposits and debentures are as follows:

	2024	2023
Maturing within 6 months, 4.15% - 4.82%	\$ 9,500,000	\$ 13,991,372
Maturing 6 months to 1 year, 1.13% - 5.10%	3,422,351	4,954,934
Maturing 1 year to 5 years, 1.76% - 5.15%	14,508,274	16,396,193
Maturing beyond 5 years, 2.25% - 4.56%	5,225,806	1,335,882
Total term deposits and debentures	<u>\$ 32,656,431</u>	<u>\$ 36,678,381</u>

Operating line of credit

The District has an operating line of credit with the Toronto Dominion Commercial Bank for an authorized amount of \$1,500,000, bearing interest at bank prime rate. At December 31 the balance outstanding on the operating line of credit was \$nil (2023 - \$nil).

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

6. Accounts receivable

Accounts receivable are recorded net of allowance and is comprised of the following:

	2024	2023
Property tax receivables	\$ 1,159,160	\$ 999,728
Trade receivables	3,227,993	2,047,970
Due from other governments	1,659,694	1,106,979
Water utility fees	2,081,312	1,902,824
	<u>\$ 8,128,159</u>	<u>\$ 6,057,501</u>

7. Accounts payable and accrued liabilities

Accounts payable and accrued liabilities are comprised of the following:

	2024	2023
Accounts payable	\$ 2,928,683	\$ 5,723,030
Due to other governments	2,833,098	1,826,401
Trade contract holdbacks	3,000	299,890
Wages and benefits	819,818	519,415
	<u>\$ 6,584,599</u>	<u>\$ 8,368,736</u>

8. Deferred revenue

The District records deferred revenue for funds received in advance on services not yet rendered and is recognized as revenue during the period in which the services are provided. Because these funds are restricted in nature, they are shown as a liability.

	2023	Deferred revenue received	Deferred revenue recognized	2024
Prepaid taxes	\$ 1,816,873	\$ 1,794,339	\$ (1,816,875)	\$ 1,794,337
Prepaid water utility fees	78,185	28,358	(78,185)	28,358
Prepaid leisure service fees	37,834	43,130	(37,834)	43,130
Deferred parcel tax	26,166	-	-	26,166
Other	986,569	414,678	(74,994)	1,326,253
	<u>\$ 2,945,627</u>	<u>\$ 2,280,505</u>	<u>\$ (2,007,888)</u>	<u>\$ 3,218,244</u>

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

9. Restricted revenue

Development cost charges and parkland acquisition funds

Pursuant to the provisions of the Local Government Act, development cost charges ("DCC's") and parkland acquisition funds are held in statutory reserve funds for the purposes for which the charges have been imposed. When the related costs are incurred, the DCC's and parkland acquisition funds are recognized as revenue. Because these funds are restricted in nature, they are shown as a liability.

	Development cost charge restricted revenue 2024	Parkland acquisition restricted revenue 2024	Total 2024	Total 2023
Financial assets:				
Cash	\$ 5,546,146	\$ 82,050	\$ 5,628,196	\$ 3,293,155
	<u>5,546,146</u>	<u>82,050</u>	<u>5,628,196</u>	<u>3,293,155</u>
Balance, beginning of year	3,211,105	82,050	3,293,155	3,621,728
Contributions from developers	4,079,661	-	4,079,661	2,562,218
Permit adjustments	(155,680)	-	(155,680)	-
Interest on investments	178,444	-	178,444	108,599
Capital financing	(1,767,384)	-	(1,767,384)	(2,999,390)
Balance, end of year	<u>\$ 5,546,146</u>	<u>\$ 82,050</u>	<u>\$ 5,628,196</u>	<u>\$ 3,293,155</u>

In accordance with Section 562 of the Local Government Act, no DCC's were waived or reduced for eligible development as defined under Section 563 of the Act. DCC reserve balances can be itemized as follows:

	2024	2023
Roads DCC	\$ 391,690	\$ 411,792
Drainage DCC	830,958	911,962
Park DCC	3,187,295	1,193,970
Water DCC	2,495,516	1,950,192
Sewer DCC	(1,359,313)	(1,256,811)
Parkland acquisition	<u>82,050</u>	<u>82,050</u>
	<u>\$ 5,628,196</u>	<u>\$ 3,293,155</u>

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

10. Long-term debt

	Interest rate	Year of maturity	Balance, beginning of year	Additions	Principal payment	Actuarial adjustment	Balance, end of year
General Fund							
MFA Issue 104	5.150%	2028	\$ 549,340	\$ -	\$ 56,317	\$ 45,105	\$ 447,918
MFA Issue 105	4.900%	2029	192,863	-	16,791	12,285	163,787
MFA Issue 133	2.750%	2035	1,777,997	-	92,469	29,295	1,656,233
MFA Issue 157	3.360%	2042	5,884,263	-	239,737	5,993	5,638,533
			<u>8,404,463</u>	<u>-</u>	<u>405,314</u>	<u>92,678</u>	<u>7,906,471</u>
Water Fund							
MFA Issue 105	4.900%	2024	80,026	-	46,213	33,813	-
MFA Issue 114	3.650%	2026	91,003	-	19,118	-	71,885
MFA Issue 114	3.650%	2026	59,473	-	29,254	-	30,219
MFA Issue 127	3.300%	2029	209,963	-	22,240	9,414	178,309
			<u>440,465</u>	<u>-</u>	<u>116,825</u>	<u>43,227</u>	<u>280,413</u>
Sewer Fund							
MFA Issue 70	5.745%	2024	334,520	-	145,899	188,621	-
MFA Issue 126	3.850%	2033	638,591	-	39,335	15,099	584,157
MFA Issue 158	4.090%	2042	8,527,408	-	312,592	10,941	8,203,875
			<u>9,500,519</u>	<u>-</u>	<u>497,826</u>	<u>214,661</u>	<u>8,788,032</u>
Total long-term debt			<u>\$ 18,345,447</u>	<u>\$ -</u>	<u>\$ 1,019,965</u>	<u>\$ 350,566</u>	<u>\$ 16,974,916</u>

The principal repayments on long-term debt required in each of the five years and thereafter are as follows:

	2025	2026	2027	2028	2029	Thereafter	Total
General Fund	\$ 405,314	\$ 405,314	\$ 405,314	\$ 405,314	\$ 348,997	\$ 3,671,397	\$ 5,641,650
Water Fund	120,255	75,873	23,906	23,906	23,906	-	267,846
Sewer Fund	351,927	351,927	351,927	351,927	351,927	4,221,035	5,980,670
Actuarial Adjustment	-	-	-	-	-	-	5,084,750
	<u>\$ 877,496</u>	<u>\$ 833,114</u>	<u>\$ 781,147</u>	<u>\$ 781,147</u>	<u>\$ 724,830</u>	<u>\$ 7,892,432</u>	<u>\$ 16,974,916</u>

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

11. Asset Retirement Obligations

The District owns and operates several assets that are known to have asbestos and lead paint, which represent a health hazard upon demolition or renovation of the assets. There is a legal obligation to remove and dispose of the hazardous materials. The District has recognized an obligation relating to the removal of the hazardous materials in these assets.

Estimated costs totaling \$2,068,372 (2023 - \$2,001,140) have been discounted using a present value calculation with a discount rate of 4.55% (2023 - 4.98%) . The timing of these expenditures is estimated to occur between 2024 and 2067 with the regular replacement, renovation, or disposal of assets. No recoveries are expected at this time.

	2024	2023
Opening asset retirement obligation	\$ 558,799	\$ -
Recognition of expected discounted cash flows	111,515	532,291
Increase attributable to accretion	68,692	26,508
Closing asset retirement obligation	<u>\$ 739,006</u>	<u>\$ 558,799</u>

12. Contingent liabilities and commitments

Regional District of Central Okanagan

Regional District debt is, under the provisions of the Local Government Act, a direct, joint and several liability of the District and each electoral area and member municipality within the Regional District, including the District of Lake Country. The loan agreements with the Regional District of Central Okanagan and the Municipal Finance Authority provide that if at any time the scheduled payments provided for in the agreements are not sufficient to meet the Authority's obligation with respect to such borrowing, the resulting deficiency becomes a liability of the member municipalities.

Legal actions

The District is currently engaged in certain legal actions, the outcome of which is not determinable at this time. Accordingly, no provision has been made in the accounts for these actions. The amount of loss, if any, arising from these actions will be recorded in the accounts in the period in which the loss becomes estimable and likely.

Pension liability

The District and its employees contribute to the Municipal Pension Plan (a jointly trusted pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2023 the plan has

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

12. Contingent liabilities and commitments (continued)

Pension liability (continued)

about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate maybe adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021 indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2024.

The District paid \$839,947 (2023 - \$770,089) for employer contributions, while employees contributed \$760,712 (2023 - \$697,634) to the plan in fiscal 2024.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

Letter of Credit

The District holds an irrevocable letter of credit in the amount of \$97,540. The letter of credit is being held as a deposit on a capital project being administered by the Department of Fisheries and Oceans.

Commitments

The District has entered into various agreements and contracts for services with periods ranging from one to twenty years.

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

13. Taxation

In 2024 the District collected \$14,876,171 (2023 - \$14,020,974) on behalf of other taxing jurisdictions and transferred this amount to those other authorities. The collections and transfers are itemized as follows:

	2024	2023
Collections for and transfers to other governments		
Taxes collected		
Property taxes	\$ 37,228,531	\$ 34,256,180
Special assessments	2,355,827	2,334,144
1% utility tax	261,621	261,311
Penalties and interest on taxes	390,005	320,873
Grant in lieu of taxes	52,127	59,906
	<u>40,288,111</u>	<u>37,232,414</u>
Less transfer to other governments		
Province of BC (school taxes)	10,300,087	9,673,147
BC Assessment Authority	278,691	265,415
Municipal Finance Authority	1,553	1,524
Regional Hospital District	1,481,592	1,453,550
Okanagan Regional Library	825,880	770,753
Regional District of Central Okanagan	1,988,368	1,856,585
	<u>14,876,171</u>	<u>14,020,974</u>
Net taxes available for municipal purposes	<u>\$ 25,411,940</u>	<u>\$ 23,211,440</u>

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

14. Government transfers

In 2024 the District received and recorded as revenue the following transfers:

	2024	2023
Federal Conditional Transfers		
Federal Gas Tax Strategic Priorities Fund	\$ -	\$ 41,046
Provincial Unconditional Transfers		
Traffic Fine Revenue Sharing Grant	96,000	80,000
Small Community Grant	228,900	233,000
Local Government Climate Action Program	398,730	136,082
Growing Communities Fund	-	6,778,000
BC Housing Needs Assessment Grant	-	23,543
Local Government Development Approvals	57,500	-
Local Government Housing Initiatives	231,057	-
	<u>1,012,187</u>	<u>7,250,625</u>
Provincial Conditional Transfers		
COVID-19 Resilience Infrastructure Grant	-	162,025
Investing in Canada Infrastructure Program	1,979	98,543
Community Emergency Preparedness	2,460,997	-
Other Conditional Transfers	82,060	257,980
	<u>2,545,036</u>	<u>518,548</u>
Regional and Other External Conditional Transfers		
Gas Tax Community Works Fund	783,621	653,972
Student Grants	2,385	6,795
Okanagan Basin Water Board	118,175	137,690
UBCM FireSmart Grant	243,648	73,803
LCFD Legacy Leadership Fund	15,390	-
	<u>1,163,219</u>	<u>872,260</u>
Total government transfers	<u>\$ 4,720,442</u>	<u>\$ 8,682,479</u>

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

15. Letters of credit

As of December 31, the District is holding letters of credit in the amount of \$7,635,869 (2023 - \$5,643,695), which are received as security related to performance deposits.

16. Segmented information

The District of Lake Country is a diversified municipal government that provides a wide range of services to its citizens. For management reporting purposes the District's operations and activities are organized and reported by funds and departments. The General Fund reports on property tax supported operations, which include services provided by the District to citizens such as general government, protective, transportation, environmental, planning and development and community and customer services. The utility operations are comprised of the water and sewer systems, each accounting for its own operations and programs within their own funds. Operating results reported by the following segments is included in Schedule 3.

General Government services

General Government operations are primarily funded by property taxation and business tax revenues. The expenses within the department are for legislative, general administration, human resources and finance functions within the municipality. The general revenue reported under the department includes revenues associated with taxation, business licence revenues and payments in-lieu of taxes. These revenues have not been apportioned to other departments supported by the General Fund.

Protective services

Protective services are comprised of police services provided by the Royal Canadian Mounted Police and fire services. The mandate of the police is to ensure the safety of the lives and property of citizens, preserve peace and good order, prevent crimes from occurring, detect offenders, and enforce the law. The fire department is responsible for effective fire protection and public safety services to the District. This includes fire prevention, fire safety inspections, fire control and/or suppression. Bylaw enforcement is also reported under this department.

Transportation services

Transportation services are responsible for the delivery of municipal public works services related to the planning, development and maintenance of roadway and drainage systems and street lighting.

Environmental services

Environmental services are comprised of transit, garbage and recycling services, as well as the Lake Country hydroelectric generating station.

Planning and Development

Planning and Development services monitor compliance with Council policies governing subdivision, land use and building inspection. This department also provides economic development services within the municipality.

Parks and Recreation

Parks and Recreation services provide services related to recreation, leisure and culture. The facilities

District of Lake Country

Notes to the Financial Statements

For the year ended December 31, 2024

16. Segmented information (continued)

Parks and Recreation (continued)

managed within this department include parks, arena, seniors centre, community theatre and the community complex.

Water systems

The Water department provides safe drinking water to citizens of Lake Country. Revenue and expenses represent the amounts that are directly attributable to the function of the water department. Water is accounted for in its own fund.

Sewer system

The Sewer department manages the wastewater treatment plants and sewer collection system. Sewer is accounted for in its own fund.

17. Expenses by object

Total expenses by object are itemized in Schedule 3 – Segment Disclosure.

18. Comparative figures

Certain comparative figures have been reclassified to conform to the presentation format adopted for the current year.

District of Lake Country

Schedule 1 - Schedule of Tangible Capital Assets

For the Year Ended December 31	Land	Land Improvements	Buildings	Furniture & Equipment	Vehicle & Machinery	IT Infrastructure
COST						
Opening Balance	\$ 39,662,577	\$ 11,058,266	\$ 44,748,188	\$ 3,922,305	\$ 8,178,985	\$ 2,568,207
Add: additions	5,187,798	672,632	5,070,130	168,423	1,425,424	327,802
Add: contributed capital	-	-	-	-	-	-
Add: ARO recognition (Note 11)	-	-	111,516	-	-	-
Less: disposals/transfers	(4,186)	-	-	(34,729)	(158,822)	(347,978)
Closing balance	<u>44,846,189</u>	<u>11,730,898</u>	<u>49,929,834</u>	<u>4,055,999</u>	<u>9,445,587</u>	<u>2,548,031</u>
ACCUMULATED AMORTIZATION						
Opening Balance	-	3,001,144	10,179,545	1,981,158	4,307,263	910,598
Add: amortization	-	437,402	1,023,627	209,837	522,932	313,544
Less: accumulated amortization on disposals	-	-	-	(34,729)	(148,822)	(347,978)
Closing balance	<u>-</u>	<u>3,438,546</u>	<u>11,203,172</u>	<u>2,156,266</u>	<u>4,681,373</u>	<u>876,164</u>
Net book value, December 31, 2024	<u>44,846,189</u>	<u>8,292,352</u>	<u>38,726,662</u>	<u>1,899,733</u>	<u>4,764,214</u>	<u>1,671,867</u>
Net book value, December 31, 2023	<u>\$ 39,662,577</u>	<u>\$ 8,057,122</u>	<u>\$ 34,568,643</u>	<u>\$ 1,941,147</u>	<u>\$ 3,871,722</u>	<u>\$ 1,657,609</u>

District of Lake Country

Schedule 1 - Schedule of Tangible Capital Assets

For the Year Ended December 31	Engineering Structures					2024 Total	2023 Total
	Water	Sewer	Roads	Environmental & Other	Work-in- Progress		
COST							
Opening Balance	\$ 59,375,914	\$ 35,511,008	\$ 74,132,398	\$ 4,118,791	\$ 2,608,746	\$285,885,385	\$ 273,951,929
Add: additions	3,941,182	719,341	3,485,967	-	3,846,920	24,845,619	31,809,293
Add: contributed capital	41,677	3,872	45,530	-	-	91,079	1,030,095
Add: ARO recognition (Note 11)	-	-	-	-	-	111,516	532,291
Less: disposals/transfers	-	-	-	-	(3,409,364)	(3,955,079)	(21,438,223)
Closing balance	<u>63,358,773</u>	<u>36,234,221</u>	<u>77,663,895</u>	<u>4,118,791</u>	<u>3,046,302</u>	<u>306,978,520</u>	<u>285,885,385</u>
ACCUMULATED AMORTIZATION							
Opening Balance	14,106,213	6,188,913	21,789,163	1,493,066	-	63,957,063	58,011,575
Add: amortization	1,238,369	666,281	1,845,215	102,965	-	6,360,172	5,991,423
Less: accumulated amortization on disposals	-	-	-	-	-	(531,529)	(45,935)
Closing balance	<u>15,344,582</u>	<u>6,855,194</u>	<u>23,634,378</u>	<u>1,596,031</u>	<u>-</u>	<u>69,785,706</u>	<u>63,957,063</u>
Net book value, December 31, 2024	<u>48,014,191</u>	<u>29,379,027</u>	<u>54,029,517</u>	<u>2,522,760</u>	<u>3,046,302</u>	<u>237,192,814</u>	
Net book value, December 31, 2023	<u>\$ 45,269,701</u>	<u>\$ 29,322,095</u>	<u>\$ 52,343,235</u>	<u>\$ 2,625,725</u>	<u>\$ 2,608,746</u>		<u>\$ 221,928,322</u>

District of Lake Country

Schedule 2 - Consolidated Schedule of Accumulated Surplus

For the year ended December 31	Balances, Beginning of Year	Withdrawals	Contributions	Transfer to Capital	Interest & Actuarial Adjustments	Balances, End of Year
Surplus and Non-Statutory Reserves						
General fund surplus	\$ 3,214,133	\$ (55,288)	\$ -	\$ (504,926)	\$ 561	\$ 2,654,480
Water fund surplus	1,266,977	-	-	-	52,708	1,319,685
Sewer fund surplus	485,804	-	-	-	20,210	506,014
General capital reserve	3,375,827	-	1,041,071	(1,192,206)	137,292	3,361,984
Water capital reserve	4,079,941	-	1,340,650	(1,187,135)	172,919	4,406,375
Sewer capital reserve	683,025	-	624,585	(225,492)	36,715	1,118,833
Climate action reserve	2,581,311	-	480,989	(871,052)	93,741	2,284,989
Community works gas tax reserve	1,034,505	-	783,621	(1,157,360)	35,262	696,028
Equipment acquisition and replacement reserve	624,575	-	321,535	(198,357)	28,545	776,298
Facilities reserve	1,468,719	-	991,787	(396,100)	72,284	2,136,690
Financial stabilization reserve	657,186	(227,000)	186,297	(333,866)	15,778	298,395
Fire facilities and equipment reserve	681,876	-	582,403	(882,559)	22,123	403,843
Future servicing works reserve	1,412,692	-	4,313	-	-	1,417,005
Future capital expenditures reserve	157,766	-	-	-	-	157,766
Information technology reserve	706,841	-	275,000	(214,338)	30,667	798,170
Road maintenance services reserve	102,423	-	-	-	4,261	106,684
Policing reserve	1,509,208	(654,000)	838,900	(620,000)	53,733	1,127,841
Solid waste reserve	964,405	-	-	(23,025)	39,641	981,021
Transportation infrastructure reserve	3,426,967	-	1,655,560	(2,647,108)	121,938	2,557,357
Transit Reserve	187,917	(100,000)	-	(4,633)	5,641	88,925
Septic facilities reserves	493,266	-	504,292	-	31,010	1,028,568
Growing communities fund reserve	6,947,746	(7,182,403)	-	-	234,657	-
Bulk water capital reserve	-	-	624,706	-	12,995	637,701
Slope Stability Reserve	-	-	300,000	-	6,240	306,240
	<u>36,063,110</u>	<u>(8,218,691)</u>	<u>10,555,709</u>	<u>(10,458,157)</u>	<u>1,228,921</u>	<u>29,170,892</u>

District of Lake Country

Schedule 2 - Consolidated Schedule of Accumulated Surplus

For the year ended December 31	Balances, Beginning of Year	Withdrawals	Contributions	Transfer to Capital	Interest & Actuarial Adjustments	Balances, End of Year
Statutory Reserves						
Access to body of water reserve	2,157	-	-	-	90	2,247
Land sale reserve	591,721	-	136,803	(725,157)	12,378	15,745
Parkland acquisition reserve	204,457	(200,000)	-	-	4,346	8,803
	<u>798,335</u>	<u>(200,000)</u>	<u>136,803</u>	<u>(725,157)</u>	<u>16,814</u>	<u>26,795</u>
Investment in Non Financial Assets						
Equity in tangible capital assets	203,024,076	(6,554,565)	22,658,815	-	350,569	219,478,895
Accumulated surplus	<u>\$ 239,885,521</u>	<u>\$ (14,973,256)</u>	<u>\$ 33,351,327</u>	<u>\$ (11,183,314)</u>	<u>\$ 1,596,304</u>	<u>\$ 248,676,582</u>

District of Lake Country

Schedule 3 - Schedule of Segment Disclosure

	General Government Services		Protective Services		Transportation Services	
	2024 Budget	2024 Actual	2024 Budget	2024 Actual	2024 Budget	2024 Actual
For the year ended December 31						
Revenue						
Taxation	\$ 20,420,135	\$ 20,439,939	\$ 3,455,558	\$ 3,450,028	\$ -	\$ -
Utility revenues	-	10,003	-	-	-	-
Services provided to other governments	-	-	-	-	-	-
Sale of services	50,465	74,457	13,000	88,380	287,211	263,349
Permits and licences	196,000	171,581	22,000	36,442	84,500	81,866
Interest on Investments	922,680	2,056,137	-	-	-	-
Government transfers	1,000,054	1,514,425	299,000	357,388	417,112	55,574
Developer contributions	415,354	416,368	-	-	721,923	344,421
Other revenue	215,498	321,245	25,000	5,241	65,000	103,474
Total revenue	23,220,186	25,004,155	3,814,558	3,937,479	1,575,746	848,684
Expenses						
Salaries, wages and benefits	3,324,007	3,487,399	2,543,232	2,513,661	973,077	950,167
Contract services	1,097,029	1,288,887	5,092,394	4,301,112	3,946,115	3,868,023
Grants to community organizations	72,075	66,742	7,000	11,750	-	-
Materials and supplies	170,876	170,534	240,856	332,163	281,478	324,999
Utilities	-	-	40,531	48,706	118,120	96,451
Amortization	162,878	415,709	475,000	555,819	1,737,323	2,119,264
Accretion	-	59,326	-	-	-	-
Interest expense	50,600	73,151	205,766	205,766	-	-
Total expenses	4,877,465	5,561,748	8,604,779	7,968,977	7,056,113	7,358,904
Annual surplus (deficit)	\$ 18,342,721	\$ 19,442,407	\$ (4,790,221)	\$ (4,031,498)	\$ (5,480,367)	\$ (6,510,220)

District of Lake Country

Schedule 3 - Schedule of Segment Disclosure

	Environmental Services		Planning and Development		Parks and Recreation	
	2024 Budget	2024 Actual	2024 Budget	2024 Actual	2024 Budget	2024 Actual
For the year ended December 31						
Revenue						
Taxation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility revenues	-	-	-	-	-	-
Services provided to other governments	-	-	-	-	55,000	55,000
Sale of services	1,823,335	1,447,382	81,500	143,995	673,900	1,133,078
Permits and licences	-	-	1,318,000	1,355,636	-	-
Interest on Investments	-	-	-	-	-	-
Government transfers	-	-	50,000	231,057	1,926	847
Developer contributions	-	-	-	-	391,195	202,656
Other revenue	-	-	-	-	216,866	298,331
Total revenue	1,823,335	1,447,382	1,449,500	1,730,688	1,338,887	1,689,912
Expenses						
Salaries, wages and benefits	872,330	942,419	1,627,772	1,475,316	2,137,862	2,153,589
Contract services	1,045,607	1,138,741	321,076	362,685	1,492,119	1,672,373
Grants to community organizations	-	-	25,000	25,000	188,100	183,666
Materials and supplies	9,622	2,867	22,643	19,578	516,368	429,930
Utilities	4,776	2,721	-	-	410,200	463,520
Amortization	155,692	154,609	-	-	613,358	997,705
Accretion	-	-	-	-	-	-
Interest expense	11,250	15,875	-	-	144,024	144,024
Total expenses	2,099,277	2,257,232	1,996,491	1,882,579	5,502,031	6,044,807
Annual surplus (deficit)	\$ (275,942)	\$ (809,850)	\$ (546,991)	\$ (151,891)	\$ (4,163,144)	\$ (4,354,895)

District of Lake Country

Schedule 3 - Schedule of Segment Disclosure

	Water Systems		Sewer System		Totals		
	2024 Budget	2024 Actual	2024 Budget	2024 Actual	2024 Budget	2024 Actual	2023 Actual
For the year ended December 31							
Revenue							
Taxation	\$ 100,904	\$ 97,898	\$ 1,434,507	\$ 1,424,075	\$ 25,411,104	\$ 25,411,940	\$ 23,211,440
Utility revenues	5,194,770	5,989,624	1,006,492	1,007,199	6,201,262	7,006,826	5,924,244
Services provided to other governments	-	-	804,442	785,015	859,442	840,015	813,571
Sale of services	227,322	59,547	41,000	27,669	3,197,733	3,237,857	4,228,904
Permits and licences	-	-	-	-	1,620,500	1,645,525	1,315,749
Interest on Investments	68,728	93,699	225,661	237,108	1,217,069	2,386,944	2,383,888
Government transfers	3,959,013	2,442,976	137,690	118,175	5,864,795	4,720,442	8,682,479
Developer contributions	2,106,517	180,704	673,086	718,628	4,308,075	1,862,777	4,021,652
Other revenue	4,000	3,826	100	181,373	526,464	913,490	1,202,509
Total revenue	11,661,254	8,868,274	4,322,978	4,499,242	49,206,444	48,025,816	51,784,436
Expenses							
Salaries, wages and benefits	1,603,899	1,536,328	836,148	690,568	13,918,327	13,749,447	12,625,978
Contract services	985,975	832,835	541,732	590,497	14,522,047	14,055,153	13,052,668
Grants to community organizations	-	-	-	-	292,175	287,158	241,325
Materials and supplies	862,389	913,056	240,394	304,003	2,344,626	2,497,130	2,415,852
Utilities	321,980	407,935	219,660	186,358	1,115,267	1,205,691	1,190,868
Amortization	1,096,742	1,270,484	626,475	846,582	4,867,468	6,360,172	5,991,423
Accretion	-	9,365	-	-	-	68,691	26,508
Interest expense	33,316	33,315	539,183	539,183	984,139	1,011,314	1,111,118
Total expenses	4,904,301	5,003,318	3,003,592	3,157,191	38,044,049	39,234,756	36,655,740
Annual surplus (deficit)	\$ 6,756,953	\$ 3,864,956	\$ 1,319,386	\$ 1,342,051	\$ 11,162,395	\$ 8,791,060	\$ 15,128,696

District of Lake Country

Schedule 4 - COVID-19 Safe Restart Grant (Unaudited)

COVID-19 Safe Restart Grant received November 2020	\$2,947,000
2020 eligible costs incurred	424,752
2021 eligible costs incurred	840,838
2022 eligible costs incurred	817,976
2023 eligible costs incurred	<u>564,498</u>
Balance, December 31, 2023	\$ 298,936
2024 eligible costs incurred:	
Computer and technology costs to improve connectivity and virtual communications	\$298,936
General government services	-
Protective services	-
Total 2024 eligible costs incurred	<u>298,936</u>
Balance, December 31, 2024	\$ -

District of Lake Country
Schedule 5 - Growing Communities Fund Grant (Unaudited)

Growing Communities Grant received March 2023	\$6,778,000
2023 investment income	<u>169,746</u>
Balance, December 31, 2023	\$6,947,746
2024 eligible costs/ incurred	
Property purchase	\$ (7,030,000)
Protective services	(152,403)
Investment income	234,657
	<u>6,947,746</u>
Balance, December 31, 2024	\$ _____ -

District of Lake Country

Schedule 6 - Local Government Housing Initiatives Grant (Unaudited)

Local Government Housing Initiatives Grant received January 2024		\$231,057
2024 eligible costs/ incurred	<u>\$ 48,460</u>	
Balance, December 31, 2024		<u>\$182,597</u>

Long Term Debt

							Balance at 31
General Fund Principal Payments		MFA Issue	Year of issue	Year of maturity	years remaining	Rate	December 2024
639	Canada Lands - Park	104	2008	2028	4	4.300	447,918
669	Hydro Generation Plant	105	2009	2029	5	4.100	163,787
906	Okanagan Rail Corridor	133	2015	2035	11	2.750	1,656,233
1062	Firehall	157	2022	2042	18	3.360	5,638,533
							7,906,471
Water Fund Principal Payments							
608	Eldrorado Reservoir	105	2009	2024	0	4.900	-
720	Woodsdale LSA	114	2011	2026	2	0.458	40,355
737	Lakepine LSA	114	2011	2026	2	0.458	61,749
877	Sawmill Road LSA	127	2014	2029	5	4.520	178,309
							280,413
Sewer Fund Principal Payments							
99-241	Phase 1 Sewer	70	1999	2024	0	5.745	-
861	WWTP Stage 3	126	2013	2033	9	4.520	584,157
1158	WWTP Expansion	158	2022	2042	18	4.090	8,203,875
							8,788,032
							16,974,916

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: May 6, 2025
Meeting Type: Regular Council Meeting

Prepared by: Trevor Empey, Senior Planner
Department: Planning and Development

Title: Zoning Amendment Bylaw 1271, 2025 and Zoning Amendment Bylaw 1272, 2025 | Z0000246 and Z0000254 | 15490 Carrs Landing Road and Lot 2 EPP83942 Carrs Landing Road
Description To rezone two parcels from RR1 – Rural Residential to RR2 – Rural Residential

RECOMMENDATION

THAT Zoning Amendment (Z0000246) Bylaw 1271, 2025 be read a first, second and third time;
AND THAT a *Land Title Act* Section 219 restrictive covenant be secured on title to a) require connection to municipal water when it becomes available in the future, and b) require a 3.0 metre vegetative buffer or opaque fence between Kopje Park and south boundary of Lot 1 EPP83942.
AND FURTHER THAT a Development Variance Permit to permit an onsite water supply be obtained by the applicant prior to Bylaw 1271, 2025 proceeding to Council for consideration of adoption.

THAT Zoning Amendment (Z0000254) Bylaw 1272, 2025, for be read a first, second, and third time;
AND THAT a *Land Title Act* Section 219 restrictive covenant be secured on title to a) require connection to municipal water when it becomes available in the future, and b) require a 3.0 metre vegetative buffer or opaque fence between Kopje Park and north boundary of Lot 2 EPP83942.
AND FURTHER THAT a Development Variance Permit to permit an onsite water supply be obtained by the applicant prior to Bylaw 1272, 2025 proceeding to Council for consideration of adoption.

EXECUTIVE SUMMARY

This application is requesting to rezone Lot 1 EPP83942 (15490 Carrs Landing Road) and Lot 2 EPP83942 from RR1 – Rural Residential to RR2 – Rural Residential (Attachments A & B). The application would be consistent with the Official Community Plan 2018-2038 (OCP). Rezoning the subject properties from RR1 to RR2 would reduce the agricultural uses permitted, increase site coverage permitted, and provide slight differences in secondary uses permitted, however it would permit further development of the land as the minimum lot size would be reduced from 4.0ha to 1.0ha.

If rezoned, future development of the properties would require connection to community water infrastructure in accordance with the Subdivision and Development Servicing Bylaw. As there is no community water infrastructure in this area, it is recommended that a development variance application to the Subdivision and Development Servicing Bylaw be a condition of this rezoning application.

Staff are supportive of these applications and recommend that Council read Bylaw 1271 and Bylaw 1272 a first, second and third time provided that, prior to adoption, a covenant requiring connection to municipal water, when available, is registered on the titles and that a covenant securing a 3.0 metre vegetative buffer or opaque fence between the properties and Kopje Park be secured on titles.

BACKGROUND

Property Information: General		
Folio/Roll #:	01743.002 & 01743.003	
Legal Description	LOT 1 SECTION 5 OSOYOOS DIV OF YALE LAND DISTRICT PLAN EPP83942 TOWNSHIP 14, and LOT 2 SECTION 5 OSOYOOS DIV OF YALE LAND DISTRICT PLAN EPP83942 TOWNSHIP 14	
PID	030-634-971 & 030-634-989	
Civic Address:	15490 Carrs Landing Rd	
Property Information: Land Use		
OCP Designation:	Rural Residential	
Zoning Designation:	RR1 – Rural Residential	
Land Use Contract	N/A	
ALR:	N/A	
Parcel Size:	Lot 1 EPP83942: 4.77ha Lot 2 EPP83942: 7.5ha	
Development Permit Areas:	Natural Environment, Slope Stability Hazard	
Adjacent Land Summary:	Zoning:	Use:
North:	RR3 – Rural Residential	Residential
East:	CD13 – Comprehensive Development 13 (O’Rourke Family Vineyard)	Agricultural, Agri-tourism, wineries etc.
South:	P1 – Public Park and Open Space	Parkland (Kopje Park)
West:	W1 – Recreational Water Use	Recreational Water Use

Property Information: Infrastructure and Development Engineering	
Road Network	Carrs Landing Road – Minor Connector
Driveway Access	Driveway Access Permits may be required at time of Building Permit
Water Supply:	Water Distribution System Not Available
Sewer:	Community Sewer System Not Available (on-site septic system required)
Drainage / Stormwater	None Available
Comments:	Variance to Subdivision and Development Servicing Bylaw RR2 zoning requirement for water distribution system is needed

ANALYSIS

This application proposes to rezone two parcels (15490 and Lot 2 Carrs Landing Road) from RR1 – Rural Residential to RR2 – Rural Residential (Attachment C) with the intent to subdivide the subject properties in the future. As this application proposes to rezone the subject properties, staff evaluated the proposal in relation to the Official Community Plan and its applicable policies that focus on Agriculture, Growth, Neighbourhood Planning and Rural Residential Land Use. The future land use designation under the OCP for the subject properties is Rural Residential which is identified in Attachment D. Based on analysis of the applicable OCP policies, staff note that this application is consistent with the OCP.

Subdivision

An application has been made to subdivide the subject properties which will be reviewed by the Approving Officer. Rezoning the subject properties to RR2 would enable subdivision to occur. **Table 1** outlines max build out potential of the subject properties based on minimum lot size requirements of the Zoning Bylaw for RR2 zoned parcels, if council were to approve the rezoning application.

Development Variance Permit

Should Council support the proposed rezoning of the properties to RR2, further development of the lands would require the regulations of the Subdivision and Development Servicing Bylaw (SDS) to be met. As there is no water distribution system in the area, a variance to the SDS requirement that RR2 properties be supplied with a water

distribution system would be needed. Staff recommend that the application to vary the servicing requirement be processed and considered by Council prior to the proposed rezoning bylaws being considered for adoption. This has been included as part of the staff recommendation to ensure that Council can consider the variance request as part of this rezoning process.

As the Carrs Landing Water Servicing Strategy Area project is currently on hold, staff further recommend that a Section 219 restrictive covenant be registered on the property title requiring the property to connect to a water distribution system when the service is available in the future. It should be noted that until a water distribution system is available, the area will not be serviced with fire protection. Mitigation of fire risk would be considered at future development stages including subdivision and building permit.

Table 1: Potential Maximum Lot Creation via Subdivision

Property	Requirements	Potential Max. Build Out	Subject Property Lot Size (Aprox.)
Lot 1 EPP83942 15490 Carrs Landing Rd.	1.0Ha (without community sewer)	Up to 4 Lots	4.77Ha
	0.5 Ha (with community sewer)	Up to 9 Lots	
Lot 2 EPP83942	1.0Ha (without community sewer)	Up to 7 Lots	7.5Ha
	0.5 Ha (with community sewer)	Up to 15 Lots	

Zoning

Table 2 below, provides analysis of the existing RR1 zone compared to the proposed RR2 zone. In summary, rezoning the subject properties from RR1 to RR2 would reduce the agricultural use, increase permitted site coverage, reduce the minimum lot size, and provide slight differences in secondary uses.

Table 2: Zoning Analysis

DEVELOPMENT REGULATIONS		
CRITERIA	RR1 Zone	RR2 Zone
Principal Uses	<ul style="list-style-type: none"> agriculture, extensive group homes, minor single dwelling housing 	<ul style="list-style-type: none"> group homes, minor single dwelling housing
Secondary Uses	<ul style="list-style-type: none"> animal clinics, major animal clinics, minor bed and breakfast homes care centre, minor home occupations kennels and stables secondary suite or accessory suite utility services, minor impact short term vacation rental 	<ul style="list-style-type: none"> animal clinics, major animal clinics, minor bed and breakfast homes care centre, minor home occupations hobby farms secondary suite or accessory suite utility services, minor impact short term vacation rental
Buildings and Structures	<ul style="list-style-type: none"> one single detached house (which may contain a secondary suite); accessory buildings or structures (which may contain an accessory suite). A mobile or manufactured home as an accessory suite <p>* Note there are specific requirements as per section 10 of the Zoning Bylaw</p>	<ul style="list-style-type: none"> one single detached house (which may contain a secondary suite); accessory buildings or structures (which may contain an accessory suite). <p>* Note there are specific requirements as per section 10 of the Zoning Bylaw</p>
Site Coverage	<ul style="list-style-type: none"> Max 10% 	<ul style="list-style-type: none"> Max 20%

DEVELOPMENT REGULATIONS		
CRITERIA	RR1 Zone	RR2 Zone
Height	The maximum height is the lesser of 9.5 m or 2½ storeys, except it is the lesser of 8.0 m or 1½ storeys for accessory buildings and 13.0 m for accessory structures	The maximum height is the lesser of 9.5 m or 2½ storeys, except it is the lesser of 8.0 m or 1½ storeys for accessory buildings and 13.0 m for accessory structures
Lot Area (min)	<ul style="list-style-type: none"> 4.0 hectare 	<ul style="list-style-type: none"> hectare (without community sewer) 0.5 hectare (with community sewer)
Setbacks		
Min. Front Yard	<ul style="list-style-type: none"> 6.0m 	<ul style="list-style-type: none"> 6.0m
Min. Side Yard	<ul style="list-style-type: none"> 3.0m or 4.0m from flanking street 	<ul style="list-style-type: none"> 3.0m or 4.0m from flanking street
Min. Rear Yard	<ul style="list-style-type: none"> 10.0m except 3.0m for accessory buildings 	<ul style="list-style-type: none"> 10.0m except 3.0m for accessory buildings

Regional Growth Strategy

Through referral comments, the Regional District of Central Okanagan's (RDCO) Planning Dept. noted that 15490 Carrs Landing has viable agricultural land and that rezoning 15490 Carrs Landing would be inconsistent with two of the RDCO's Regional Growth Strategy policies in relation to Agricultural and Growth. Specifically, the RDCO referenced Regional Growth Strategy policy 3.2.5.7 which intends to protect supply of agricultural land and promote agricultural viability and policy 3.2.1.1 which outlines that new growth areas should consider impacts on existing services and facilities in the community. As a result, RDCO did not support rezoning 15490 Carrs Landing Road.

Staff analyzed the provided feedback from the RDCO and note that the properties are not located in the Agricultural Land Reserve. In addition, while the current RR1 zone permits agricultural (extensive) as a principal use, the proposed RR2 zone permits a hobby farm as a secondary use and therefore personal agricultural production would still be allowable.

Kopje Regional Park

The RDCO Parks Department provided referral comments as the subject properties are bisected by Kopje Park which is owned and managed by the RDCO. The comments provided include the following:

- the park is considered to be archaeologically sensitive
- RDCO holds a water licence on Okanagan Lake for irrigation and domestic water use at the park
- concern with potential disturbance to Okanagan Lake (Grant Island to Kopje Park) from any future docks and greater boat traffic that could impact the identified swimming area and water intake area for Kopje Park
- there is an existing easement agreement between the park and the two subject properties. The shared access is the only access to Kopje Park (Attachment F)
- recommend that a buffer be placed adjacent to the Kopje Park and
- recommend that consideration be given to the proximity of the public swim area to lessen potential impacts from development of the subject properties
- RDCO has noted the importance of participating in any future evaluation of subdivision proposals to ensure interests in Kopje Park and Okanagan Lake are collectively evaluated and recommend that any applicable parkland dedication be taken in the form of land from Lot 2 EPP83942
(DLC staff note that the RDCO would be sent a referral at the subdivision stage to allow for further input during the subdivision review process)

As per the Zoning Bylaw (Section 8.6), Rural Residential zoned parcels are not required to have a landscape buffer. However, to support meeting RDCO referral comments regarding protection of Kopje Park from future development of the subject properties, staff recommend that a Level 3 Landscape Buffer be covenanted on title. A

Level 3 Landscape Buffer would require a 3.0m vegetative buffer or continuous opaque barrier to be installed along the property lines that face Kopje Park as identified in Attachment E.

Archaeological and Environmental Considerations

These two parcels are located in known Archaeological sites as identified by the Ministry of Forests and as such, this rezoning application was referred to the provincial Archaeology Branch. The referral comments noted that any land altering activities would require a Provincial Heritage Permit. As no land altering activities would occur through rezoning, no further action is required at this time. However, archaeological impacts would need to be considered during the subdivision and/or building stages of future development.

Further, the two parcels are located in Red and Yellow Kokanee spawning habitat areas as identified in the Ministry of Water, Lands and Resource Stewardship mapping of Okanagan Lake Kokanee habitat zones. As such this application was referred to the Ministry of Environment where they provided comments on Provincial policies with respect to development along Okanagan Lake. The RDCO Parks Dept. also noted the environmental significance of the nearby James Grant Island (highly sensitive area and bird sanctuary).

Staff have noted these comments back to the applicant for their awareness and any land altering activities would require appropriate municipal and provincial permitting along with technical reports for evaluation.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Other (see below)

COMMUNICATION

- This application was referred to internal departments and comments were provided and shared with the applicant through the Comprehensive Letter
- This application was referred to external agencies including the Ministry of Environment, RDCO, and the Ministry of Forests
- As per the *Local Government Act*, statutory notification occurred to surrounding property owners informing residents of this application
- Statutory notification was also met by placing notice signs on the subject properties along with two newspaper ads in the Lake Country Calendar

ALTERNATE RECOMMENDATION(S)

1. THAT Rezoning application Z0000246 Bylaw 1251, 2025 (Attachment A to the Report to Council dated May 6, 2025) for the property at 15490 Carrs Landing Rd (PID: 030-634-002) not be read for a first, second and third time and the file be closed.

THAT Rezoning Application Z0000254 Bylaw 1252, 2025 (Attachment B to the Report to Council dated May 6, 2025) Lot 2 Carrs Landing Rd. (PID: 030-634-989) not be read for first, second and third time and the file be closed.

2. THAT Rezoning application Z0000246 Bylaw 1251, 2025 (Attachment A to the Report to Council dated May 6, 2025) for the properties at 15490 Carrs Landing Rd. (PID: 030-634-002) be deferred pending receipt of additional information as identified by Council.

THAT Rezoning Application Z0000254 Bylaw 1252, 2025 (Attachment B to the Report to Council dated May 6, 2025) Lot 2 Carrs Landing Rd. (PID: 030-634-989) be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,
Trevor Empey, Senior Planner
RPP, MCIP

Report Approval Details

Document Title:	Z0000246 and Z0000254 - 15490 and Lot 2 Carrs Landing Road.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - Z0000246 - Draft Bylaw 1271, 2025.pdf - Attachment B - Z0000254 - Draft Bylaw 1272, 2025.pdf - Attachment C- Z0000246 - Location Map.pdf - Attachment D - Z0000246 - Land Use.pdf - Attachment E - Z0000246 - Proposed Buffering of Kopje Park.pdf - Attachment F - Z0000246 -Access Easement.pdf
Final Approval Date:	Apr 29, 2025

This report and all of its attachments were approved and signed as outlined below:

Carie Liefke, Manager of Current Planning - Apr 25, 2025 - 10:55 AM

Steven Gubbels, Development Engineering Manager - Apr 25, 2025 - 1:02 PM

Jeremy Frick, Director of Development Approvals - Apr 28, 2025 - 7:16 AM

Reyna Seabrook, Director of Corporate Services - Apr 28, 2025 - 10:51 AM

Paul Gipps, Chief Administrative Officer - Apr 29, 2025 - 8:21 AM

Makayla Ablitt, Legislative & FOI Coordinator - Apr 29, 2025 - 9:38 AM

DISTRICT OF LAKE COUNTRY

BYLAW 1271, 2025

A BYLAW TO AMEND ZONING BYLAW 561, 2007

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended by changing the zoning classification of:

LOT 1 SECTION 5 OSOYOOS DIV OF YALE LAND DISTRICT PLAN EPP83942 TOWNSHIP 14

From: RR1 – Rural Residential

To: RR2 – Rural Residential

As shown on Schedule A as Area ‘A’ which is attached hereto.

2. This bylaw may be cited as “Zoning Amendment (Z0000246) Bylaw 1271, 2025”.

READ A FIRST TIME this xx day of xxx, 2024.

READ A SECOND TIME this xx day of xxx, 2024.

READ A THIRD TIME this xx day of xx, 2024.

ADVERTISED on the 22nd and 29th days of April 2025 that the Public Hearing was Prohibited pursuant to the provisions of Sections 464(3), 464(4), and 467 of the *Local Government Act*.

Certified correct at third reading.

Dated at Lake Country, B.C.

Corporate Officer

ADOPTED this xx day of month, 2025.

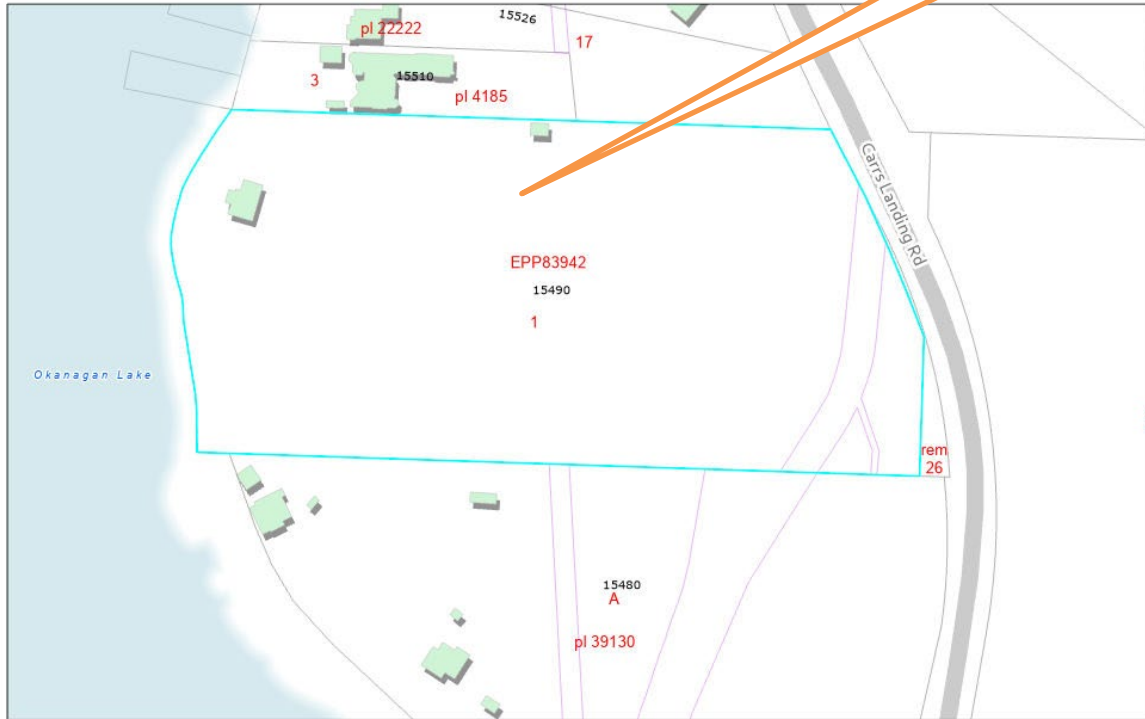
Mayor

Corporate Officer

Schedule A to Bylaw 1271, 2025

Area 'A'

15490 Carrs Landing Rd.



3/13/2025, 3:26:54 PM

Building Easments Lakes
Parcels Streets Lake Country Boundary
Street

0 90 180 360 ft
0 25 50 100 m

District of Lake Country Online Mapping System
District of Lake Country

DISTRICT OF LAKE COUNTRY

BYLAW 1272, 2025

A BYLAW TO AMEND ZONING BYLAW 561, 2007

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended by changing the zoning classification of:

LOT 2 SECTION 5 OSOYOOS DIV OF YALE LAND DISTRICT PLAN EPP83942 TOWNSHIP 14

From: RR1 – Rural Residential

To: RR2 – Rural Residential

As shown on Schedule A as Area 'A' which is attached hereto.

2. This bylaw may be cited as “Zoning Amendment (Z0000254) Bylaw 1272, 2025”.

READ A FIRST TIME this xx day of xxx, 2024.

READ A SECOND TIME this xx day of xxx, 2024.

READ A THIRD TIME this xx day of xx, 2024.

ADVERTISED on the 22nd and 29th days of April 2025 that the Public Hearing was Prohibited pursuant to the provisions of Sections 464(3), 464(4), and 467 of the *Local Government Act*.

Certified correct at third reading.

Dated at Lake Country, B.C.

Corporate Officer

ADOPTED this xx day of month, 2025.

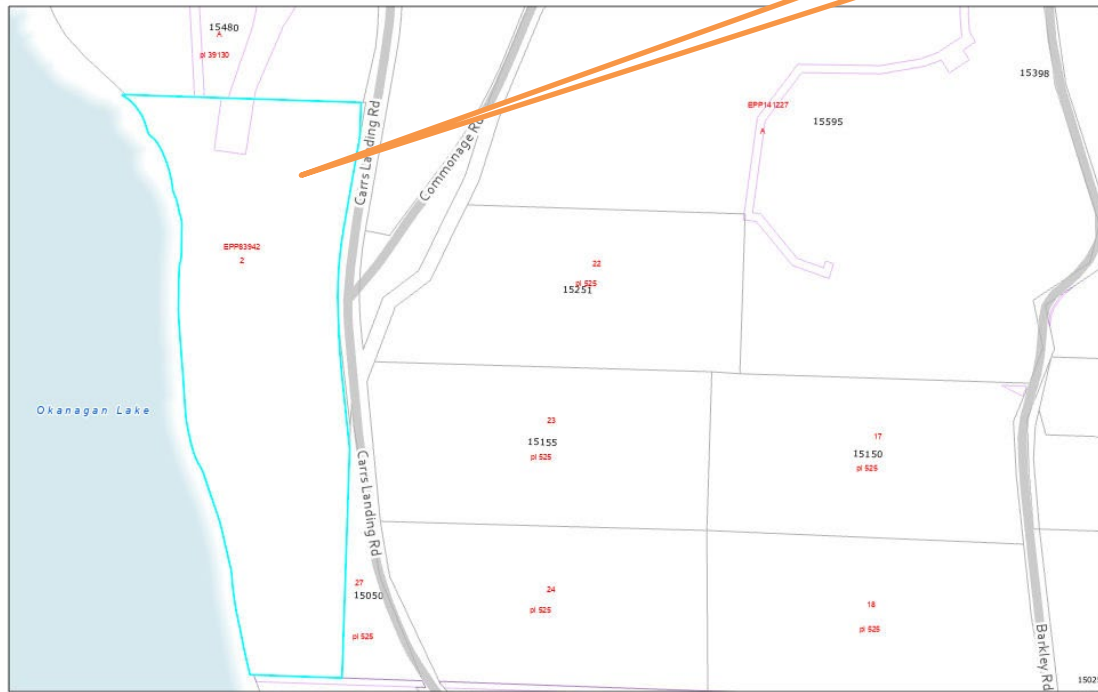
Mayor

Corporate Officer

Schedule A to Bylaw 1272, 2025

Area 'A'

Lot 2 Carrs Landing Road



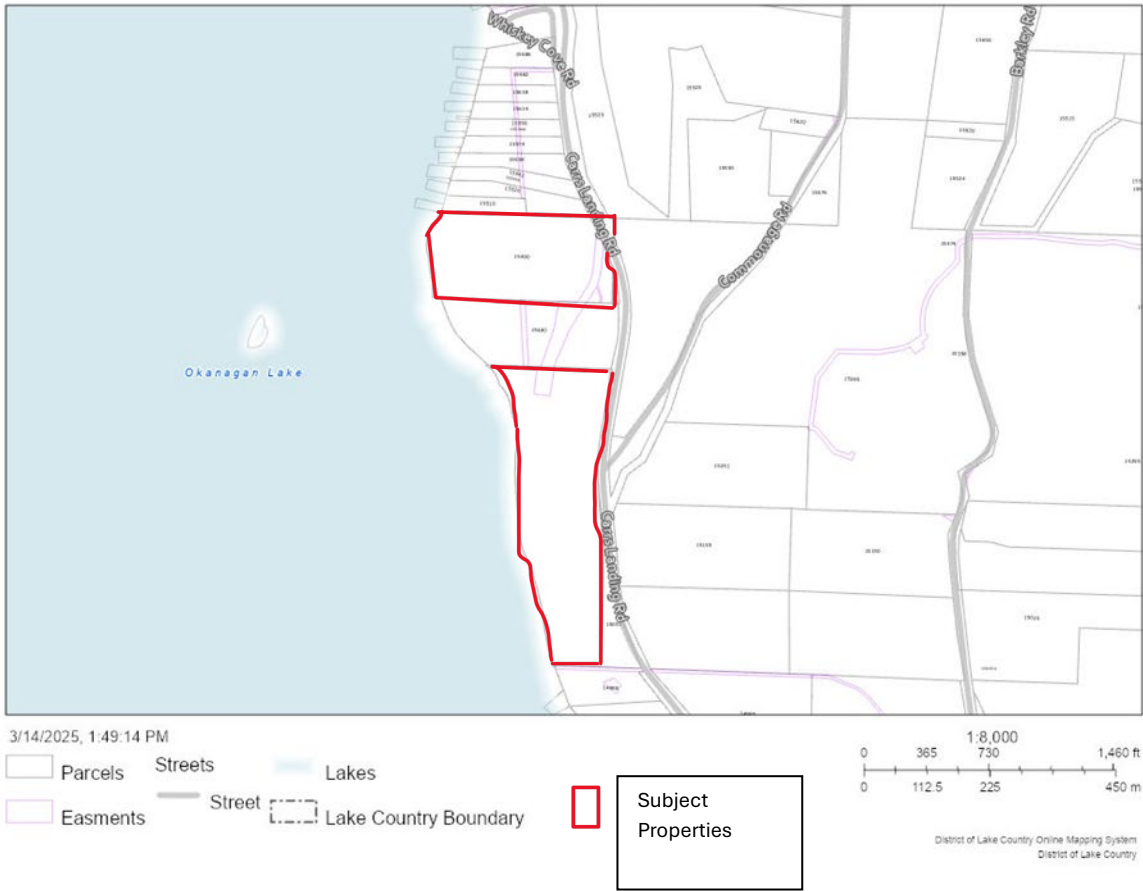
3/13/2025, 3:35:05 PM

Parcels Streets Lakes
Easments Street Lake Country Boundary

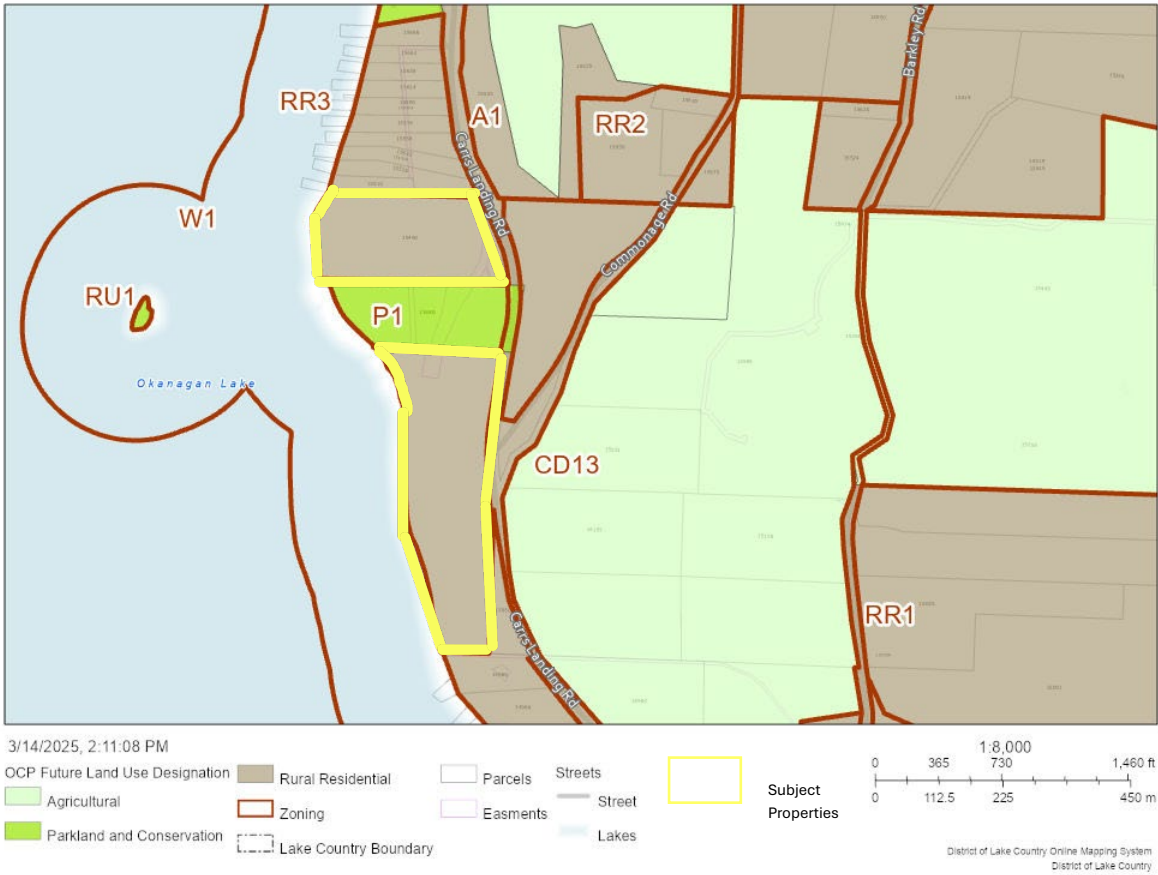
1:4,000
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

District of Lake Country Online Mapping System
District of Lake Country

Location Map

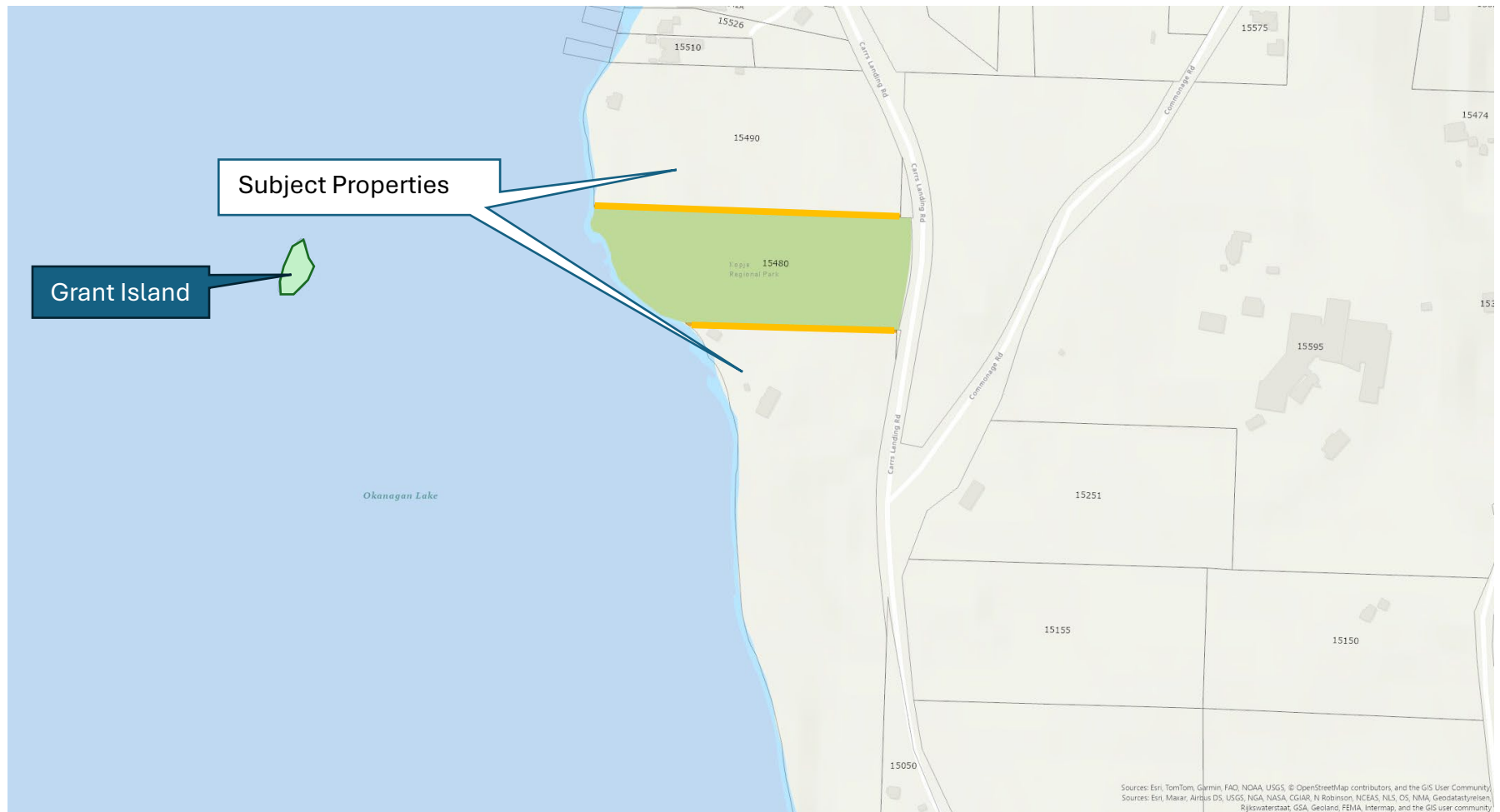


Land Use Map

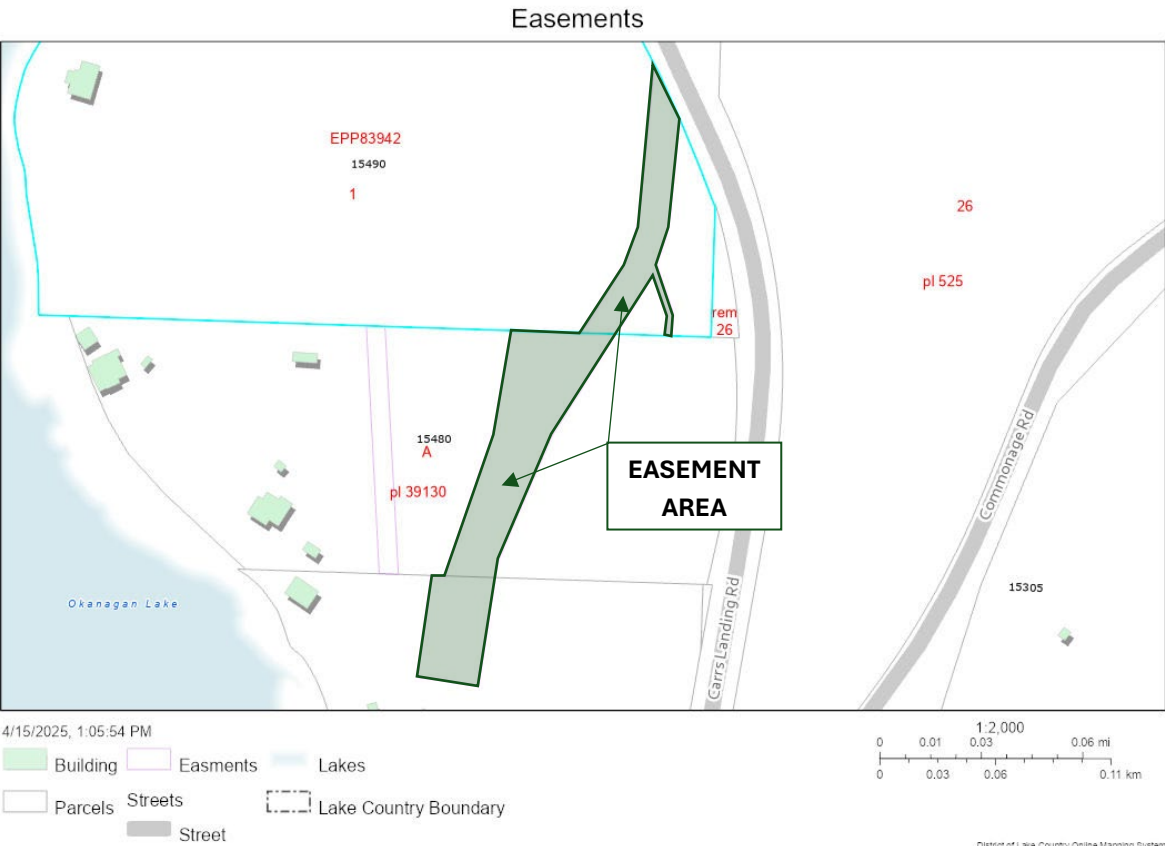


Map of Proposed Buffering of subject properties and Kopje Park

Kopje Park is identified as Green with buffering identified as orange



Map of Access Easement through Kopje Park



To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: May 6, 2025
Meeting Type: Regular Council Meeting

Prepared by: Sheeja Vimalan, Planner

Department: Planning and Development

Title: Multi-family Residential Development | DP001072 | 9751 & 9819 Bottom Wood Lake Road
Description: Multiple-Unit Development Permit

RECOMMENDATION

THAT Development Permit DP001072 (Attachment A in the Report to Council dated May 6, 2025) for the properties at 9751 & 9819 Bottom Wood Lake Road, legally described as Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road; PID: 011-168-196); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road; PID: 003-448-991), to allow for a multi-family residential development be approved.

EXECUTIVE SUMMARY

The applicant envisions developing the site in several phases to create a vibrant community on the subject properties (total site area 8.65 acres; total units proposed ~560). OCP and Zoning Amendment Bylaws were adopted on February 4, 2025, to change the future land use designation of the subject properties (9751 & 9819 Bottom Wood Lake Rd.) to High-Density Residential and to rezone to CD14.

This application proposes Phases 1 and 2 of the project, which would include three strata buildings accommodating approximately 240 residential units, ranging from studio to 3-bedroom units. The three buildings would be five-stories in height. Phase 1 also includes the construction of a portion of the amenity building (including bike storage and waste/recycling facilities). The proposal indicates the provision of parking facilities as a mix of below-grade and surface parking.

The property at 9751 Bottom Wood Lake Road (south) is within the Urban Containment boundary.

Staff reviewed this application against the Official Community Plan's (OCP) Agricultural DPA and Town Centre DPA guidelines. The proposal is in accordance with the guidelines, and staff support the proposed development permit.

BACKGROUND

Application Information			
Application Type	Multiple-unit Development	Application Date:	March 3, 2025
Applicant:	Zeidler Architecture	Owner:	1432858 BC LTD
Application Description	Request to allow construction of multi-unit residential units consisting of 240 units within 3 buildings.		

Property Information: General	
Folio/Roll #:	27107.000 & 10132.000
Legal Description	Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road)
PID	011-168-196 & 003-448-991

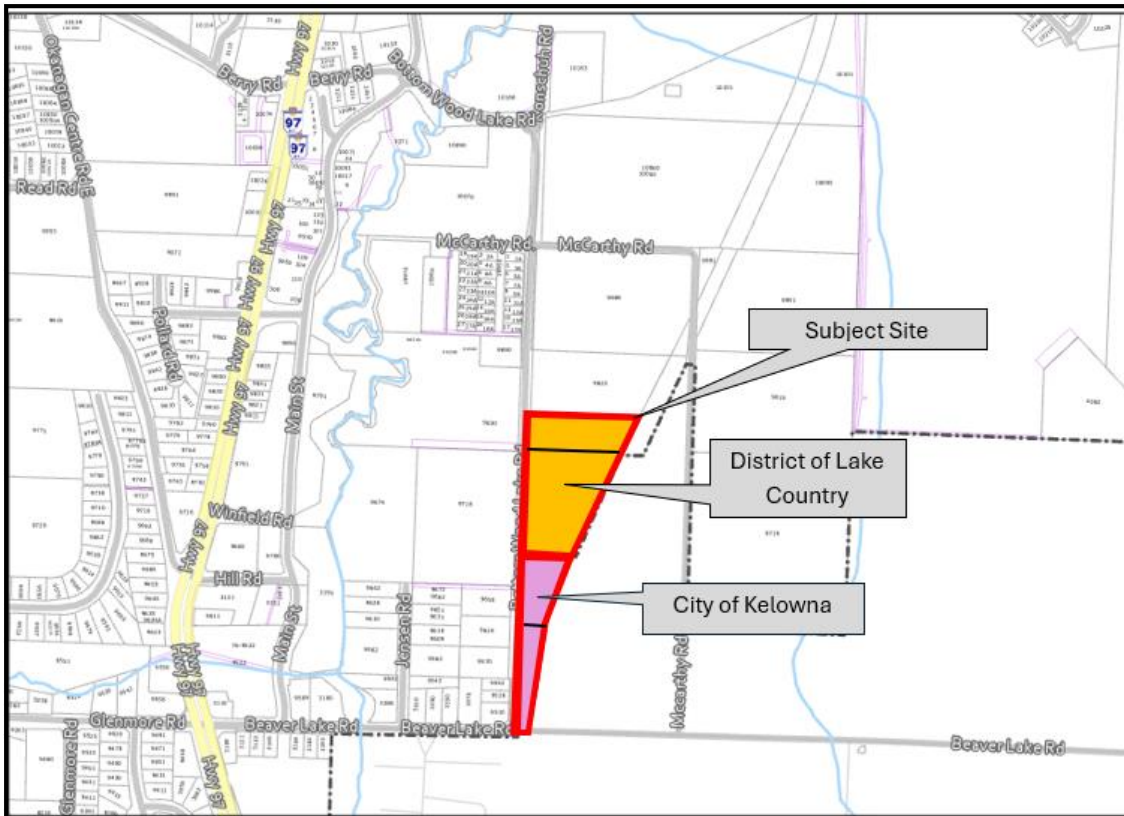
Civic Address:	9751 & 9819 Bottom Wood Lake Road	
Property Information: Land Use		
OCP Designation:	High Density Residential	
Zoning Designation:	CD14 – Comprehensive Development 14 (Westpoint Apartment Housing)	
Land Use Contract	n/a	
ALR:	North boundary adjacent to ALR	
Parcel Size:	~ 2.6 ha / 6.5 ac (District of Lake Country); 0.9 ha / 2.2 ac (City of Kelowna); 3.5 ha / 8.7 ac (total)	
Development Permit Areas:	<ul style="list-style-type: none">• Agricultural Development Permit Area• Town Centre Development Permit Area• Multiple-Unit Development Permit Area	
Adjacent Land Summary:	Zoning:	Use:
North:	A1 – Agriculture	Agriculture
East:	Rail trail I2 – General Industrial (City of Kelowna) I3 – Heavy Industrial (City of Kelowna)	Linear park Industrial
South:	Current - I2 – General Industrial (City of Kelowna) Proposed - MF3 – multi-family (City of Kelowna)	Industrial Multi-family
West:	I1 – General Industrial P2 – Administration, Public Service and Assembly	Light Industrial, & Institutional

Property Information: Infrastructure and Development Engineering	
Road Network	Bottom Wood Lake Road – Existing Minor Connector
Driveway Access	3 proposed – Permits required at Building Permit
Water Supply:	Municipal (source: Okanagan Lake/Swalwell (Beaver) Lake)
Sewer:	Municipal
Drainage / Stormwater	Municipal
Comments:	Infrastructure and Development Engineering has no concerns with this application

ANALYSIS

The proposed development site comprises four lots (total 3.50 ha / 8.65 ac), 9751 & 9819 Bottom Wood Lake Road (within the District of Lake Country) and 9595 Bottom Wood Lake Road & 672 Beaver Lake Road (within the City of Kelowna). The applicant would like to develop the properties (Figure 1) into one stratified lot consisting of seven multi-storey, multi-family units providing a total of 560 units, with 1 storey of underground parkade and an amenity area. The site proposal features strong east-west pedestrian connections to the Okanagan Rail Trail and north-to-south pedestrian connections to a series of smaller plazas. This development, including future phases, would require improvements to the streetscape, landscape, block structure and public amenities which would enhance this location as a convenient, desirable and beautiful place to promote healthy living.

Figure 1



This application is proposing Phases 1 and 2 of the project, which would include three buildings (strata plan) on Lot 1 (Attachment B) to accommodate approximately 240 residential units ranging from studio to 3-bedroom units (Attachment C). The first phase will also include the development of the amenity building (bike storage and waste/recycling room only).

Official Community Plan: Town Centre Development Permit Area (s.21.6)

The OCP identifies the subject properties with the Town Centre neighbourhood. The OCP's goal (section 5.1.1) and objective (section 11.3.1) would see the Town Centre develop as the multi-unit residential, employment and cultural core of the community.

The purpose of the OCP Town Centre DPA is to ensure consistent, high-quality architectural standards, pedestrian-friendly, mixed-use, attractive and consistent development in the Town Centre and Main Street. This DPA includes guidelines for on-site design, buildings and structures, streetscape relationships and landscaping. Staff reviewed OCP section 21.6 – Town Centre DPA guidelines and supports the proposed development.

Site Guidelines:

This application is consistent with parking and landscaping objectives. The site connects Bottom Wood Lake Road for vehicle and pedestrian access and has a provision of parking facilities as a mix of below-grade and surface parking and bicycle parking stalls.

Building and Structure Guidelines:

This application would be consistent with enhancing the overall aesthetic of the parcel and surrounding area and would include building materials that are consistent with this DPA. The proposed buildings are oriented around the edges, forming an internal street and pedestrian-oriented plaza space with pocket parks, play areas, hardscape areas (Attachment C) and generous tree and planting coverage (Attachment D). Further, the proposed building design would provide a varied roofline and incorporate a traditional or heritage design style. The exterior elements used for the buildings are of natural appearing materials with fibre cement lap siding (white granite), brick veneer (wheat mortar colour) and prefinished metal (black and grey).

Through the development of the property upgrades would be required, including improvements to the streetscape, landscape, block structure and public amenities, as well as the introduction of new building forms to the area. These improvements would further enhance this location and the subject property (Attachment E).

Staff note that this proposal would be in accordance with the Town Centre DPA guidelines.

OCP Agricultural Development Permit Area Guidelines

The purpose of the OCP Agricultural DPA (s.21.4) is to protect local farmlands and reduce land use conflicts by providing buffering or separation of development from farming on adjoining or reasonably adjacent land.

A large Agricultural-zoned parcel within the Agricultural Land Reserve (ALR) is located north and west of the subject property. Bottom Wood Lake Road provides a physical buffer (west) between the ALR parcel and the subject property. The site (north) would be screened with trees (ALR buffer) and a 2.4m wide multi-use pathway, guard rails and fencing (Attachment D). Staff note that the proposed landscape plan and yard setback would be added to the existing buffer between the ALR parcel and the subject property. As such, staff note that this proposal would be in accordance with the Agricultural DPA guidelines.

Zoning Bylaw 561,2007

As noted previously, the developer proposes to construct apartment-format residential units ranging from studio to three bedrooms. This development, including future phases, would require improvements to the streetscape, and landscape, which would develop this location as a convenient, desirable and beautiful place to promote healthy living. Serviced by existing municipal infrastructure and located near commercial services, schools, transit, and recreational amenities, the proposed development would support the continued growth of the Town Centre and contribute to the broader housing goals of the community. District staff are supportive of the proposed development.

DEVELOPMENT REGULATIONS		
CRITERIA	CD14 Zone	PROPOSAL
Site Coverage (Building, Driveways, Parking)	85%	82%
Height	22m or 6 Storeys	±21m / 5 storeys
Density	Max FAR = 2.35	FAR = 1.2
Setbacks		
Min. Front Yard (West)	Front Yard (Bottom Wood Lake Rod.):3.0 m	4.3 m
Min. Side Yard (North)	Side Yard (Abutting ALR):6.0 m	9.6 m
Min. Side Yard (South)	Side Yard (Beaver Lake Road): 3.0m	350m
Min. Rear Yard (East)	Rear Yard (Okanagan Rail rail):4.5 m	4.5m
Private Open Space	Min. of 5m ² per dwelling unit 588 units X 5m ² = 2940m ²	28.3m ² per unit 4763m ²
Landscaping	CD14 Zone	PROPOSAL
Front Yard	Level 2	Bottom Wood Lake Road front yard: Conforms - Level 2 landscaping standard- Separate uses from adjacent properties and will consist of vegetative buffer (s.8.6.1 (b)of the bylaw)
Side Yard (North)	Level 3	ALR land: Conforms – Level 3 landscaping standards- Separate uses from adjacent properties and will consist of vegetative buffer (s.8.6.1 (c) of the Bylaw)

Rear Yard	Level 3	Okanagan Rail Trail: Conforms- Level 3 landscaping standards- Separate uses from adjacent properties and will consist of vegetative buffer (s.8.6.1 (c) of the bylaw)
-----------	---------	---

PARKING REGULATIONS		
CRITERIA	CD14 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	274 Stalls	280 Stalls
Visitor Parking	0.14 Visitor Parking Stalls per unit 0.14 Stalls x 240 Units = 33.6 = 34 Visitor Stalls	34 Stalls
Bicycle Stall Class I	Class I: 0.5 per unit 0.5 x 240 = 120 Stalls	Class I: 120 Stalls (Wall mounted and Ground Anchored)
Bicycle Stall Class II	Class II: 0.1 per unit 0.1 x 240 = 24 Stalls	Class II: 24 Stalls

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Other (see below)

- The redevelopment of the subject properties would generate Building Permit and Development Cost Charge fees paid to the District. Should Council support the application, the developer would provide a monetary contribution towards the future cost of enhancements to the local transportation network.

COMMUNICATION

- The developer held two on-site public information meetings to comply with City of Kelowna (July 25, 2024) and the District of Lake Country (October 28, 2024) as per development approval regulations.
- This application was referred to internal departments and external agencies. Comments received were incorporated into the report to Council (November 5, 2024).
- The Ministry of Transportation & Infrastructure reported that they had approved the issuance of the Development Permit.

ALTERNATE RECOMMENDATION(S)

1. THAT Development Permit DP001072 (Attachment A in the Report to Council dated May 6, 2025) for the properties at 9751 & 9819 Bottom Wood Lake Road, legally described as Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road; PID: 011-168-196); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road; PID: 003-448-991), to allow for a multi-family residential development not be approved.
2. THAT Development Permit DP001072 (Attachment A in the Report to Council dated May 6, 2025) for the properties at 9751 & 9819 Bottom Wood Lake Road, legally described as Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road; PID: 011-168-196); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road; PID: 003-448-991), to allow for a multi-family residential development be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,
Sheeja Vimalan, Planner

Report Approval Details

Document Title:	DP001072 - 9751 and 9819 Bottom Wood Lake Road - Multi-family Residential Development.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A-DP001072-Draft Permit.pdf - Attachment B-DP001072-Location Map and Orthophoto.pdf - Attachment C-DP001072-Site Plan and Architectural Drawings-Updated.pdf - Attachment D-DP001072-Landscape Plan.pdf - Attachment E-DP001072-Multiple-Unit-Residential DPA Checklist.pdf
Final Approval Date:	Apr 30, 2025

This report and all of its attachments were approved and signed as outlined below:

Carie Liefke, Manager of Current Planning - Apr 25, 2025 - 1:04 PM

Steven Gubbels, Development Engineering Manager - Apr 25, 2025 - 1:53 PM

Jeremy Frick, Director of Development Approvals - Apr 30, 2025 - 3:51 PM

Reyna Seabrook, Director of Corporate Services - Apr 30, 2025 - 4:15 PM

Paul Gipps, Chief Administrative Officer - Apr 30, 2025 - 4:22 PM

Makayla Ablitt, Legislative & FOI Coordinator - Apr 30, 2025 - 4:33 PM

APPROVED ISSUANCE OF DEVELOPMENT PERMIT *(pursuant to Sec. 488 of the Local Government Act)*

PERMIT #: DP001072

FOLIO #: 27107000 & 10132000

ZONING DESIGNATION: CD14 – Comprehensive Development 14 (Westpoint Apartment Housing)

ISSUED TO: Chris Joslin

SITE ADDRESS: 9751 & 9819 Bottom Wood Lake Road

LEGAL DESCRIPTION: LOT 44 DISTRICT LOT 118 OSOYOOS DIVISION YALE DISTRICT PLAN 457 EXCEPT PLANS 20108, 36673 AND 39429
LOT 2 SECTIONS 10 AND 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 4169

PARCEL IDENTIFIER: 011-168-196 & 003-448-991

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

Applicants for Development Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with all District bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

1. TERMS AND CONDITIONS

Development Permit DP001072 for 9751 & 9819 Bottom Wood Lake Road, legally described as LOT 44 DISTRICT LOT 118 OSOYOOS DIVISION YALE DISTRICT PLAN 457 EXCEPT PLANS 20108, 36673 AND 39429 and LOT 2 SECTIONS 10 AND 11 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 4169 for the development of three, five-storey buildings containing 240 units and portion of the amenity building shall be conducted in accordance with the recommendations contained in the following documents attached to and forming part of this permit:

- a) The development of the subject shall be conducted in accordance with the following documents to the satisfaction of the Director of Planning and Development:
 - (i) **Schedule A:** Site Plan and Architectural Drawings with revision 1 date 2025-04-16, prepared by Zeidler Architecture;

- (ii) **Schedule B:** Phase 1 Erosion & Sediment Control Plan, On-Site Grading Plan & On-Site Servicing Plan - 9751 & 9819 Bottom Wood Lake Road, with date 2023-05-24, prepared by Runnals Denby Ltd. McElhanney Ltd.;
- (iii) **Schedule C:** Landscape Plan with date 2025-03-03, prepared by Zeidler Architecture.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Development Permit, a security deposit is required for \$ 567,966.25 for Phase 1 and \$ 262,018.13 for Phase 2 (125% of the Landscape Estimate and Environmental Monitoring Estimate). This will be collected prior to the issuance of the applicable Building Permit.

Upon acceptance of the works by municipal staff, 85% of the security shall be returned. The Municipality shall retain the remaining 15% for a period of 24 months from the date of acceptance of the works, during which time the Municipality may use the remaining security to replace the required works, if necessary. Upon the expiration of the 24 months warranty period, the Permit Holder must provide a statement certified by a qualified professional indicating that the works have met the requirements of the survival monitoring and reporting as identified in the Environmental Assessment Report along with the conditions specified in the Development Permit. The remaining security funds shall be refunded at the expiration of the 24 months warranty period, subject to a final inspection by Municipal staff to confirm the survival of the required works.

3. DEVELOPMENT

The development described herein shall be undertaken strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to shall form a part hereof.

The development shall commence within **TWO** YEARS of the date that this permit is issued.

If the Permit Holder does not substantially commence the development permitted by this Permit within **TWO** years of the date of issuance of this permit, this permit shall lapse.

The terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.

**THIS IS NOT A BUILDING PERMIT
OR A CERTIFICATE TO COMMENCE
CONSTRUCTION**

4. APPROVALS

Authorization passed by Council on the ____ day of _____, 2025.

Issued by the Corporate Officer of the District of Lake Country this ____ day of _____, 2025.

Corporate Officer, Reyna Seabrook



UPDATED DP SUBMISSION

9751 BOTTOM WOOD LAKE ROAD

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-04-16 3:36:07 PM

ARCHITECTURAL	LANDSCAPE	CIVIL - ON-SITE	CIVIL - OFF-SITE
DP0.00 COVER SHEET	LDP 1.0 OVERALL LANDSCAPE PLAN	C1-00 COVER	C1-000 COVER-OFFSITE
DP1.01 PROJECT - BYLAW INFO., BLOCK PLAN & SITE PHOTOS	LDP 1.1 LANDSCAPE PLAN	C1-005 EROSION & SEDIMENT CONTROL PLAN	C1-600 OFF-SITE OVERALL SERVICING
DP1.02 SITE SURVEY	LDP 1.2 LANDSCAPE PLAN	C1-006 EROSION & SEDIMENT CONTROL PLAN	C1-700 OFF-SITE PLAN & PROFILE
DP1.03 CONCEPTUAL MASTER PLAN	LDP 1.3 LANDSCAPE PLAN	C1-100 ON-SITE GRADING PLAN	C1-701 OFF-SITE PLAN & PROFILE
DP1.04 STRATA PLAN	LDP 1.4 BLDG A & B TYP UNIT PLANTING	C1-101 ON-SITE GRADING PLAN	C1-702 OFF-SITE PLAN & PROFILE
DP1.05 PHASING PLAN	LDP 1.5 BLDG C TYP UNIT PLANTING	C1-200 ON-SITE EARTHWORKS	
DP1.06 FIRE ACCESS ROUTE	LDP 1.6 TYPICAL SECTIONS	C1-201 ON-SITE EARTHWORKS	
DP1.07 SITE PLAN		C1-300 ON-SITE SERVICING PLAN & PROFILE	
DP2.0A BUILDING A - FLOOR PLAN - PARKADE		C1-301 ON-SITE SERVICING PLAN & PROFILE	
DP2.0B BUILDING B - FLOOR PLAN - PARKADE		C1-302 ON-SITE SERVICING PLAN & PROFILE	
DP2.0C BUILDING C - FLOOR PLAN - PARKADE		C1-303 ON-SITE SERVICING PLAN & PROFILE	
DP2.1A BUILDING A - FLOOR PLAN - LEVEL 1			
DP2.1B BUILDING B - FLOOR PLAN - LEVEL 1			
DP2.1C BUILDING C - FLOOR PLAN - LEVEL 1			
DP2.1D BUILDING D - FLOOR PLANS			
DP2.2A BUILDING A - FLOOR PLAN - LEVEL 2-5			
DP2.2B&C BUILDING B&C - FLOOR PLAN - LEVEL 2-5			
DP3.0 BUILDING A - ELEVATIONS			
DP3.1 BUILDING A - ELEVATIONS			
DP3.2 BUILDING B - ELEVATIONS			
DP3.3 BUILDING B - ELEVATIONS			
DP3.4 BUILDING C - ELEVATIONS			
DP3.5 BUILDING C - ELEVATIONS			
DP3.6 CONCEPTUAL RENDERINGS			
DP3.7 CONCEPTUAL RENDERINGS			
DP3.8 CONCEPTUAL RENDERINGS			
DP3.9 CONCEPTUAL RENDERINGS			
DP3.10 CONCEPTUAL RENDERINGS			

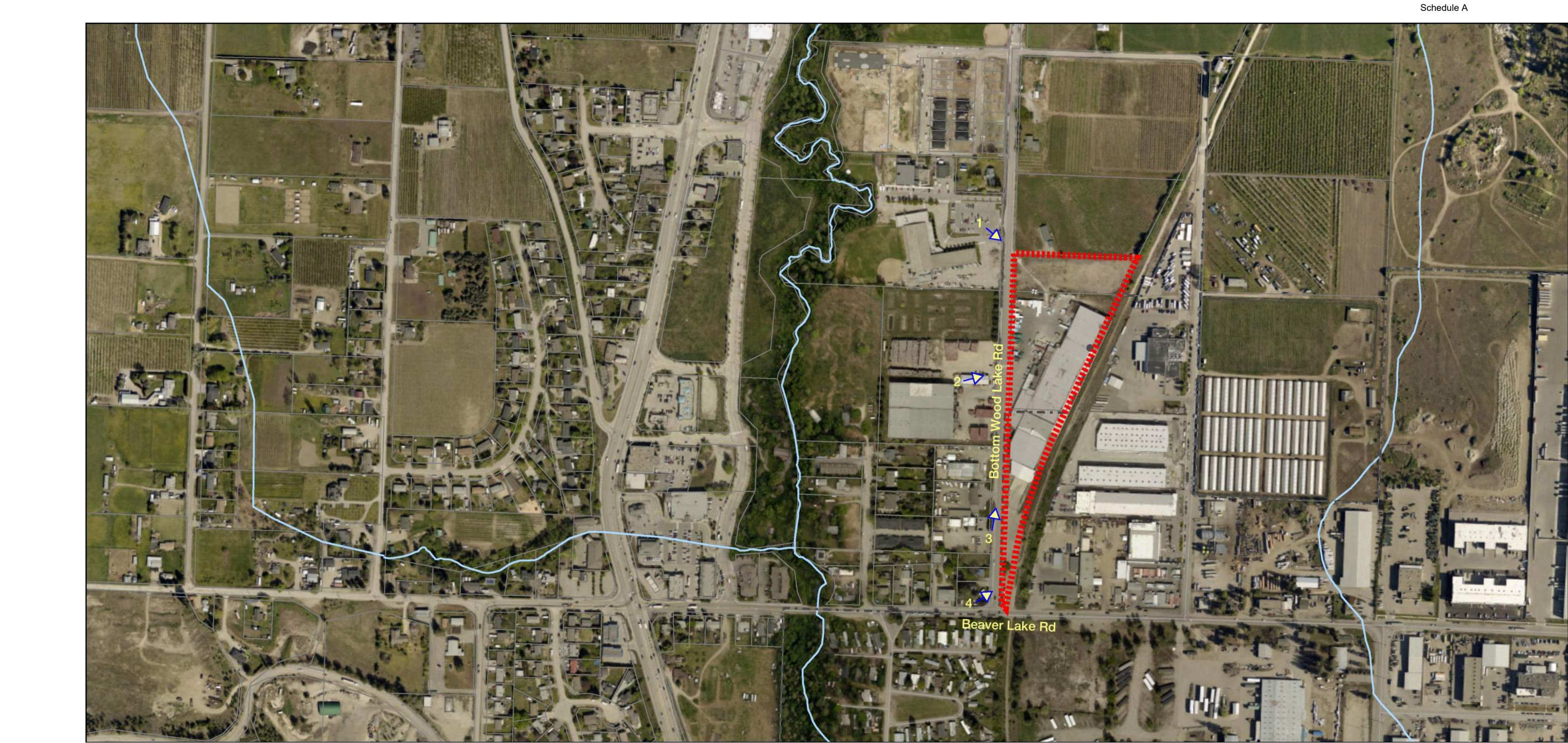
2	UPDATED DP SUBMISSION	2025-04-16
1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP0.00





CONTEXT MAP & SITE PHOTO KEY PLAN



1. VIEW FROM BOTTOM WOOD LAKE ROAD - LOOKING SOUTH EAST



2. VIEW FROM BOTTOM WOOD LAKE ROAD - LOOKING EAST

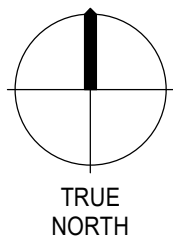


3. VIEW FROM BOTTOM WOOD LAKE ROAD - LOOKING NORTH



4. VIEW FROM BOTTOM WOOD LAKE ROAD - LOOKING NORTH EAST

PROJECT INFORMATION																													
OWNER:	WEST POINT PROJECTS																												
DP APPLICANT:	ZEIDLER ARCHITECTURE																												
MUNICIPAL ADDRESS:	9751 & 9819 BOTTOM WOOD LAKE ROAD																												
LEGAL ADDRESS:	LOT 44, EXCEPT PLANS 20108, 36673 & 39429, PART OF LOT 45 & 46 (SEE PLAN 940F), EXCEPT PLAN 36873, ALL OF PLAN 457, D.L. 116, O.D.Y.D., AND LOT 2, SECTIONS 10 & 11, TOWNSHIP 20, O.D.Y.D., PLAN 4169																												
PARCEL AREA:	35,013.5 m² / 376,883 ft² / 3.5 ha																												
LANDUSE BYLAW:	DISTRICT OF LAKE COUNTRY ZONING BYLAW 561, 2007 CONSOLIDATED VERSION																												
ZONING:	CD-14 - COMPREHENSIVE DEVELOPMENT 14 (WEST POINT APARTMENT HOUSING)																												
GENERAL DESCRIPTION:	5 STOREY WOOD FRAME APARTMENT HOUSING																												
PRINCIPAL USES / FLOOR:	RESIDENTIAL																												
UNIT TYPE BREAKDOWN:	<table><tr><td>APARTMENT HOUSING:</td><td>BUILDING B:</td><td>BUILDING C:</td></tr><tr><td>BUILDING A:</td><td>10 x STUDIO</td><td>10 x STUDIO</td></tr><tr><td>10 x STUDIO</td><td>15 x JR - 1BR</td><td>15 x JR - 1BR</td></tr><tr><td>15 x JR - 1BR</td><td>20 x 1BR</td><td>20 x 1BR</td></tr><tr><td>20 x 1BR</td><td>15 x 2BR</td><td>15 x 2BR</td></tr><tr><td>15 x 2BR</td><td>16 x 2BR - CORNER</td><td>16 x 2BR - CORNER</td></tr><tr><td>16 x 2BR - CORNER</td><td>4 x 3BR</td><td>4 x 3BR</td></tr><tr><td>4 x 3BR</td><td>TOTAL: 80 UNITS</td><td>TOTAL: 80 UNITS</td></tr><tr><td>TOTAL: 80 UNITS</td><td></td><td></td></tr></table>		APARTMENT HOUSING:	BUILDING B:	BUILDING C:	BUILDING A:	10 x STUDIO	10 x STUDIO	10 x STUDIO	15 x JR - 1BR	15 x JR - 1BR	15 x JR - 1BR	20 x 1BR	20 x 1BR	20 x 1BR	15 x 2BR	15 x 2BR	15 x 2BR	16 x 2BR - CORNER	16 x 2BR - CORNER	16 x 2BR - CORNER	4 x 3BR	4 x 3BR	4 x 3BR	TOTAL: 80 UNITS	TOTAL: 80 UNITS	TOTAL: 80 UNITS		
APARTMENT HOUSING:	BUILDING B:	BUILDING C:																											
BUILDING A:	10 x STUDIO	10 x STUDIO																											
10 x STUDIO	15 x JR - 1BR	15 x JR - 1BR																											
15 x JR - 1BR	20 x 1BR	20 x 1BR																											
20 x 1BR	15 x 2BR	15 x 2BR																											
15 x 2BR	16 x 2BR - CORNER	16 x 2BR - CORNER																											
16 x 2BR - CORNER	4 x 3BR	4 x 3BR																											
4 x 3BR	TOTAL: 80 UNITS	TOTAL: 80 UNITS																											
TOTAL: 80 UNITS																													
	TOTAL UNIT COUNT: 240 MULTIFAMILY UNITS																												



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

CLAUSE	REQUIREMENT	PROVIDED																																																			
FLOOR AREA RATIO (F.A.R.): (19.12.5(a))	MAXIMUM 2.35 F.A.R. MINIMUM 0.5 F.A.R. SITE AREA (LOT 1): 14,941.3 m² (LOT 1 = MIN. 7,470 m² MAX. 35,112 m² F.A.R.)	<table><tr><th>LEVEL</th><th>AREA SQ.FT.</th><th>AREA SQ.M.</th></tr><tr><td>BLDG A - LEVEL 1</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG A - LEVEL 2</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG A - LEVEL 3</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG A - LEVEL 4</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG A - LEVEL 5</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 1</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 2</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 3</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 4</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 5</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 1</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 2</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 3</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 4</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 5</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>TOTAL</td><td>196956.3 ft²</td><td>18297.8 m²</td></tr></table> SITE AREA: LOT 1 - 160,826.7 ft² ; 14,941.3 m² F.A.R. = (18297.8/14941.3) = 1.2	LEVEL	AREA SQ.FT.	AREA SQ.M.	BLDG A - LEVEL 1	13130.4 ft²	1219.9 m²	BLDG A - LEVEL 2	13130.4 ft²	1219.9 m²	BLDG A - LEVEL 3	13130.4 ft²	1219.9 m²	BLDG A - LEVEL 4	13130.4 ft²	1219.9 m²	BLDG A - LEVEL 5	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 1	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 2	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 3	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 4	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 5	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 1	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 2	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 3	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 4	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 5	13130.4 ft²	1219.9 m²	TOTAL	196956.3 ft²	18297.8 m²
LEVEL	AREA SQ.FT.	AREA SQ.M.																																																			
BLDG A - LEVEL 1	13130.4 ft²	1219.9 m²																																																			
BLDG A - LEVEL 2	13130.4 ft²	1219.9 m²																																																			
BLDG A - LEVEL 3	13130.4 ft²	1219.9 m²																																																			
BLDG A - LEVEL 4	13130.4 ft²	1219.9 m²																																																			
BLDG A - LEVEL 5	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 1	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 2	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 3	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 4	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 5	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 1	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 2	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 3	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 4	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 5	13130.4 ft²	1219.9 m²																																																			
TOTAL	196956.3 ft²	18297.8 m²																																																			
SETBACKS: (19.12.6)	(b) FRONT YARD (BOTTOM WOOD LAKE ROAD): 3.0m (c) SIDE YARD (BEAVER LAKE ROAD): 3.0m (d) SIDE YARD (ABUTTING ALR-DESIGNATED PROPERTY): 6.0m (e) REAR YARD (OKANAGAN RAIL TRAIL): 4.5m	FRONT YARD: 4.3m (COMPLIANT) SIDE YARD: 350m (COMPLIANT) SIDE YARD - ALR: 9.6m (COMPLIANT) REAR YARD: 4.5m (COMPLIANT)																																																			
BUILDING HEIGHT (19.12.5(b))	MAX. BUILDING HEIGHT: THE LESSER OF 22m OR 6 STOREYS, EXCEPT IT IS 4.9M FOR ACCESSORY BUILDING AND STRUCTURES.	421m - 5 STOREYS (COMPLIANT)																																																			
AMENITY SPACE: (19.12.6(e))	THE REQUIRED MINIMUM PRIVATE OPEN SPACE SPACE IS 5 m² PER UNIT. 588 UNITS x 5 m² = 2,940 m² TOTAL AMENITY REQUIRED. PRIVATE OPEN SPACE means a useable open space area exclusive of required building setbacks and parking areas (common or individual) which is developed for the recreational use of the residents ora residential dwelling unit, and may include balconies, indoor common amenity space, terraces, decks and level landscaped recreation areas.	AMENITY SPACE PROVIDED: PRIVATE BALCONY & YARD SPACE: 2,016 m² COMMON AMENITY EXTERIOR - COURTYARD: 1,350 m² COMMON AMENITY EXTERIOR - DOG RUN: 165 m² COMMON AMENITY EXTERIOR - BALCONY: 176 m² COMMON INTERIOR AMENITY - BUILDING A,B, & C: 710 m² COMMON INTERIOR AMENITY - BUILDING D: 346 m² TOTAL AMENITY SPACE PROVIDED: 4,763 m²																																																			
MOTOR VEHICLE PARKING REQUIREMENTS: (19.12.7)	MULTI-RESIDENTIAL DEVELOPMENT 1.0 RESIDENT PARKING STALL PER DWELLING UNIT = 1 STALL x 240 UNITS = 240.0 = 240 RESIDENT STALLS REQ'D 0.14 VISITOR PARKING STALLS PER UNIT = 0.14 STALLS x 240 UNITS = 33.6 = 34 VISITOR STALLS REQ'D TOTAL: 274 STALLS REQUIRED. *Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.	VEHICULAR PARKING PROVIDED: MULTIFAMILY: RESIDENT PARKING STALLS PROVIDED (UNDERGROUND) = 111 STALLS RESIDENT PARKING STALLS PROVIDED (SURFACE) = 135 STALLS VISITOR PARKING STALLS PROVIDED (SURFACE) = 34 STALLS TOTAL RESIDENT PARKING STALLS PROVIDED: 246 STALLS TOTAL VISITOR PARKING STALLS PROVIDED: 34 STALLS TOTAL OVERALL PARKING STALLS PROVIDED: 280 STALLS																																																			
BICYCLE PARKING REQUIREMENTS: (9.4)	APARTMENT HOUSING: CLASS I BICYCLE PARKING STALLS REQ'D: = 0.5 CLASS I BICYCLE STALLS PER UNIT = 0.5 x 240 = 120 CLASS I STALLS REQUIRED (40 PER BUILDING) CLASS II BICYCLE STALLS PER UNIT = 0.1 CLASS II BICYCLE STALLS PER UNIT = 0.1 x 240 = 24 CLASS II STALLS REQUIRED (8 PER BUILDING)	BICYCLE PARKING PROVIDED: CLASS I BICYCLE STALLS: WALL MOUNTED: 60 STALLS GROUND ANCHORED: 60 STALLS TOTAL CLASS I BICYCLE STALLS PROVIDED: 120 STALLS CLASS II BICYCLE STALLS PROVIDED: 24 STALLS																																																			

1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

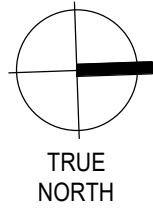
PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.01





Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

1	DEVELOPMENT PERMIT	2025-03-03
A	PROGRESS SET	2025-02-04
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

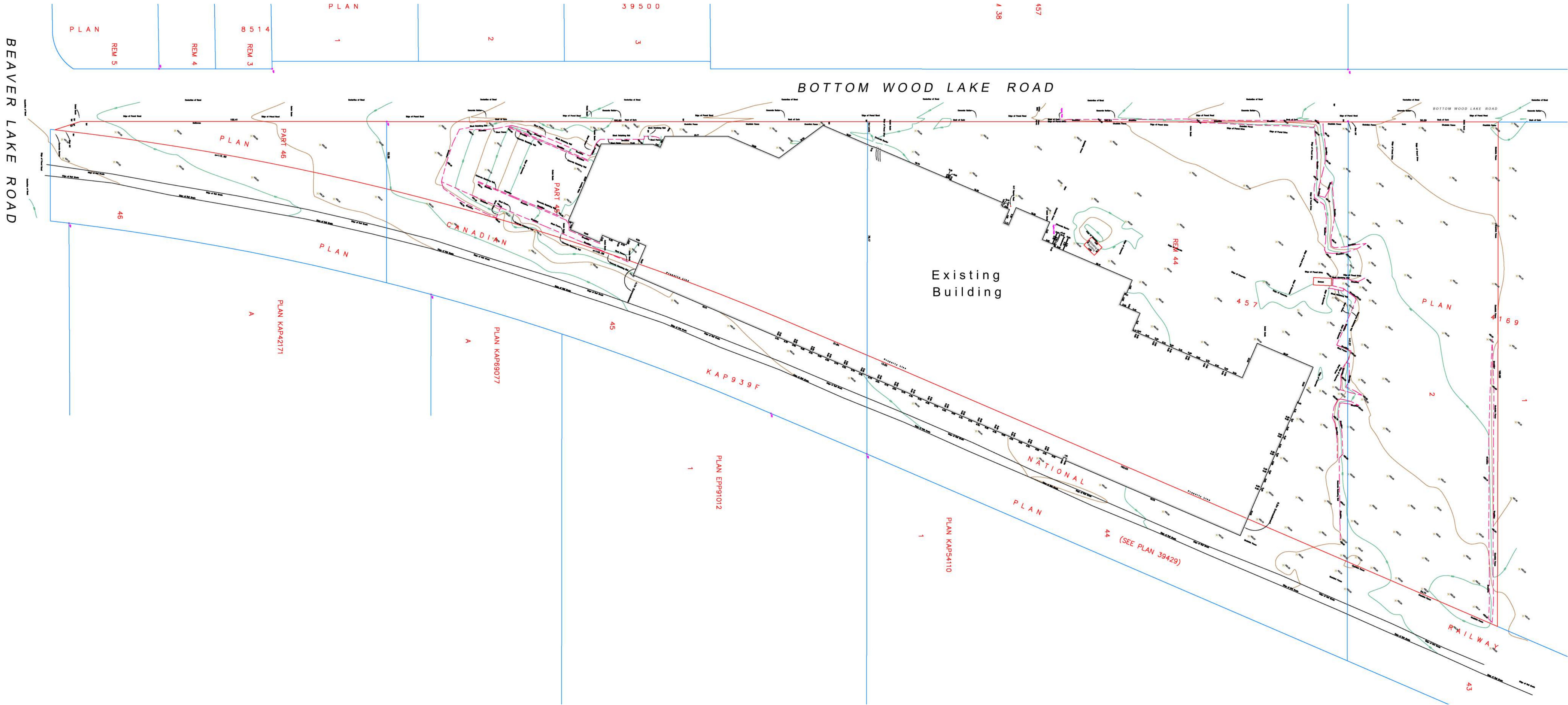
TITLE

SITE SURVEY

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.02

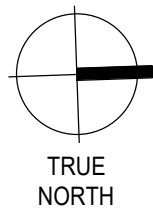


1

EXISTING SITE SURVEY

DP1.02

SCALE: 1:750



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
C	COORDINATION	2025-04-27
1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

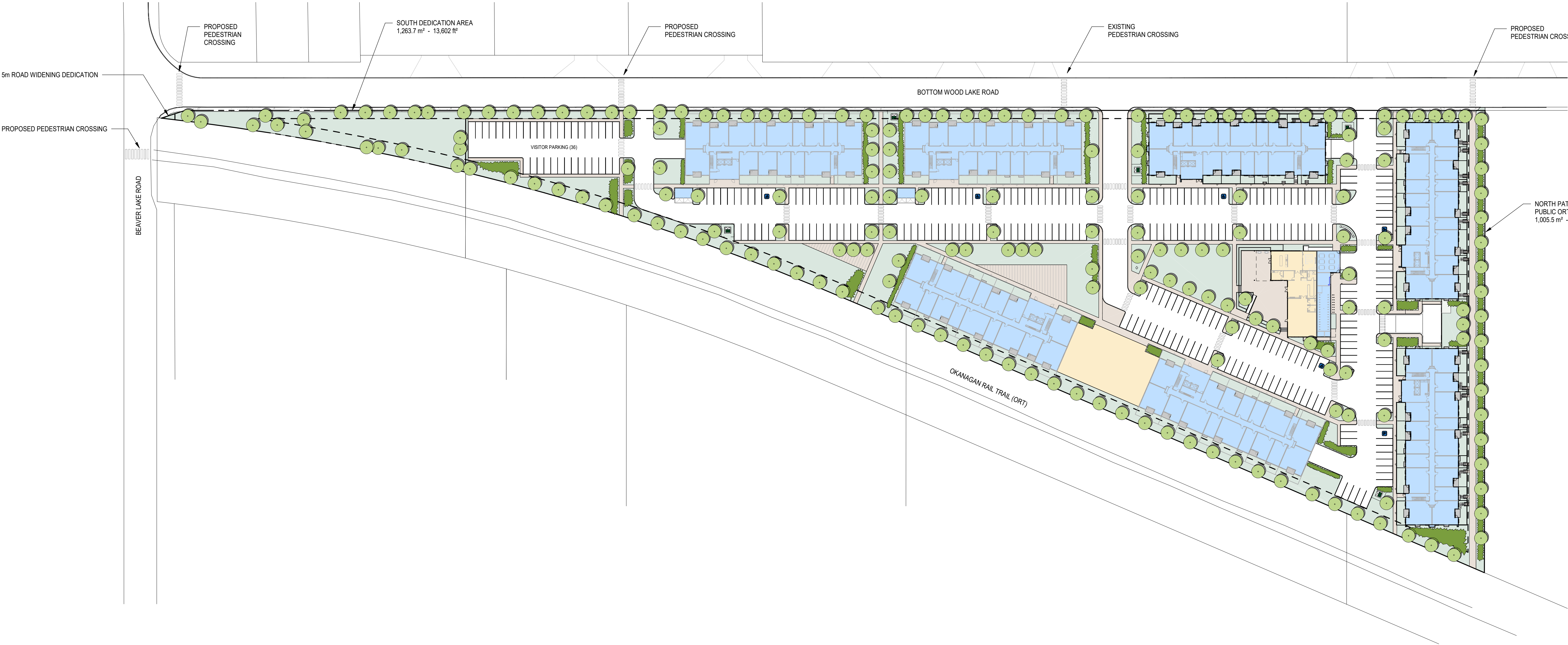
TITLE

**CONCEPTUAL
MASTER PLAN**

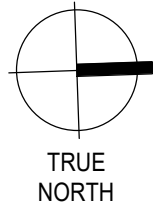
PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.03



1 CONCEPTUAL MASTER PLAN
DP1.03 SCALE: 1: 750



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
1	DEVELOPMENT PERMIT	2025-03-03
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

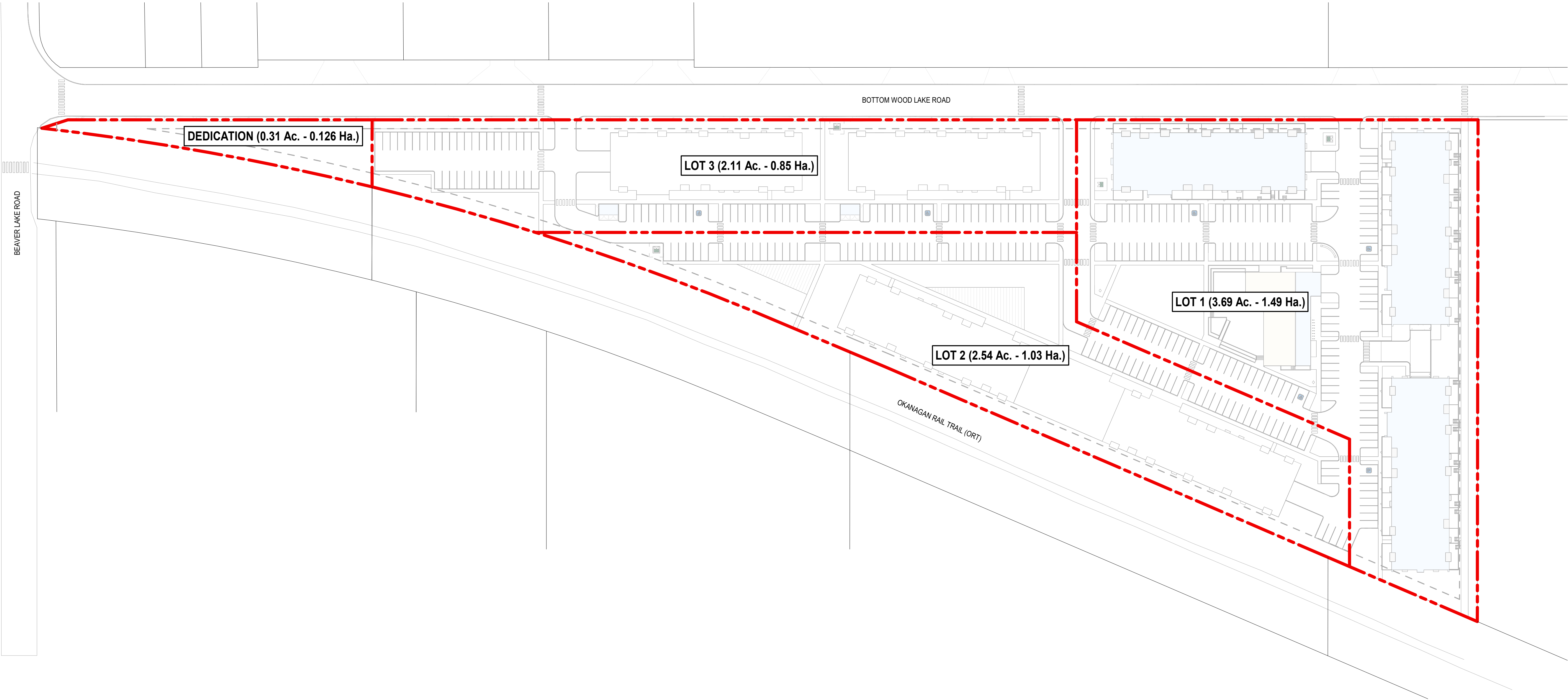
TITLE

STRATA PLAN

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.04

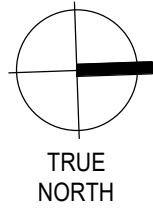


1

STRATA PLAN

DP1.04

SCALE: 1: 750



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

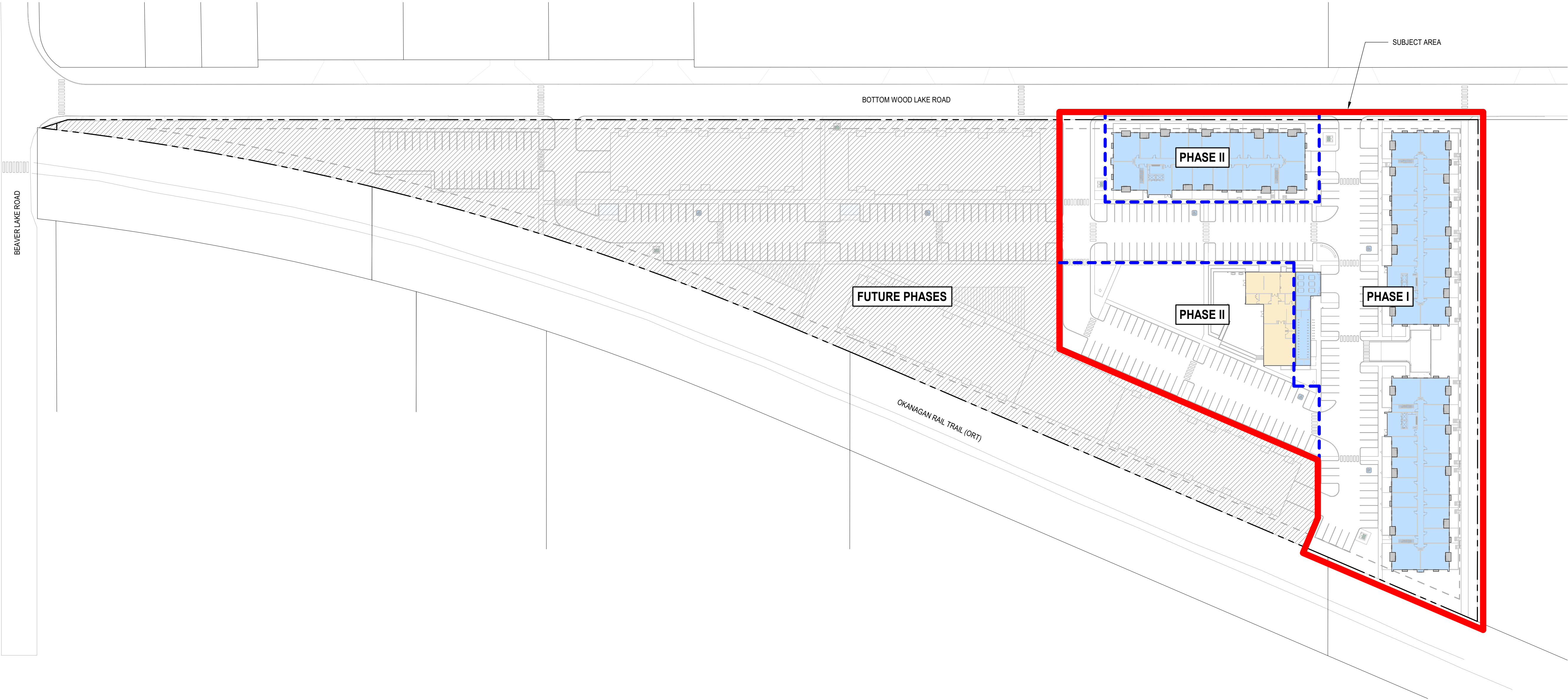
TITLE

PHASING PLAN

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.05



1 PHASING PLAN
DP1.05 SCALE: 1:750

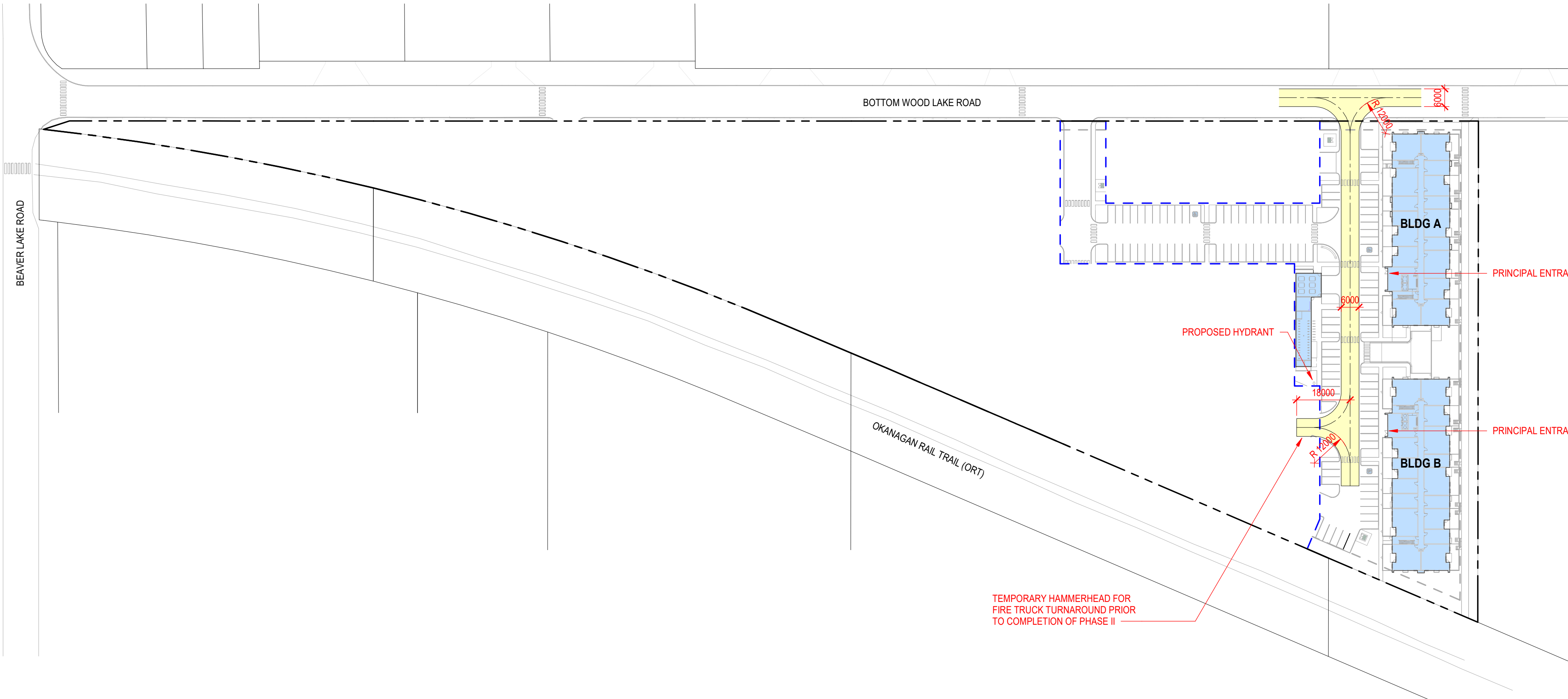
Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-04-16 3:36:58 PM

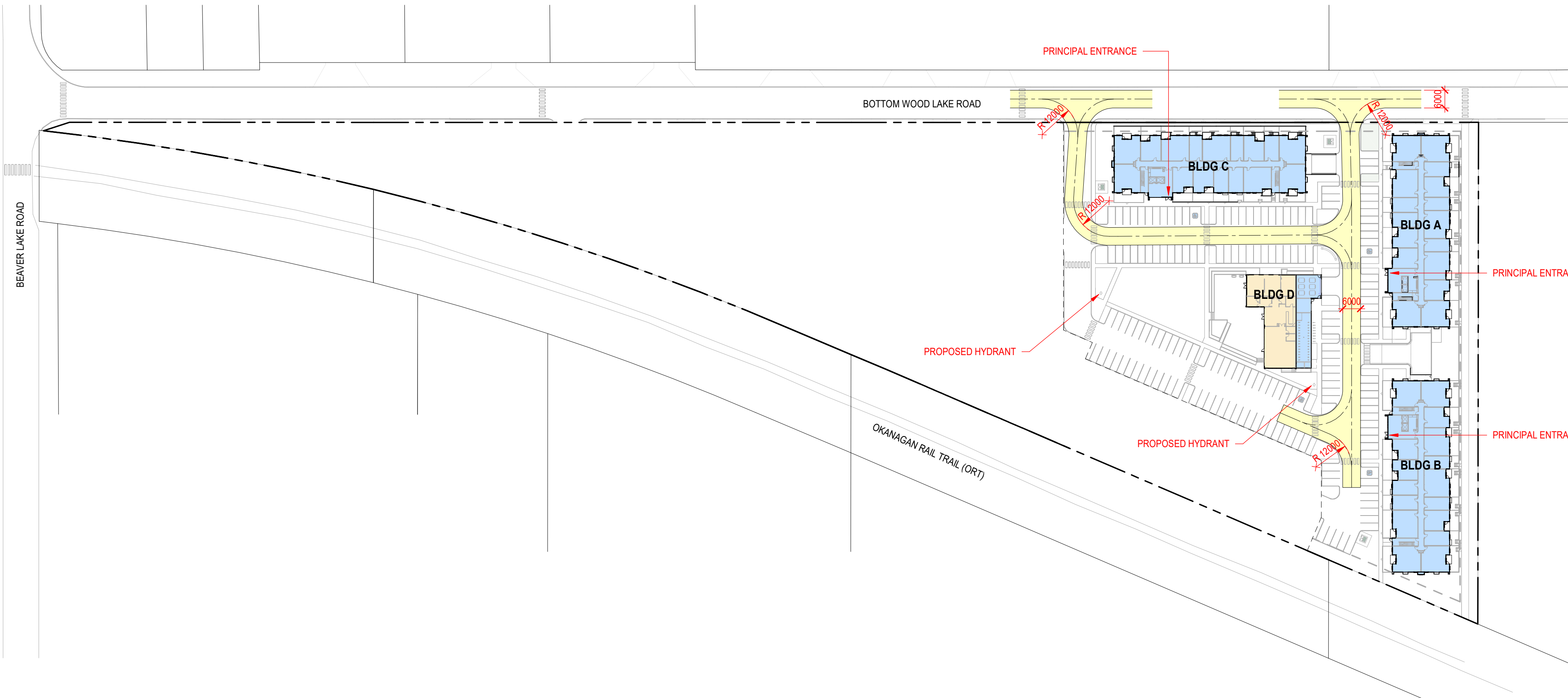
Schedule A

FIRE APPARATUS ACCESS ROUTES MUST BE DESIGNED IN ACCORDANCE WITH ARTICLE 3.2.5.6. AS SUMMARIZED:

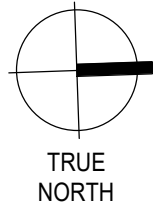
- HAVE A CLEAR WIDTH NOT LESS THAN 6 m.
- HAVE A CENTRELINE RADIUS OF NOT LESS THAN 12 m.
- HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5 m.
- HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 m.
- BE DESIGNED TO SUPPORT THE EXPECTED LOADS (85,000 lbs) IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT, OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS



1 SITE PLAN - FIRE ACCESS ROUTE - PHASE I
DP1.06 SCALE: 1 : 1000



3 SITE PLAN - FIRE ACCESS ROUTE - PHASE II
DP1.06 SCALE: 1 : 1000



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
B	FOUNDATION PERMIT	2025-02-28
1	DEVELOPMENT PERMIT	2025-03-03
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

FIRE ACCESS ROUTE

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.06



300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

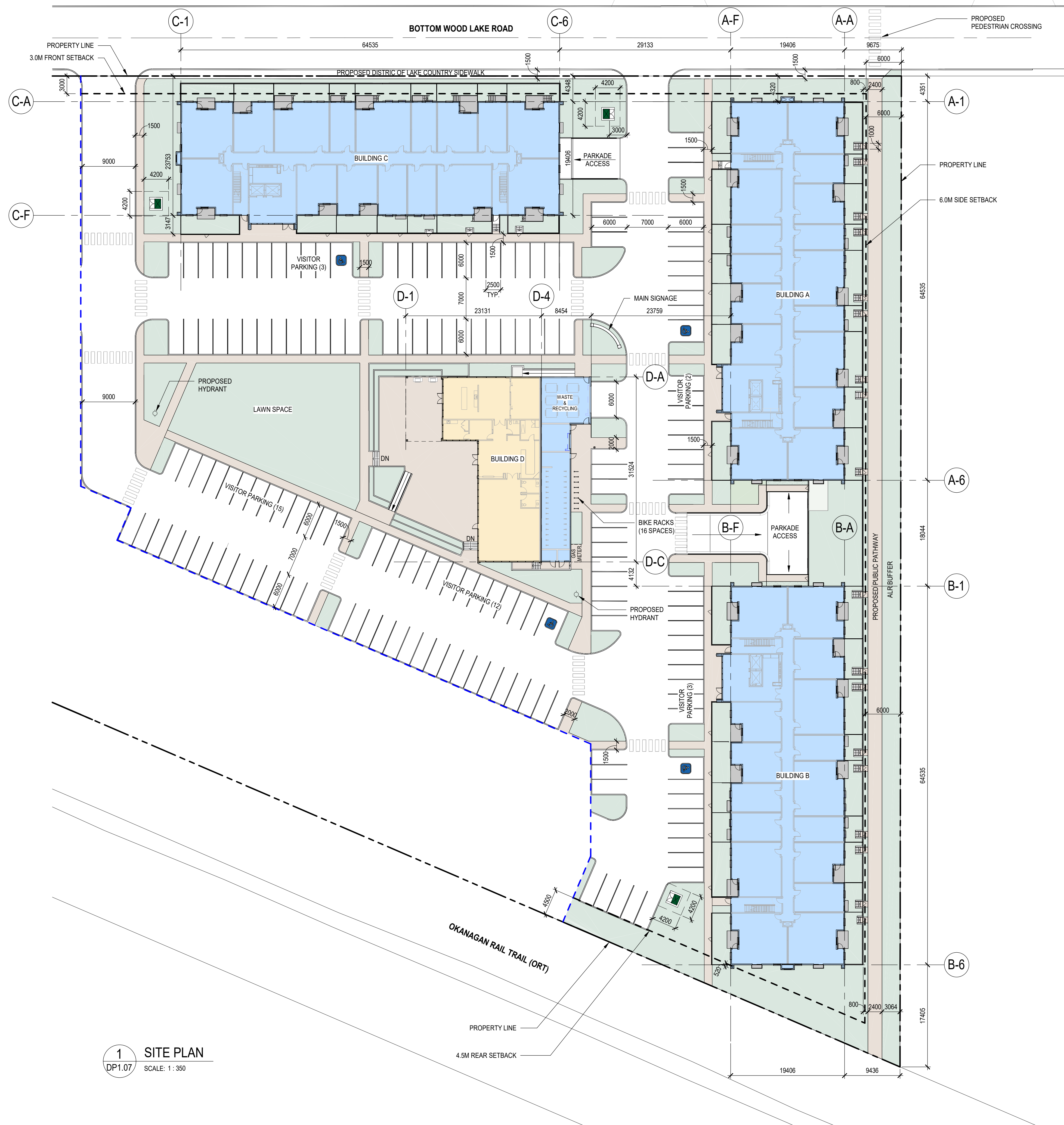
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.

REVISION NO.

DP1.07



1 SITE PLAN
DP1.07 SCALE: 1 : 350

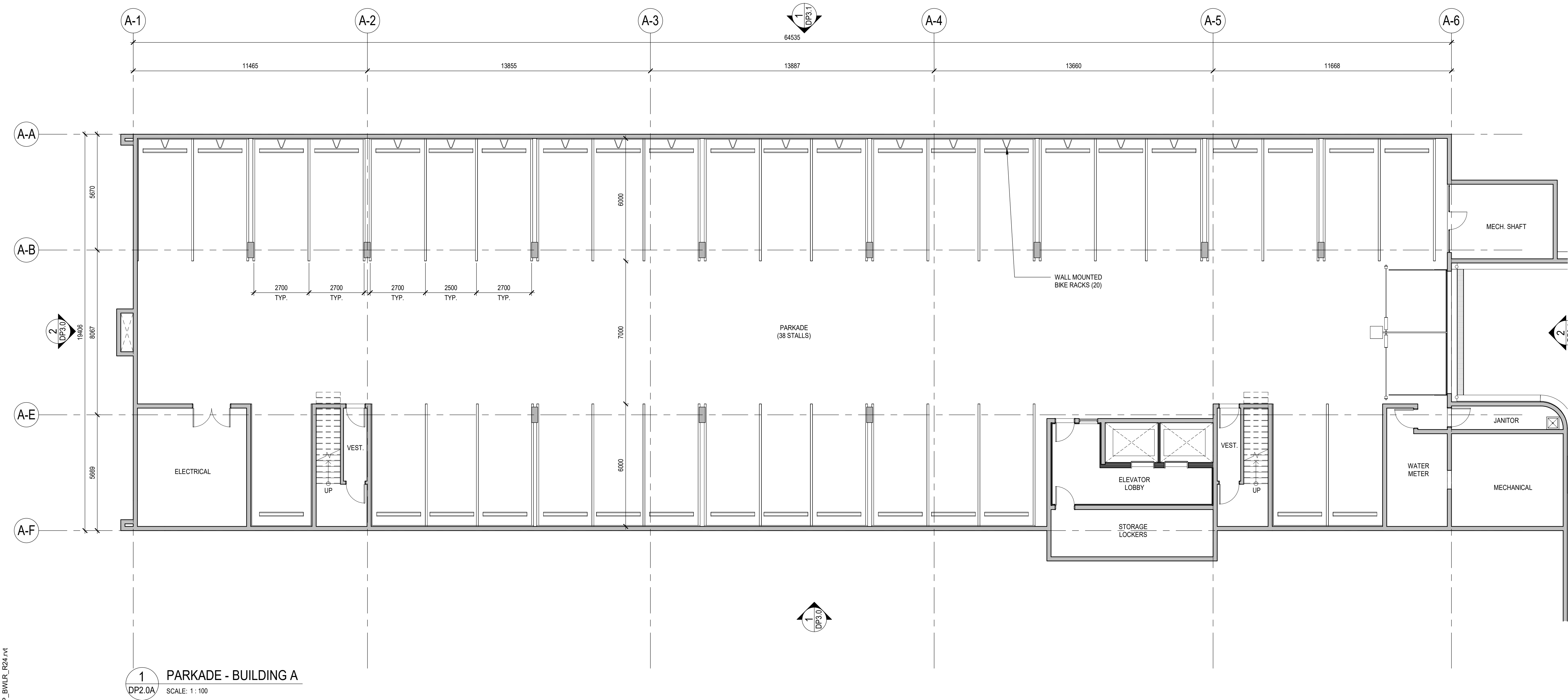
Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



2	UPDATED DP SUBMISSION	2025-04-16
A	COORDINATION	2025-04-27
1	DEVELOPMENT PERMIT	2025-03-03

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT
**9751 BOTTOM WOOD
LAKE ROAD**

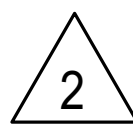
PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

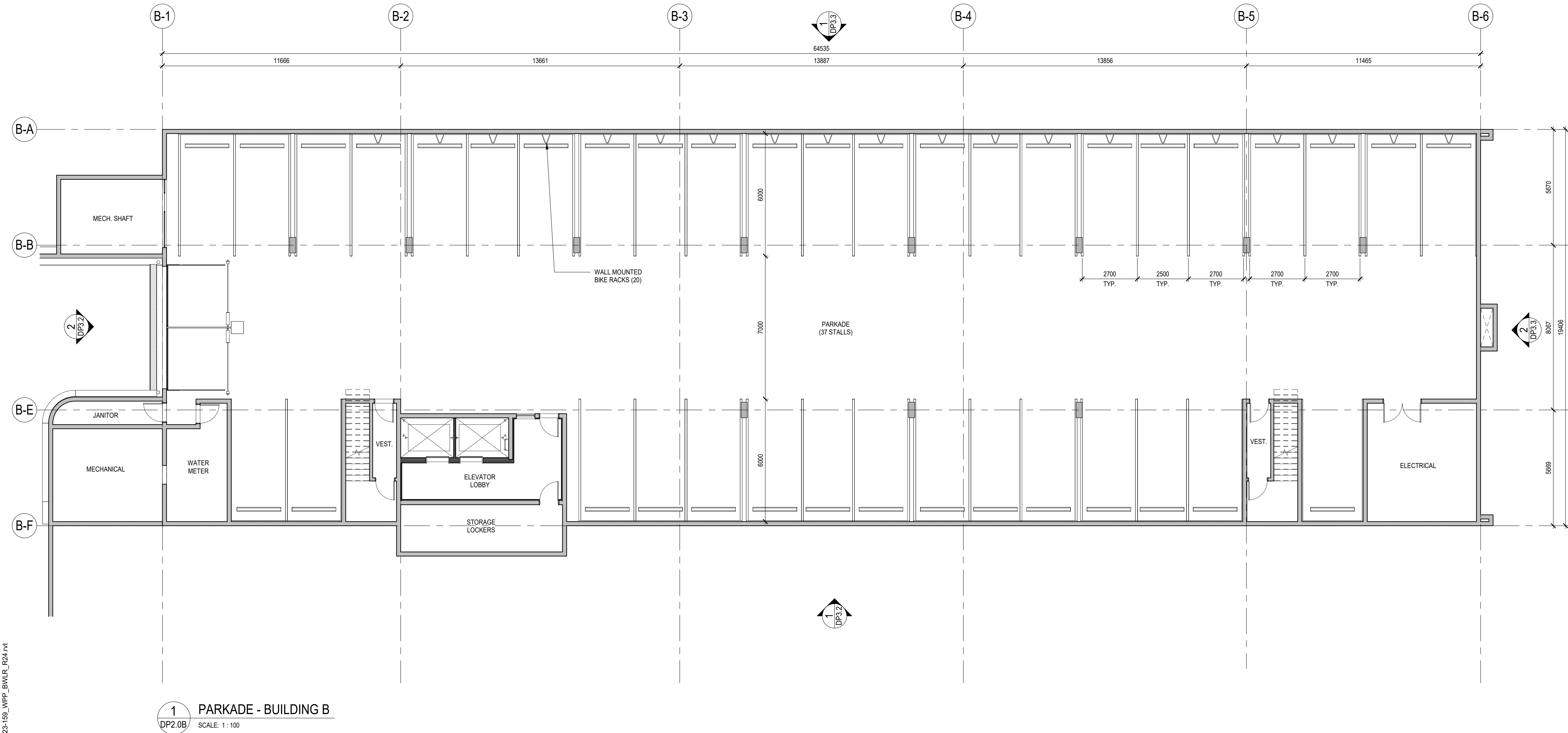
TITLE
**BUILDING A - FLOOR
PLAN - PARKADE**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.0A





Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
A	COORDINATION	2025-04-27
1	DEVELOPMENT PERMIT	2025-03-03

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING B - FLOOR PLAN - PARKADE

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.0B



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
C	COORDINATION	2025-04-27
1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

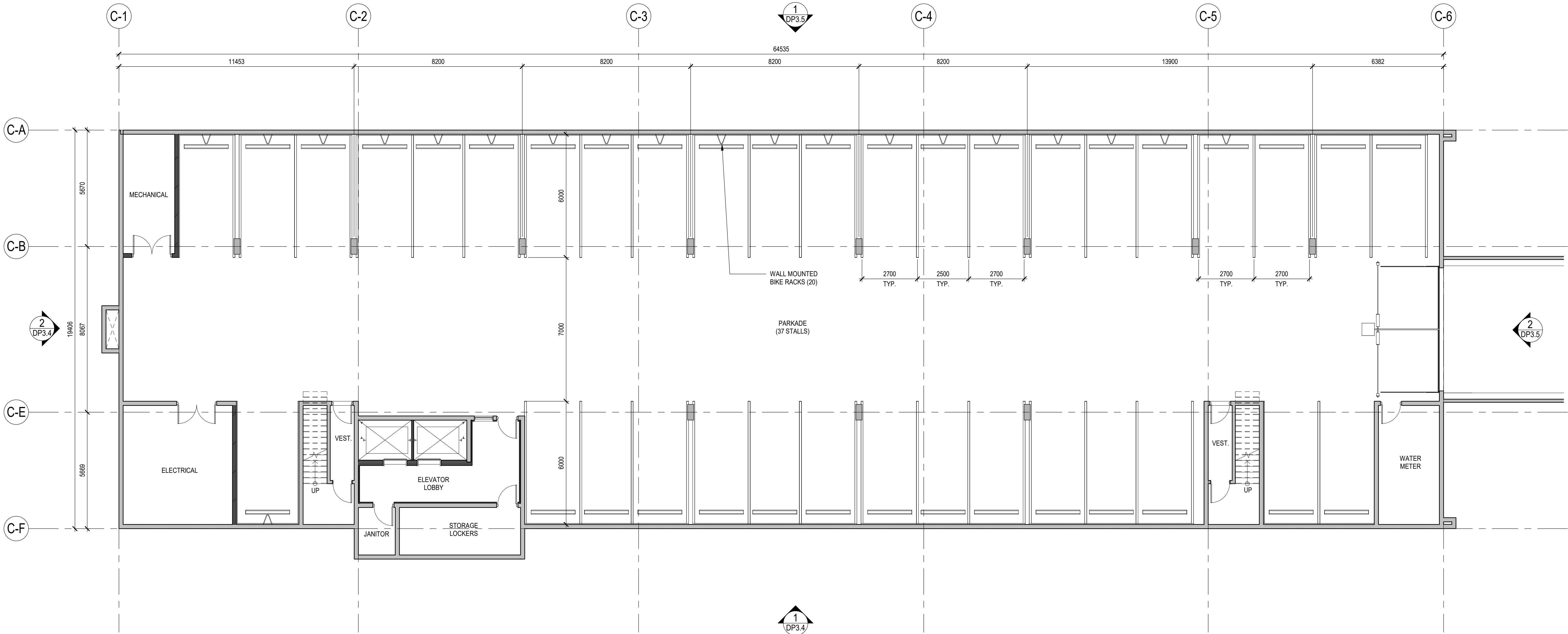
**BUILDING C - FLOOR
PLAN - PARKADE**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.0C

2



1
DP2.0C
PARKADE - BUILDING C
SCALE: 1:100

Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1 LEVEL 1 FLOOR PLAN - BUILDING A
DP2.1A SCALE: 1 : 100

2	UPDATED DP SUBMISSION	2025-04-16
A	COORDINATION	2025-04-27
1	DEVELOPMENT PERMIT	2025-03-03

NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING A - FLOOR
PLAN - LEVEL1

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.1A



Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-04-16 3:37:14 PM

Schedule A



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
C	COORDINATION	2025-04-27
1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING B - FLOOR
PLAN - LEVEL 1**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

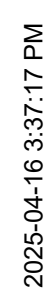
DP2.1B



1 LEVEL 1 FLOOR PLAN - BUILDING B
DP2.1B SCALE: 1:100

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

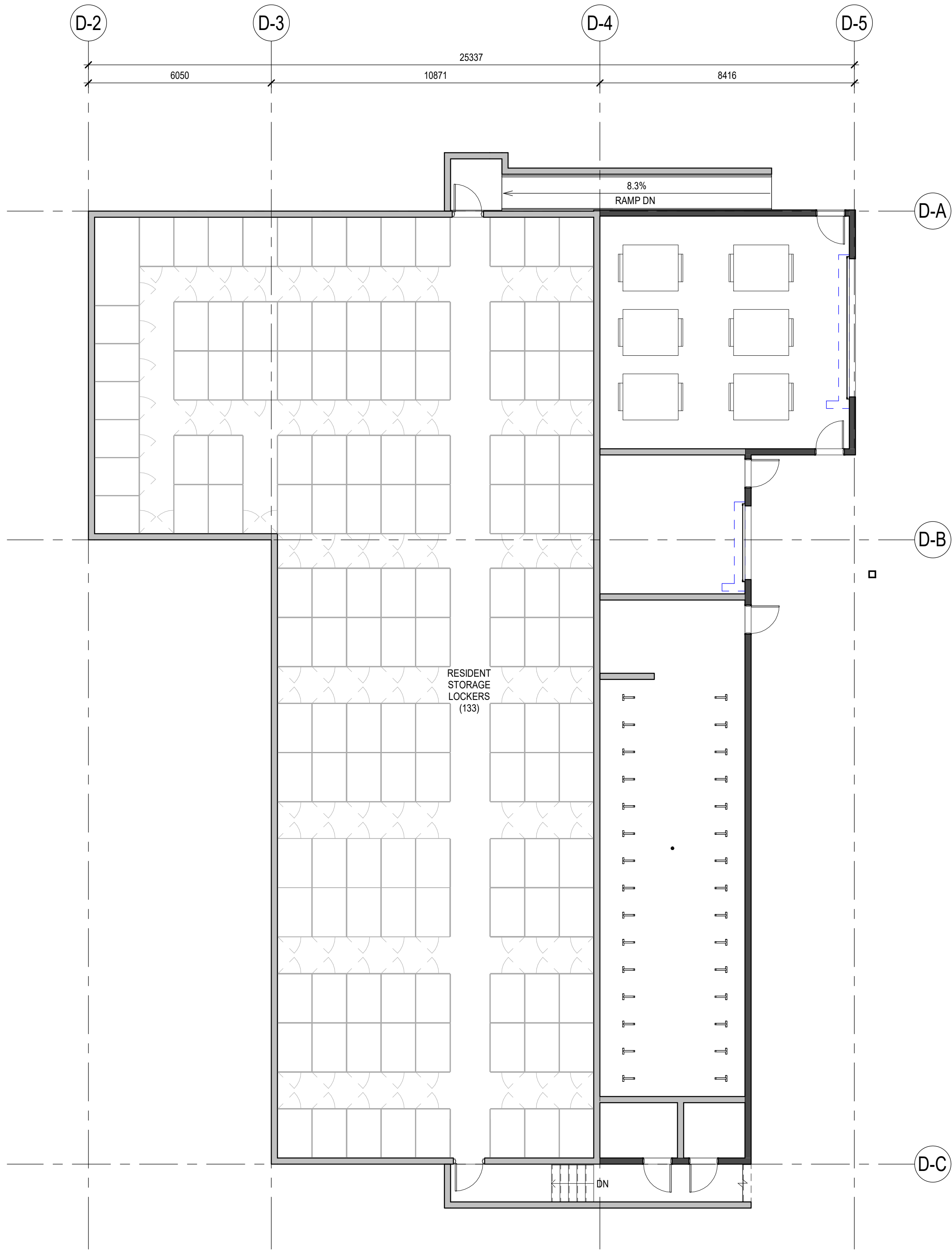
NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

$$\triangle 2$$


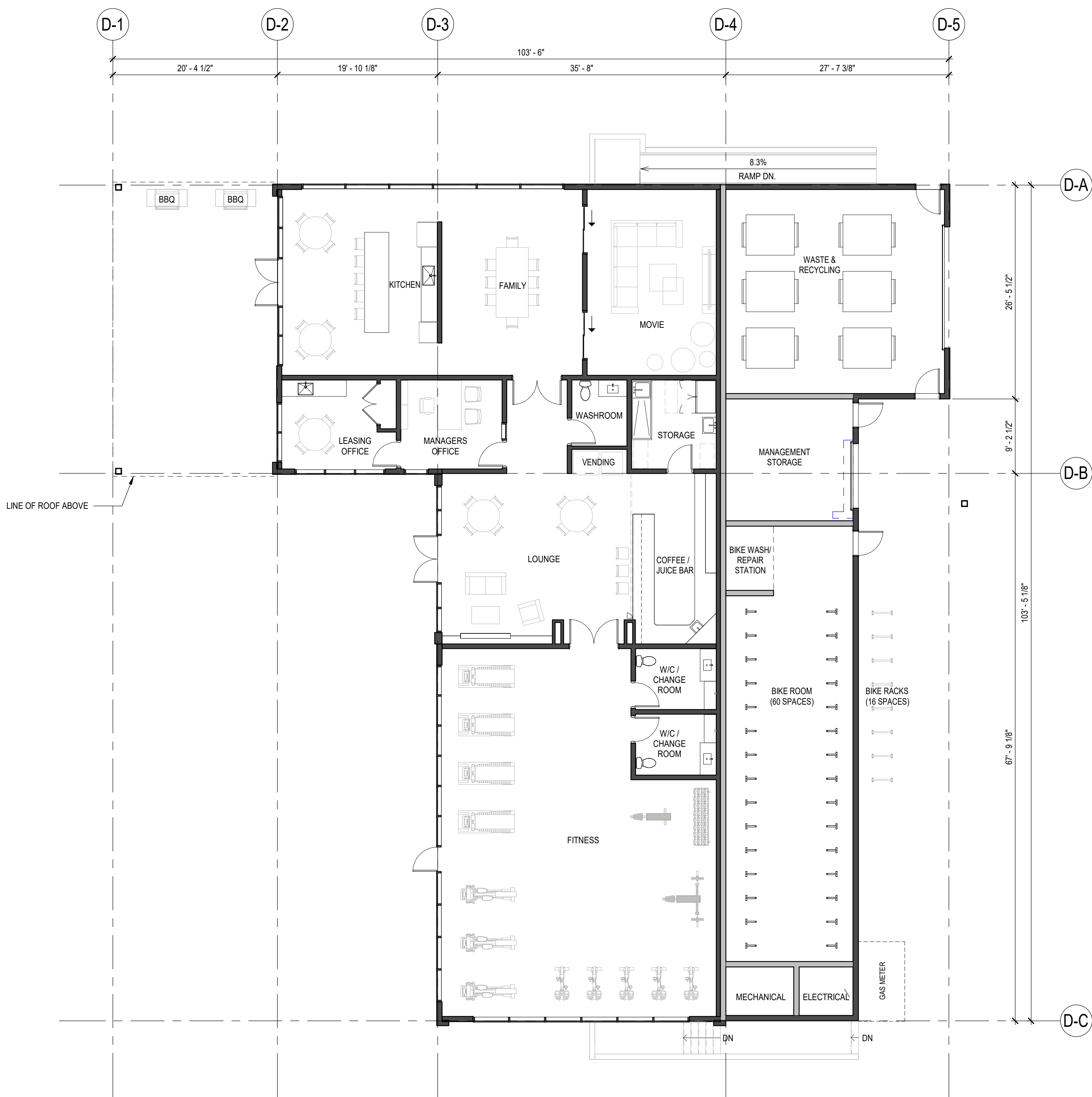
Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-04-16 3:37:20 PM

Schedule A



2 BASEMENT FLOOR PLAN - BUILDING D
DP2.1D SCALE: 1 : 100



1 LEVEL 1 FLOOR PLAN - BUILDING D
DP2.1D SCALE: 1 : 100

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

1	UPDATED DP SUBMISSION	2025-04-16
C	CLIENT REVIEW	2025-04-09
B	COORDINATION	2025-04-27
A	COORDINATION	2025-03-02

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING D - FLOOR
PLANS**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.1D

1

Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-04-16 3:37:22 PM

Schedule A



1 LEVEL 2-5 FLOOR PLAN - BUILDING A
DP2.2A SCALE: 1:100



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
A	COORDINATION	2025-04-27
1	DEVELOPMENT PERMIT	2025-03-03

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING A - FLOOR
PLAN - LEVEL 2-5**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.2A

2

Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-04-16 3:37:23 PM

Schedule A



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

2	UPDATED DP SUBMISSION	2025-04-16
C	COORDINATION	2025-04-27
1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING B&C -
FLOOR PLAN - LEVEL
2-5**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.2B&C



1 LEVEL 2-5 FLOOR PLAN - BUILDINGS B & C
DP2.2B&C SCALE: 1 : 100

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING A -
ELEVATIONS

PROJECT NO.

223-159

DRAWN

Author

CHECKED

Checker

DRAWING NO.

DP3.0

REVISION NO.

2



1 SOUTH ELEVATION - BUILDING A
DP3.0 SCALE: 1 : 125



2 WEST ELEVATION - BUILDING A
DP3.0 SCALE: 1 : 125

MATERIAL LEGEND					
1 FIBER CEMENT LAP SIDING - COLOUR: WHITE GRANITE (WOODTONE) JAMES HARDIE OR APPROVED EQUIVALENT		5 VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK		9 FIBER CEMENT SHAKE PANEL - COLOUR: BLACK CANYON (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
2 BRICK VENEER (RUNNING BOND) - COLOUR: WHEAT MORTAR: NATURAL MUTUAL MATERIALS OR APPROVED EQUIVALENT		6 FENCE COLOUR: BLACK		10 FIBER CEMENT SHAKE PANEL - COLOUR: CASCADE SLATE (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
3 PREFINISHED METAL CLADDING - COLOUR: BLACK		7 EXPOSED CONCRETE ARCHITECTURAL FINISH		11 ASPHALT SHINGLES - COLOUR: BLACK	
4 PREFINISHED METAL CLADDING - COLOUR: GREY		8 ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK		12 ASPHALT SHINGLES - COLOUR: GREY	
13 ALLAN BLOCK LANDSCAPE WALL		15 PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY			
14 PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY					

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING A -
ELEVATIONS

PROJECT NO. 223-159
DRAWN Author
CHECKED Checker

DRAWING NO. REVISION NO.

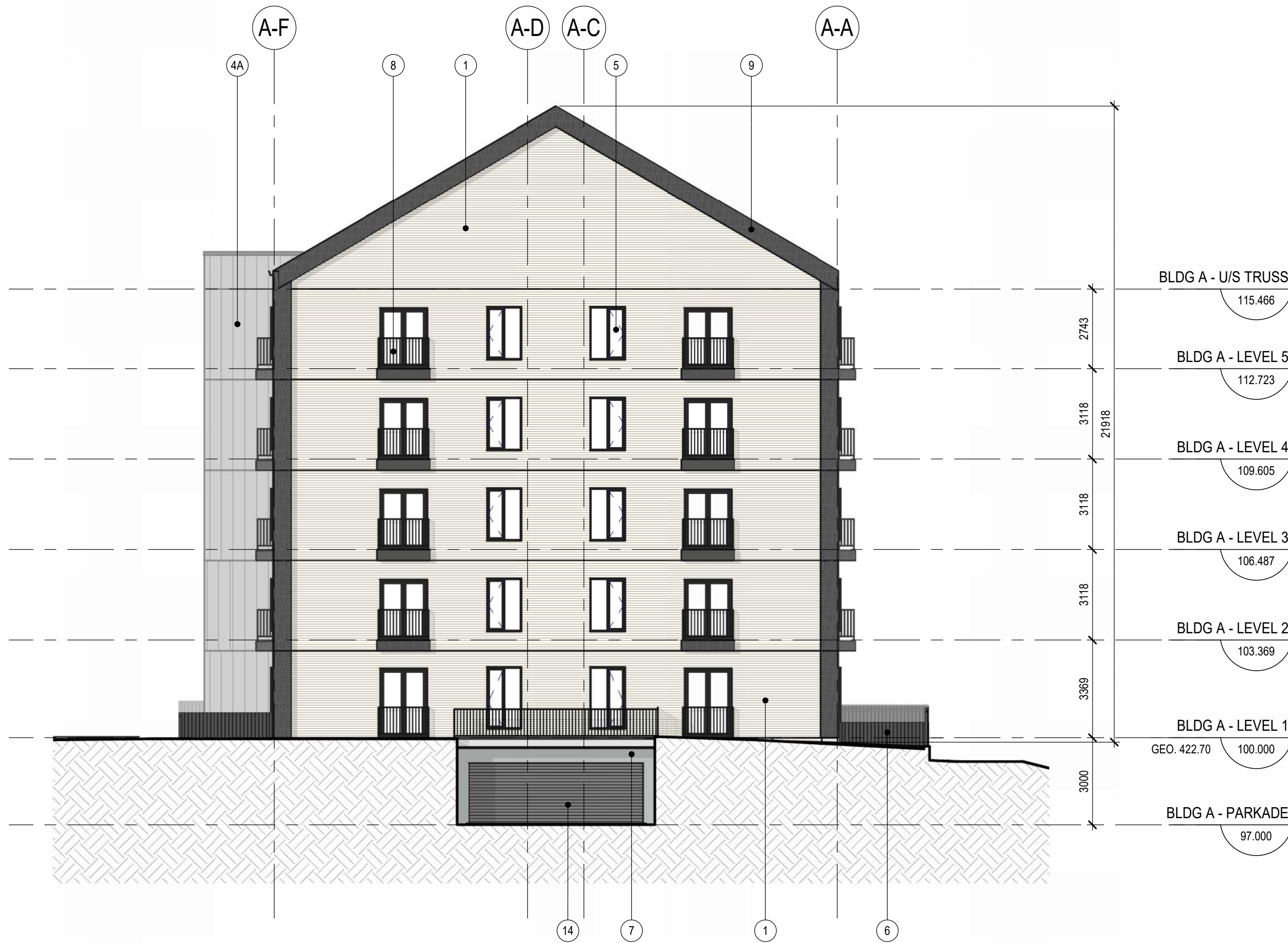
DP3.1

2

Schedule A



1 NORTH ELEVATION - BUILDING A
DP3.1 SCALE: 1 : 125



2 EAST ELEVATION - BUILDING A
DP3.1 SCALE: 1 : 125

MATERIAL LEGEND					
1 FIBER CEMENT LAP SIDING - COLOUR: WHITE GRANITE (WOODTONE) JAMES HARDIE OR APPROVED EQUIVALENT		5 VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK		9 FIBER CEMENT SHAKE PANEL - COLOUR: BLACK CANYON (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
2 BRICK VENEER (RUNNING BOND) - COLOUR: WHEAT MORTAR: NATURAL MUTUAL MATERIALS OR APPROVED EQUIVALENT		6 FENCE COLOUR: BLACK		10 FIBER CEMENT SHAKE PANEL - COLOUR: CASCADE SLATE (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
3 PREFINISHED METAL CLADDING - COLOUR: BLACK		7 EXPOSED CONCRETE ARCHITECTURAL FINISH		11 ASPHALT SHINGLES - COLOUR: BLACK	
4 PREFINISHED METAL CLADDING - COLOUR: GREY		8 ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK		12 ASPHALT SHINGLES - COLOUR: GREY	
13 ALLAN BLOCK LANDSCAPE WALL		15 PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY			
14 PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY					

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING B -
ELEVATIONS

PROJECT NO. 223-159
DRAWN Author
CHECKED Checker

DRAWING NO. REVISION NO.

DP3.2

2



1 SOUTH ELEVATION - BUILDING B
DP3.2 SCALE: 1:125



2 WEST ELEVATION - BUILDING B
DP3.2 SCALE: 1:125

MATERIAL LEGEND					
1 FIBER CEMENT LAP SIDING - COLOUR: WHITE GRANITE (WOODTONE) JAMES HARDIE OR APPROVED EQUIVALENT		5 VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK		9 FIBER CEMENT SHAKE PANEL - COLOUR: BLACK CANYON (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
2 BRICK VENEER (RUNNING BOND) - COLOUR: WHEAT MORTAR: NATURAL MUTUAL MATERIALS OR APPROVED EQUIVALENT		6 FENCE COLOUR: BLACK		10 FIBER CEMENT SHAKE PANEL - COLOUR: CASCADE SLATE (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
3 PREFINISHED METAL CLADDING - COLOUR: BLACK		7 EXPOSED CONCRETE ARCHITECTURAL FINISH		11 ASPHALT SHINGLES - COLOUR: BLACK	
4 PREFINISHED METAL CLADDING - COLOUR: GREY		8 ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK		12 ASPHALT SHINGLES - COLOUR: GREY	
13 ALLAN BLOCK LANDSCAPE WALL		15 PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY			
14 PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY					

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING B -
ELEVATIONS

PROJECT NO. 223-159
DRAWN Author
CHECKED Checker

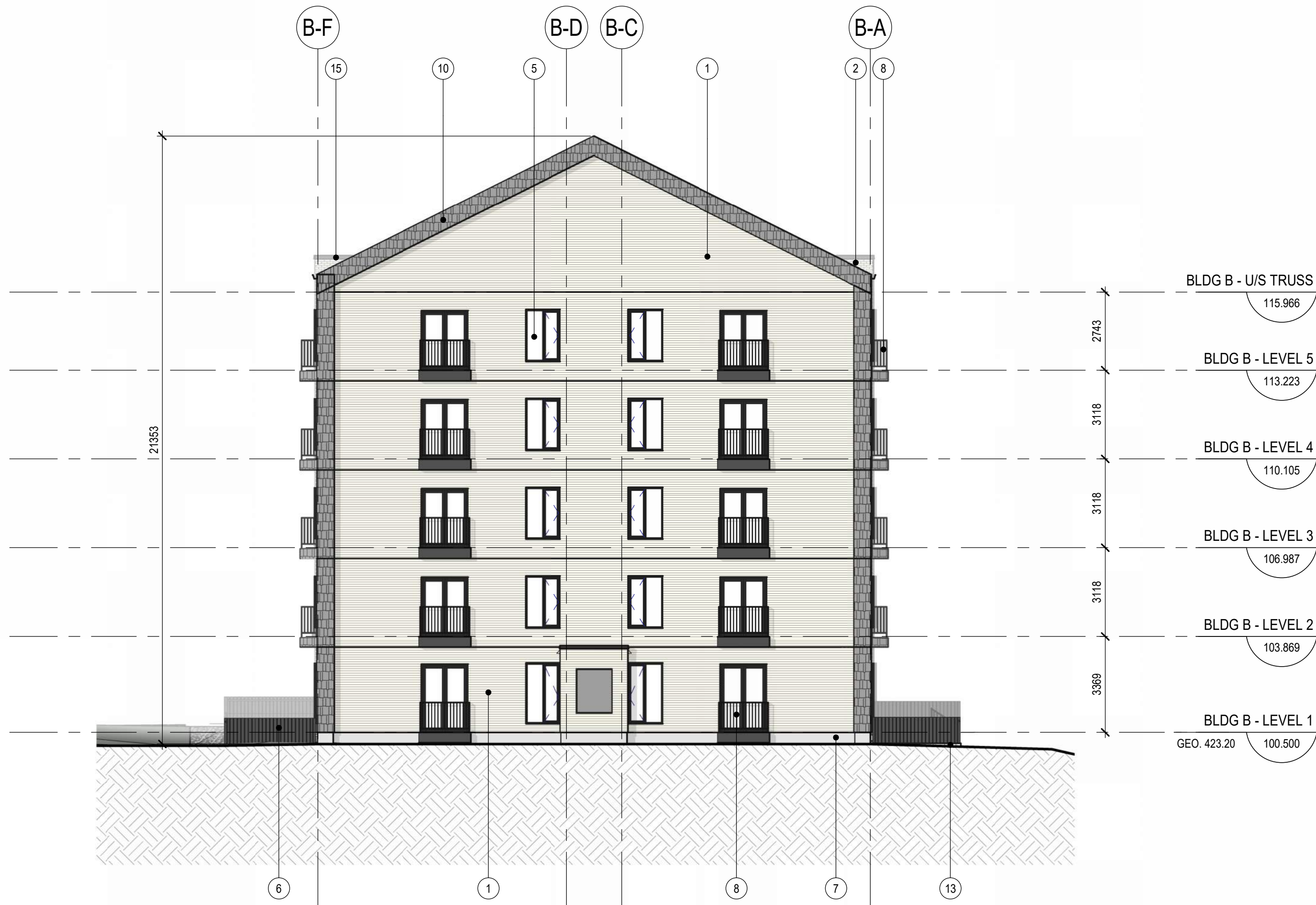
DRAWING NO. REVISION NO.

DP3.3

2



1 NORTH ELEVATION - BUILDING B
DP3.3 SCALE: 1 : 125



2 EAST ELEVATION - BUILDING B
DP3.3 SCALE: 1 : 125

MATERIAL LEGEND					
1 FIBER CEMENT LAP SIDING - COLOUR: WHITE GRANITE (WOODTONE) JAMES HARDIE OR APPROVED EQUIVALENT		5 VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK		9 FIBER CEMENT SHAKE PANEL - COLOUR: BLACK CANYON (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
2 BRICK VENEER (RUNNING BOND) - COLOUR: WHEAT MORTAR: NATURAL MUTUAL MATERIALS OR APPROVED EQUIVALENT		6 FENCE COLOUR: BLACK		10 FIBER CEMENT SHAKE PANEL - COLOUR: CASCADE SLATE (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
3 PREFINISHED METAL CLADDING - COLOUR: BLACK		7 EXPOSED CONCRETE ARCHITECTURAL FINISH		11 ASPHALT SHINGLES - COLOUR: BLACK	
4 PREFINISHED METAL CLADDING - COLOUR: GREY		8 ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK		12 ASPHALT SHINGLES - COLOUR: GREY	
13 ALLAN BLOCK LANDSCAPE WALL		15 PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY			
14 PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY					

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING C -
ELEVATIONS

PROJECT NO. 223-159
DRAWN Author
CHECKED Checker

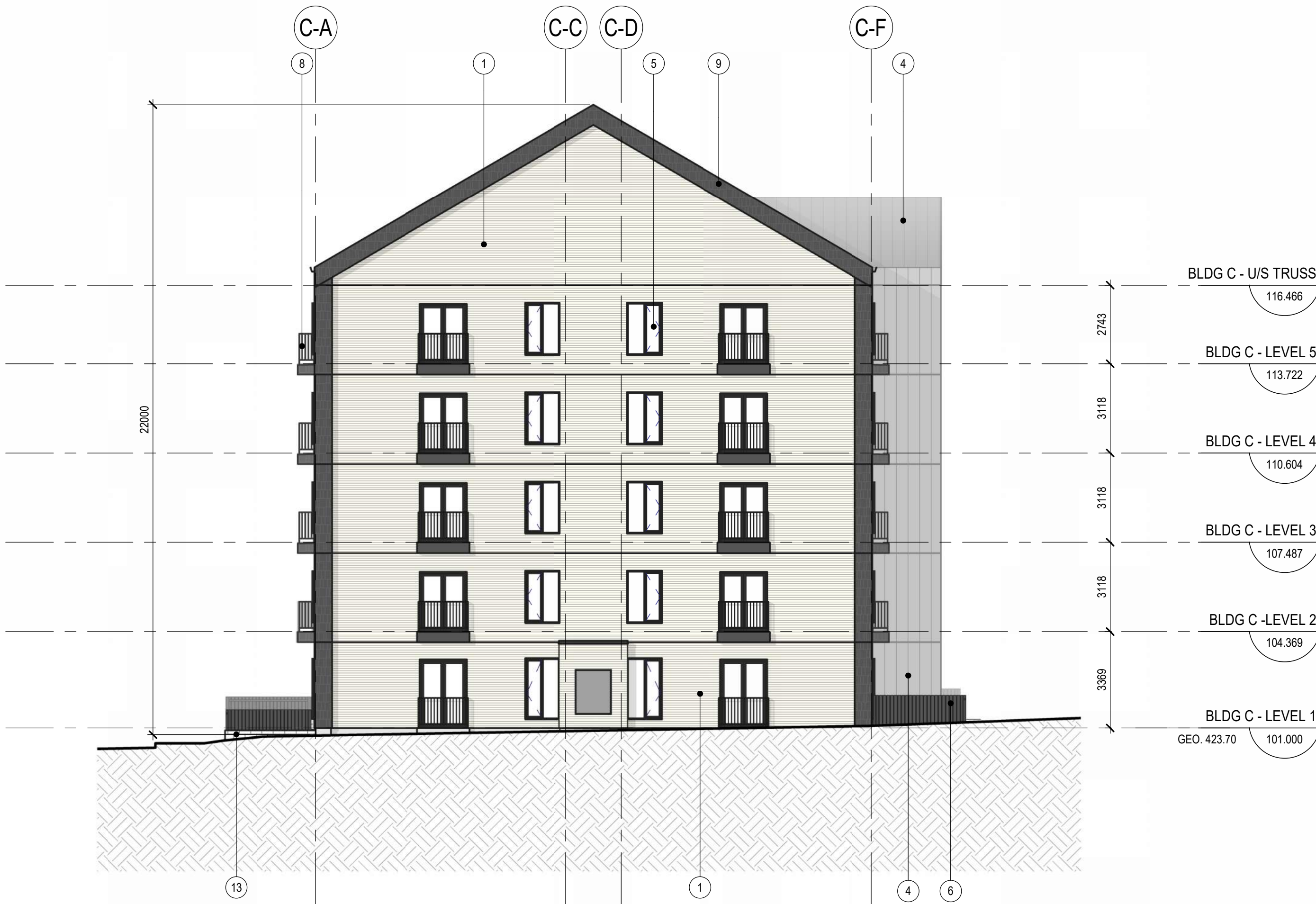
DRAWING NO. REVISION NO.

DP3.4

2



1 EAST ELEVATION - BUILDING C
DP3.4 SCALE: 1 : 125



2 SOUTH ELEVATION - BUILDING C
DP3.4 SCALE: 1 : 125

MATERIAL LEGEND					
1 FIBER CEMENT LAP SIDING - COLOUR: WHITE GRANITE (WOODTONE) JAMES HARDIE OR APPROVED EQUIVALENT		5 VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK		9 FIBER CEMENT SHAKE PANEL - COLOUR: BLACK CANYON (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
2 BRICK VENEER (RUNNING BOND) - COLOUR: WHEAT MORTAR: NATURAL MUTUAL MATERIALS OR APPROVED EQUIVALENT		6 FENCE COLOUR: BLACK		10 FIBER CEMENT SHAKE PANEL - COLOUR: CASCADE SLATE (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
3 PREFINISHED METAL CLADDING - COLOUR: BLACK		7 EXPOSED CONCRETE ARCHITECTURAL FINISH		11 ASPHALT SHINGLES - COLOUR: BLACK	
4 PREFINISHED METAL CLADDING - COLOUR: GREY		8 ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK		12 ASPHALT SHINGLES - COLOUR: GREY	
13 ALLAN BLOCK LANDSCAPE WALL		15 PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY			
14 PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY					

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING C -
ELEVATIONS

PROJECT NO. 223-159
DRAWN Author
CHECKED Checker

DRAWING NO. REVISION NO.

DP3.5

2



1 WEST ELEVATION - BUILDING C
DP3.5 SCALE: 1 : 125



2 NORTH ELEVATION - BUILDING C
DP3.5 SCALE: 1 : 125

MATERIAL LEGEND					
1 FIBER CEMENT LAP SIDING - COLOUR: WHITE GRANITE (WOODTONE) JAMES HARDIE OR APPROVED EQUIVALENT		5 VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK		9 FIBER CEMENT SHAKE PANEL - COLOUR: BLACK CANYON (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
2 BRICK VENEER (RUNNING BOND) - COLOUR: WHEAT MORTAR: NATURAL MUTUAL MATERIALS OR APPROVED EQUIVALENT		6 FENCE COLOUR: BLACK		10 FIBER CEMENT SHAKE PANEL - COLOUR: CASCADE SLATE (WOODTONE) TYPE: STRAIGHT EDGE JAMES HARDIE OR APPROVED EQUIVALENT	
3 PREFINISHED METAL CLADDING - COLOUR: BLACK		7 EXPOSED CONCRETE ARCHITECTURAL FINISH		11 ASPHALT SHINGLES - COLOUR: BLACK	
4 PREFINISHED METAL CLADDING - COLOUR: GREY		8 ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK		12 ASPHALT SHINGLES - COLOUR: GREY	
13 ALLAN BLOCK LANDSCAPE WALL		15 PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY			
14 PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY					

Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



BIRD'S-EYE VIEW OF OVERALL DEVELOPMENT

1	UPDATED DP SUBMISSION	2025-04-16
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
**9751 BOTTOM WOOD
LAKE ROAD**

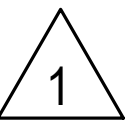
PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE
**CONCEPTUAL
RENDERINGS**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.6



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

1	UPDATED DP SUBMISSION	2025-04-16
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE
**CONCEPTUAL
RENDERINGS**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.7



ENTRANCE (BUILDING C)

Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

1	UPDATED DP SUBMISSION	2025-04-16
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE
**CONCEPTUAL
RENDERINGS**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.8

1

PERSPECTIVE VIEW (BUILDING A, BUILDING C AND AMENITY BUILDING)

Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

1	UPDATED DP SUBMISSION	2025-04-16
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE
CONCEPTUAL RENDERINGS

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.9



STREETVIEW FROM INTERNAL WALKWAY (BUILDING C & BUILDING A)

Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

1	UPDATED DP SUBMISSION	2025-04-16
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE
**CONCEPTUAL
RENDERINGS**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.10



FRONT ELEVATION (BUILDING C)

ISSUED FOR DEVELOPMENT PERMIT - LOT 1

9751 BOTTOM WOOD LAKE ROAD

MULTI-FAMILY RESIDENTIAL DEVELOPMENT



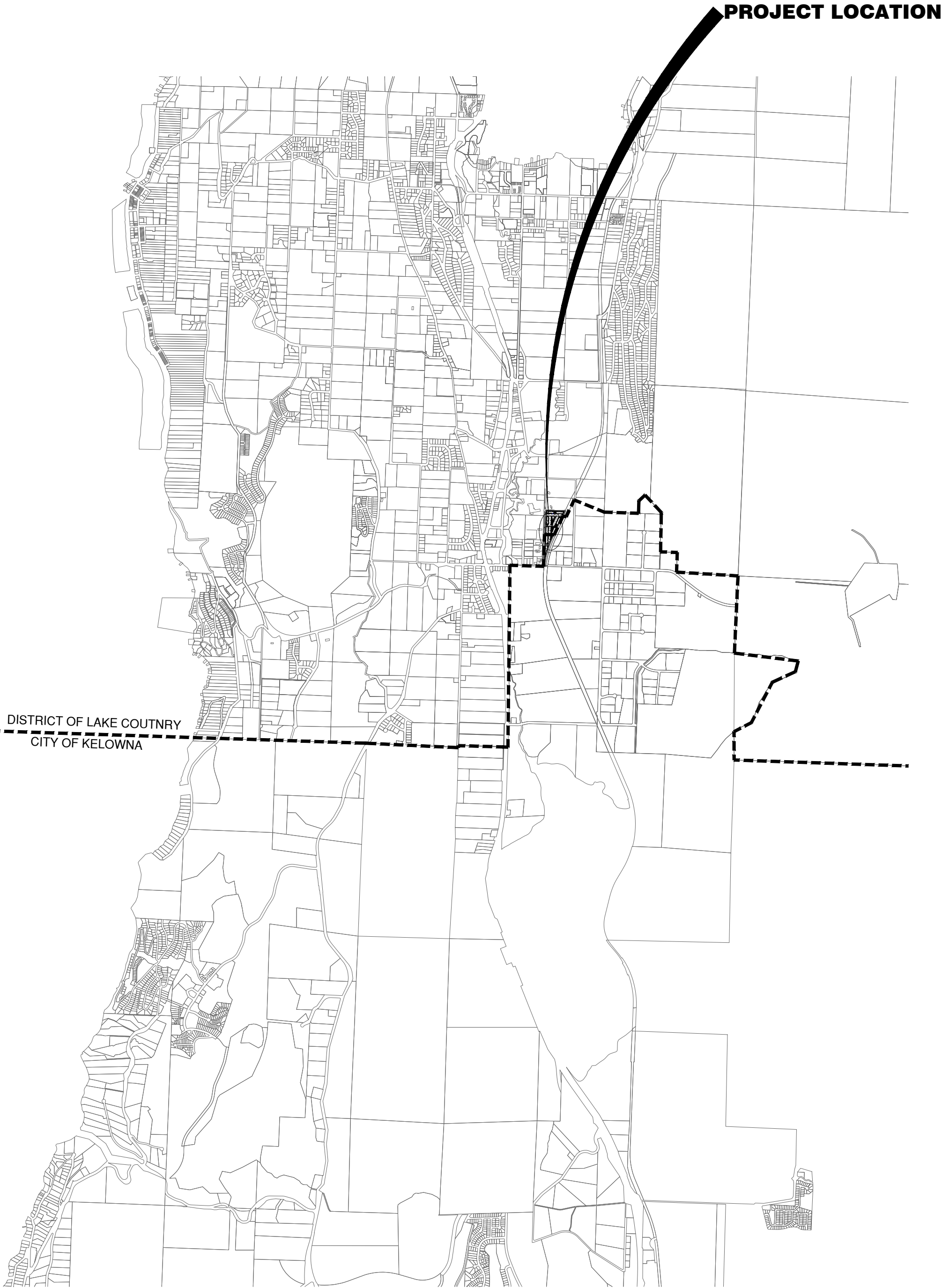
McElhanney

2281 Hunter Road,
Kelowna BC V1X 7C5
Tel. 250 861 8783

MARCH 2025

INDEX OF DRAWING SHEETS

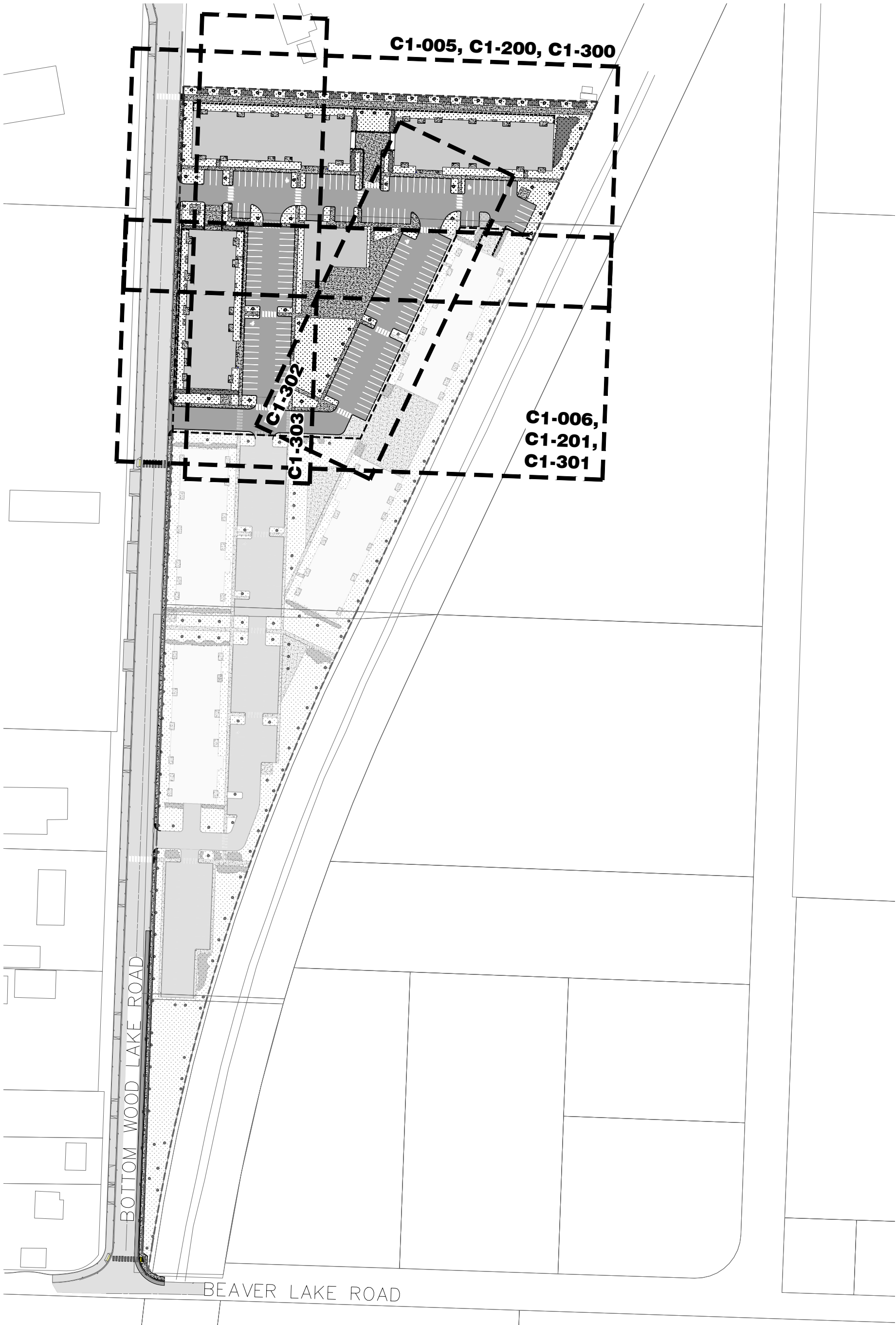
DRAWING SHEET NO.	DRAWING SHEET TITLE
C1-000	COVER
C1-005	EROSION & SEDIMENT CONTROL PLAN
C1-006	EROSION & SEDIMENT CONTROL PLAN
C1-100	ON-SITE GRADING PLAN
C1-101	ON-SITE GRADING PLAN
C1-300	ON-SITE SERVICING PLAN & PROFILE
C1-301	ON-SITE SERVICING PLAN & PROFILE
C1-302	ON-SITE SERVICING PLAN & PROFILE
C1-303	ON-SITE SERVICING PLAN & PROFILE



LOCATION MAP

N.T.S.

DISTRICT OF LAKE COUNTRY PROJECT NO. TBD

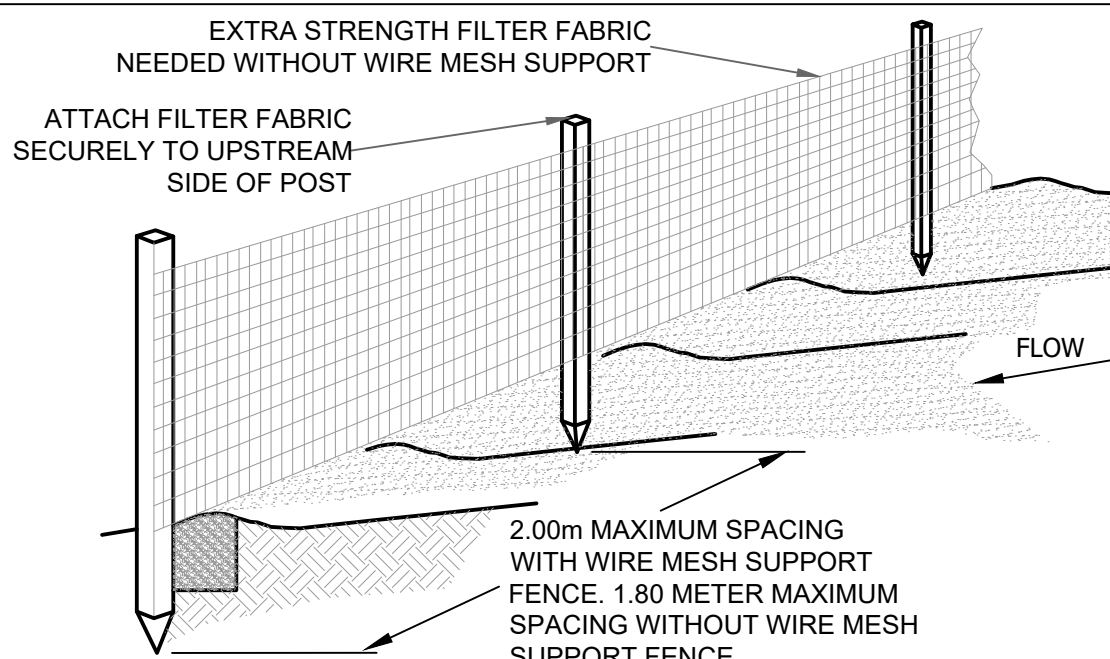
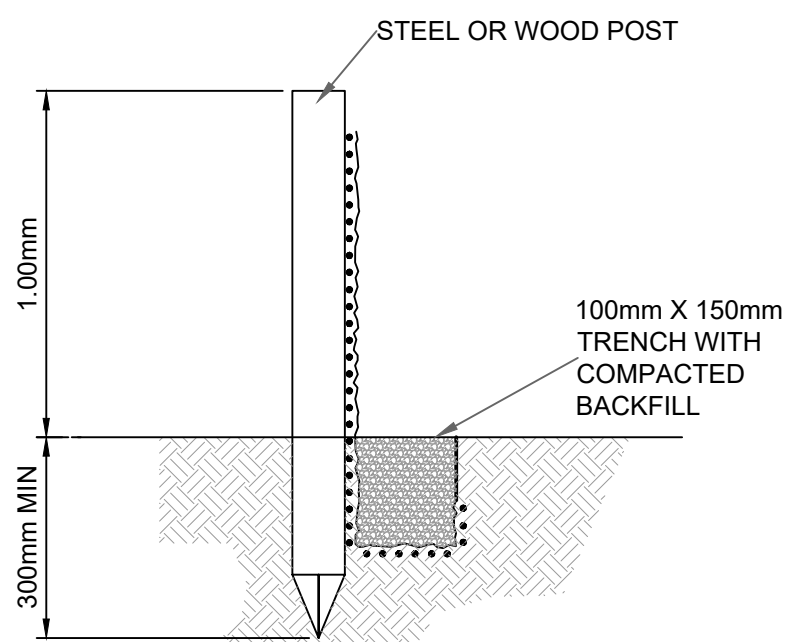


INDEX MAP

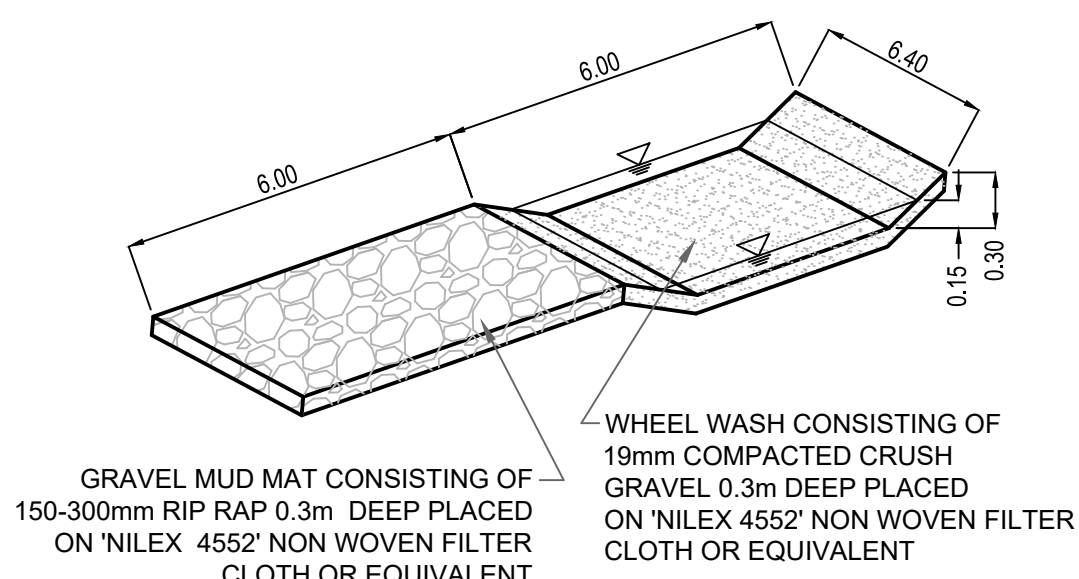
1:1500

CONSULTANT DWG NO. C1-000
DISTRICT OF LAKE COUNTRY DWG NO. TBD

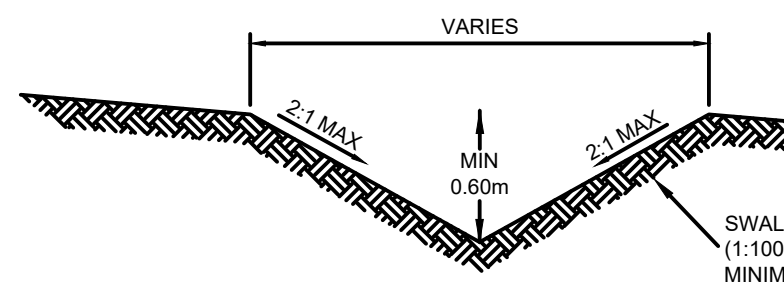
1. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED/CONSTRUCTED PRIOR TO COMMENCING OTHER WORKS.
2. PROVISIONAL EROSION AND SEDIMENT CONTROL MEASURES TO BE MADE AVAILABLE IMMEDIATELY AS/WHEN DIRECTED BY THE ENGINEER.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES & BEST MANAGEMENT PRACTICES FOR ON SITE WORKS SHALL CONFORM WITH THE DISTRICT OF LAKE COUNTRY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 1121, SCHEDULE M.8.1.
4. CONTRACTOR TO USE BEST CONSTRUCTION MANAGEMENT TECHNIQUES WITH REGARD TO STORMWATER RUNOFF. NO SILT LADEN WATERS SHALL BE ALLOWED TO LEAVE THE CONSTRUCTION SITE, OR TO ENTER ANY WATERCOURSE PER FEDERAL FISHERIES ACT PROVISIONS.
5. CONTRACTOR TO PROVIDE TEMPORARY OR PERMANENT COVER TO DISTURBED OR ERODIBLE SURFACES TO MITIGATE THE RISK OF EROSION BY WATER (E.G. RAINSPASH AND RUNOFF) AND THE GENERATION OF SEDIMENT.



SILT FENCE AND FENCING BAFFLE DETAIL
N.T.S















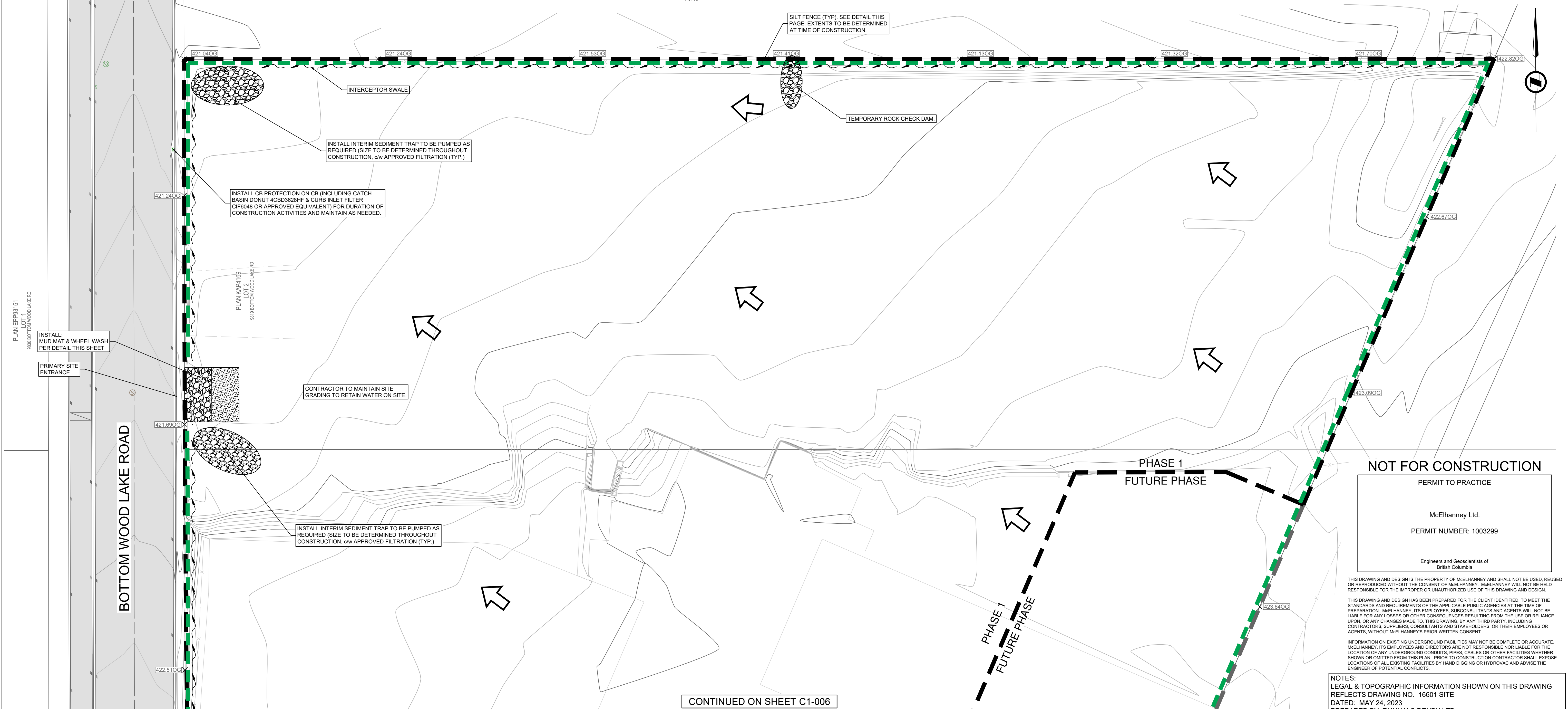
MUD MAT AND WHEEL WASH DETAIL
N.T.S



INTERCEPTOR SWALE DETAIL
N.T.S.

LEGEND

EXISTING	PROPOSED
	
EDGE OF P/V MNT	EDGE OF P/V MNT
	
CURB & GUTTER	CURB & GUTTER
	
SIDEWALK	SIDEWALK
	
TOP OF BANK	
	TEMPORARY ROCK PIT
	
	SILT FENCE
	
	SWALE
	
	GENERAL DRAINAGE PATTERN



CONTINUED ON SHEET C1-006

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE

McElhanney Ltd

PERMIT NUMBER: 1003299

Engineers and Geoscientists of
British Columbia

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. MCELHANNNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT MCELHANNNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES:
LEGAL & TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING
REFLECTS DRAWING NO. 16601 SITE
DATED: MAY 24, 2023
PREPARED BY: RUNNALS DENBY LTD.

CONSULTANT

 **McElhanney**

2281 Hunter Road,
Kelowna BC V1X 7C5
Tel. 250 861 8783

STAMPS

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED
1	2025-01-23	ISSUED FOR REVIEW	BB	JG	JG
2	2025-02-14	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG
3	2025-03-04	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG

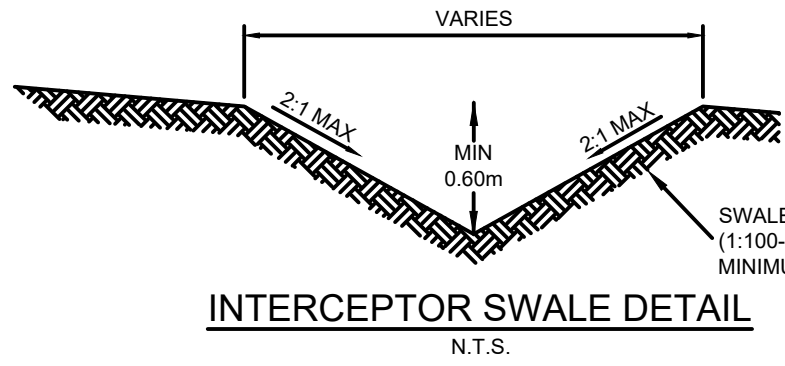
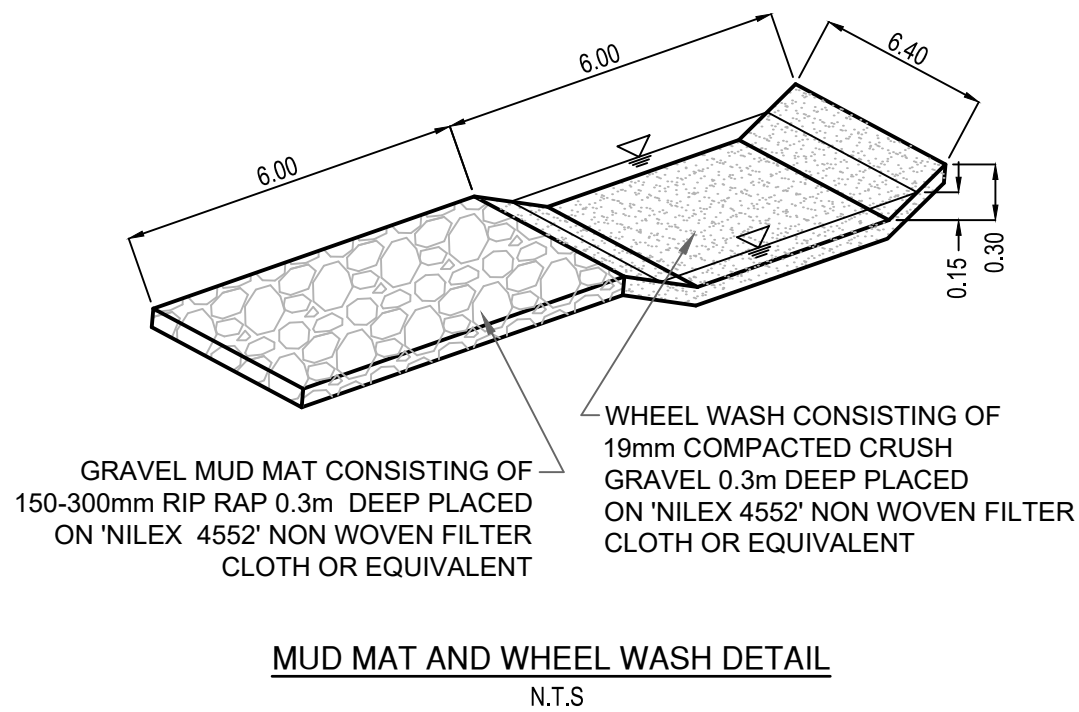
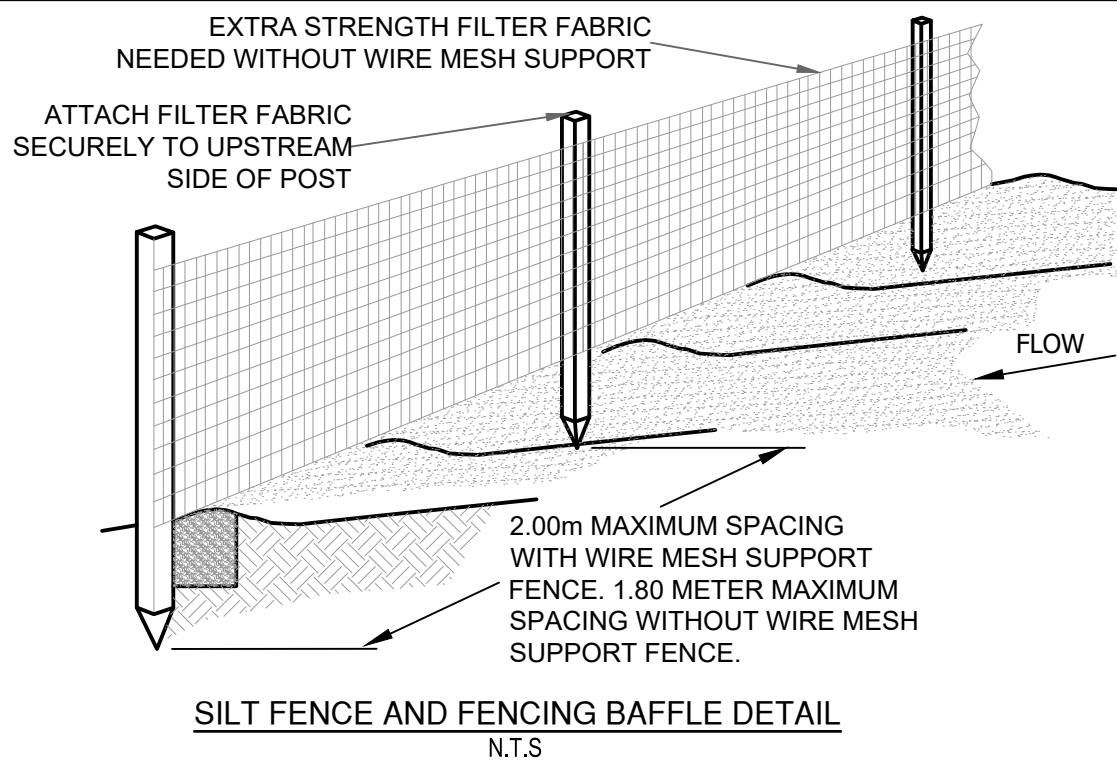
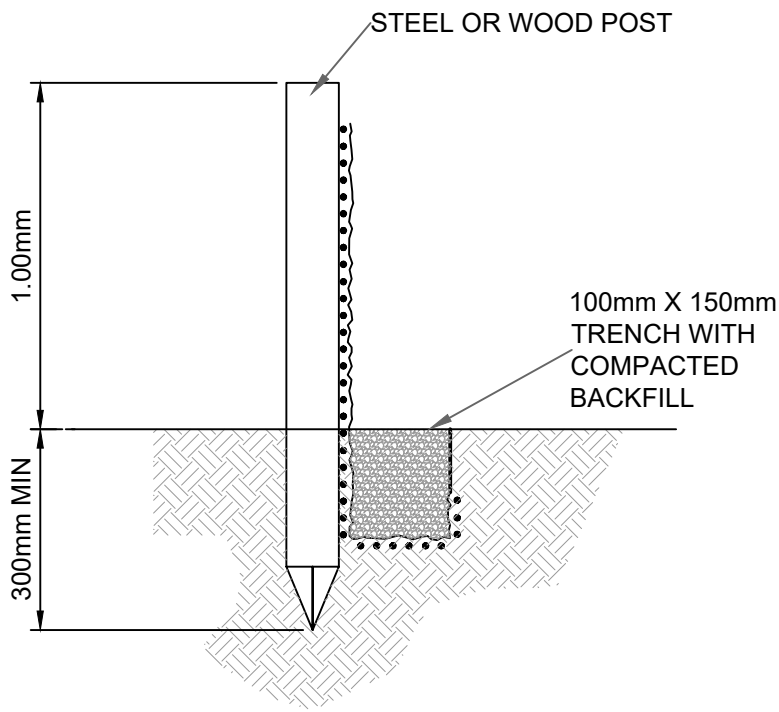
SURVEY RUNNALS DENBY	BASE T.SENUK
DESIGN B.BURYSKA	ENG. OF RECORD J.GRANBERG

DISTRICT OF LAKE COUNTRY
BOTTOM WOOD LAKE ROAD
PHASE 1
EROSION & SEDIMENT CONTROL PLAN
SHEET 1 OF 2

DEPT. DEVELOPMENT ENGINEERING	
MUNICIPALITY FILE NO.	
PROJECT DRAWING NO. 2451-1632-061	REV NO. 3
MUNICIPALITY RECORD NO.	SHEET NUMBER C1-005

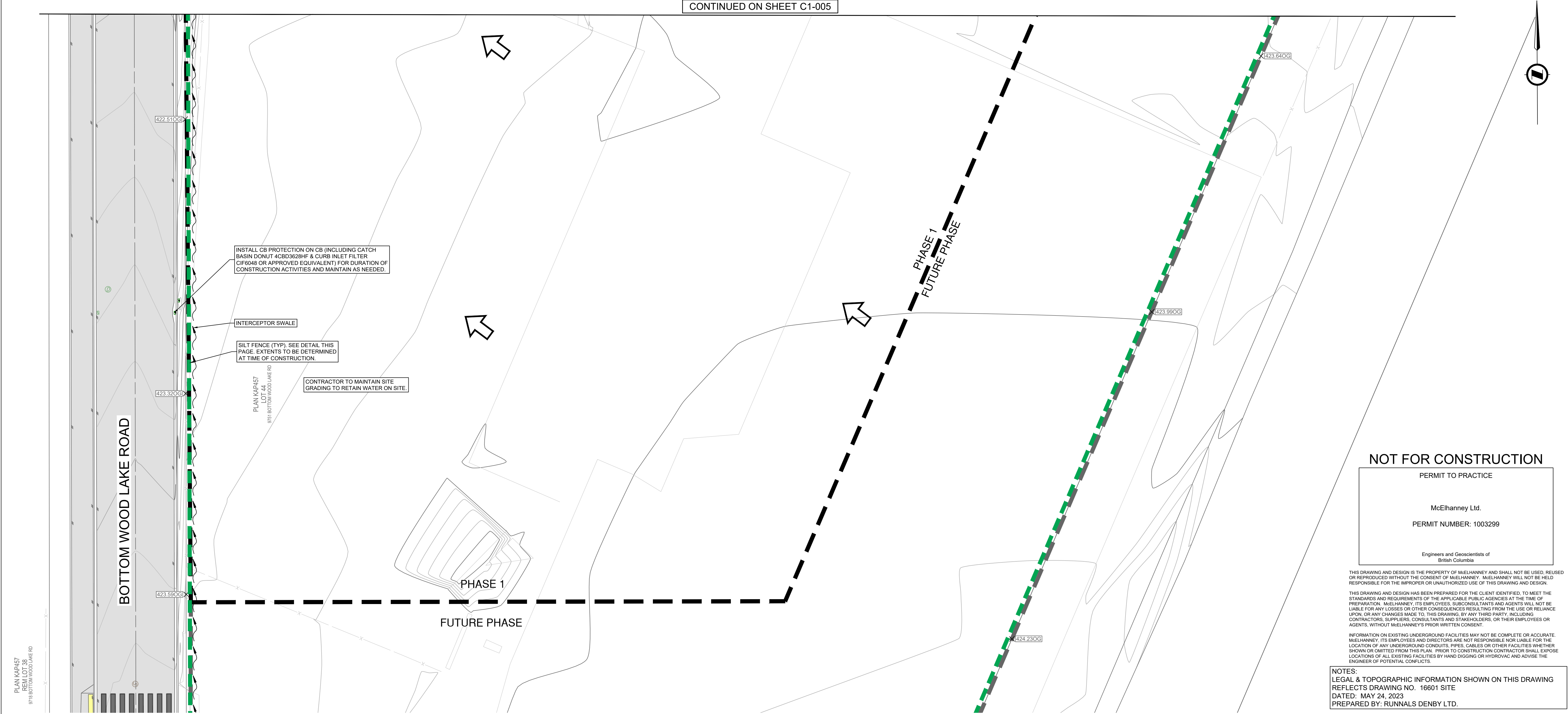
SEDIMENT AND EROSION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED/CONSTRUCTED PRIOR TO COMMENCING OTHER WORKS.
2. PROVISIONAL EROSION AND SEDIMENT CONTROL MEASURES TO BE MADE AVAILABLE IMMEDIATELY AS/WHEN DIRECTED BY THE ENGINEER.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES & BEST MANAGEMENT PRACTICES FOR ONSITE WORKS SHALL CONFORM WITH THE DISTRICT OF LAKE COUNTRY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 1121, SCHEDULE M.8.1.
4. CONTRACTOR TO USE BEST CONSTRUCTION MANAGEMENT TECHNIQUES WITH REGARD TO STORMWATER RUNOFF. NO SILT LADEN WATERS SHALL BE ALLOWED TO LEAVE THE CONSTRUCTION SITE, OR TO ENTER ANY WATERCOURSE PER FEDERAL FISHERIES ACT PROVISIONS.
5. CONTRACTOR TO PROVIDE TEMPORARY OR PERMANENT COVER TO DISTURBED OR ERODIBLE SURFACES TO MITIGATE THE RISK OF EROSION BY WATER (E.G. RAINSPASH AND RUNOFF) AND THE GENERATION OF SEDIMENT.



LEGEND	
EXISTING	PROPOSED
EDGE OF PVMNT	EDGE OF PVMNT
CURB & GUTTER	CURB & GUTTER
SIDEWALK	SIDEWALK
TOP OF BANK	TEMPORARY ROCK FIT
	SILT FENCE
	SWALE
	GENERAL DRAINAGE PATTERN

CONTINUED ON SHEET C1-005



NOT FOR CONSTRUCTION

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of
British Columbia

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES:
LEGAL & TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING
REFLECTS DRAWING NO. 16601 SITE
DATED: MAY 24, 2023
PREPARED BY: RUNNALS DENBY LTD.

CONSULTANT
McElhanney
2281 Hunter Road,
Kelowna BC V1X 7C5
Tel. 250 861 8783

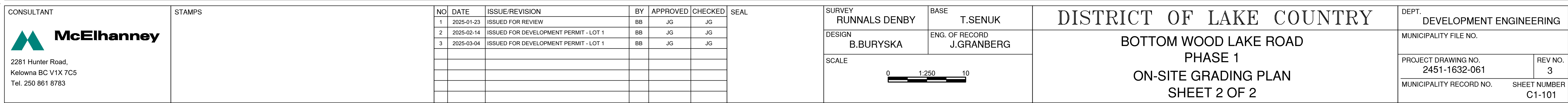
STAMPS

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED	SEAL
1	2025-01-23	ISSUED FOR REVIEW	BB	JG	JG	
2	2025-02-14	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG	
3	2025-03-04	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG	

SURVEY RUNNALS DENBY	BASE T.SENUK
DESIGN B.BURYSKA	ENG. OF RECORD J.GRANBERG
SCALE 0 1:250 10	

DISTRICT OF LAKE COUNTRY
BOTTOM WOOD LAKE ROAD
PHASE 1
EROSION & SEDIMENT CONTROL PLAN
SHEET 2 OF 2

DEPT. DEVELOPMENT ENGINEERING	
MUNICIPALITY FILE NO.	
PROJECT DRAWING NO. 2451-1632-061	REV NO. 3
MUNICIPALITY RECORD NO.	SHEET NUMBER C1-006



EXISTING

PROPOSED

PROPERTY LINE

CURB & GUTTER

SEWER

EDGE OF GRAVEL

EDGE OF PAVEMENT

RETAINING WALL

FENCE

STORM SEWER - SERVICE

STORM SEWER - MAIN

SANITARY SEWER - SERVICE

SANITARY SEWER - MAIN

WATER SERVICE

WATER MAIN

SHALLOWS - TELUS

SHALLOWS - POWER

SHALLOWS - GAS

ASPHALT HATCH

CONCRETE HATCH

SPOT ELEVATION

SPOT ELEVATION - BOTTOM OF CURB

SPOT ELEVATION - TOP OF CURB

SPOT ELEVATION - BOTTOM OF WALL

SPOT ELEVATION - TOP OF WALL

MAJOR SURFACE CONTOUR

MINOR SURFACE CONTOUR

MAJOR SYSTEM OVERLAND (FLOW) ROUTE

SANITARY MANHOLE

STORM MANHOLE

STORM DRYWELL

CATCH BASIN

CATCH BASIN MANHOLE

STORM CLEANOUT

HYDRANT

WATER VALVE

×21.710G

×21.82

×21.565C

×21.651C

×21.745W

×21.841W

411.0

411.2

408.0

407.8

411.0

411.2

408.0

407.8

411.0

411.2

408.0

407.8

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE

McElhanney Ltd.
PERMIT NUMBER: 1003299

Engineers and Geoscientists of
British Columbia

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES:
LEGAL & TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING REFLECTS DRAWING NO. 16601 SITE
DATED: MAY 24, 2023
PREPARED BY: RUNNALS DENBY LTD.
SITEPLAN SHOWN ON THIS DWG REFLECTS SITE DRAWING DP1.03
DATED: 2025-03-04
PREPARED BY: ZEIDLER ARCHITECTURE

CONSULTANT
McElhanney

STAMPS

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED	SEAL
1	2025-01-23	ISSUED FOR REVIEW	BB	JG	JG	
2	2025-02-14	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG	
3	2025-03-04	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG	

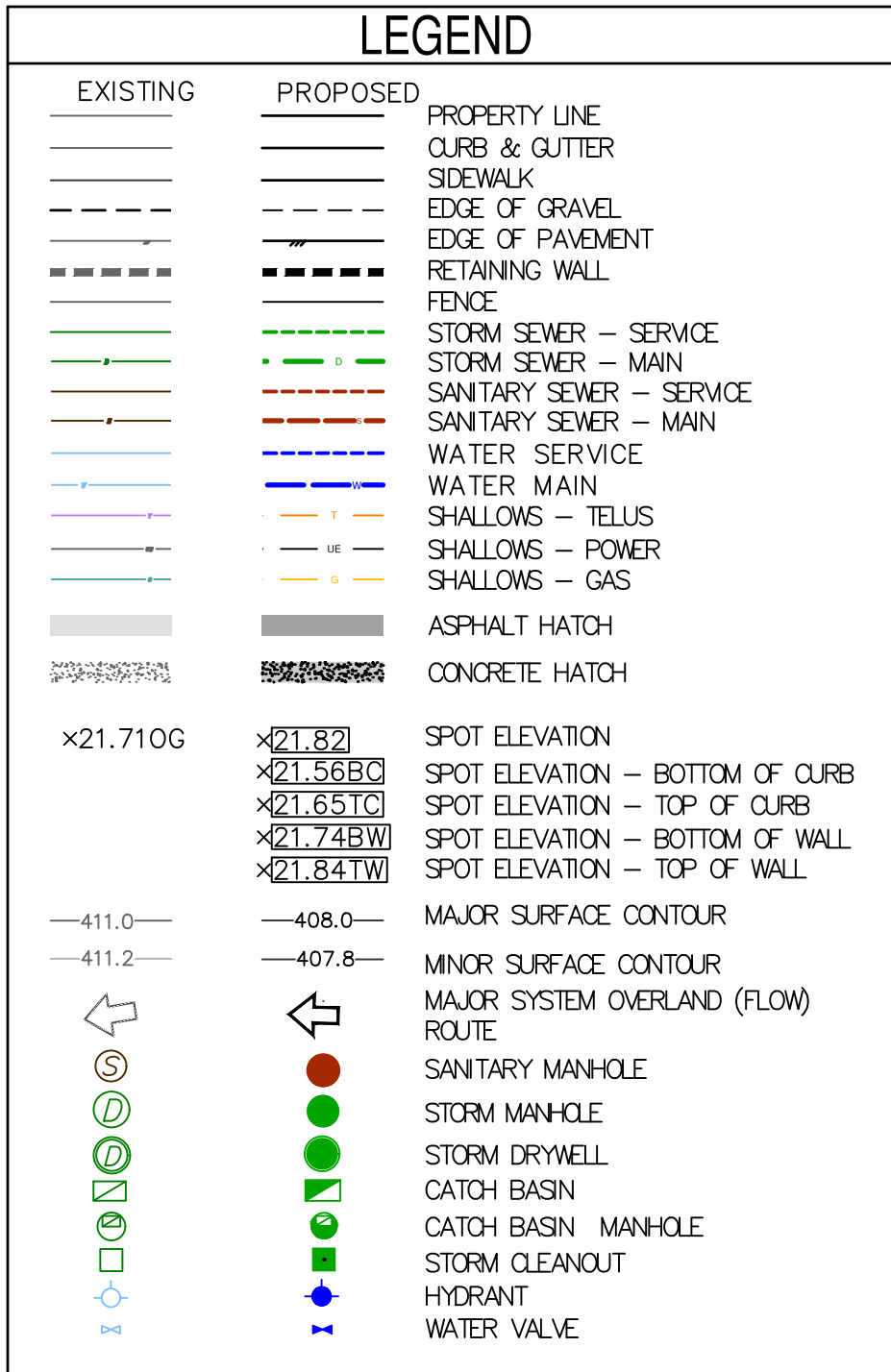
SURVEY	BASE
RUNNALS DENBY	T.SENUK
DESIGN	ENG. OF RECORD
B.BURYSKA	J.GRANBERG
SCALE	

0 1:250 10

DISTRICT OF LAKE COUNTRY
BOTTOM WOOD LAKE ROAD
PHASE 1
ON-SITE SERVICING PLAN & PROFILE
SHEET 1 OF 4

DEPT.	DEVELOPMENT ENGINEERING
MUNICIPALITY FILE NO.	
PROJECT DRAWING NO.	2451-1632-061
REV NO.	3
MUNICIPALITY RECORD NO.	SHEET NUMBER
	C1-300

PLOT DATE: March 4, 2025 X:\2451\Proj\2451-1632-061_Sheet\Phase 1\On-site\1632-061_C1-300_SERVICING PLAN.dwg



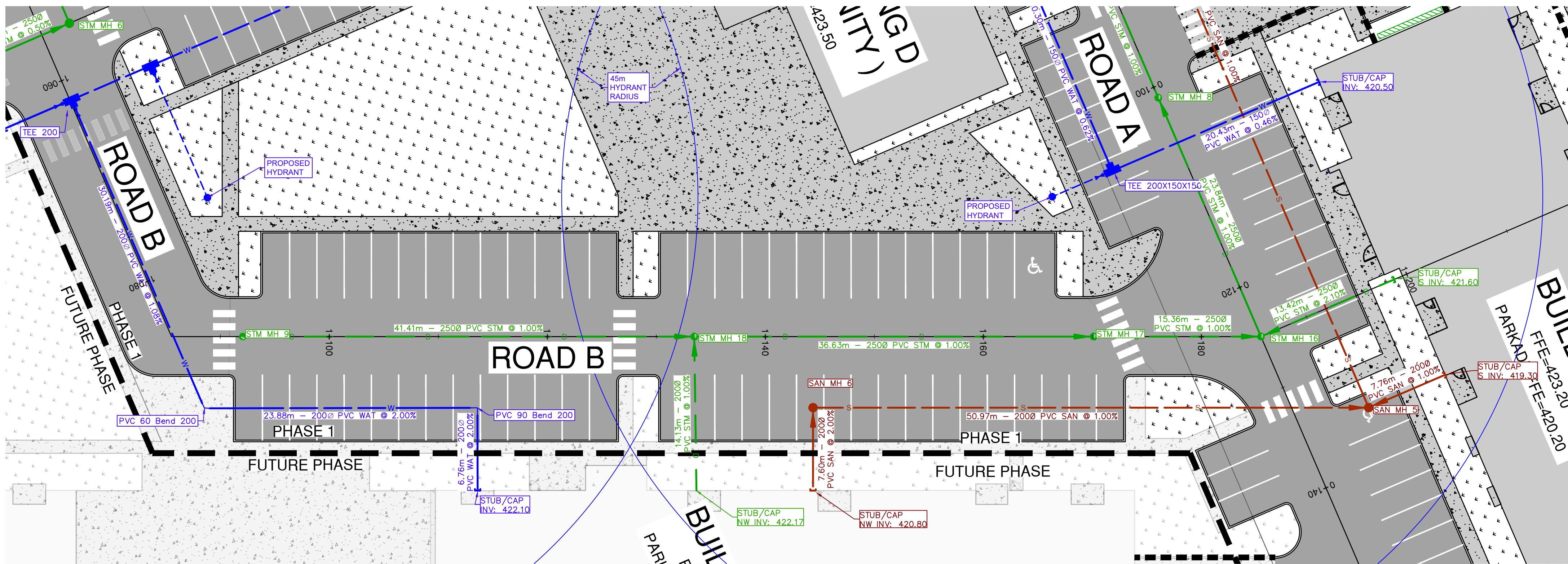
Engineers and Geoscientists of
British Columbia

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSE
OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD
RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNAY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS. WITHOUT McELHANNAY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES:
LEGAL & TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING
REFLECTS DRAWING NO. 16601 SITE
DATED: MAY 24, 2023
PREPARED BY: RUNNALS DENBY LTD.
SITEPLAN SHOWN ON THIS DWG REFLECTS SITE DRAWING DP1.03
DATED: 2025-03-04
PREPARED BY: ZEIDLER ARCHITECHTURE



LEGEND

EXISTING

PROPOSED

PROPERTY LINE

CURB & GUTTER

SIDEWALK

EDGE OF GRAVEL

EDGE OF PAVEMENT

RETAINING WALL

FENCE

STORM SEWER – SERVICE

STORM SEWER – MAIN

SANITARY SEWER – SERVICE

SANITARY SEWER – MAIN

WATER SERVICE

WATER MAIN

SHALLOWS – TELUS

SHALLOWS – POWER

SHALLOWS – GAS

ASPHALT HATCH

CONCRETE HATCH

SPOT ELEVATION

SPOT ELEVATION – BOTTOM OF CURB

SPOT ELEVATION – TOP OF CURB

SPOT ELEVATION – BOTTOM OF WALL

SPOT ELEVATION – TOP OF WALL

MAJOR SURFACE CONTOUR

MINOR SURFACE CONTOUR

MAJOR SYSTEM OVERLAND (FLOW) ROUTE

SANITARY MANHOLE

STORM MANHOLE

STORM DRYWELL

CATCH BASIN

CATCH BASIN MANHOLE

STORM CLEANOUT

HYDRANT

WATER VALVE

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

Engineers and Geoscientists of
British Columbia

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES:
LEGAL & TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING REFLECTS DRAWING NO. 16601 SITE
DATED: MAY 24, 2023
PREPARED BY: RUNNALLS DENBY LTD.
SITEPLAN SHOWN ON THIS DWG REFLECTS SITE DRAWING DP1.03
DATED: 2025-03-04
PREPARED BY: ZEIDLER ARCHTECHTURE

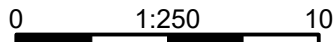


STAMPS

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED
1	2025-01-23	ISSUED FOR REVIEW	BB	JG	JG
2	2025-02-14	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG
3	2025-03-04	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG

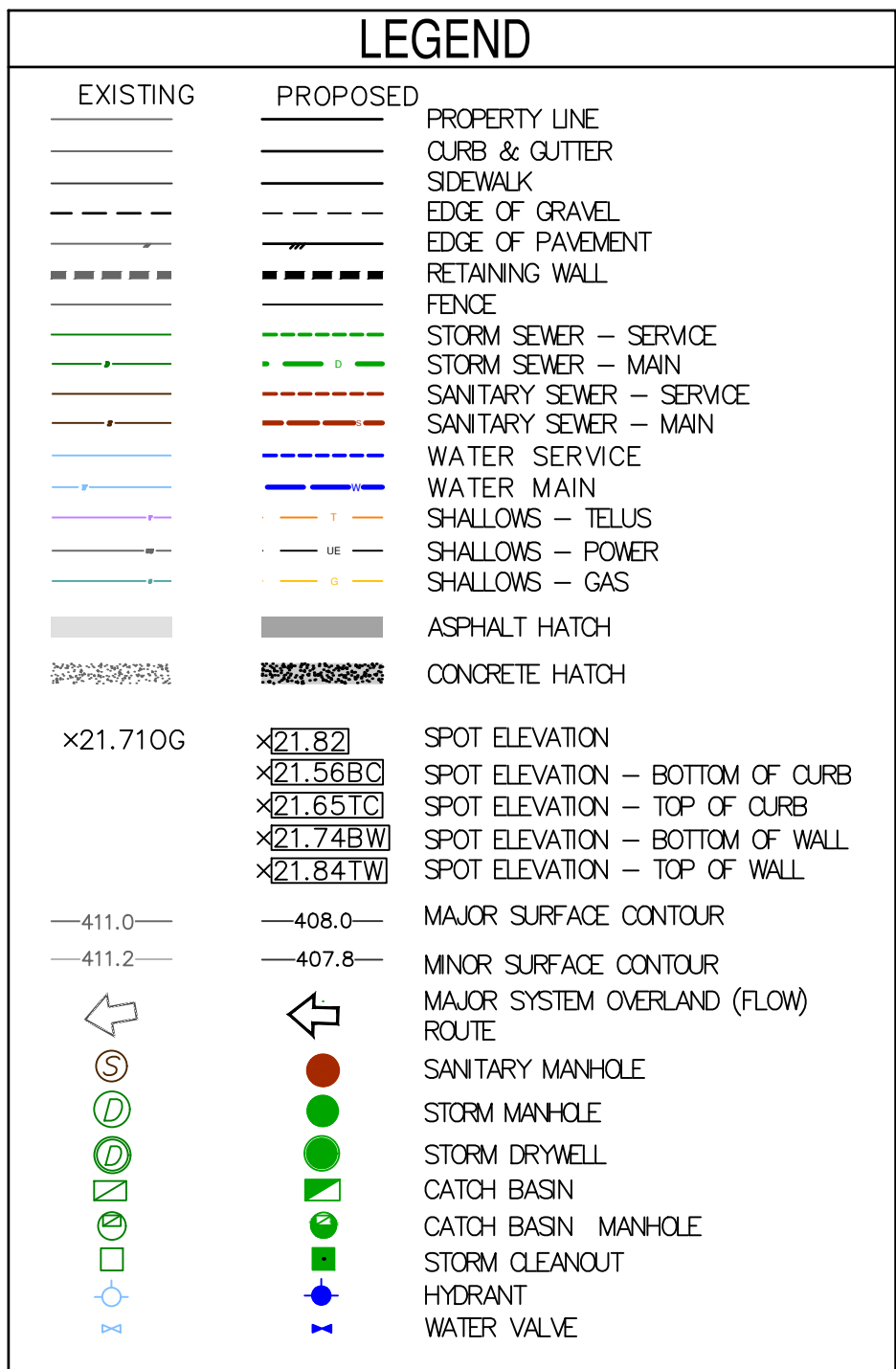
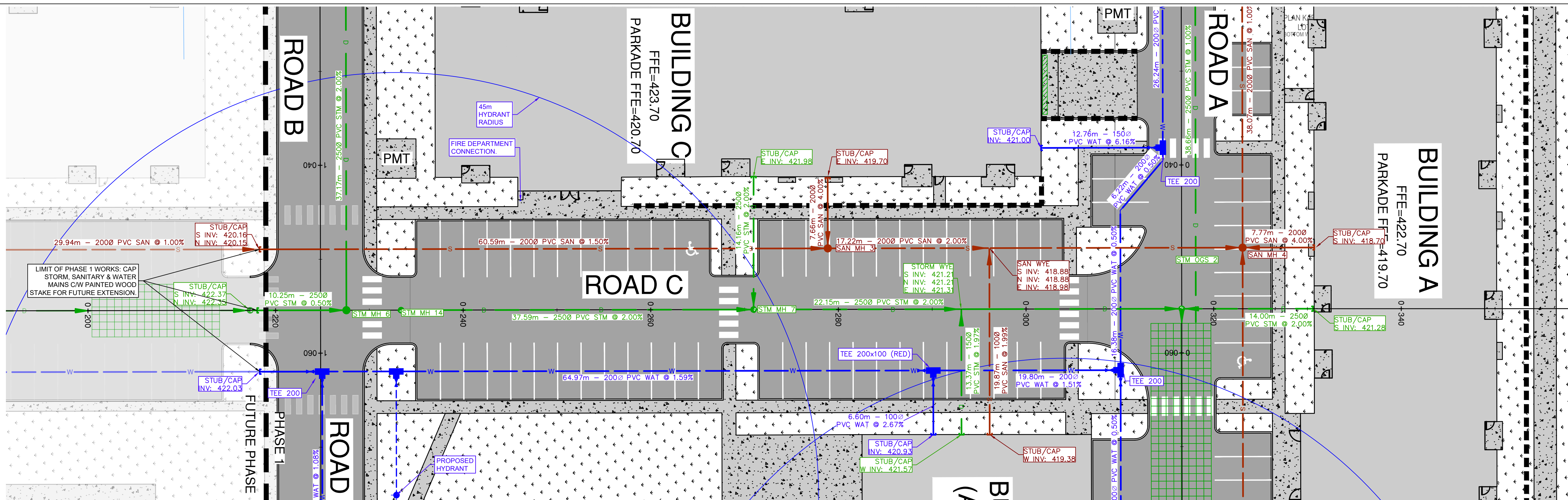
SEAL

SURVEY	BASE
RUNNALLS DENBY	T.SENUK
DESIGN	ENG. OF RECORD
B.BURYSKA	J.GRANBERG
SCALE	



DISTRICT OF LAKE COUNTRY
BOTTOM WOOD LAKE ROAD
PHASE 1
ON-SITE SERVICING PLAN & PROFILE
SHEET 3 OF 4

DEPT. DEVELOPMENT ENGINEERING	
MUNICIPALITY FILE NO.	
PROJECT DRAWING NO. 2451-1632-061	REV NO. 3
MUNICIPALITY RECORD NO.	SHEET NUMBER C1-302



NOT FOR CONSTRUCTION

PERMIT TO PRACTICE

McElhanney Ltd.

PERMIT NUMBER: 1003299

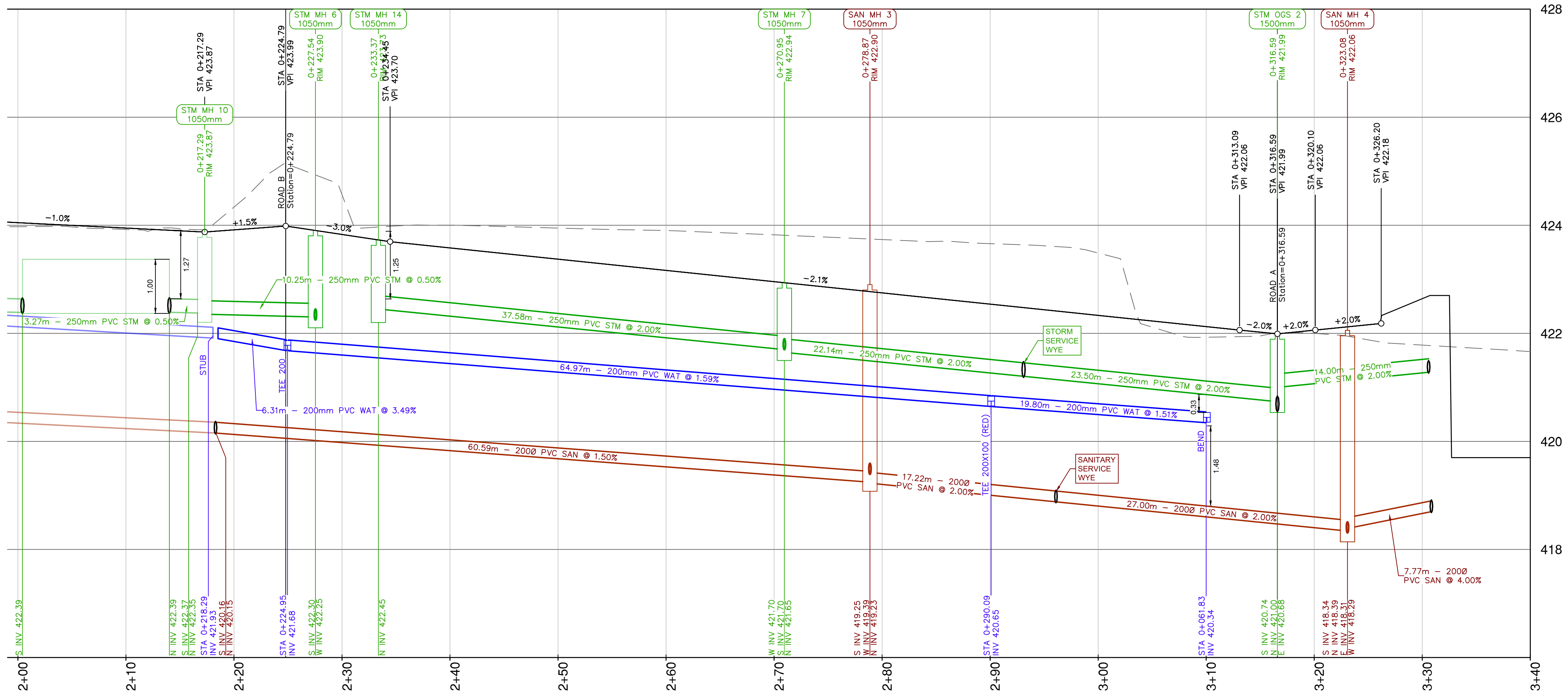
Engineers and Geoscientists of
British Columbia

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNNEY. McELHANNNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

NOTES:
LEGAL & TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING
REFLECTS DRAWING NO. 16601 SITE
DATED: MAY 24, 2023
PREPARED BY: RUNNALS DENBY LTD.
SITEPLAN SHOWN ON THIS DWG REFLECTS SITE DRAWING DP1.03
DATED: 2025-03-04
PREPARED BY: ZEIDLER ARCHITECHTURE



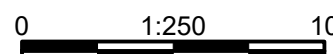
CONSULTANT

 **McElhanney**

STAMPS

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED	SEAL
1	2025-01-23	ISSUED FOR REVIEW	BB	JG	JG	
2	2025-02-14	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG	
3	2025-03-04	ISSUED FOR DEVELOPMENT PERMIT - LOT 1	BB	JG	JG	

SURVEY RUNNALS DENBY	BASE T.SENUK
DESIGN B.BURYSKA	ENG. OF RECORD J.GRANBERG



DISTRICT OF LAKE COUNTRY

BOTTOM WOOD LAKE ROAD

PHASE 1

ON-SITE SERVICING PLAN & PROFILE

SHEET 4 OF 4

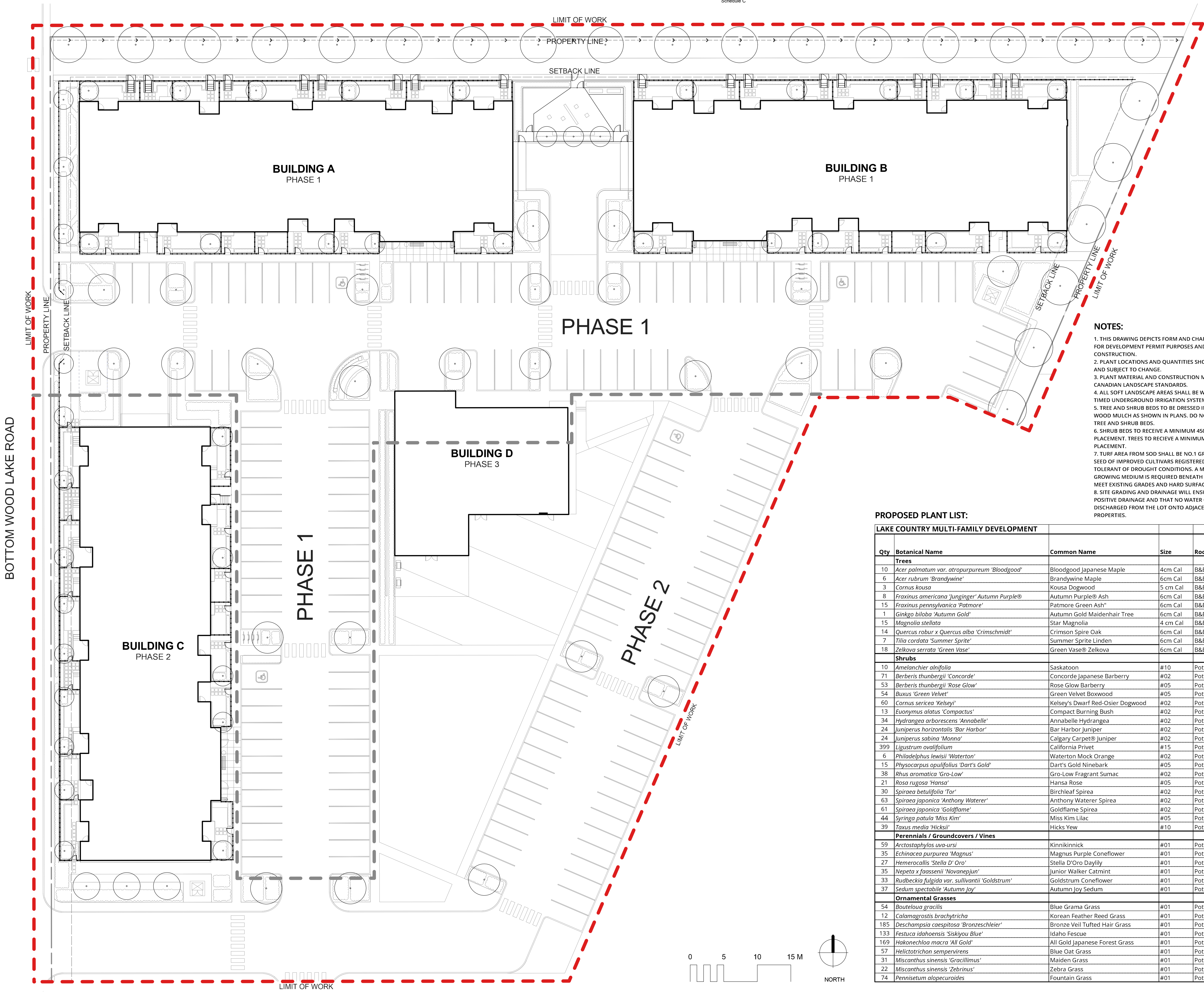
DEPT. DEVELOPMENT ENGINEERING

MUNICIPALITY FILE NO.

PROJECT DRAWING NO.
2451-1632-061

REV NC
3

MUNICIPALITY RECORD NO. SHEET NUMBER
C1-303



- NOTES:**
1. THIS DRAWING DEPICTS FORM AND CHARACTER OF THE LANDSCAPE DESIGN FOR DEVELOPMENT PERMIT PURPOSES AND SHALL NOT TO BE USED FOR CONSTRUCTION.
 2. PLANT LOCATIONS AND QUANTITIES SHOWN ON PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
 3. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
 4. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 5. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 6. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 0.9m DEPTH GROWING MEDIUM PLACEMENT.
 7. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 8. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PROPOSED PLANT LIST:

LAKE COUNTRY MULTI-FAMILY DEVELOPMENT					
Qty	Botanical Name	Common Name	Size	Root	Mature Size (H x W)
Trees					
10	<i>Acer palmatum</i> var. <i>atropurpureum</i> 'Bloodgood'	Bloodgood Japanese Maple	4cm Cal	B&B	5m x 5m
6	<i>Acer rubrum</i> 'Brandywine'	Brandywine Maple	6cm Cal	B&B	12m x 9m
3	<i>Cornus kousa</i>	Kousa Dogwood	5 cm Cal	B&B	4.6m x 4.6m
8	<i>Fraxinus americana</i> 'Junginger' Autumn Purple®	Autumn Purple® Ash	6cm Cal	B&B	13.5m x 10m
15	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Green Ash	6cm Cal	B&B	13.5m x 10m
1	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhair Tree	6cm Cal	B&B	13m x 7m
15	<i>Magnolia stellata</i>	Star Magnolia	4 cm Cal	B&B	5m x 4m
14	<i>Quercus robur</i> x <i>Quercus alba</i> 'Crimschmidt'	Crimson Spire Oak	6cm Cal	B&B	13m x 4.5m
7	<i>Tilia cordata</i> 'Summer Sprite'	Summer Sprite Linden	6cm Cal	B&B	5m x 4m
18	<i>Zelkova serrata</i> 'Green Vase'	Green Vase® Zelkova	6cm Cal	B&B	13m x 9m
Shrubs					
10	<i>Amelanchier alnifolia</i>	Saskatoon	#10	Potted	3.0m x 2.0m
71	<i>Berberis thunbergii</i> 'Concorde'	Concorde Japanese Barberry	#02	Potted	0.6m x 0.6m
53	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	#05	Potted	1.5m x 1.5m
54	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#05	Potted	1.2m x 0.9m
60	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#02	Potted	0.75m x 0.75m
13	<i>Euonymus alatus</i> 'Compactus'	Compact Burning Bush	#02	Potted	1.5m x 1.75m
34	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	#02	Potted	1.5m x 1.5m
24	<i>Juniperus horizontalis</i> 'Bar Harbor'	Bar Harbor Juniper	#02	Potted	0.2m x 2.5m
24	<i>Juniperus sabina</i> 'Monna'	Calgary Carpet® Juniper	#02	Potted	0.3m x 2.1m
399	<i>Ligustrum ovalifolium</i>	California Privet	#15	Potted	3.0m x 1.0m
6	<i>Philadelphus lewisii</i> 'Waterton'	Waterton Mock Orange	#02	Potted	2.0m x 1.75m
15	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	#05	Potted	1.5m x 1.2m
38	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	#02	Potted	0.75m x 1.8m
21	<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	#05	Potted	1.5m x 1.2m
30	<i>Spiraea betulifolia</i> 'Tor'	Birchleaf Spirea	#02	Potted	0.6m x 1.0m
63	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	#02	Potted	0.6m x 1.0m
61	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea	#02	Potted	0.6m x 1.0m
44	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	#05	Potted	1.5m x 1.5m
39	<i>Taxus media</i> 'Hicksii'	Hicks Yew	#10	Potted	3.0m x 1.0m
Perennials / Groundcovers / Vines					
59	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#01	Potted	0.1m x 0.5m
35	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	#01	Potted	0.9m x 0.6m
27	<i>Hemerocallis</i> 'Stella D' Oro'	Stella D'Oro Daylily	#01	Potted	0.3m x 0.5m
35	<i>Nepeta x faassenii</i> 'Novanepjun'	Junior Walker Catmint	#01	Potted	0.4m x 0.8m
33	<i>Rudbeckia fulgida</i> var. <i>sulivantii</i> 'Goldstrum'	Goldstrum Coneflower	#01	Potted	0.75m x 0.6m
37	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	#01	Potted	0.6m x 0.6m
Ornamental Grasses					
54	<i>Bouteloua gracilis</i>	Blue Grama Grass	#01	Potted	1.0m x 1.0m
12	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#01	Potted	1.25m x 0.6m
185	<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze Veil Tufted Hair Grass	#01	Potted	1.0m x 0.6m
133	<i>Festuca idahoensis</i> 'Siskiyau Blue'	Idaho Fescue	#01	Potted	0.3m x 0.3m
169	<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#01	Potted	0.3m x 0.4m
57	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1.0m x 0.75m
31	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#01	Potted	1.5m x 1.2m
22	<i>Miscanthus sinensis</i> 'Zebrinus'	Zebr Grass	#01	Potted	2.1m x 1.5m
74	<i>Pennisetum alopecuroides</i>	Fountain Grass	#01	Potted	1.25m x 1.0m



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A ISSUED FOR DEVELOPMENT PERMIT 2025-03-03

NO. ISSUE/ REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD, LAKE COUNTRY

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

TITLE

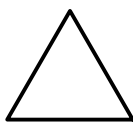
OVERALL LANDSCAPE PLAN

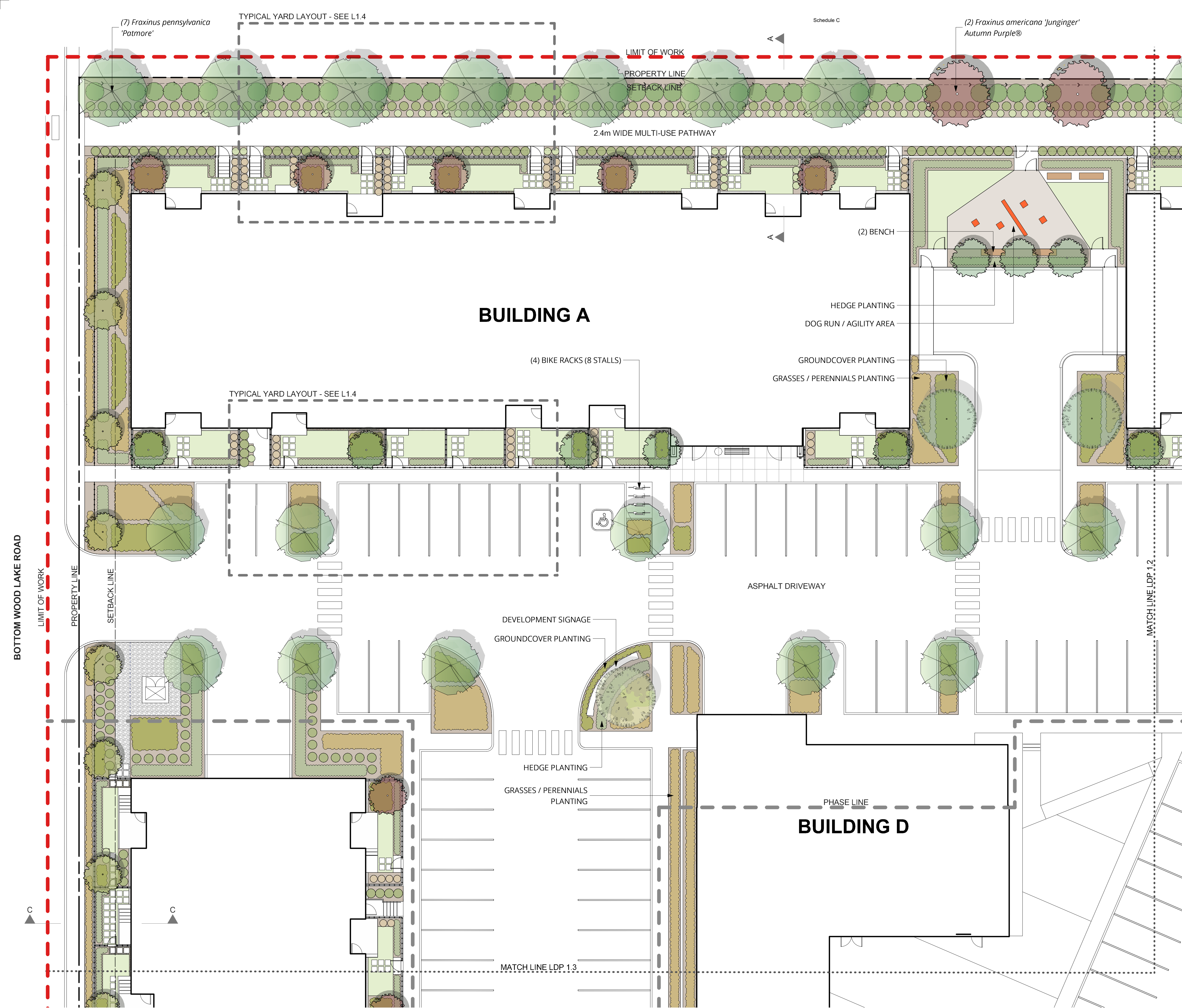
PROJECT NO. DRAWN CHECKED

24039-100 NV DJ

DRAWING NO. REVISION NO.

LDP 1.0





- LEGEND:**
- PROPOSED TREES
 - PROPOSED SHRUBS
 - PROPERTY LINE
 - LIMIT OF WORK
 - PHASE LINE
 - SETBACK LINE
 - COMPACTED GRAVEL PAVING
 - ROCK MULCH
 - GROUND COVER PLANTING
 - GRASSES AND PERENNIAL PLANTING
 - SHRUB HEDGE
 - GUARD RAILS & FENCING
 - ARTIFICIAL TURF
 - MULCH PLANTING AREAS



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD, LAKE COUNTRY

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

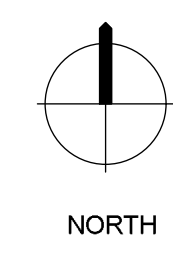
TITLE

LANDSCAPE PLAN

PROJECT NO.	DRAWN	CHECKED
24039-100	NV	DJ

DRAWING NO.	REVISION NO.
-------------	--------------

LDP 1.1





- LEGEND:
- PROPOSED TREES
 - PROPOSED SHRUBS
 - PROPERTY LINE
 - LIMIT OF WORK
 - PHASE LINE
 - SETBACK LINE
 - COMPACTED GRAVEL PAVING
 - ROCK MULCH
 - GROUND COVER PLANTING
 - GRASSES AND PERENNIAL PLANTING
 - SHRUB HEDGE
 - GUARD RAILS & FENCING
 - ARTIFICIAL TURF
 - MULCH PLANTING AREAS



Zeidler Architecture

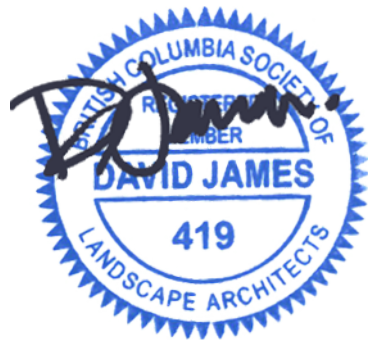
300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

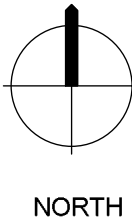
TITLE

LANDSCAPE PLAN

PROJECT NO.	DRAWN	CHECKED
24039-100	NV	DJ

DRAWING NO.	REVISION NO.
-------------	--------------

LDP 1.2

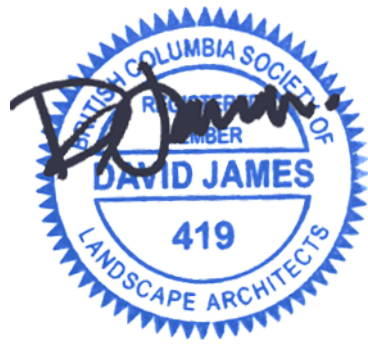


Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE
COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A ISSUED FOR DEVELOPMENT PERMIT 2025-03-03
NO. ISSUE/ REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY**

PROJECT ADDRESS
9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

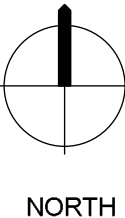
TITLE

LANDSCAPE PLAN

PROJECT NO. 24039-100 DRAWN NV CHECKED DJ

DRAWING NO. REVISION NO.

LDP 1.3

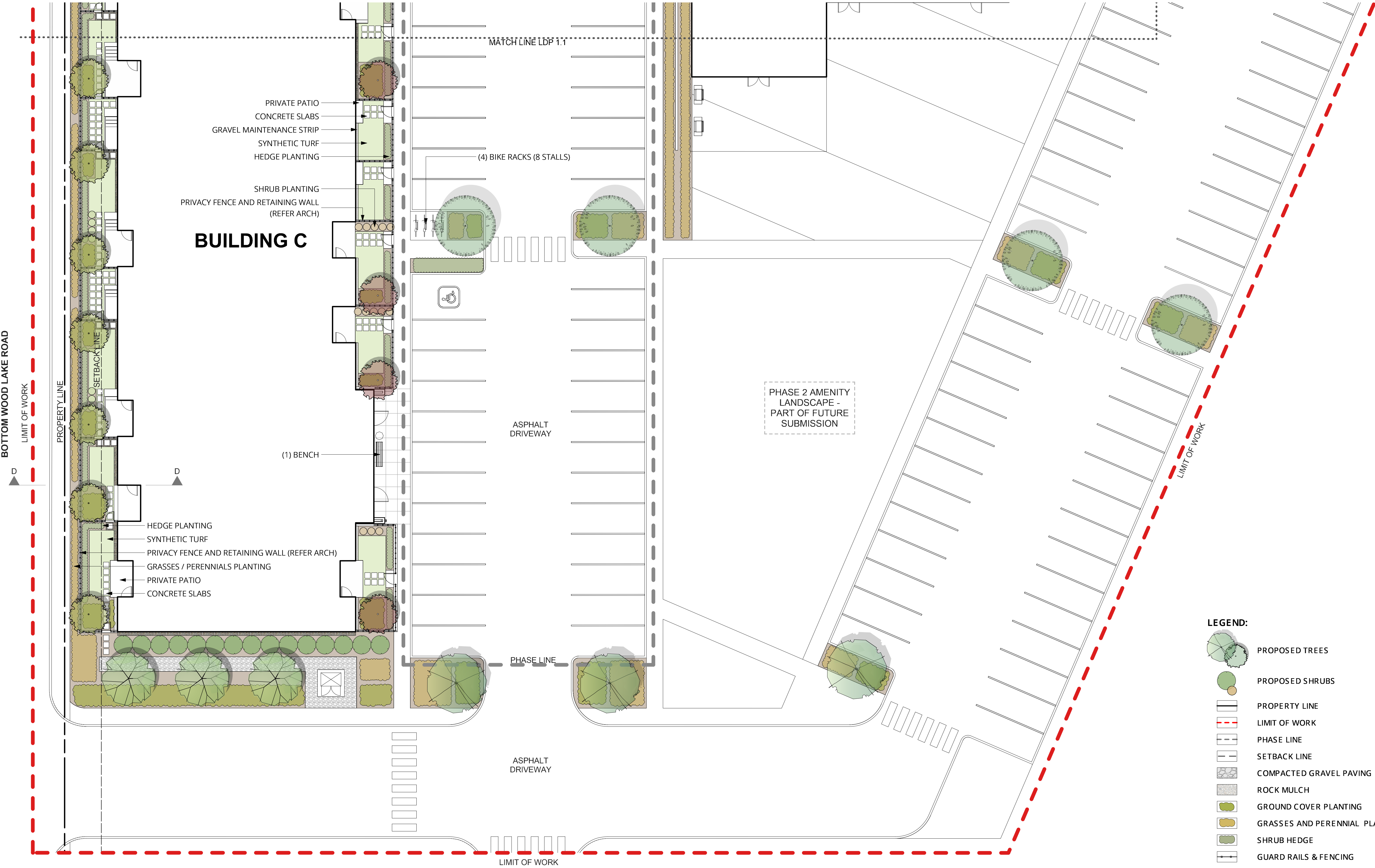


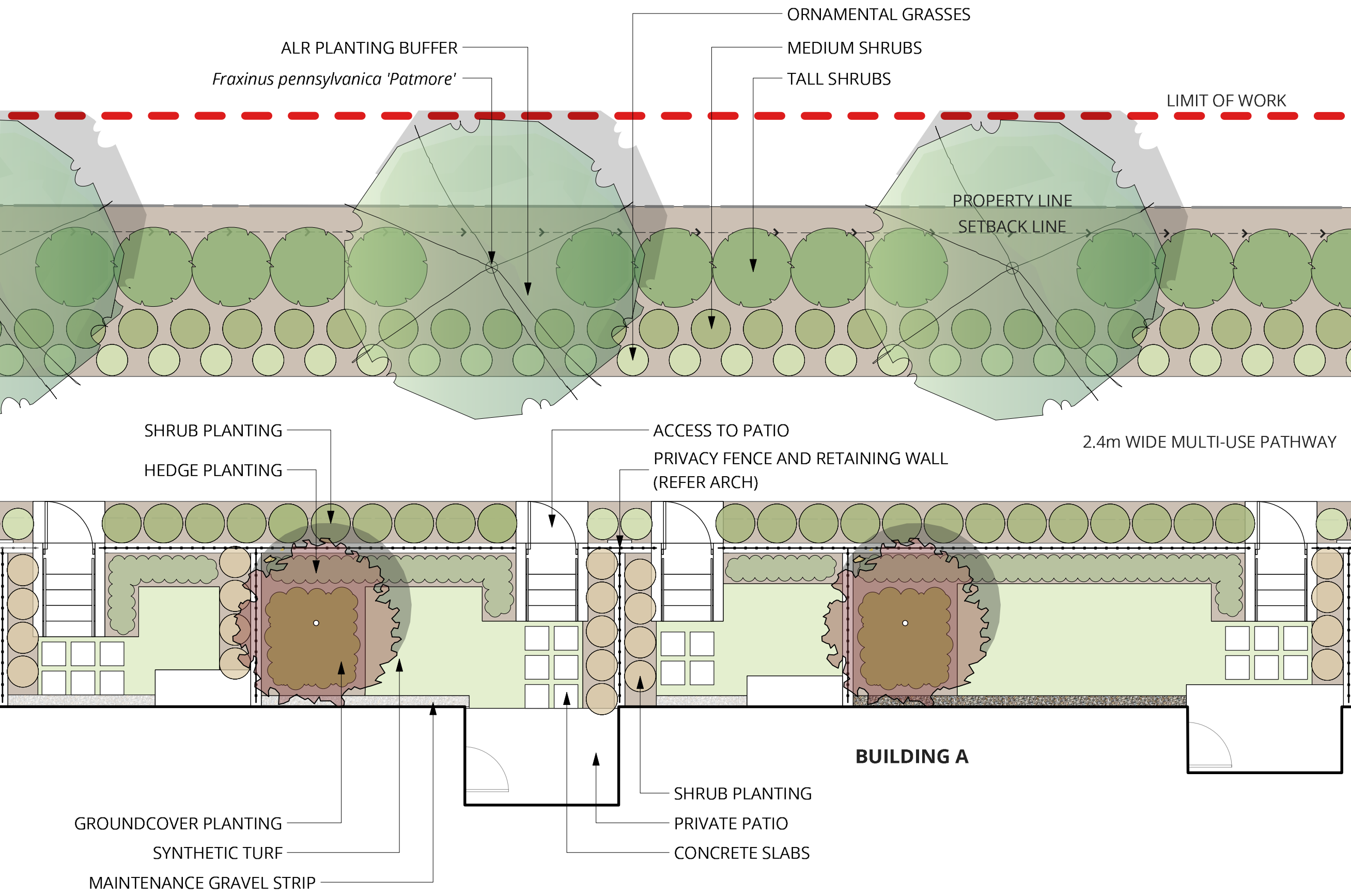
NORTH



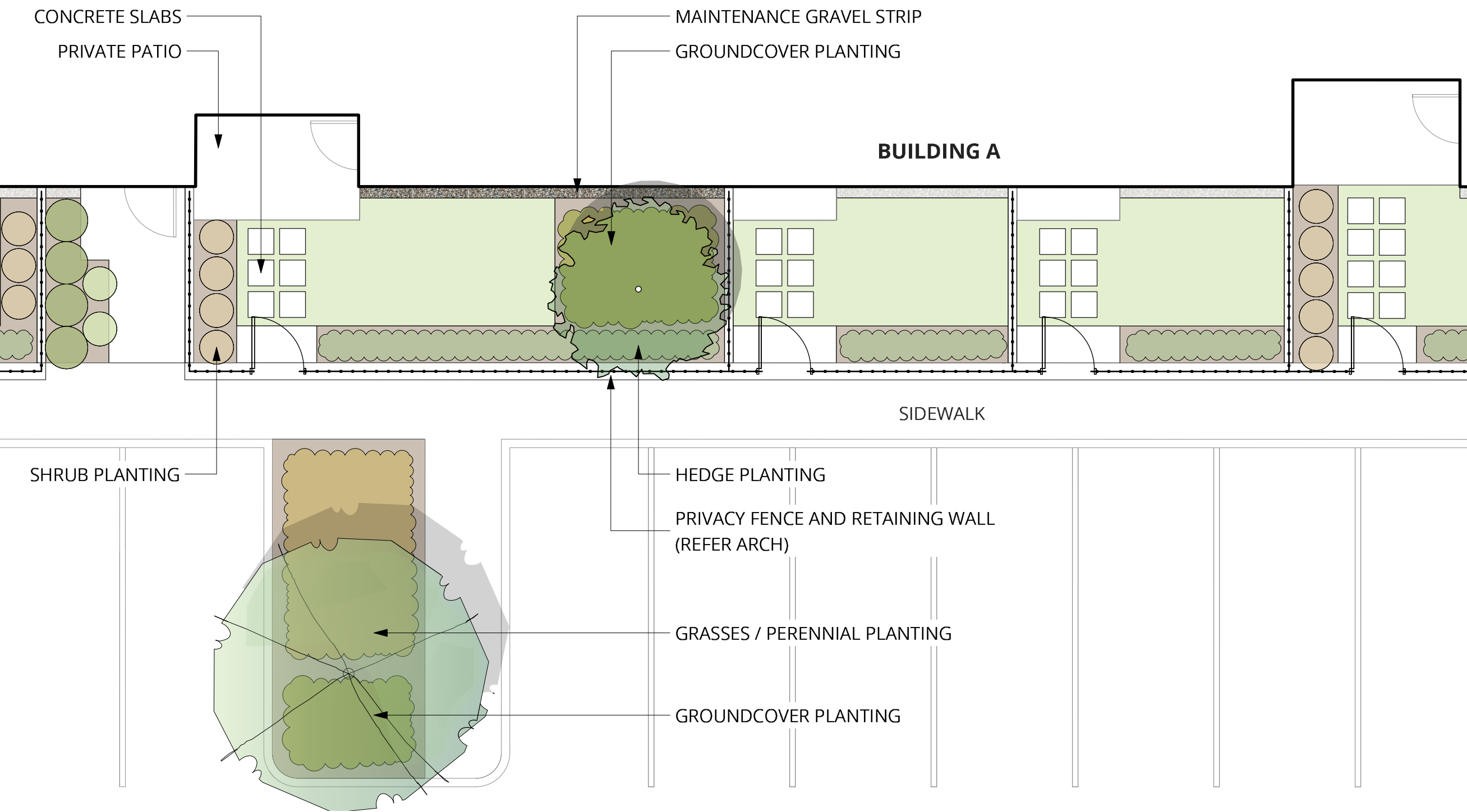
LEGEND:

- PROPOSED TREES
- PROPOSED SHRUBS
- PROPERTY LINE
- LIMIT OF WORK
- PHASE LINE
- SETBACK LINE
- COMPACTED GRAVEL PAVING
- ROCK MULCH
- GROUND COVER PLANTING
- GRASSES AND PERENNIAL PLANTING
- SHRUB HEDGE
- GUARD RAILS & FENCING
- ARTIFICIAL TURF
- MULCH PLANTING AREAS

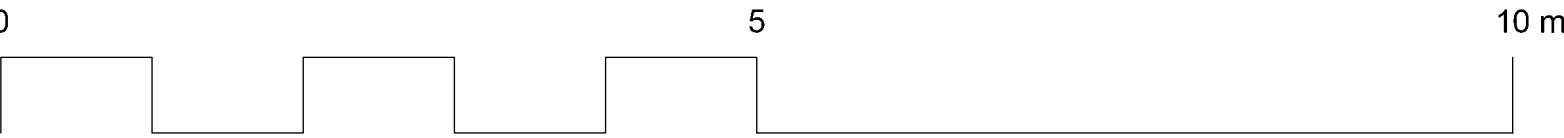




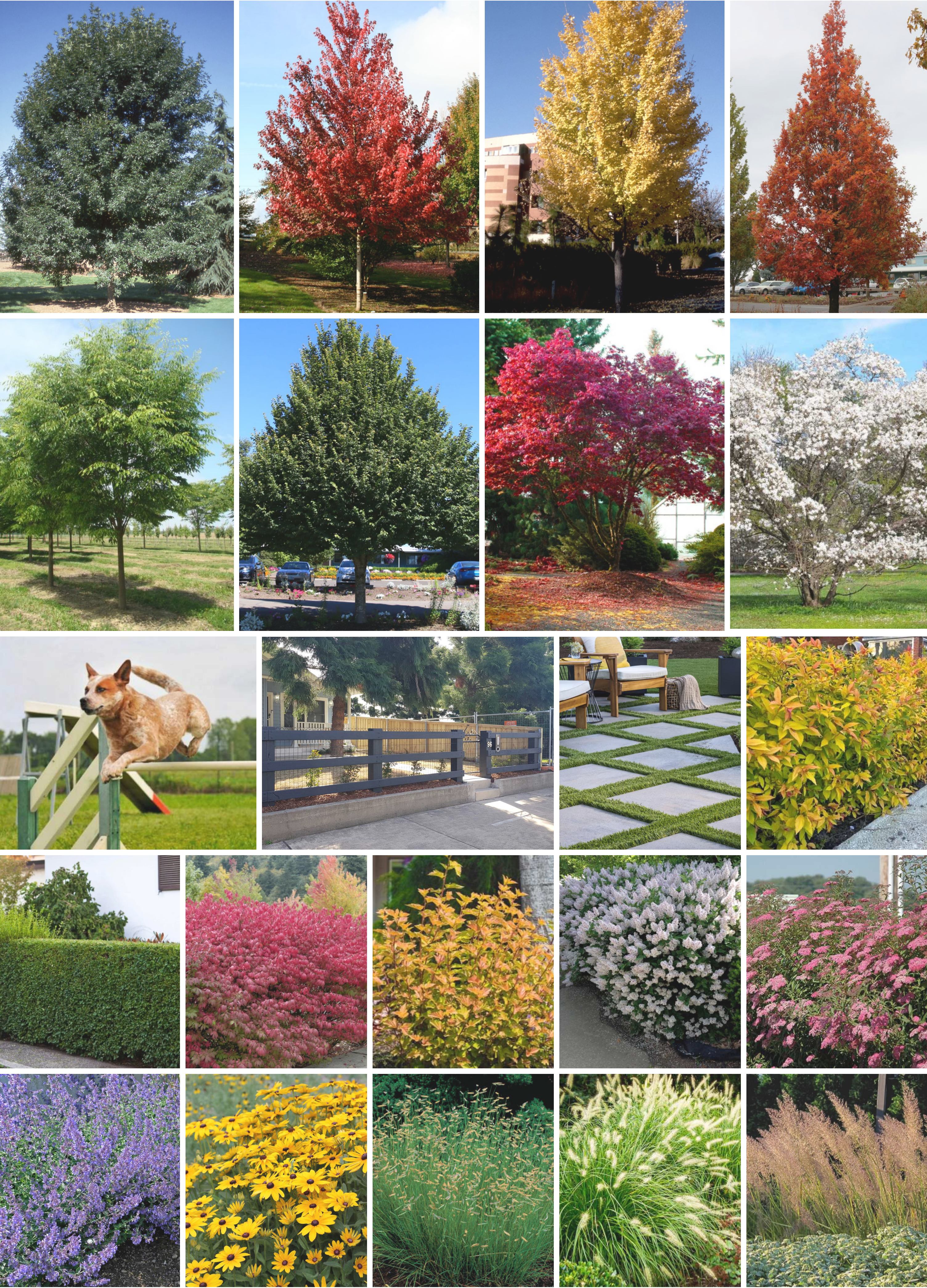
TYPICAL BUILDING A & B - NORTH



TYPICAL BUILDING A & B - SOUTH



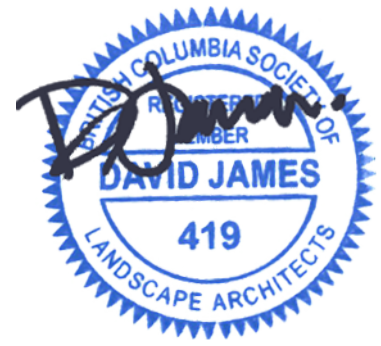
PRECEDENT IMAGES:



Zeidler Architecture
300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE
COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

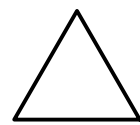
PROJECT
**9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY**

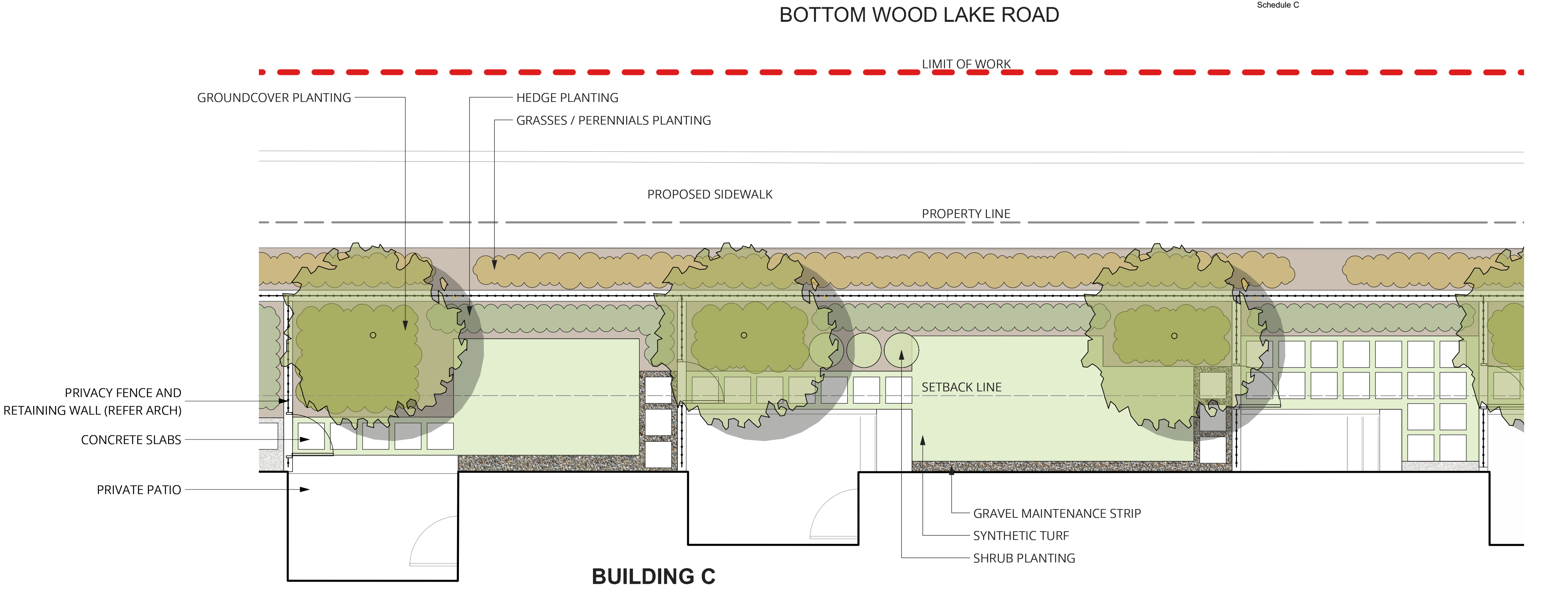
PROJECT ADDRESS
9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

TITLE
**BLDG A & B
TYP UNIT PLANTING**

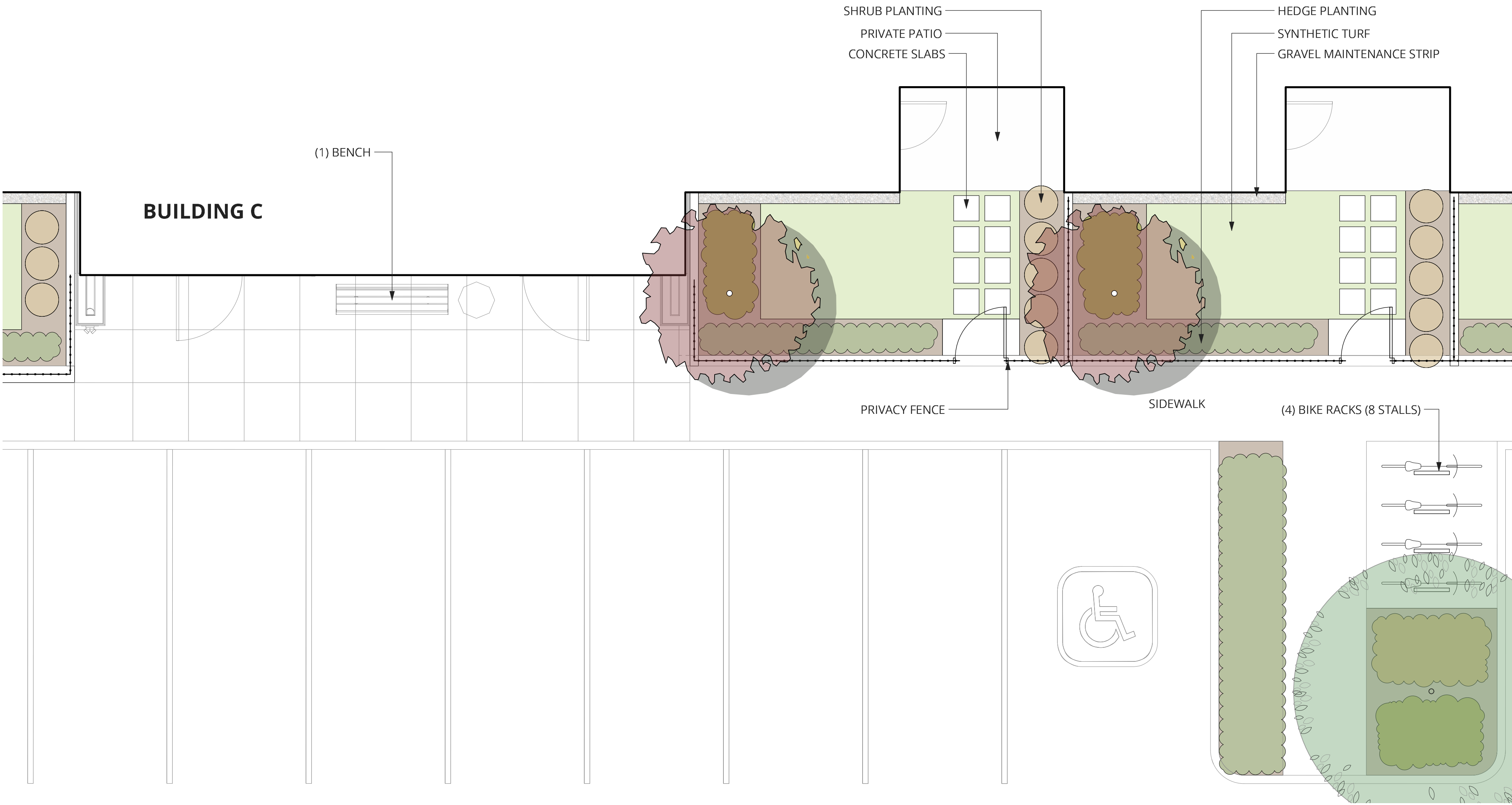
PROJECT NO. 24039-100	DRAWN NV	CHECKED DJ
DRAWING NO.	REVISION NO.	

LDP 1.4

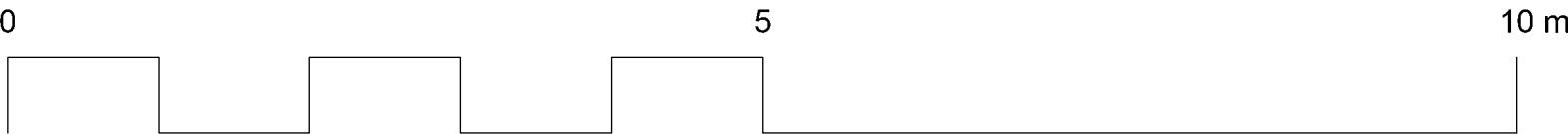




TYPICAL BUILDING C - WEST



TYPICAL BUILDING C - EAST



Zeidler Architecture

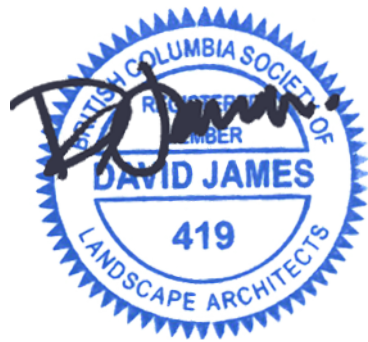
300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A ISSUED FOR DEVELOPMENT PERMIT 2025-03-03

NO. ISSUE/ REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD,
LAKE COUNTRY

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

TITLE

BLDG C
TYP UNIT PLANTING

PROJECT NO. 24039-100

DRAWN NV

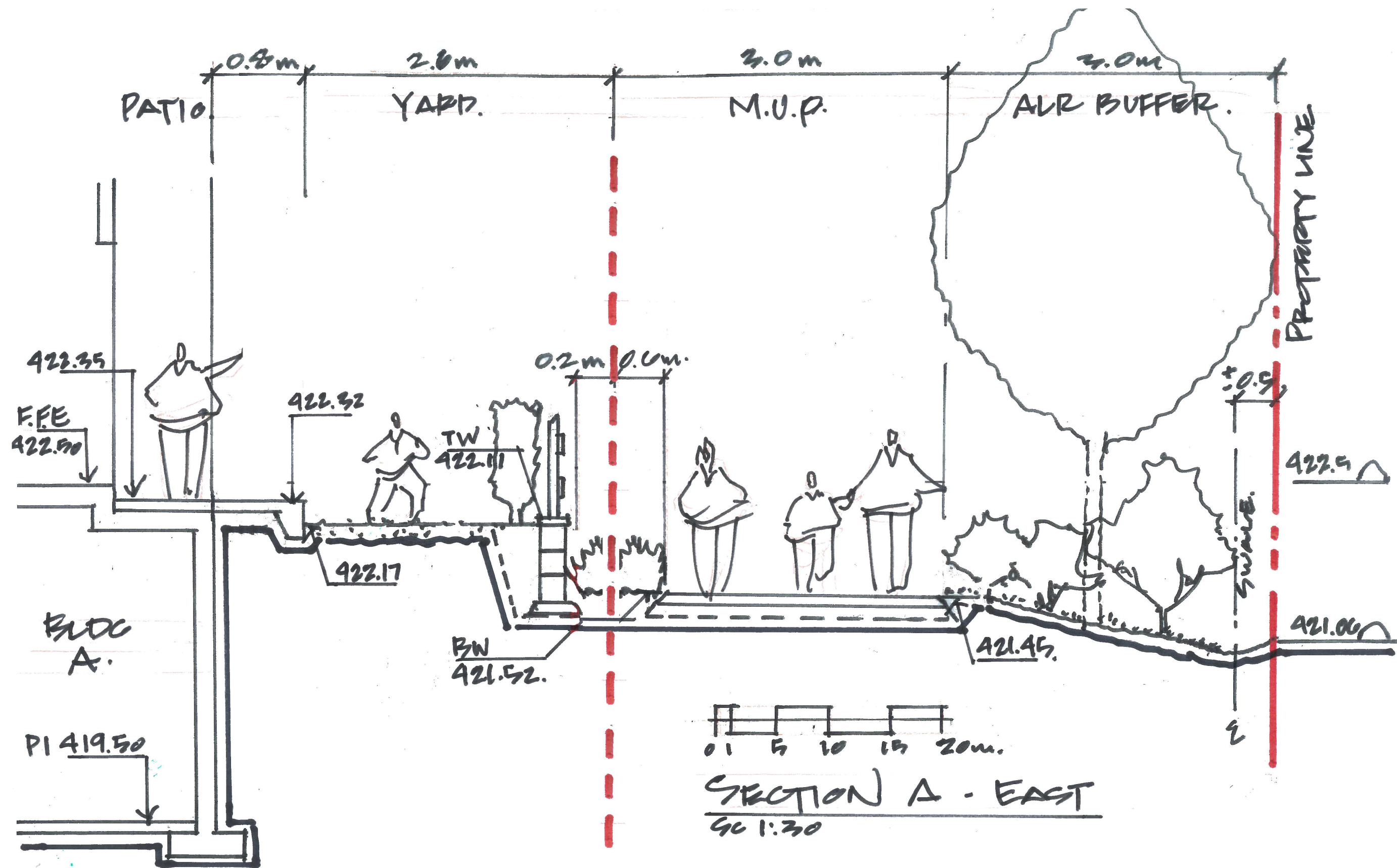
CHECKED DJ

DRAWING NO.

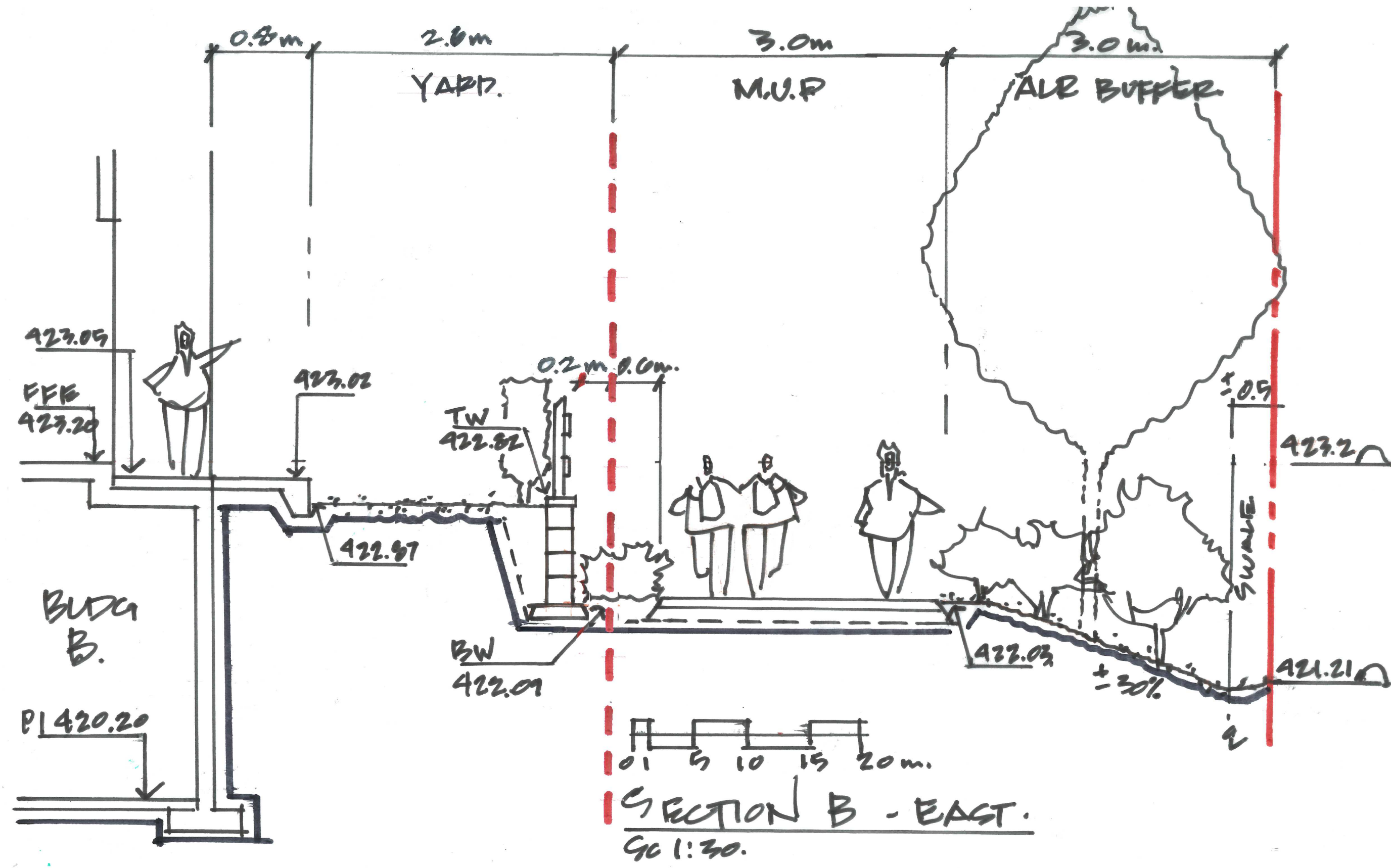
REVISION NO.

LDP 1.5

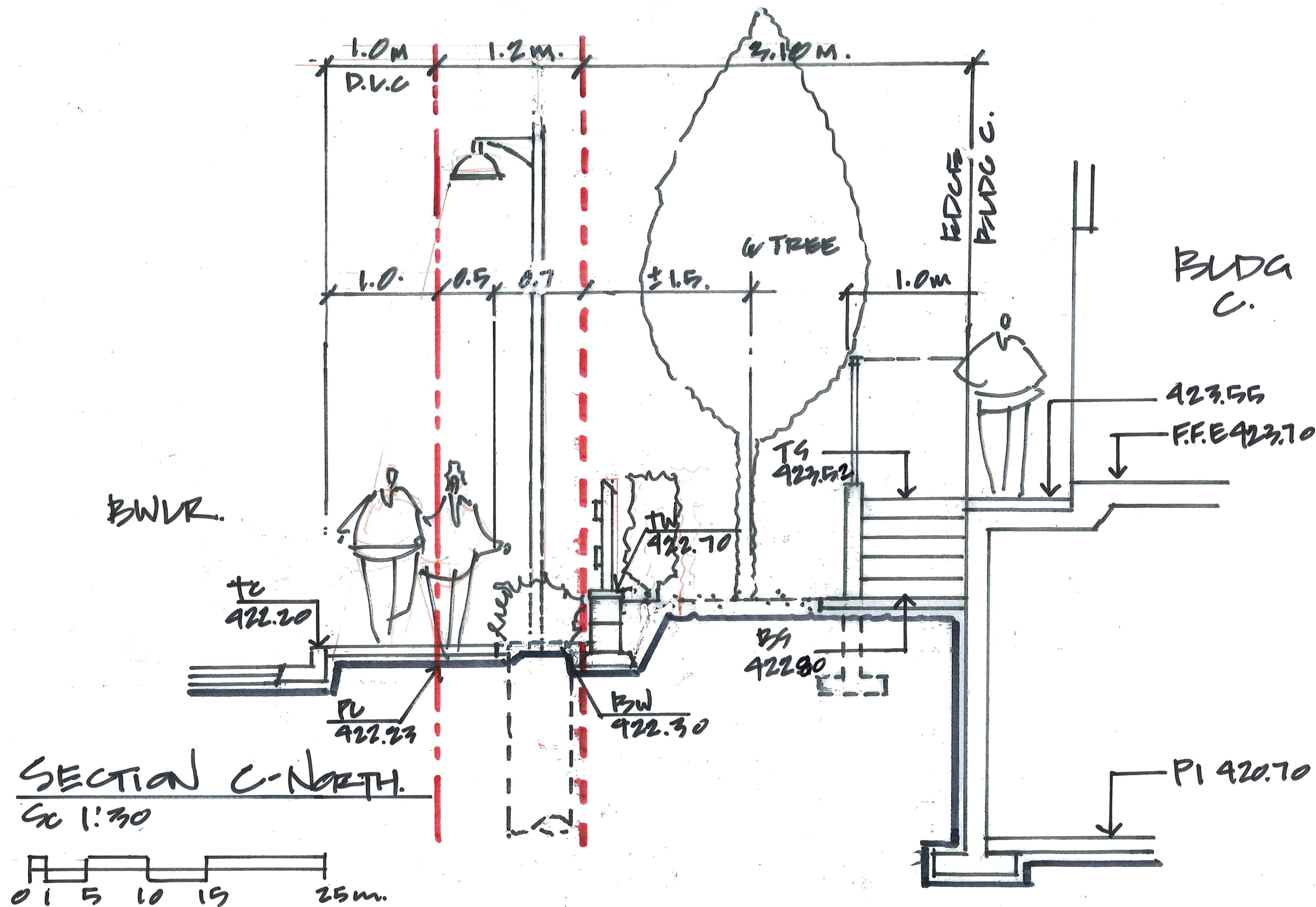




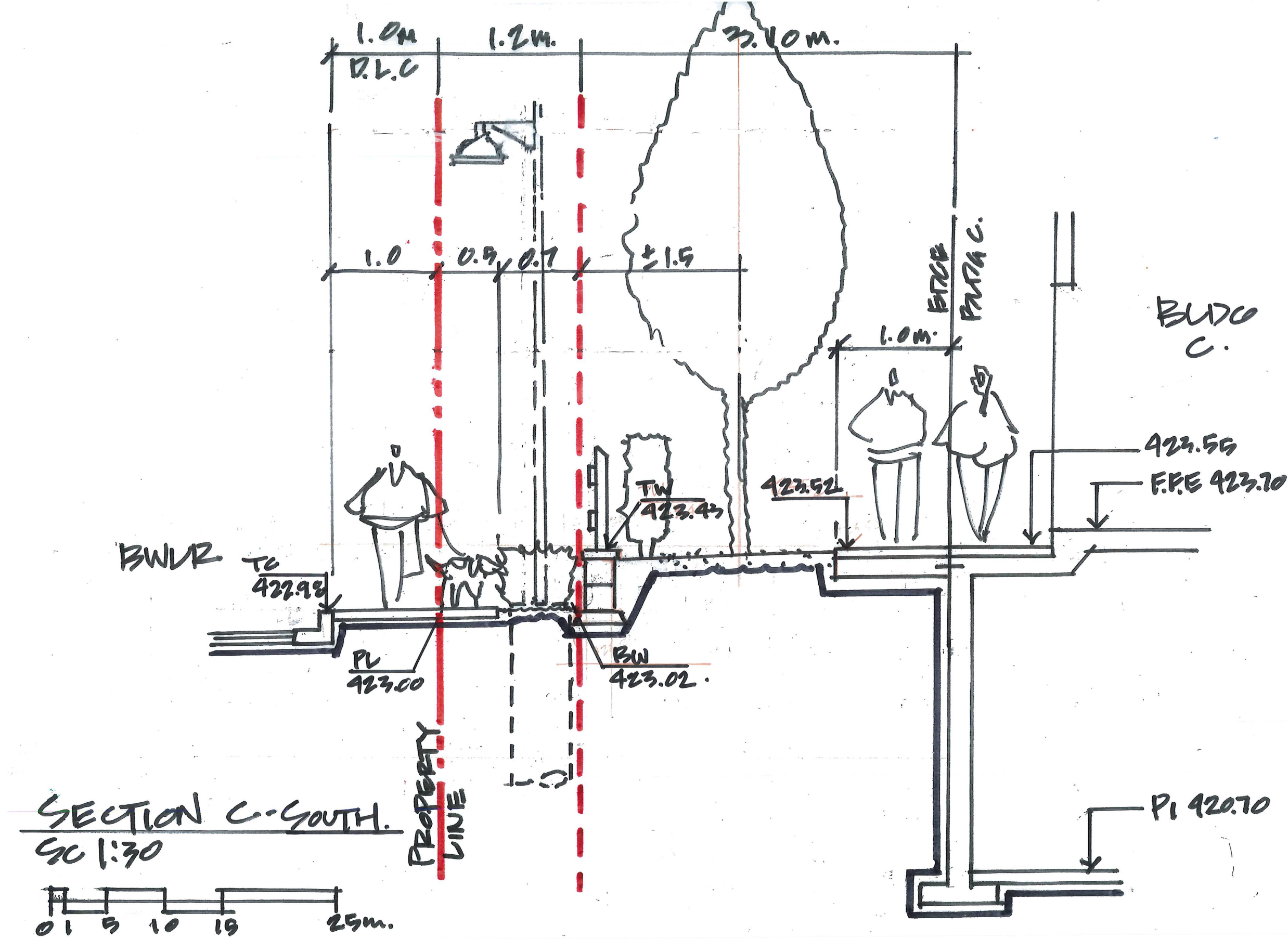
BUILDING A
SECTION A-A (REFER L1.1)



BUILDING B
SECTION B-B (REFER L1.2)



BUILDING C
SECTION C-C (REFER L1.1)



BUILDING C
SECTION D-D (REFER L1.3)

A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
**9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY**
PROJECT ADDRESS
9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7
TITLE
TYPICAL SECTIONS

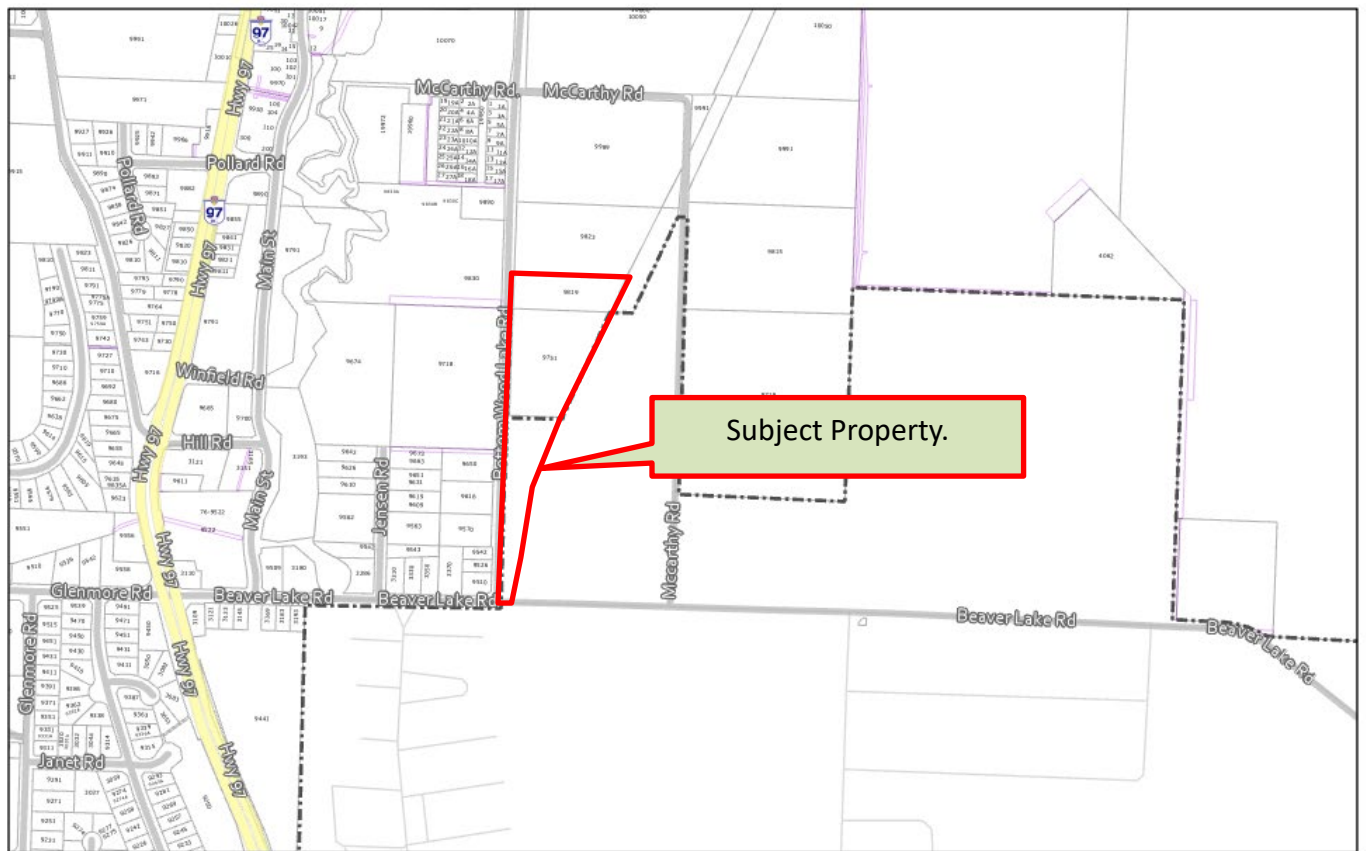
PROJECT NO.	DRAWN	CHECKED
24039-100	NV	DJ
DRAWING NO.	REVISION NO.	

LDP 1.6

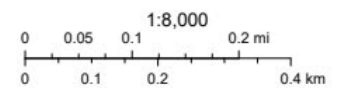


Location Map

District of Lake Country Map



4/28/2025, 9:20:06 AM



District of Lake Country Online Mapping System
District of Lake Country

Orthophoto



Subject Property



Proposed Development (Phase I & II)



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



DEVELOPMENT PERMIT

9751 BOTTOM WOOD LAKE ROAD

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

Autodesk Docs/Bottom Wood Lake Road/AR_223-159_MPP_BVLS_024.rvt

2025-03-05 11:23:52 AM

ARCHITECTURAL		LANDSCAPE		CIVIL - ON-SITE		CIVIL - OFF-SITE	
DP0.00	COVER SHEET	LDP 1.0	OVERALL LANDSCAPE PLAN	C1-00	COVER	C1-000	COVER-OFFSITE
DP1.01	PROJECT + BYLAW INFO, BLOCK PLAN & SITE PHOTOS	LDP 1.1	LANDSCAPE PLAN	C1-005	EROSION & SEDIMENT CONTROL PLAN	C1-600	OFF-SITE OVERALL SERVICING
DP1.02	SITE SURVEY	LDP 1.2	LANDSCAPE PLAN	C1-005	EROSION & SEDIMENT CONTROL PLAN	C1-700	OFF-SITE PLAN & PROFILE
DP1.03	CONCEPTUAL WASTER PLAN	LDP 1.3	LANDSCAPE PLAN	C1-100	ON-SITE GRADING PLAN	C1-701	OFF-SITE PLAN & PROFILE
DP1.04	STRATA PLAN	LDP 1.4	BLDG A & B TYP UNIT PLANTING	C1-101	ON-SITE GRADING PLAN	C1-702	OFF-SITE PLAN & PROFILE
DP1.05	PHASING PLAN	LDP 1.5	BLDG C TYP UNIT PLANTING	C1-300	ON-SITE SERVICING PLAN & PROFILE		
DP1.06	FIRE ACCESS ROUTE	LDP 1.6	TYPICAL SECTIONS	C1-301	ON-SITE SERVICING PLAN & PROFILE		
DP1.07	SITE PLAN			C1-302	ON-SITE SERVICING PLAN & PROFILE		
DP2.0A	BUILDING A - FLOOR PLAN - PARKADE			C1-303	ON-SITE SERVICING PLAN & PROFILE		
DP2.0B	BUILDING B - FLOOR PLAN - PARKADE						
DP2.0C	BUILDING C - FLOOR PLAN - PARKADE						
DP2.1A	BUILDING A - FLOOR PLAN - LEVEL 1						
DP2.1B	BUILDING B - FLOOR PLAN - LEVEL 1						
DP2.1C	BUILDING C - FLOOR PLAN - LEVEL 1						
DP2.2A	BUILDING A - FLOOR PLAN - LEVEL 2-5						
DP2.2B/C	BUILDING B/C - FLOOR PLAN - LEVEL 2-5						
DP3.0	BUILDING A - ELEVATIONS						
DP3.1	BUILDING A - ELEVATIONS						
DP3.2	BUILDING B - ELEVATIONS						
DP3.3	BUILDING B - ELEVATIONS						
DP3.4	BUILDING C - ELEVATIONS						
DP3.5	BUILDING C - ELEVATIONS						

1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/REVISION	DATE

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP0.00



Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-03-05 11:23:55 AM



CONTEXT MAP & SITE PHOTO KEY PLAN



1. VIEW FROM BOTTOM WOOD LAKE ROAD - LOOKING SOUTH EAST



2. VIEW FROM BOTTOM WOOD LAKE ROAD - LOOKING EAST

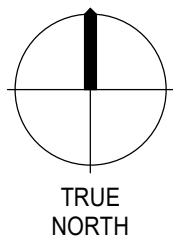


3. VIEW FROM BOTTOM WOOD LAKE ROAD - LOOKING NORTH



4. VIEW FROM BOTTOM WOOD LAKE ROAD - LOOKING NORTH EAST

PROJECT INFORMATION																													
OWNER:	WEST POINT PROJECTS																												
DP APPLICANT:	ZEIDLER ARCHITECTURE																												
MUNICIPAL ADDRESS:	9751 & 9819 BOTTOM WOOD LAKE ROAD																												
LEGAL ADDRESS:	LOT 44, EXCEPT PLANS 20108, 36673 & 39429, PART OF LOT 45 & 46 (SEE PLAN 940F), EXCEPT PLAN 36873, ALL OF PLAN 457, D.L. 116, O.D.Y.D., AND LOT 2, SECTIONS 10 & 11, TOWNSHIP 20, O.D.Y.D., PLAN 4169																												
PARCEL AREA:	35,013.5 m² / 376,883 ft² / 3.5 ha																												
LANDUSE BYLAW:	DISTRICT OF LAKE COUNTRY ZONING BYLAW 561, 2007 CONSOLIDATED VERSION																												
ZONING:	CD-14 - COMPREHENSIVE DEVELOPMENT 14 (WEST POINT APARTMENT HOUSING)																												
GENERAL DESCRIPTION:	5 STOREY WOOD FRAME APARTMENT HOUSING																												
PRINCIPAL USES / FLOOR:	RESIDENTIAL																												
UNIT TYPE BREAKDOWN:	<table><tr><td>APARTMENT HOUSING:</td><td>BUILDING B:</td><td>BUILDING C:</td></tr><tr><td>BUILDING A:</td><td>10 x STUDIO</td><td>10 x STUDIO</td></tr><tr><td>10 x STUDIO</td><td>15 x JR - 1BR</td><td>15 x JR - 1BR</td></tr><tr><td>15 x JR - 1BR</td><td>20 x 1BR</td><td>20 x 1BR</td></tr><tr><td>20 x 1BR</td><td>15 x 2BR</td><td>15 x 2BR</td></tr><tr><td>15 x 2BR</td><td>16 x 2BR - CORNER</td><td>16 x 2BR - CORNER</td></tr><tr><td>16 x 2BR - CORNER</td><td>4 x 3BR</td><td>4 x 3BR</td></tr><tr><td>4 x 3BR</td><td>TOTAL: 80 UNITS</td><td>TOTAL: 80 UNITS</td></tr><tr><td>TOTAL: 80 UNITS</td><td>TOTAL: 80 UNITS</td><td>TOTAL: 80 UNITS</td></tr></table>		APARTMENT HOUSING:	BUILDING B:	BUILDING C:	BUILDING A:	10 x STUDIO	10 x STUDIO	10 x STUDIO	15 x JR - 1BR	15 x JR - 1BR	15 x JR - 1BR	20 x 1BR	20 x 1BR	20 x 1BR	15 x 2BR	15 x 2BR	15 x 2BR	16 x 2BR - CORNER	16 x 2BR - CORNER	16 x 2BR - CORNER	4 x 3BR	4 x 3BR	4 x 3BR	TOTAL: 80 UNITS	TOTAL: 80 UNITS	TOTAL: 80 UNITS	TOTAL: 80 UNITS	TOTAL: 80 UNITS
APARTMENT HOUSING:	BUILDING B:	BUILDING C:																											
BUILDING A:	10 x STUDIO	10 x STUDIO																											
10 x STUDIO	15 x JR - 1BR	15 x JR - 1BR																											
15 x JR - 1BR	20 x 1BR	20 x 1BR																											
20 x 1BR	15 x 2BR	15 x 2BR																											
15 x 2BR	16 x 2BR - CORNER	16 x 2BR - CORNER																											
16 x 2BR - CORNER	4 x 3BR	4 x 3BR																											
4 x 3BR	TOTAL: 80 UNITS	TOTAL: 80 UNITS																											
TOTAL: 80 UNITS	TOTAL: 80 UNITS	TOTAL: 80 UNITS																											
TOTAL UNIT COUNT: 240 MULTIFAMILY UNITS																													



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

CLAUSE	REQUIREMENT	PROVIDED																																																			
FLOOR AREA RATIO (F.A.R.): (19.12.5(a))	MAXIMUM 2.35 F.A.R. MINIMUM 0.5 F.A.R. SITE AREA (LOT 1): 14,941.3 m² (LOT 1 = MIN. 7,470 m² MAX. 35,112 m² F.A.R.)	<table><tr><th>LEVEL</th><th>AREA SQ.FT.</th><th>AREA SQ.M.</th></tr><tr><td>BLDG A - LEVEL 1</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG A - LEVEL 2</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG A - LEVEL 3</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG A - LEVEL 4</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG A - LEVEL 5</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 1</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 2</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 3</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 4</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG B - LEVEL 5</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 1</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 2</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 3</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 4</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>BLDG C - LEVEL 5</td><td>13130.4 ft²</td><td>1219.9 m²</td></tr><tr><td>TOTAL</td><td>196956.3 ft²</td><td>18297.8 m²</td></tr></table> SITE AREA: LOT 1 - 160,826.7 ft² ; 14,941.3 m² F.A.R. = (18297.8/14941.3) = 1.2	LEVEL	AREA SQ.FT.	AREA SQ.M.	BLDG A - LEVEL 1	13130.4 ft²	1219.9 m²	BLDG A - LEVEL 2	13130.4 ft²	1219.9 m²	BLDG A - LEVEL 3	13130.4 ft²	1219.9 m²	BLDG A - LEVEL 4	13130.4 ft²	1219.9 m²	BLDG A - LEVEL 5	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 1	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 2	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 3	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 4	13130.4 ft²	1219.9 m²	BLDG B - LEVEL 5	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 1	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 2	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 3	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 4	13130.4 ft²	1219.9 m²	BLDG C - LEVEL 5	13130.4 ft²	1219.9 m²	TOTAL	196956.3 ft²	18297.8 m²
LEVEL	AREA SQ.FT.	AREA SQ.M.																																																			
BLDG A - LEVEL 1	13130.4 ft²	1219.9 m²																																																			
BLDG A - LEVEL 2	13130.4 ft²	1219.9 m²																																																			
BLDG A - LEVEL 3	13130.4 ft²	1219.9 m²																																																			
BLDG A - LEVEL 4	13130.4 ft²	1219.9 m²																																																			
BLDG A - LEVEL 5	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 1	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 2	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 3	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 4	13130.4 ft²	1219.9 m²																																																			
BLDG B - LEVEL 5	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 1	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 2	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 3	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 4	13130.4 ft²	1219.9 m²																																																			
BLDG C - LEVEL 5	13130.4 ft²	1219.9 m²																																																			
TOTAL	196956.3 ft²	18297.8 m²																																																			
SETBACKS: (19.12.6)	(b) FRONT YARD (BOTTOM WOOD LAKE ROAD): 3.0m (c) SIDE YARD (BEAVER LAKE ROAD): 3.0m (d) SIDE YARD (ABUTTING ALR-DESIGNATED PROPERTY): 6.0m (e) REAR YARD (OKANAGAN RAIL TRAIL): 4.5m	FRONT YARD: 4.3m (COMPLIANT) SIDE YARD: 350m (COMPLIANT) SIDE YARD - ALR: 9.6m (COMPLIANT) REAR YARD: 4.5m (COMPLIANT)																																																			
BUILDING HEIGHT (19.12.5(b))	MAX. BUILDING HEIGHT: THE LESSER OF 22m OR 6 STOREYS, EXCEPT IT IS 4.9M FOR ACCESSORY BUILDING AND STRUCTURES.	421m - 5 STOREYS (COMPLIANT)																																																			
AMENITY SPACE: (19.12.6(e))	THE REQUIRED MINIMUM PRIVATE OPEN SPACE SPACE IS 5 m² PER UNIT. 588 UNITS x 5 m² = 2,940 m² TOTAL AMENITY REQUIRED. PRIVATE OPEN SPACE means a useable open space area exclusive of required building setbacks and parking areas (common or individual) which is developed for the recreational use of the residents ora residential dwelling unit, and may include balconies, indoor common amenity space, terraces, decks and level landscaped recreation areas.	AMENITY SPACE PROVIDED: PRIVATE BALCONY & YARD SPACE: 2,016 m² COMMON AMENITY EXTERIOR - COURTYARD: 1,350 m² COMMON AMENITY EXTERIOR - DOG RUN: 165 m² COMMON AMENITY EXTERIOR - BALCONY: 176 m² COMMON INTERIOR AMENITY - BUILDING A,B, & C: 710 m² COMMON INTERIOR AMENITY - BUILDING D: 346 m² TOTAL AMENITY SPACE PROVIDED: 4,763 m²																																																			
MOTOR VEHICLE PARKING REQUIREMENTS: (19.12.7)	MULTI-RESIDENTIAL DEVELOPMENT 1.0 RESIDENT PARKING STALL PER DWELLING UNIT = 1 STALL x 240 UNITS = 240.0 = 240 RESIDENT STALLS REQ'D 0.14 VISITOR PARKING STALLS PER UNIT = 0.14 STALLS x 240 UNITS = 33.6 = 34 VISITOR STALLS REQ'D TOTAL: 274 STALLS REQUIRED. *Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.	VEHICULAR PARKING PROVIDED: MULTIFAMILY: RESIDENT PARKING STALLS PROVIDED (UNDERGROUND) = 111 STALLS RESIDENT PARKING STALLS PROVIDED (SURFACE) = 135 STALLS VISITOR PARKING STALLS PROVIDED (SURFACE) = 34 STALLS TOTAL RESIDENT PARKING STALLS PROVIDED: 246 STALLS TOTAL VISITOR PARKING STALLS PROVIDED: 34 STALLS TOTAL OVERALL PARKING STALLS PROVIDED: 280 STALLS																																																			
BICYCLE PARKING REQUIREMENTS: (9.4)	APARTMENT HOUSING: CLASS I BICYCLE PARKING STALLS REQ'D: = 0.5 CLASS I BICYCLE STALLS PER UNIT = 0.5 x 240 = 120 CLASS I STALLS REQUIRED (40 PER BUILDING) CLASS II BICYCLE STALLS PER UNIT = 0.1 CLASS II BICYCLE STALLS PER UNIT = 0.1 x 240 = 24 CLASS II STALLS REQUIRED (8 PER BUILDING)	BICYCLE PARKING PROVIDED: CLASS I BICYCLE STALLS: WALL MOUNTED: 60 STALLS GROUND ANCHORED: 60 STALLS TOTAL CLASS I BICYCLE STALLS PROVIDED: 120 STALLS CLASS II BICYCLE STALLS PROVIDED: 24 STALLS																																																			

1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

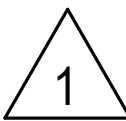
TITLE

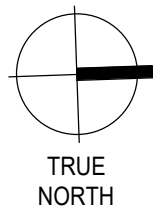
PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

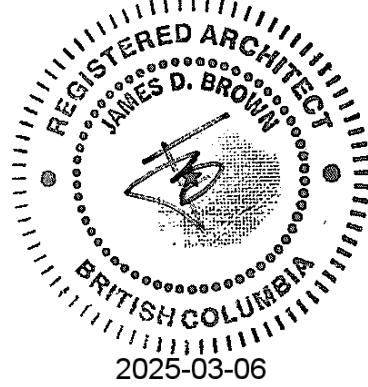
DP1.01





NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
A	PROGRESS SET	2025-02-04
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

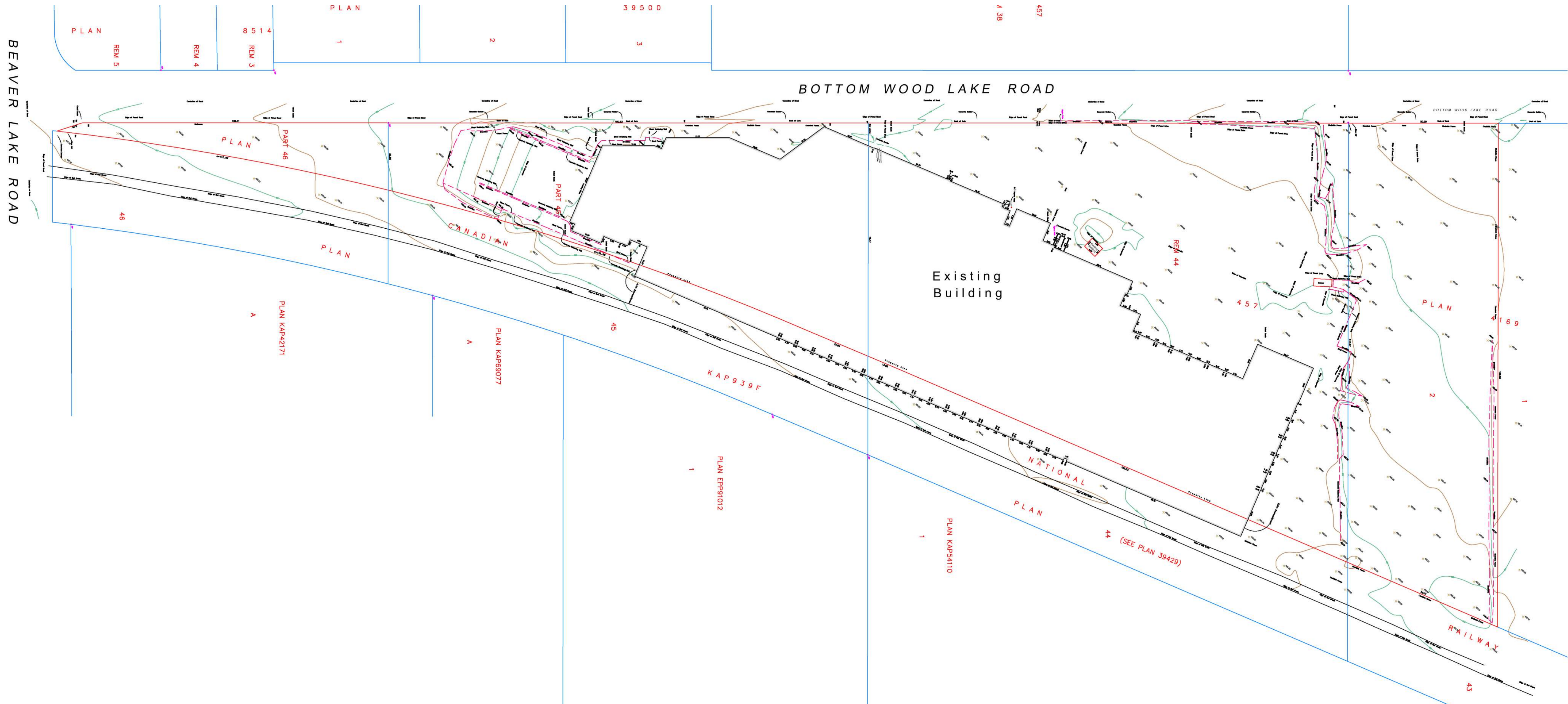
TITLE

SITE SURVEY

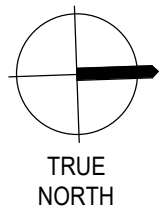
PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.02

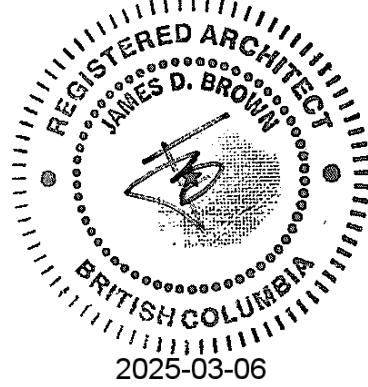


1 EXISTING SITE SURVEY
SCALE: 1:750



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**CONCEPTUAL
MASTER PLAN**

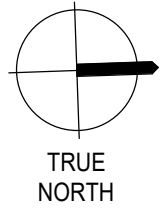
PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.03

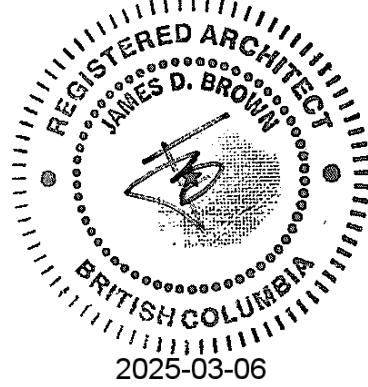


1 CONCEPTUAL MASTER PLAN
DP1.03 SCALE: 1: 750



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
A	PROGRESS SET	2025-02-04
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

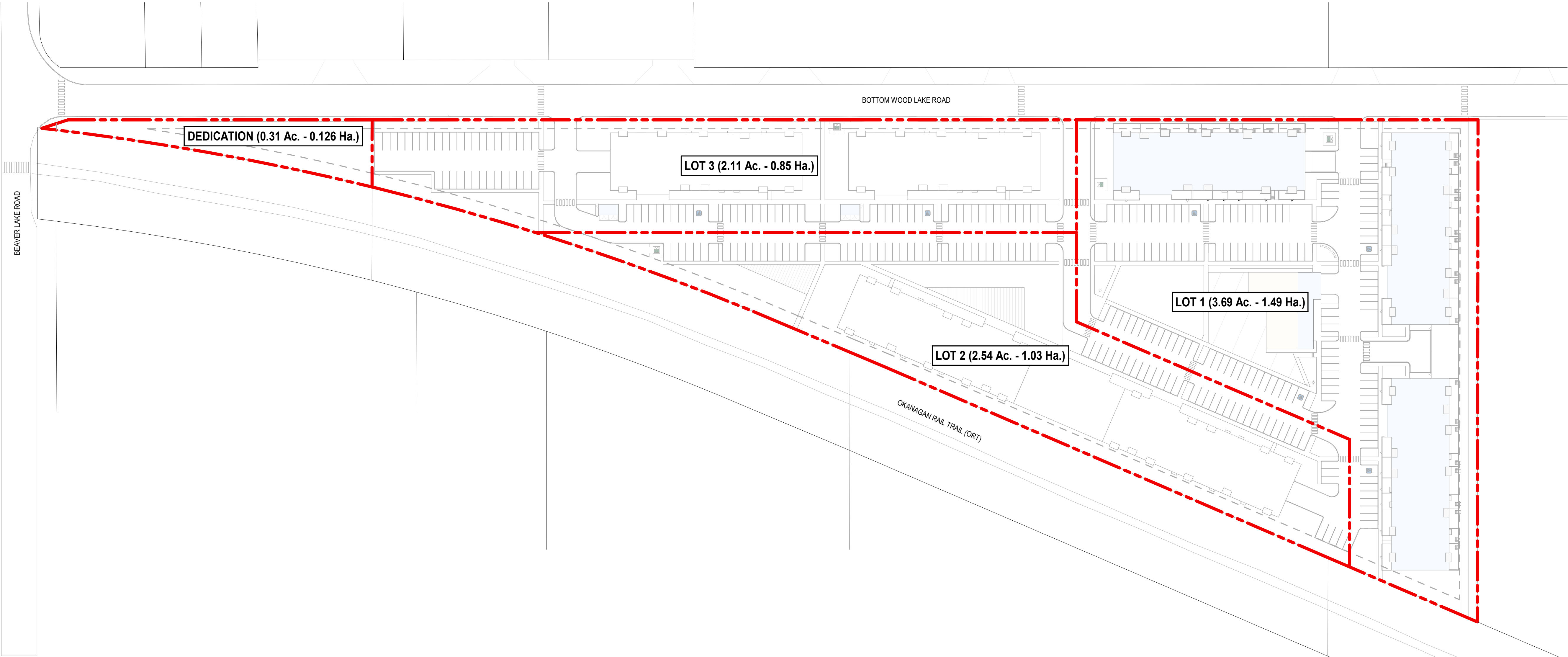
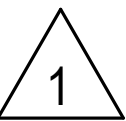
TITLE

STRATA PLAN

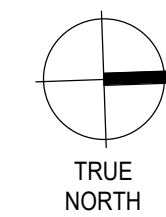
PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.04

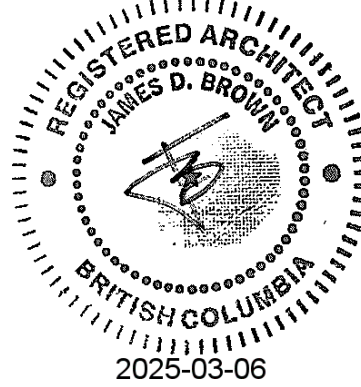


1 STRATA PLAN
DP1.04 SCALE: 1 : 750



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

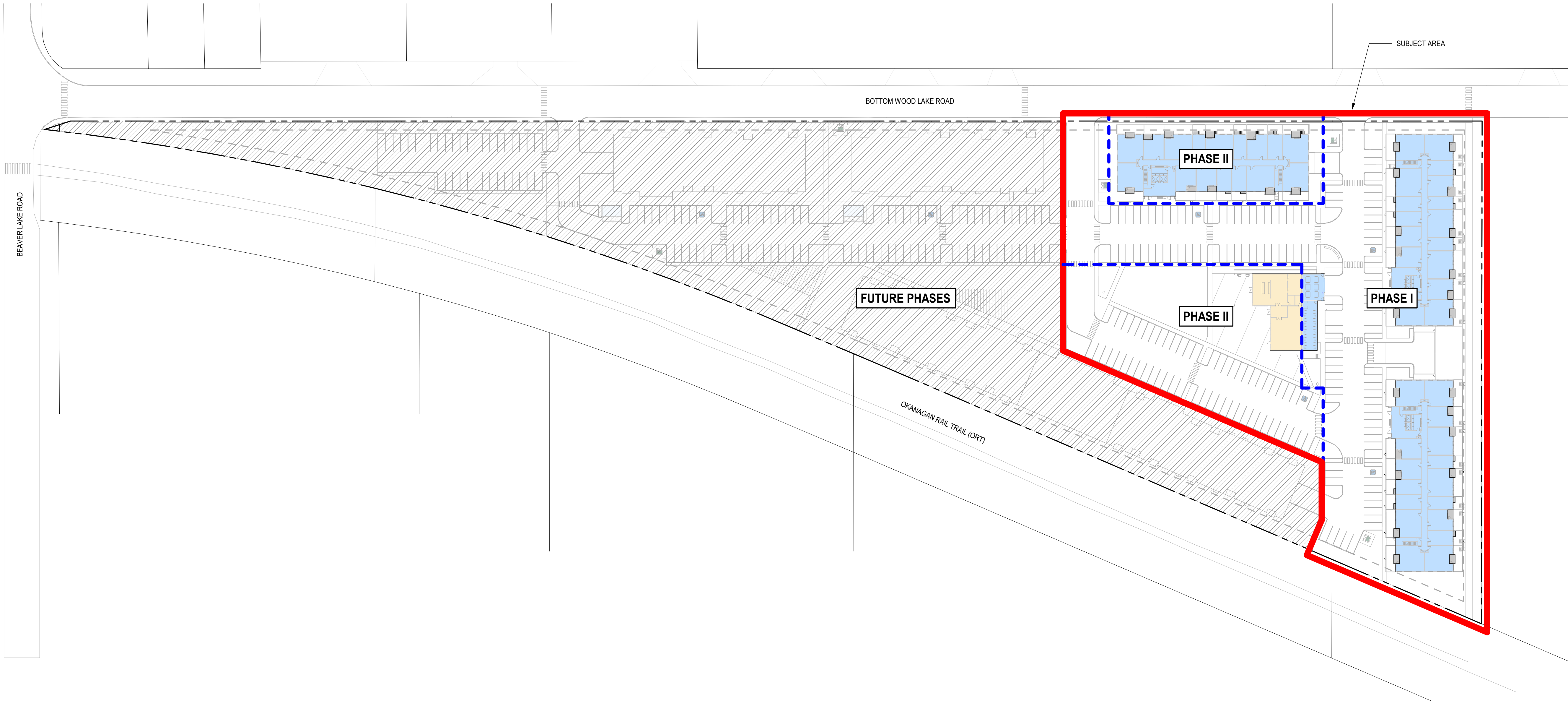
TITLE

PHASING PLAN

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.05



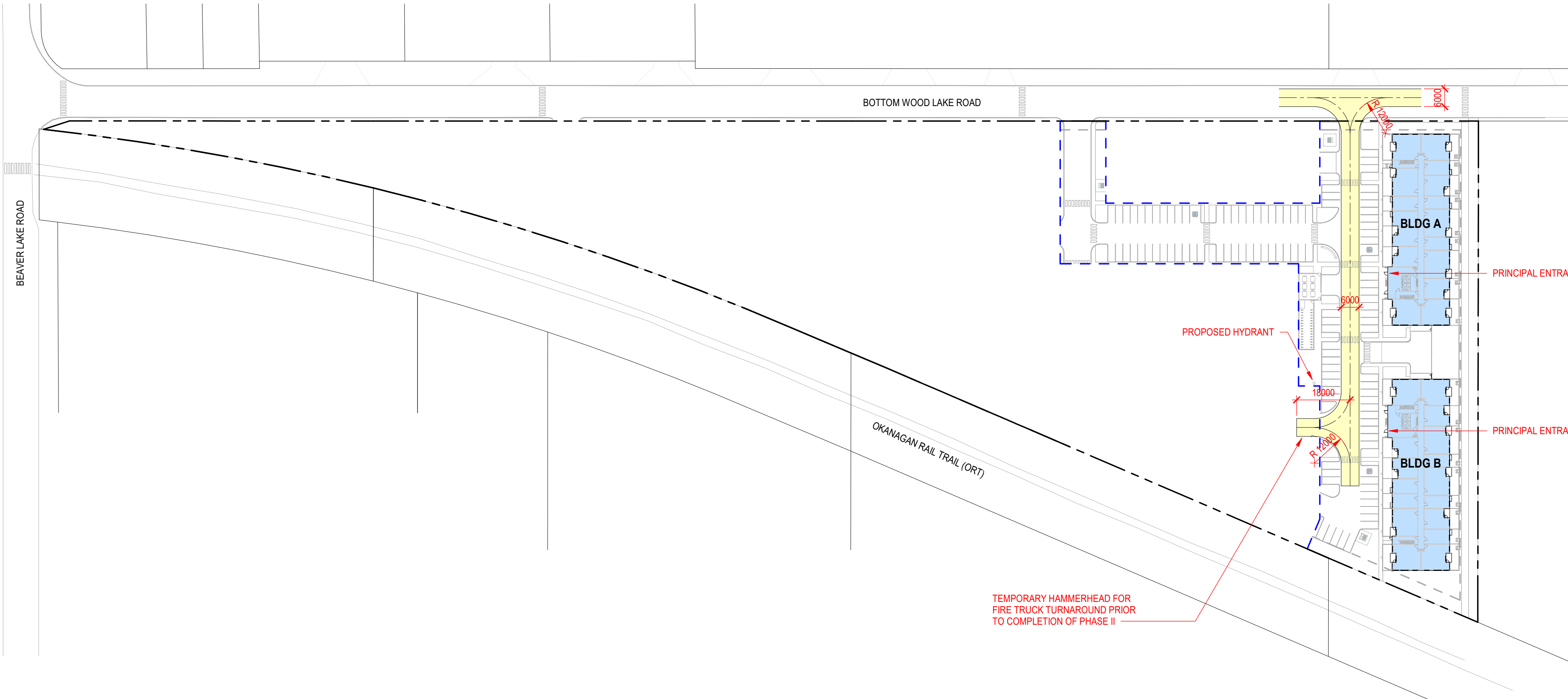
1 PHASING PLAN
DP1.05 SCALE: 1:750

Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

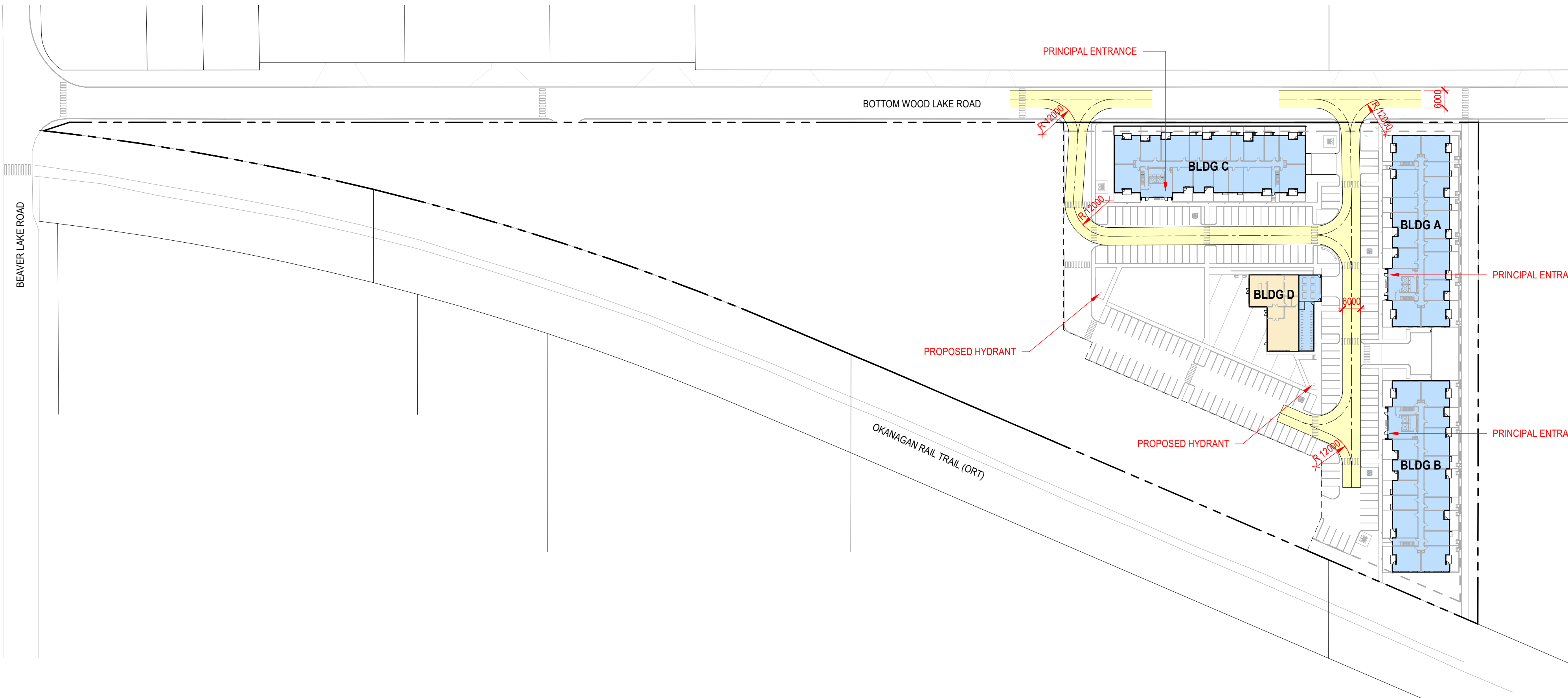
2025-03-05 11:24:31 AM

FIRE APPARATUS ACCESS ROUTES MUST BE DESIGNED IN ACCORDANCE WITH ARTICLE 3.2.5.6. AS SUMMARIZED:

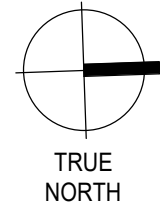
- HAVE A CLEAR WIDTH NOT LESS THAN 6 m.
- HAVE A CENTRELINE RADIUS OF NOT LESS THAN 12 m.
- HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5 m.
- HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 m.
- BE DESIGNED TO SUPPORT THE EXPECTED LOADS (85,000 lbs) IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT, OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS



1 SITE PLAN - FIRE ACCESS ROUTE - PHASE I
DP1.06 SCALE: 1 : 1000



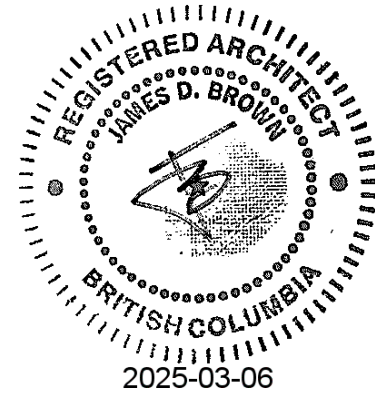
3 SITE PLAN - FIRE ACCESS ROUTE - PHASE II
DP1.06 SCALE: 1 : 1000



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



2	FOUNDATION PERMIT	2025-02-28
1	DEVELOPMENT PERMIT	2025-03-03
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

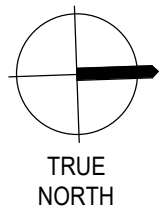
FIRE ACCESS ROUTE

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.06

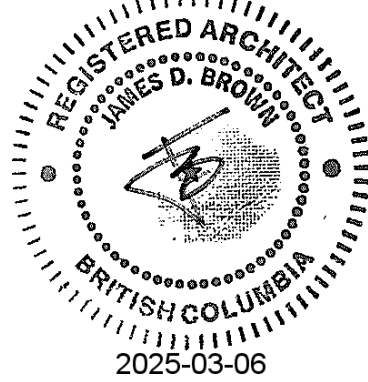




NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

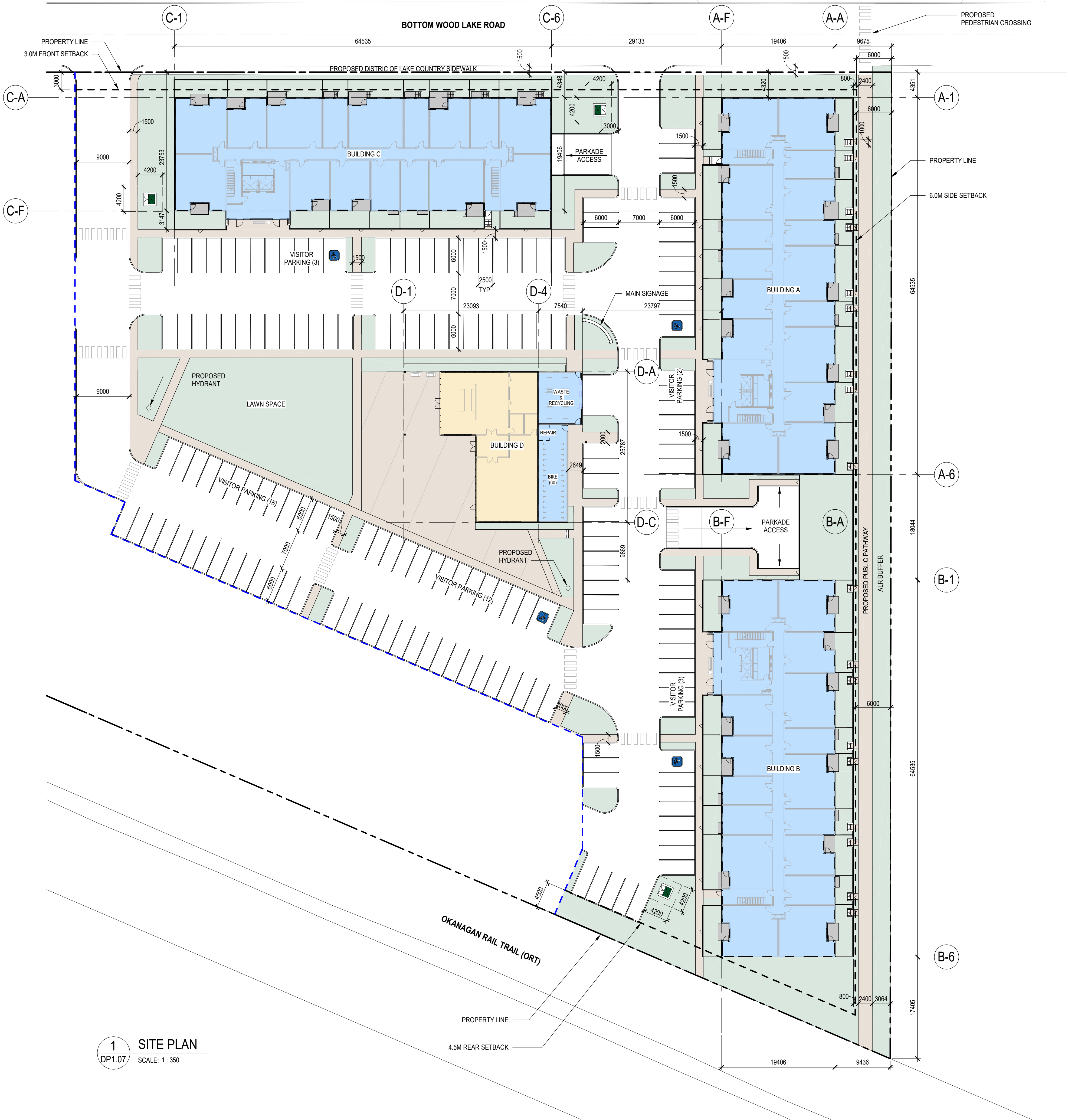
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP1.07

1

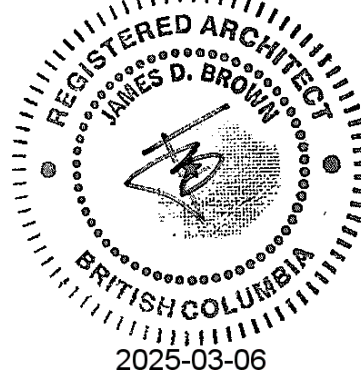


1 SITE PLAN
DP1.07 SCALE: 1 : 350

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

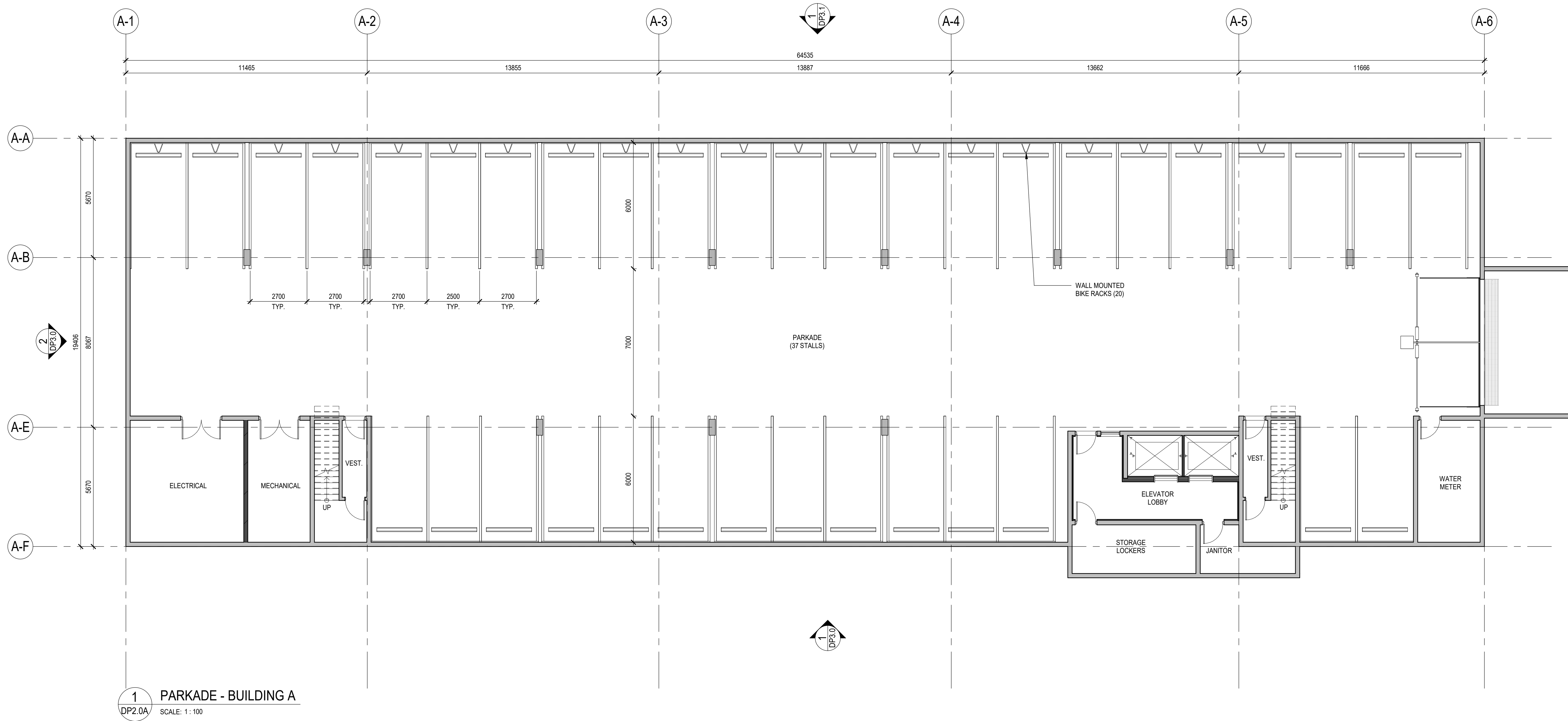
**BUILDING A - FLOOR
PLAN - PARKADE**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.0A

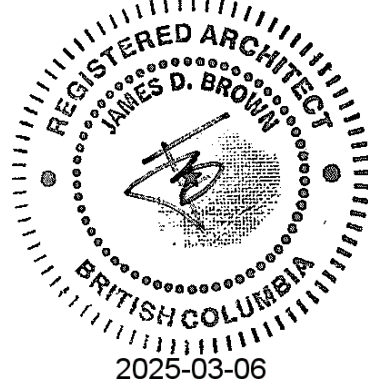
1



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

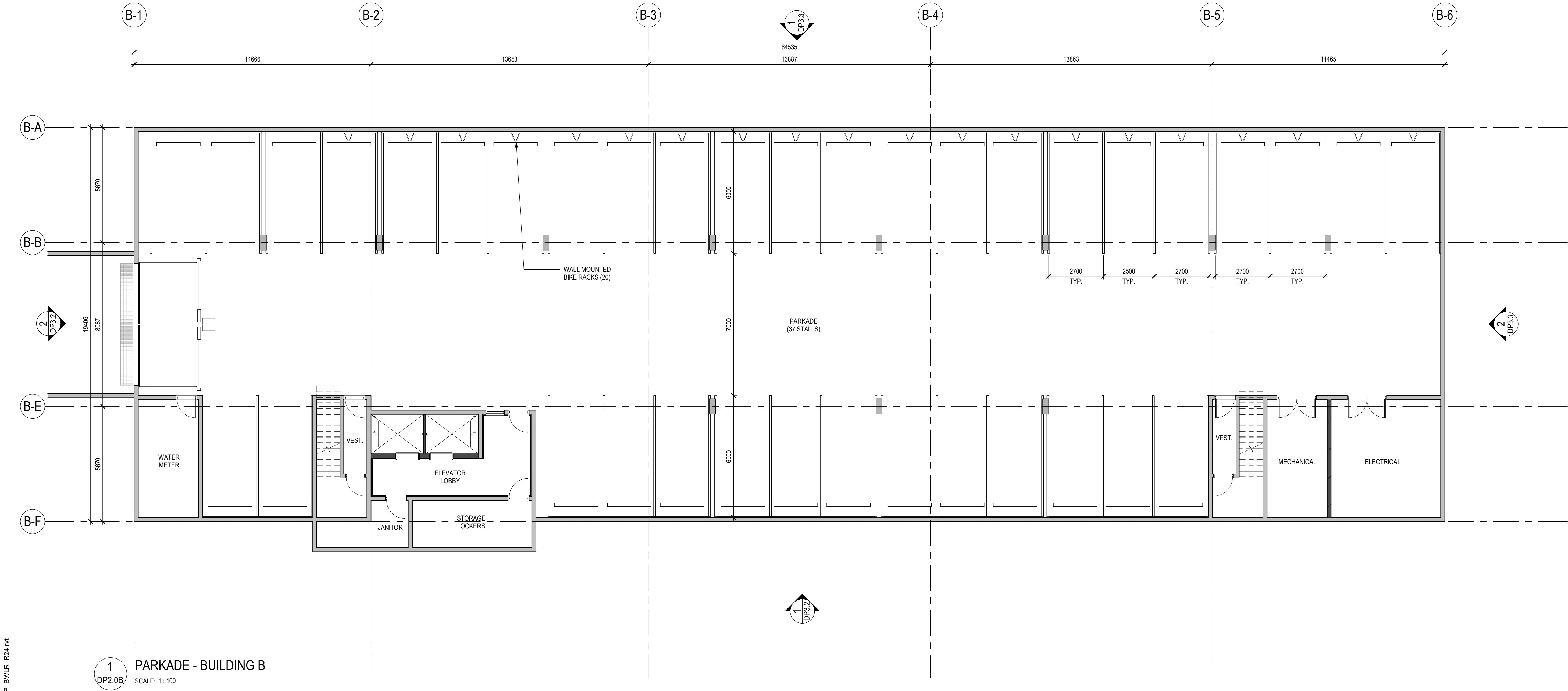
TITLE

**BUILDING B - FLOOR
PLAN - PARKADE**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

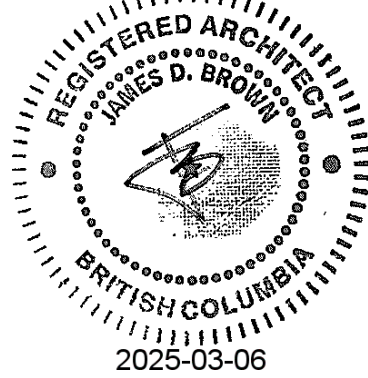
DRAWING NO.	REVISION NO.
-------------	--------------

DP2.0B



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

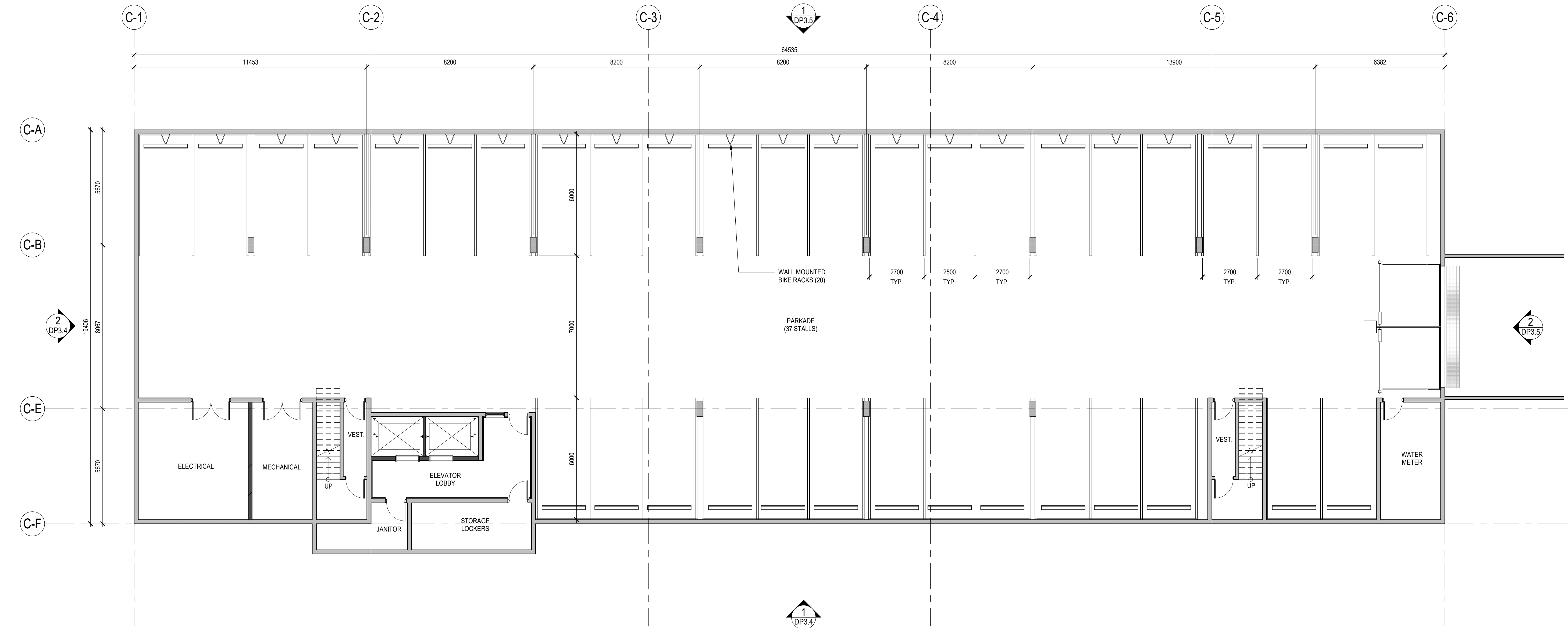
**BUILDING C - FLOOR
PLAN - PARKADE**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.0C

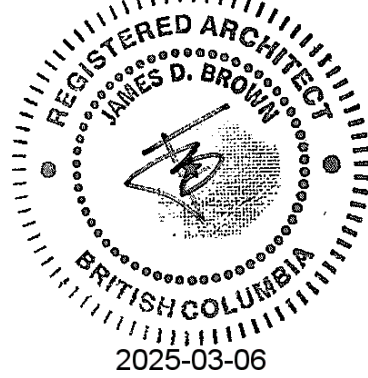
1



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE / REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING A - FLOOR
PLAN - LEVEL1**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.1A

1

Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-03-05 11:24:43 AM

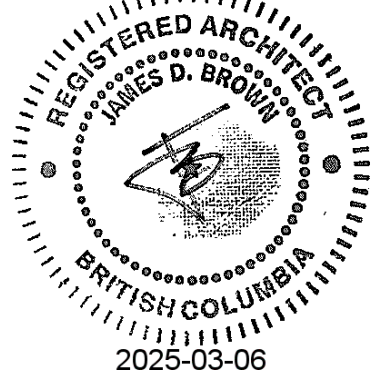


1 LEVEL 1 FLOOR PLAN - BUILDING A
DP2.1A SCALE: 1 : 100

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE / REVISION	DATE
-----	------------------	------

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING B - FLOOR PLAN - LEVEL 1

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.1B



Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

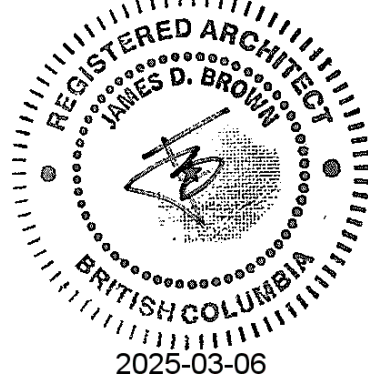
2025-03-05 11:24:45 AM



1 LEVEL 1 FLOOR PLAN - BUILDING B
DP2.1B SCALE: 1:100

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE / REVISION	DATE
-----	------------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING C - FLOOR
PLAN - LEVEL 1**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.1C

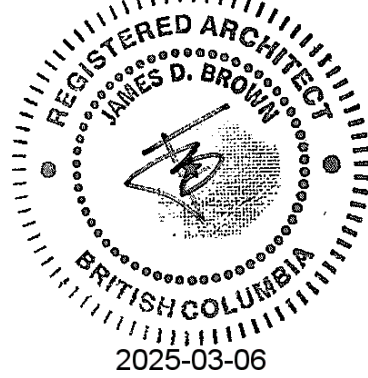
1



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE / REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING A - FLOOR
PLAN - LEVEL 2-5**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.2A

1

Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-03-05 11:24:49 AM

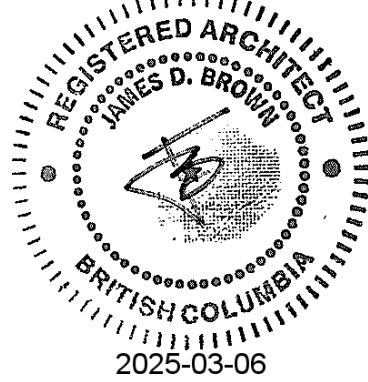


1 LEVEL 2-5 FLOOR PLAN - BUILDING A
DP2.2A SCALE: 1:100

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
B	COORDINATION	2025-03-02
A	PROGRESS SET	2025-02-04

NO.	ISSUE/ REVISION	DATE
-----	-----------------	------

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING B&C -
FLOOR PLAN - LEVEL
2-5**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP2.2B&C

1

Autodesk Docs://Bottom Wood Lake Road/AR_223-159_WPP_BWLR_R24.rvt

2025-03-05 11:24:49 AM

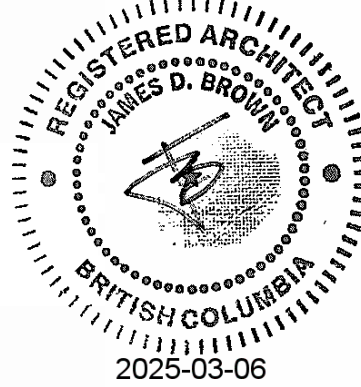


1 LEVEL 2-5 FLOOR PLAN - BUILDINGS B & C
DP2.2B&C SCALE: 1 : 100

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING A -
ELEVATIONS**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.0



1 SOUTH ELEVATION - BUILDING A
DP3.0 SCALE: 1:125

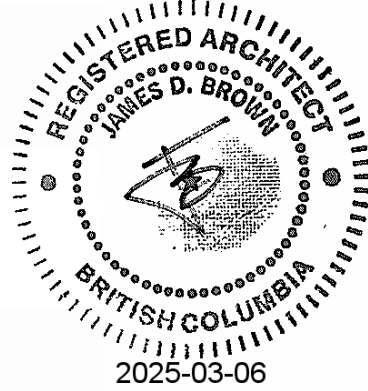


2 WEST ELEVATION - BUILDING A
DP3.0 SCALE: 1:125

MATERIAL LEGEND

①	WOOD APPARENT SIDING - COLOUR: MAHOGANY CERACLAD OR APPROVED EQUIVALENT WOOD SERIES: ASH		⑤	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK	
②	VERTICAL SIDING - COLOUR: MID GRAY CERACLAD OR APPROVED EQUIVALENT STANDARD DESIGN: MODERN STRIPE		⑥	FENCE COLOUR: BLACK	
③	PREFINISHED METAL CLADDING - COLOUR: BLACK		⑦	EXPOSED CONCRETE ARCHITECTURAL FINISH	
④	PREFINISHED METAL CLADDING - COLOUR: GREY		⑧	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK	
⑨	ALLAN BLOCK LANDSCAPE WALL	⑪	PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY		
⑩	PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY				

NOTE
COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1 DEVELOPMENT PERMIT 2025-03-03
NO. ISSUE/ REVISION DATE

NOT FOR CONSTRUCTION

PROJECT
9751 BOTTOM WOOD LAKE ROAD

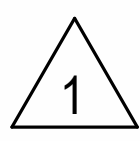
PROJECT ADDRESS
9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE
BUILDING A - ELEVATIONS

PROJECT NO. 223-159
DRAWN Author
CHECKED Checker

DRAWING NO. REVISION NO.

DP3.1



1 NORTH ELEVATION - BUILDING A
DP3.1 SCALE: 1 : 125

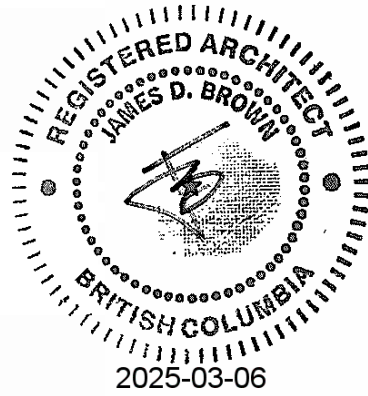


2 EAST ELEVATION - BUILDING A
DP3.1 SCALE: 1 : 125

MATERIAL LEGEND			
1 WOOD APPARENT SIDING - COLOUR: MAHOGANY CERACLAD OR APPROVED EQUIVALENT WOOD SERIES: ASH		5 VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK	
2 VERTICAL SIDING - COLOUR: MID GRAY CERACLAD OR APPROVED EQUIVALENT STANDARD DESIGN: MODERN STRIPE		6 FENCE COLOUR: BLACK	
3 PREFINISHED METAL CLADDING - COLOUR: BLACK		7 EXPOSED CONCRETE ARCHITECTURAL FINISH	
4 PREFINISHED METAL CLADDING - COLOUR: GREY		8 ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK	
9 ALLAN BLOCK LANDSCAPE WALL		11 PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY	
10 PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY			

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING B -
ELEVATIONS

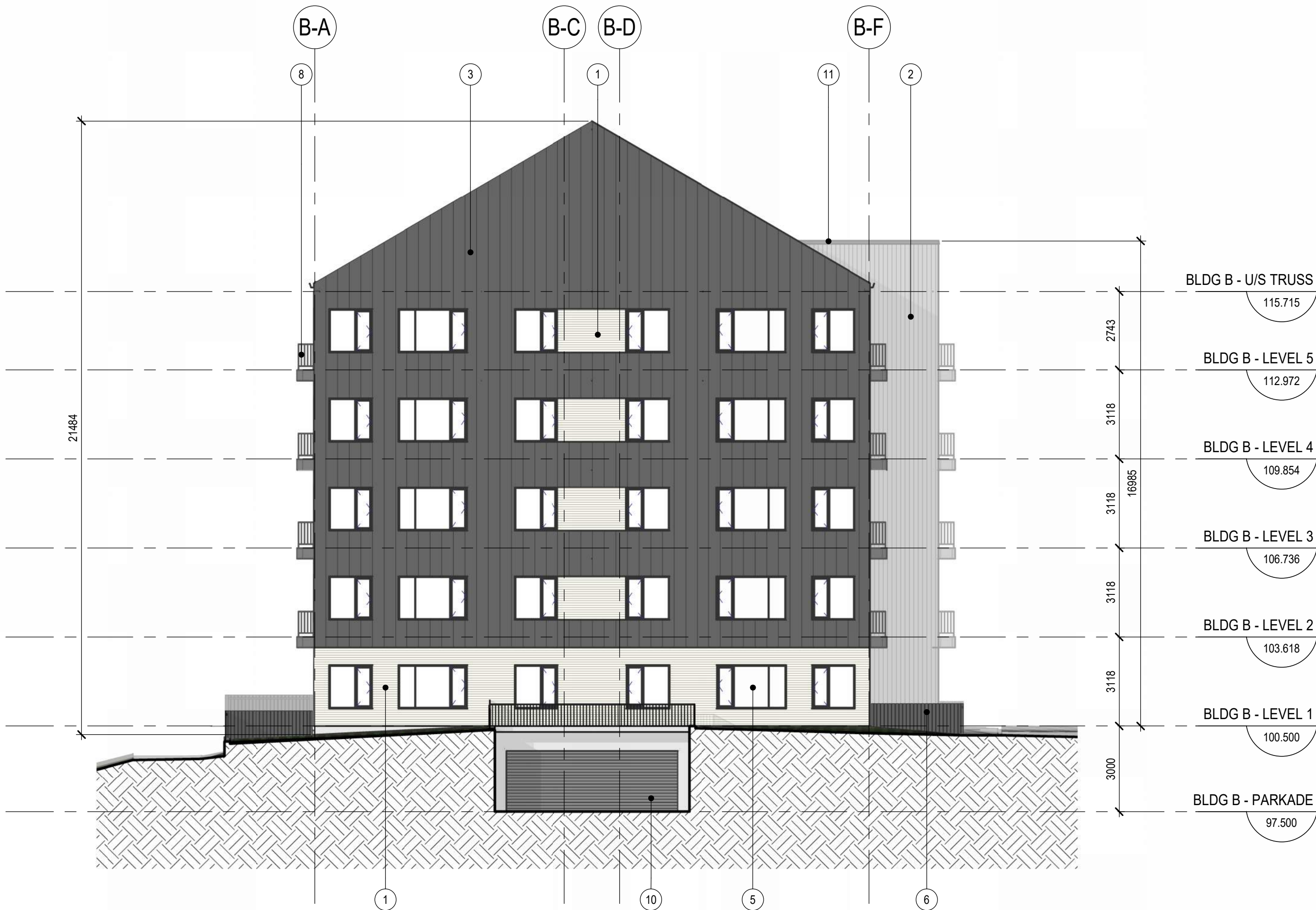
PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.2



1 SOUTH ELEVATION - BUILDING B
DP3.2 SCALE: 1 : 125

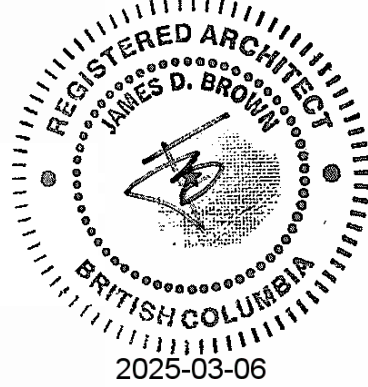


2 WEST ELEVATION - BUILDING B
DP3.2 SCALE: 1 : 125

MATERIAL LEGEND			
1	WOOD APPARENT SIDING - COLOUR: MAHOGANY CERACLAD OR APPROVED EQUIVALENT WOOD SERIES: ASH	5	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK
2	VERTICAL SIDING - COLOUR: MID GRAY CERACLAD OR APPROVED EQUIVALENT STANDARD DESIGN: MODERN STRIPE	6	FENCE COLOUR: BLACK
3	PREFINISHED METAL CLADDING - COLOUR: BLACK	7	EXPOSED CONCRETE ARCHITECTURAL FINISH
4	PREFINISHED METAL CLADDING - COLOUR: GREY	8	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK
9	ALLAN BLOCK LANDSCAPE WALL	11	PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY
10	PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY		

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD**

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

**BUILDING B -
ELEVATIONS**

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.3



1 NORTH ELEVATION - BUILDING B
DP3.3 SCALE: 1 : 125



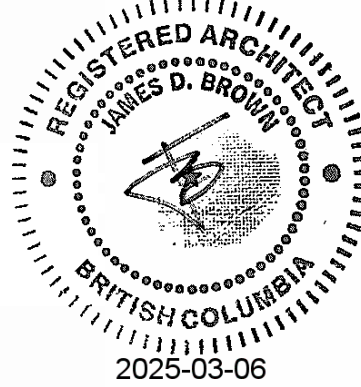
2 EAST ELEVATION - BUILDING B
DP3.3 SCALE: 1 : 125

MATERIAL LEGEND			
①	WOOD APPARENT SIDING - COLOUR: MAHOGANY CERACLAD OR APPROVED EQUIVALENT WOOD SERIES: ASH	⑤	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK
②	VERTICAL SIDING - COLOUR: MID GRAY CERACLAD OR APPROVED EQUIVALENT STANDARD DESIGN: MODERN STRIPE	⑥	FENCE COLOUR: BLACK
③	PREFINISHED METAL CLADDING - COLOUR: BLACK	⑦	EXPOSED CONCRETE ARCHITECTURAL FINISH
④	PREFINISHED METAL CLADDING - COLOUR: GREY	⑧	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK
⑨	ALLAN BLOCK LANDSCAPE WALL	⑪	PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY
⑩	PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY		

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING C -
ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.4

1



1 EAST ELEVATION - BUILDING C
DP3.4 SCALE: 1 : 125



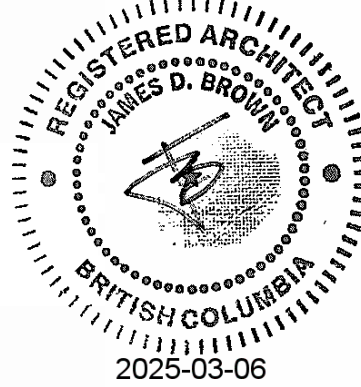
2 SOUTH ELEVATION - BUILDING C
DP3.4 SCALE: 1 : 125

MATERIAL LEGEND			
1	WOOD APPARENT SIDING - COLOUR: MAHOGANY CERACLAD OR APPROVED EQUIVALENT WOOD SERIES: ASH	5	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK
2	VERTICAL SIDING - COLOUR: MID GRAY CERACLAD OR APPROVED EQUIVALENT STANDARD DESIGN: MODERN STRIPE	6	FENCE COLOUR: BLACK
3	PREFINISHED METAL CLADDING - COLOUR: BLACK	7	EXPOSED CONCRETE ARCHITECTURAL FINISH
4	PREFINISHED METAL CLADDING - COLOUR: GREY	8	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK
9	ALLAN BLOCK LANDSCAPE WALL	11	PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY
10	PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY		

NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



1	DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD
LAKE ROAD

PROJECT ADDRESS

9751 BOTTOM LAKE ROAD
LAKE COUNTRY, BC V4V 1S7

TITLE

BUILDING C -
ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
223-159	Author	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.5

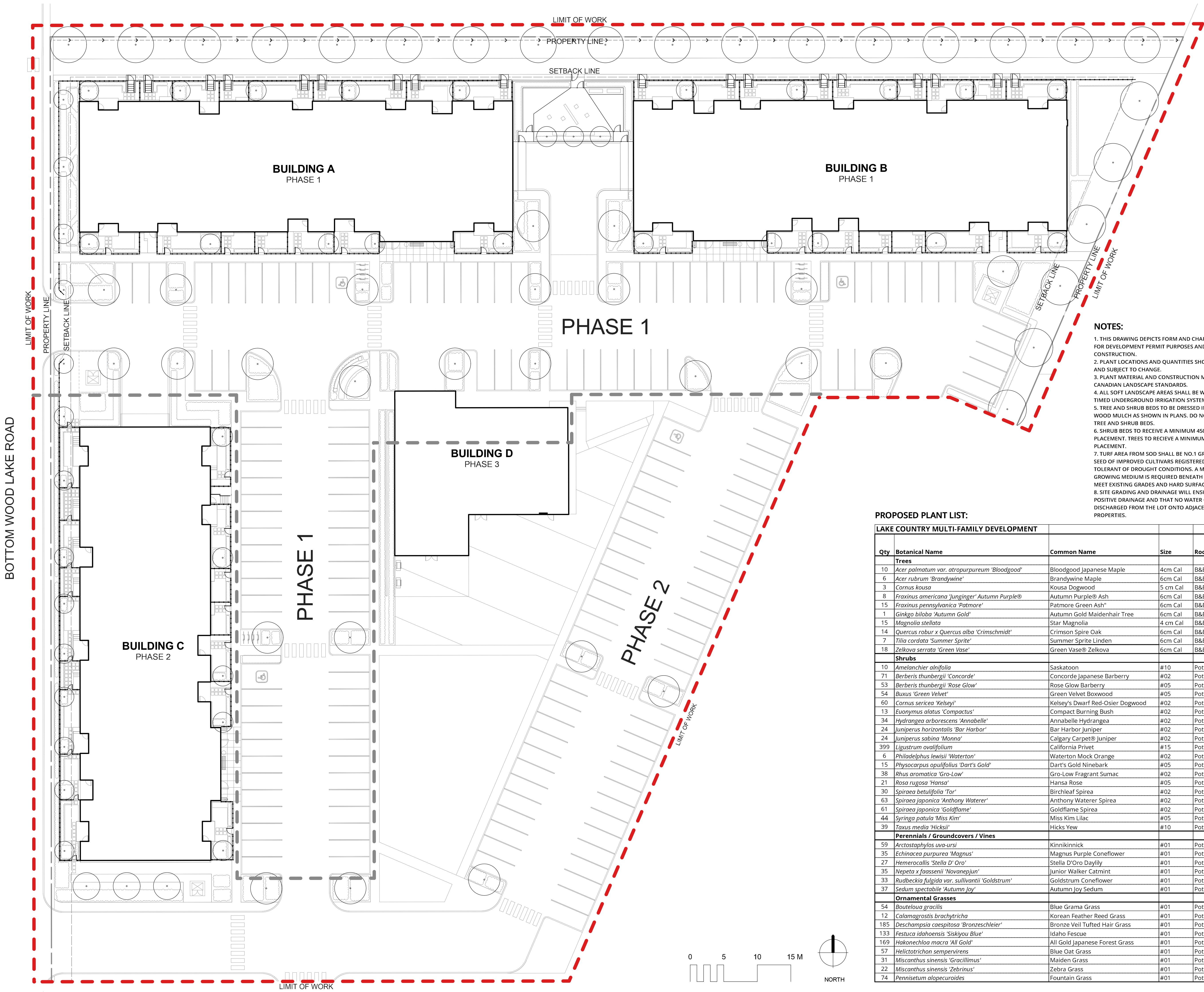


1 WEST ELEVATION - BUILDING C
DP3.5 SCALE: 1 : 125



2 NORTH ELEVATION - BUILDING C
DP3.5 SCALE: 1 : 125

MATERIAL LEGEND			
1	WOOD APPARENT SIDING - COLOUR: MAHOGANY CERACLAD OR APPROVED EQUIVALENT WOOD SERIES: ASH	5	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK
2	VERTICAL SIDING - COLOUR: MID GRAY CERACLAD OR APPROVED EQUIVALENT STANDARD DESIGN: MODERN STRIPE	6	FENCE COLOUR: BLACK
3	PREFINISHED METAL CLADDING - COLOUR: BLACK	7	EXPOSED CONCRETE ARCHITECTURAL FINISH
4	PREFINISHED METAL CLADDING - COLOUR: GREY	8	ALUMINUM PICKET GUARD RAIL - COLOUR: BLACK
9	ALLAN BLOCK LANDSCAPE WALL	11	PREFINISHED FLASHING / CAP FLASHING - COLOUR: GREY
10	PREFINISHED SECTIONAL OVERHEAD DOOR - COLOUR: GREY		



- NOTES:**
1. THIS DRAWING DEPICTS FORM AND CHARACTER OF THE LANDSCAPE DESIGN FOR DEVELOPMENT PERMIT PURPOSES AND SHALL NOT TO BE USED FOR CONSTRUCTION.
 2. PLANT LOCATIONS AND QUANTITIES SHOWN ON PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
 3. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
 4. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 5. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 6. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 0.9m DEPTH GROWING MEDIUM PLACEMENT.
 7. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 8. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

PROPOSED PLANT LIST:

LAKE COUNTRY MULTI-FAMILY DEVELOPMENT					
Qty	Botanical Name	Common Name	Size	Root	Mature Size (H x W)
Trees					
10	<i>Acer palmatum</i> var. <i>atropurpureum</i> 'Bloodgood'	Bloodgood Japanese Maple	4cm Cal	B&B	5m x 5m
6	<i>Acer rubrum</i> 'Brandywine'	Brandywine Maple	6cm Cal	B&B	12m x 9m
3	<i>Cornus kousa</i>	Kousa Dogwood	5 cm Cal	B&B	4.6m x 4.6m
8	<i>Fraxinus americana</i> 'Junginger' Autumn Purple®	Autumn Purple® Ash	6cm Cal	B&B	13.5m x 10m
15	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Green Ash	6cm Cal	B&B	13.5m x 10m
1	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhair Tree	6cm Cal	B&B	13m x 7m
15	<i>Magnolia stellata</i>	Star Magnolia	4 cm Cal	B&B	5m x 4m
14	<i>Quercus robur</i> x <i>Quercus alba</i> 'Crimschmidt'	Crimson Spire Oak	6cm Cal	B&B	13m x 4.5m
7	<i>Tilia cordata</i> 'Summer Sprite'	Summer Sprite Linden	6cm Cal	B&B	5m x 4m
18	<i>Zelkova serrata</i> 'Green Vase'	Green Vase® Zelkova	6cm Cal	B&B	13m x 9m
Shrubs					
10	<i>Amelanchier alnifolia</i>	Saskatoon	#10	Potted	3.0m x 2.0m
71	<i>Berberis thunbergii</i> 'Concorde'	Concorde Japanese Barberry	#02	Potted	0.6m x 0.6m
53	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	#05	Potted	1.5m x 1.5m
54	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#05	Potted	1.2m x 0.9m
60	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#02	Potted	0.75m x 0.75m
13	<i>Euonymus alatus</i> 'Compactus'	Compact Burning Bush	#02	Potted	1.5m x 1.75m
34	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	#02	Potted	1.5m x 1.5m
24	<i>Juniperus horizontalis</i> 'Bar Harbor'	Bar Harbor Juniper	#02	Potted	0.2m x 2.5m
24	<i>Juniperus sabina</i> 'Monna'	Calgary Carpet® Juniper	#02	Potted	0.3m x 2.1m
399	<i>Ligustrum ovalifolium</i>	California Privet	#15	Potted	3.0m x 1.0m
6	<i>Philadelphus lewisii</i> 'Waterton'	Waterton Mock Orange	#02	Potted	2.0m x 1.75m
15	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	#05	Potted	1.5m x 1.2m
38	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	#02	Potted	0.75m x 1.8m
21	<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	#05	Potted	1.5m x 1.2m
30	<i>Spiraea betulifolia</i> 'Tor'	Birchleaf Spirea	#02	Potted	0.6m x 1.0m
63	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	#02	Potted	0.6m x 1.0m
61	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea	#02	Potted	0.6m x 1.0m
44	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	#05	Potted	1.5m x 1.5m
39	<i>Taxus media</i> 'Hicksii'	Hicks Yew	#10	Potted	3.0m x 1.0m
Perennials / Groundcovers / Vines					
59	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#01	Potted	0.1m x 0.5m
35	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	#01	Potted	0.9m x 0.6m
27	<i>Hemerocallis</i> 'Stella D' Oro'	Stella D'Oro Daylily	#01	Potted	0.3m x 0.5m
35	<i>Nepeta x faassenii</i> 'Novanepjui'	Junior Walker Catmint	#01	Potted	0.4m x 0.8m
33	<i>Rudbeckia fulgida</i> var. <i>sulivantii</i> 'Goldstrum'	Goldstrum Coneflower	#01	Potted	0.75m x 0.6m
37	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	#01	Potted	0.6m x 0.6m
Ornamental Grasses					
54	<i>Bouteloua gracilis</i>	Blue Grama Grass	#01	Potted	1.0m x 1.0m
12	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#01	Potted	1.25m x 0.6m
185	<i>Deschampsia caespitosa</i> 'Bronzeschleier'	Bronze Veil Tufted Hair Grass	#01	Potted	1.0m x 0.6m
133	<i>Festuca idahoensis</i> 'Siskiyau Blue'	Idaho Fescue	#01	Potted	0.3m x 0.3m
169	<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#01	Potted	0.3m x 0.4m
57	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#01	Potted	1.0m x 0.75m
31	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	#01	Potted	1.5m x 1.2m
22	<i>Miscanthus sinensis</i> 'Zebrinus'	Zebr Grass	#01	Potted	2.1m x 1.5m
74	<i>Pennisetum alopecuroides</i>	Fountain Grass	#01	Potted	1.25m x 1.0m

Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A ISSUED FOR DEVELOPMENT PERMIT 2025-03-03

NO. ISSUE/ REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

9751 BOTTOM WOOD LAKE ROAD, LAKE COUNTRY

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

TITLE

OVERALL LANDSCAPE PLAN

PROJECT NO. DRAWN CHECKED

24039-100 NV DJ

DRAWING NO. REVISION NO.

LDP 1.0



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A ISSUED FOR DEVELOPMENT PERMIT 2025-03-03

NO. ISSUE/ REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY**

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

TITLE

LANDSCAPE PLAN

PROJECT NO. DRAWN CHECKED

24039-100 NV DJ

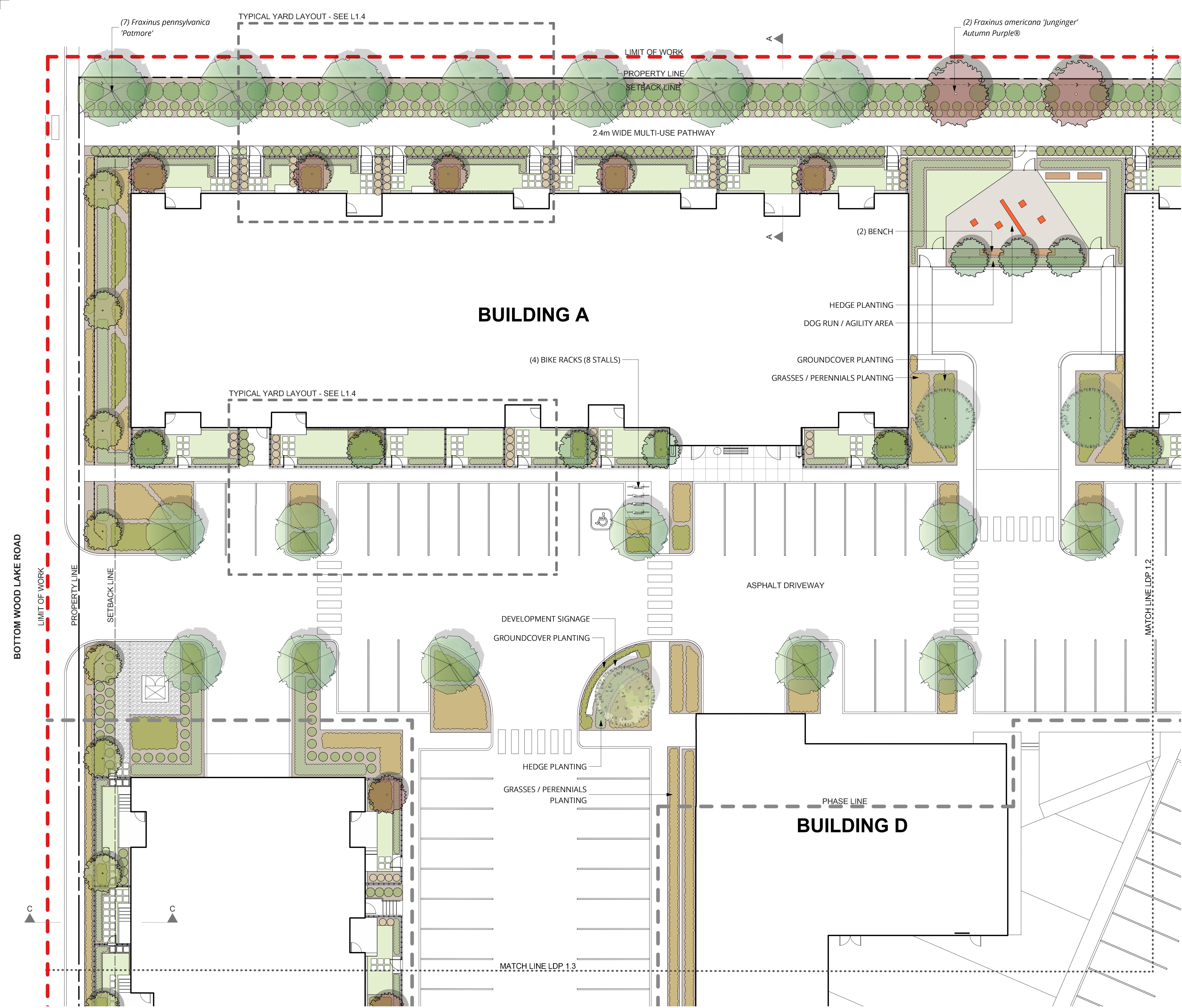
DRAWING NO. REVISION NO.

LDP 1.1



LEGEND:

- PROPOSED TREES
- PROPOSED SHRUBS
- PROPERTY LINE
- LIMIT OF WORK
- PHASE LINE
- SETBACK LINE
- COMPACTED GRAVEL PAVING
- ROCK MULCH
- GROUND COVER PLANTING
- GRASSES AND PERENNIAL PLANTING
- SHRUB HEDGE
- GUARD RAILS & FENCING
- ARTIFICIAL TURF
- MULCH PLANTING AREAS



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTION INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY**

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

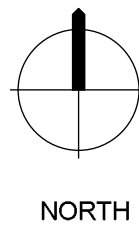
TITLE

LANDSCAPE PLAN

PROJECT NO.	DRAWN	CHECKED
24039-100	NV	DJ

DRAWING NO.	REVISION NO.
-------------	--------------

LDP 1.2



LEGEND:

- PROPOSED TREES
- PROPOSED SHRUBS
- PROPERTY LINE
- LIMIT OF WORK
- PHASE LINE
- SETBACK LINE
- COMPACTED GRAVEL PAVING
- ROCK MULCH
- GROUND COVER PLANTING
- GRASSES AND PERENNIAL PLANTING
- SHRUB HEDGE
- GUARD RAILS & FENCING
- ARTIFICIAL TURF
- MULCH PLANTING AREAS

Zeidler Architecture

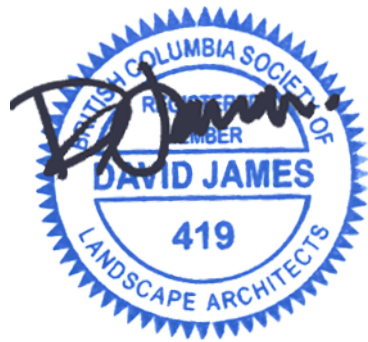
300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY**

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

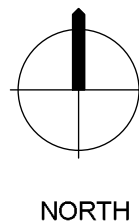
TITLE

LANDSCAPE PLAN

PROJECT NO.	DRAWN	CHECKED
24039-100	NV	DJ

DRAWING NO.	REVISION NO.
-------------	--------------

LDP 1.3

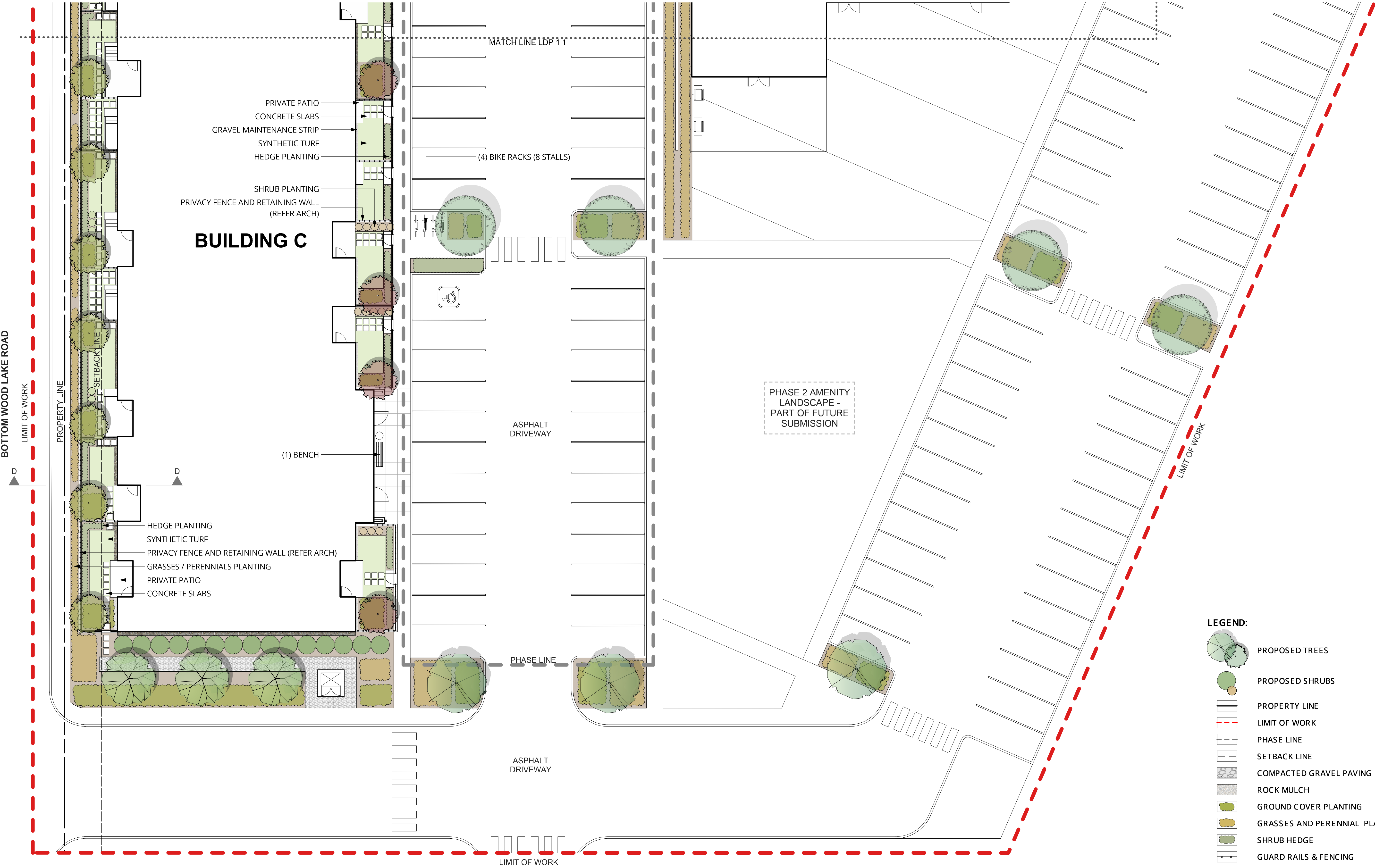


NORTH



LEGEND:

- PROPOSED TREES
- PROPOSED SHRUBS
- PROPERTY LINE
- LIMIT OF WORK
- PHASE LINE
- SETBACK LINE
- COMPACTED GRAVEL PAVING
- ROCK MULCH
- GROUND COVER PLANTING
- GRASSES AND PERENNIAL PLANTING
- SHRUB HEDGE
- GUARD RAILS & FENCING
- ARTIFICIAL TURF
- MULCH PLANTING AREAS



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY**

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

TITLE

**BLDG A & B
TYP UNIT PLANTING**

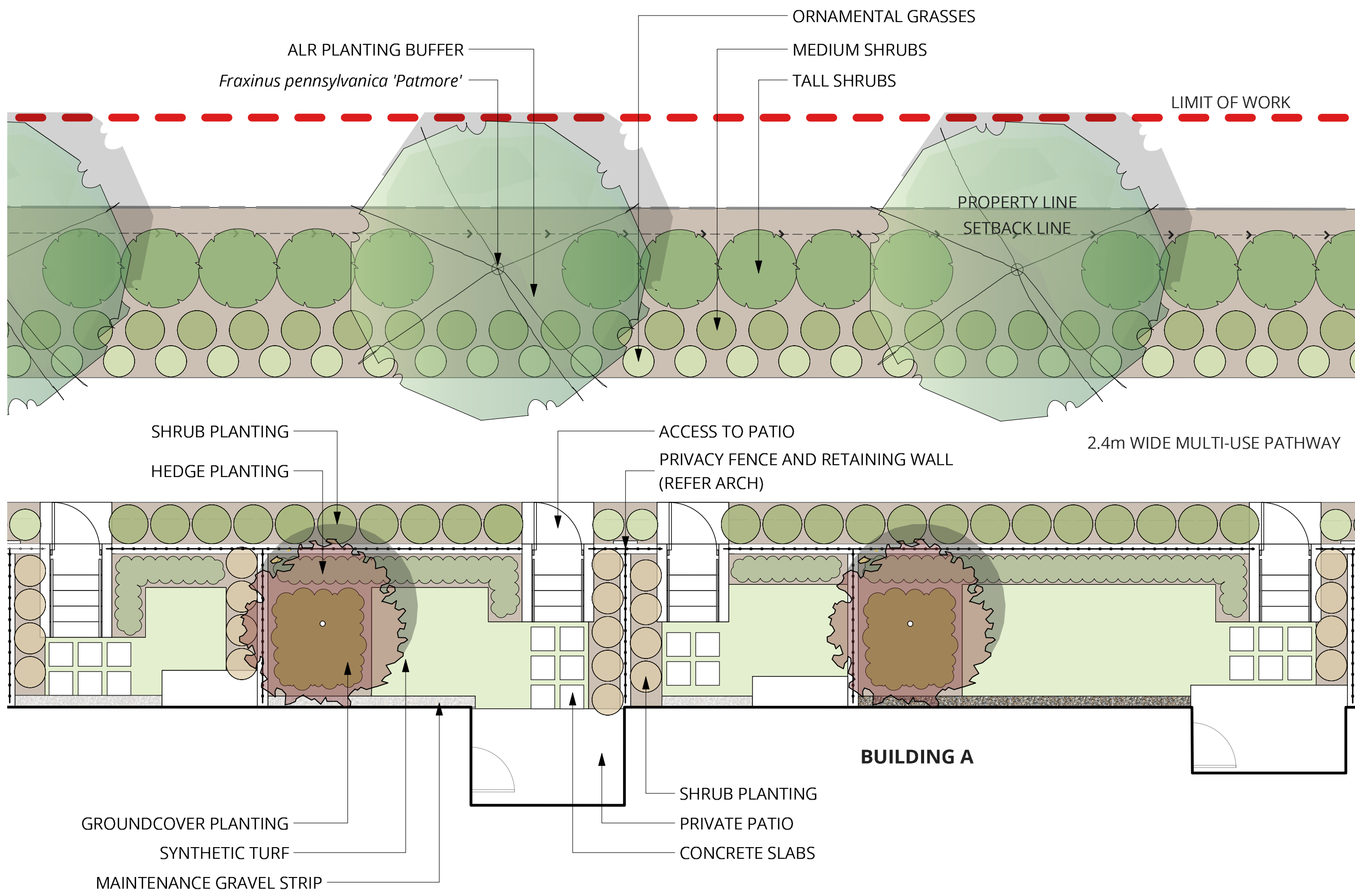
PROJECT NO.	DRAWN	CHECKED
24039-100	NV	DJ

DRAWING NO.	REVISION NO.
-------------	--------------

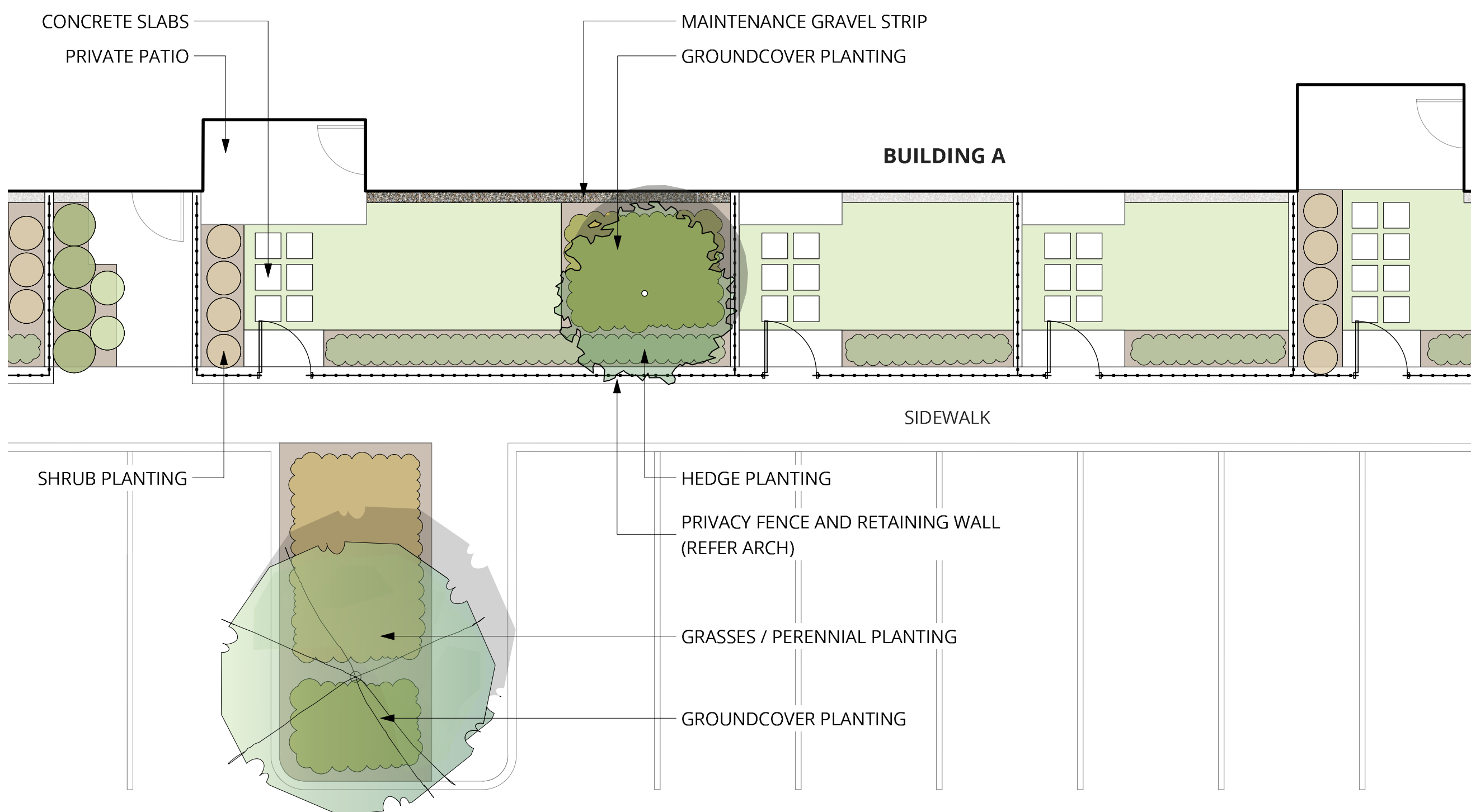
LDP 1.4



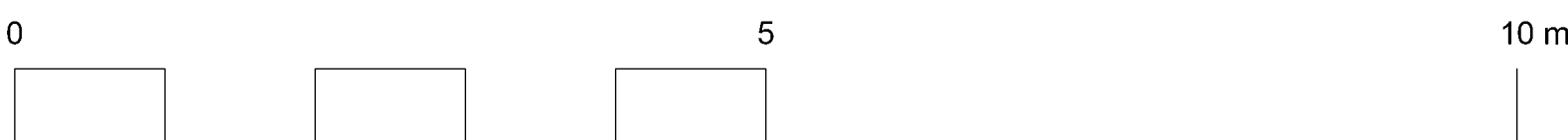
PRECEDENT IMAGES:

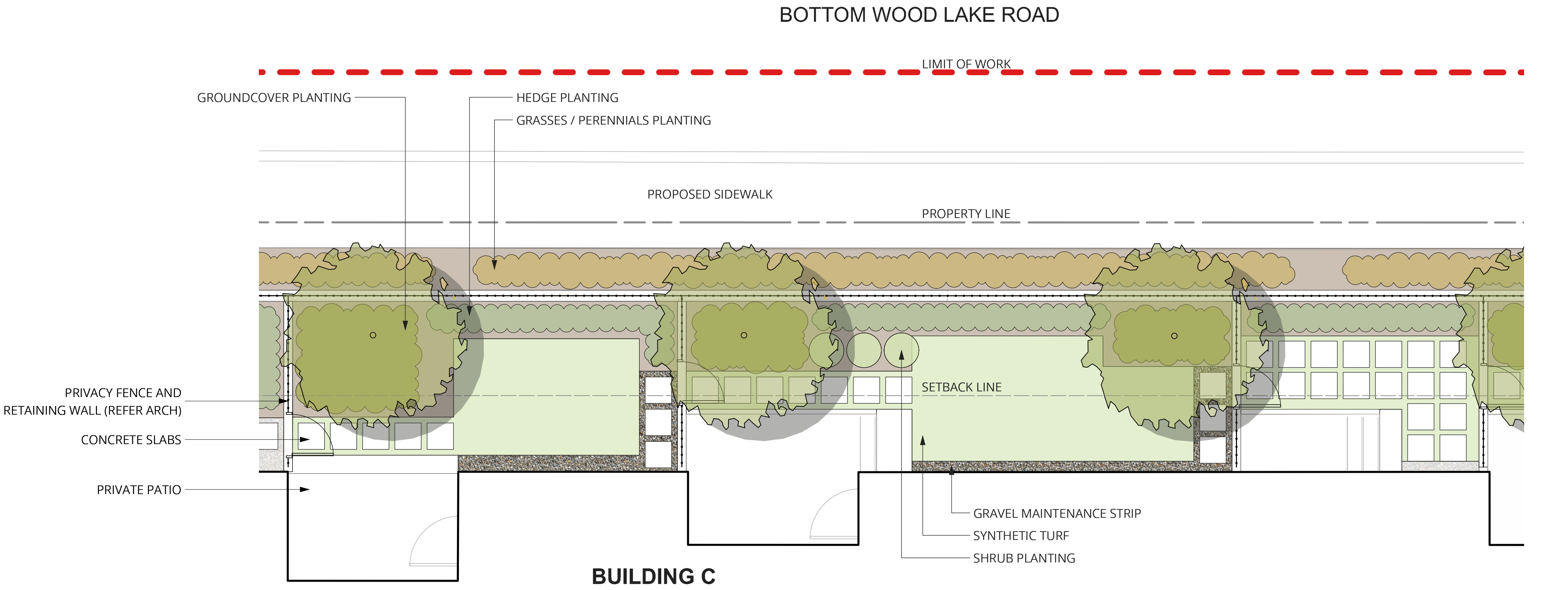


TYPICAL BUILDING A & B - NORTH

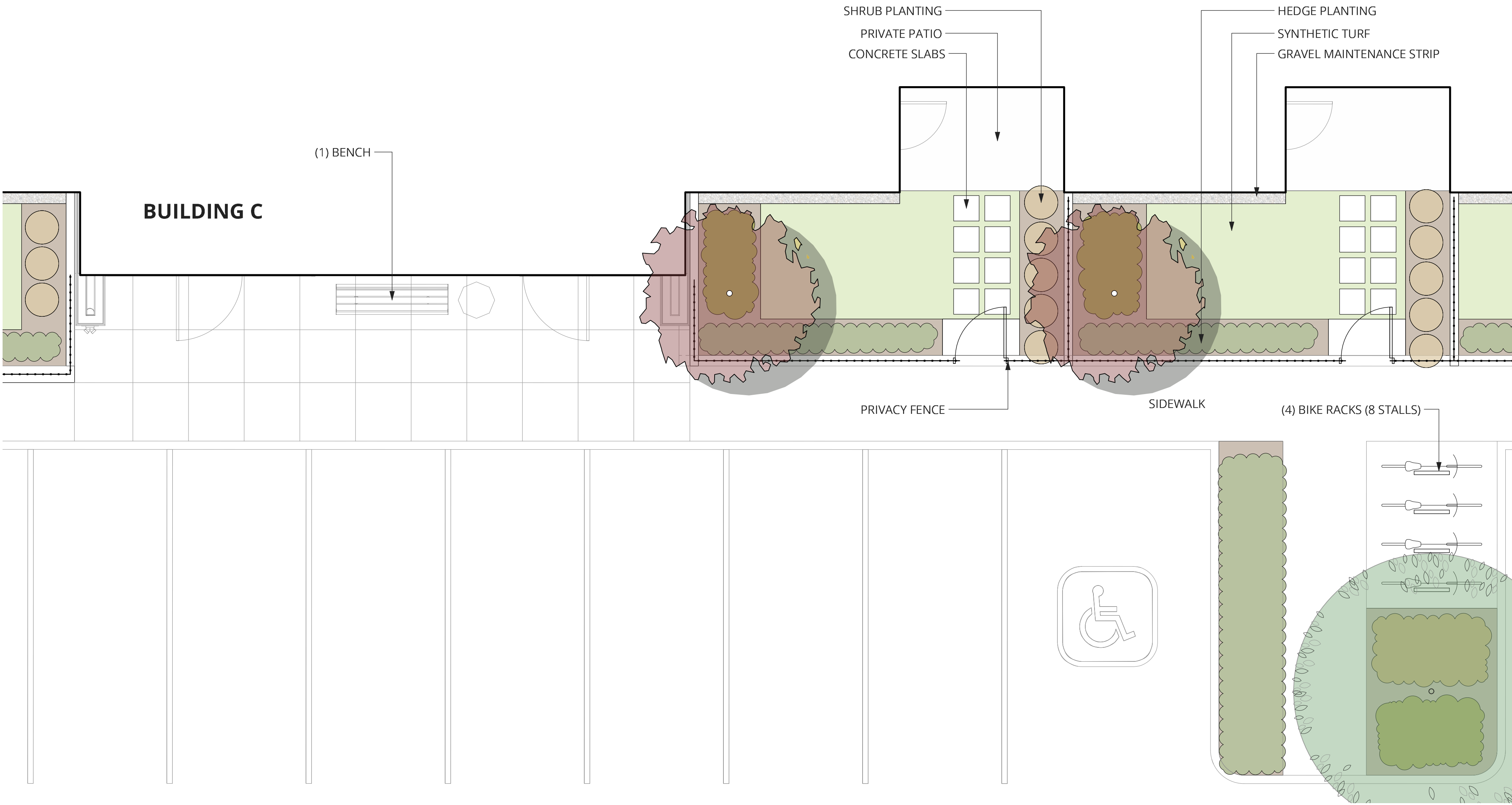


TYPICAL BUILDING A & B - SOUTH

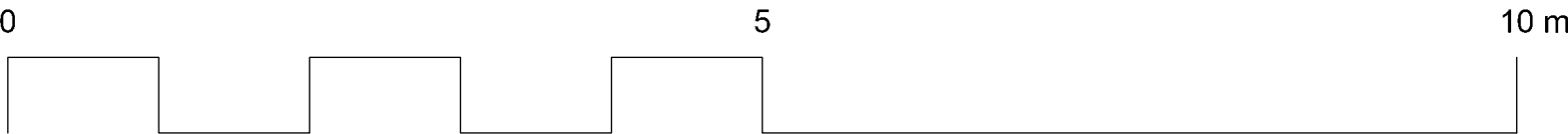




TYPICAL BUILDING C - WEST



TYPICAL BUILDING C - EAST

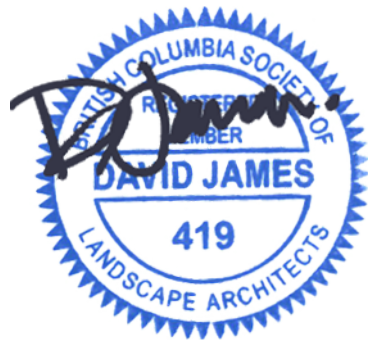


Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE
COPYRIGHT © ZEIDLER ARCHITECTURE INC.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-03
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT
9751 BOTTOM WOOD LAKE ROAD, LAKE COUNTRY

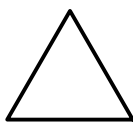
PROJECT ADDRESS
9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

TITLE
**BLDG C
TYP UNIT PLANTING**

PROJECT NO.	DRAWN	CHECKED
24039-100	NV	DJ

DRAWING NO.	REVISION NO.
-------------	--------------

LDP 1.5



Zeidler Architecture

300, 640 – 8 Avenue SW
Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com



NOTE

COPYRIGHT © ZEIDLER ARCHITECTURE INC.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTIONARY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.



A ISSUED FOR DEVELOPMENT PERMIT 2025-03-03

NO. ISSUE/ REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

**9751 BOTTOM WOOD
LAKE ROAD,
LAKE COUNTRY**

PROJECT ADDRESS

9751 BOTTOM WOOD LAKE ROAD
LAKE COUNTRY, BC V4V1S7

TITLE

TYPICAL SECTIONS

PROJECT NO. DRAWN CHECKED

24039-100

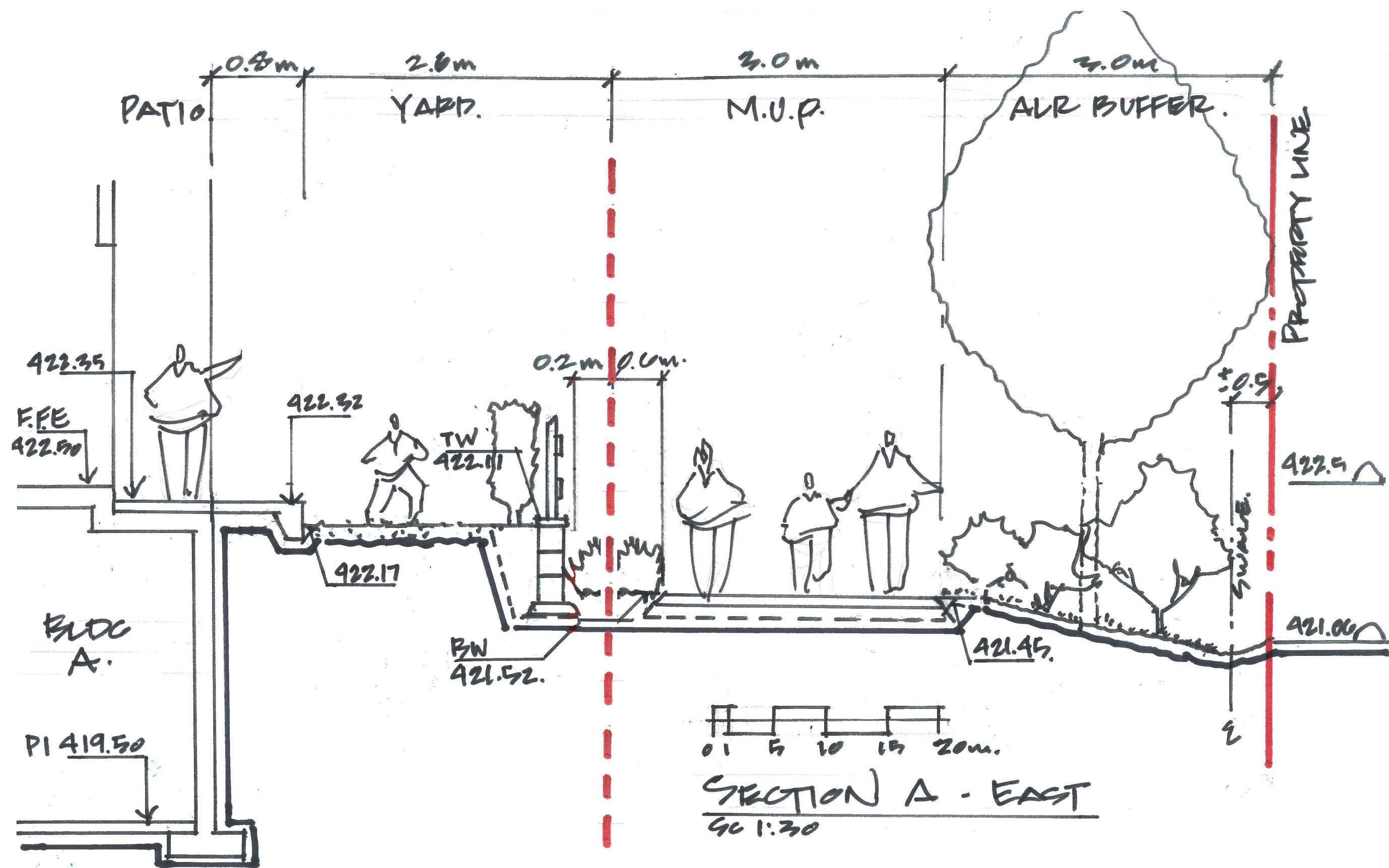
NV

DJ

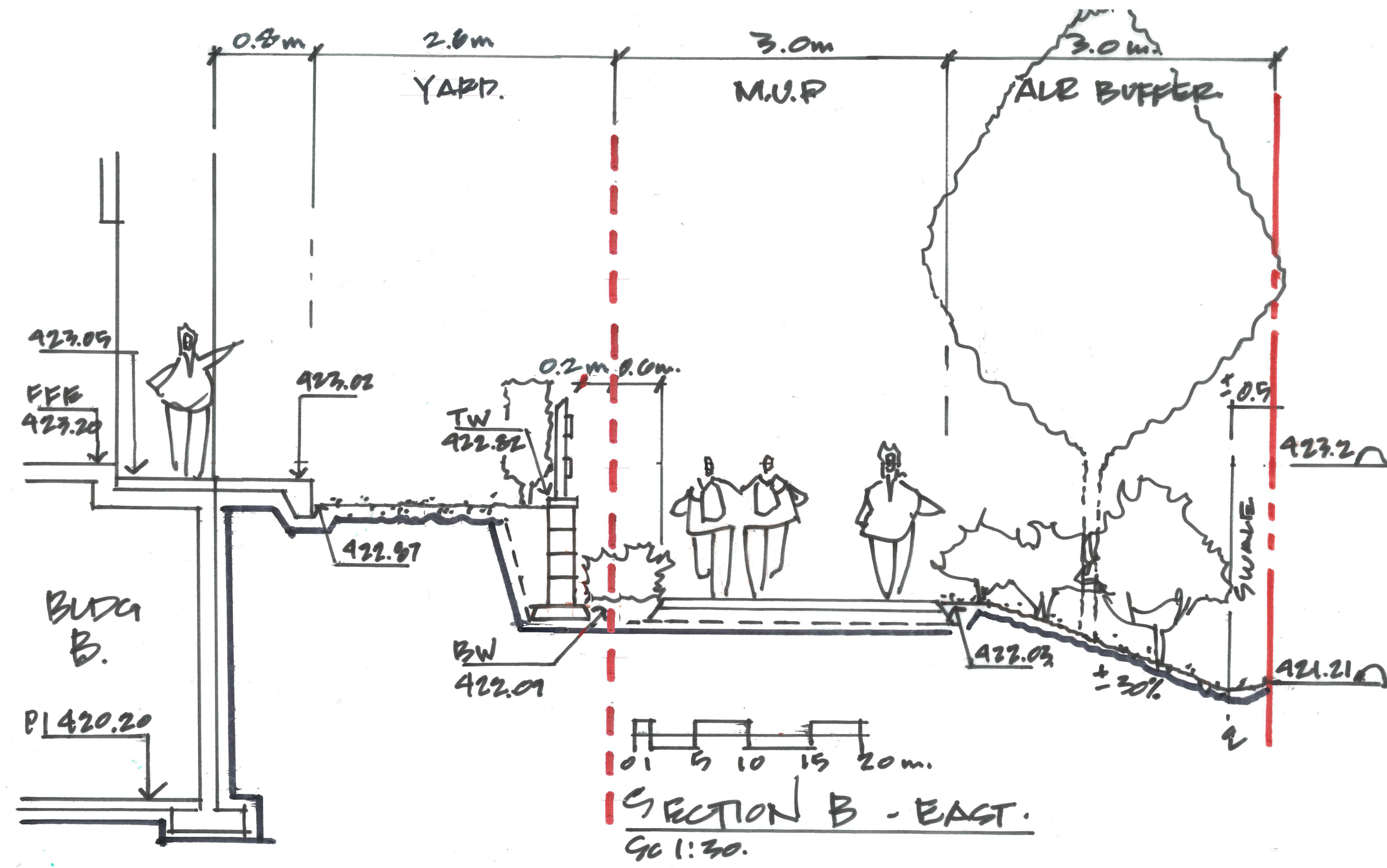
DRAWING NO.

REVISION NO.

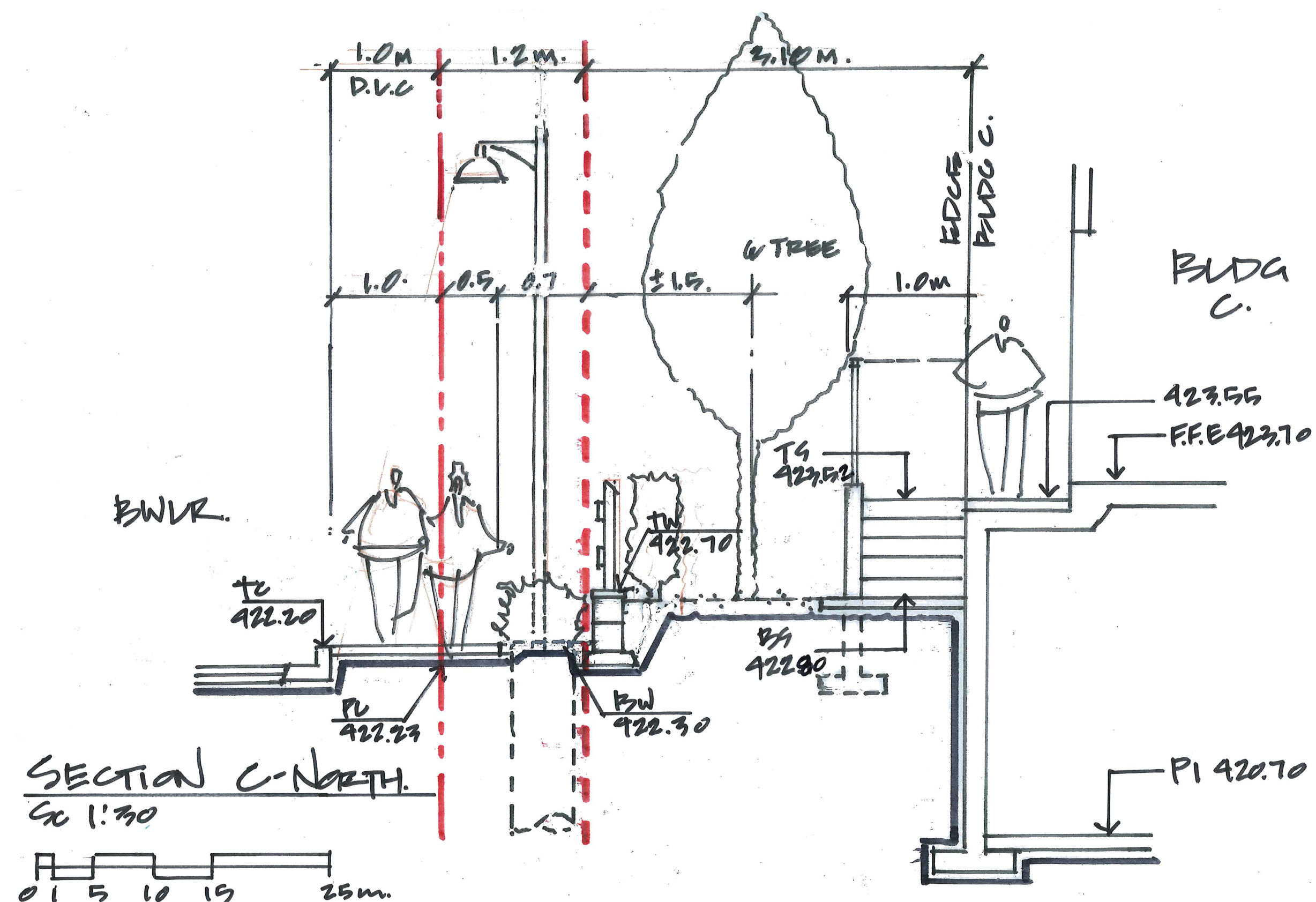
LDP 1.6



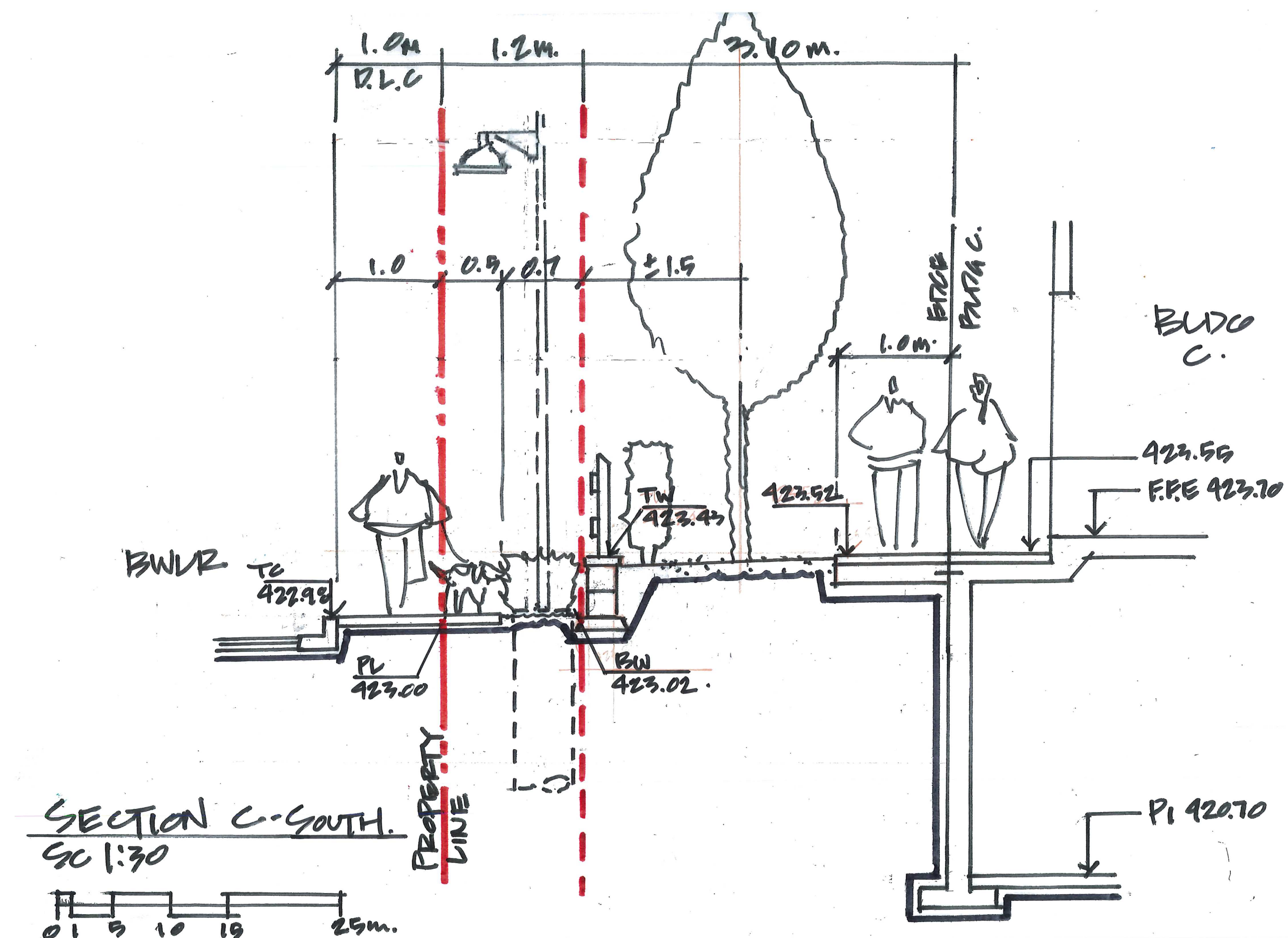
BUILDING A
SECTION A-A (REFER L1.1)



BUILDING B
SECTION B-B (REFER L1.2)



BUILDING C
SECTION C-C (REFER L1.1)



BUILDING C
SECTION D-D (REFER L1.3)



DISTRICT OF LAKE COUNTRY

DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

MULTIPLE UNIT RESIDENTIAL

Consideration has been given to the following issues as identified in Section 21.5 of the Official Community Plan relating to Multiple Unit Development Permit Areas:

Site Guidelines - Parking						
Does the proposal comply with parking requirements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is off street parking under buildings, behind buildings or in garages?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If parking areas are 7 or fewer stalls and are surface parking areas, are they:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Single loaded and angled no greater than 45 degrees to the access lane?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Adjacent to the building, not the sidewalk?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Provide a one way access lane accessing the stalls?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Have a minimum of 1m wide landscaped median provided between the access lane & and the sidewalk?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is accessible bicycle parking provided in accordance with zoning requirements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Lighting						
Has site lighting (including external building lighting, lit signage, parking lot or security lighting) been designed to avoid glare onto abutting properties or public roadways?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does lighting consist of downcast or cut off luminaires with internal optics designed to avoid glare?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Other						
Are all waste containers, recycling areas and mechanical equipment screened from public view with a fenced and gated enclosure?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has building clustering and other creative uses of space been encouraged?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the clustering of buildings around a central common area create opportunities for sheltered community space and enhance the public realm?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has the use of impervious surfaces been minimized?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Building and Structure Guidelines						
Are buildings laid out with sensitivity towards the view corridors of nearby properties?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are existing view corridors being preserved through varying building and roof forms and site layouts?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the scale and architecture of the buildings complement the existing neighborhood?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Are building facades articulated or broken up (minimum 20m intervals) by colour or material changes, or incorporate physical separations such as breezeways, driveways or alleys?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the roofline varied, pitched or otherwise not flat? (eg. Gables, dormers, birds mouths, projections etc.)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is rooftop equipment screened from view by incorporating vertical screening or landscaping that corresponds to the building material?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are the materials used for the building appropriate?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the material used for building trim appropriate?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is/are the building(s) scaled such that there are interesting visual elements to engage pedestrians and the pedestrian realm?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are all buildings with facades fronting two or more roads built to equal design standards along both frontages?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building footprints cut or rounded at corners to create additional public space?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Landscaping Guidelines						
Does landscaping provide a buffer between adjacent land uses?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does landscaping screen parking, mechanical equipment and garbage disposal areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is landscaping provided:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along the property edges next to roadways?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Between buildings and parking areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along on-site access roads and driveways?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Along the sides of buildings?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
On other open spaces (such as spaces not used for parking, access roads or walkways)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has existing landscaping or greenery been incorporated where possible?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is at least 75% of the landscaping composed of drought tolerant species, local species or xeriscaped vegetation?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is sufficient community garden space provided on the property (minimum of 4m ² per unit)?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are fencing materials consistent with the materials of the principle building?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Signage Guidelines						
Are awning, canopy, fascia and signs designed so as to complement the building and neighbourhood?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is there only one free-standing sign for the entire project?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: May 6, 2025
Meeting Type: Regular Council Meeting

Prepared by: Trevor James, CFO, Director of Finance & Administration
Department: Finance & Administration

Title: 2025 Tax Rates Bylaw 1275, 2025
Description: Distribution of proposed tax rates for each property class.

RECOMMENDATION

THAT Tax Rates Bylaw 1275, 2025 with tax multipliers calculated so that the tax multipliers for Assessment Class 05 & 06 be set at 4.93:1 & 2.46:1 respectively (Attachment 3) be read a first, second, and third time.

EXECUTIVE SUMMARY

The amount of taxation revenue to raise was determined in the adopted 2025 – 2029 Financial Plan however, the allocation between property classes and the corresponding burden to the various classes can be altered year over year at Council's discretion. Due to assessment activity in the year, Class 01 Residential makes up a smaller proportion of the total roll (94.97% compared to 95.19%). Calculating the multipliers with no adjustments to the tax distribution would shift the burden more towards class 01 Residential (87.20% in 2024 to 88.02%) and would reduce the burden on 05 Light Industry and 06 Business. This would also result in the 06 Business rate dropping to 2.25:1 (2.41:1 last year, 2.58:1 5-year average) and 05 Light Industrial dropping to 4.70:1 (4.82:1 last year, 5.18:1 5-year average). This would also result in the residential tax increase increasing to 7.48% rather than the targeted 6.45% in the budget process and therefore is not the recommended option. Setting the 06 Business multiplier at 2.46:1 and the 05 Light Industrial multiplier at 4.93:1 results in a residential tax increase of 6.51%, in line with the 6.45% in the adopted budget however shifts more of the burden towards 06 Business. Additional options where the business rate is 2.41:1 and 2.51:1 are also presented. 2.41:1 results in a 6.76% residential increase and a 6.10% business increase whereas 2.51:1 results in a 6.28% residential increase and a 9.92% business increase.

The recommended option 3 was chosen given it matches the residential rate closest to the 6.45% adopted budget target. Option 2 with Class 06 at 2.41:1 would bring the business increase to 6.10% however would require the residential increase to move to 6.76%. The \$ and percentage impact on a \$1 million single family residential property and a \$1 million business property are as follows:

	1 – Calc	2 – 2.41:1	3* – 2.46:1	4 – 2.51:1
\$1m Residential	7.48%	6.76%	6.51%	6.28%
\$1m Residential	\$215	\$194	\$187	\$181
\$1m Business	(0.40)%	6.10%	8.14%	9.92%
\$1m Business \$	\$(28)	\$426	\$568	\$692
*Option included in the recommendation				

DISCUSSION/ANALYSIS

The *Community Charter* requires Council to determine the distribution of property taxes amongst various property tax classes. Council must pass a tax rates bylaw before May 15th of each year. The 2025 tax rates have been established based on the tax requirement in the 2025 Financial Plan.

Depending on the growth or market change in each class, the burden of taxes can shift significantly unless adjustments are made. Market change refers to assessment growth from change in existing properties assessed values and non-market change refers to changes from new construction or changing between property classes. When total assessments change relative to other classes, without adjustment, there will be a shift of tax burden.

When setting tax rates, there are two important aspects to consider:

- The tax multiplier used for each class in relation to the Residential class. The Residential rate is set as “1” and the rates of each of the other classes are set as a multiplier or ratio of that amount. For example, a 2:1 multiplier would mean the rate would be set at twice the rate of the Residential class.
- Percentage paid by the class of the overall tax collected.

Both aspects must be considered together because looking at one or the other in isolation can result in significant transfers of tax burden between classes.

Option 1 - Calculated Amount

The tax rates were calculated based on the most recent roll from BC Assessment. After the rates were calculated, it was noted that % of total taxes collected for Residential 01 increased from 87.20% to 88.02% while Business 06 decreased from 8.77% in 2024 to 8.33% in 2025 and Light Industry 05 decreased from 2.44% in 2024 to 2.12% in 2025. Therefore, leaving the rate structure as is would partially shift the tax burden from Light Industry 05 & Business 06 to Residential 01. It would result in a 2.25:1 Business 06 to Residential 01 ratio which is significantly less than the 2.41:1 in the prior year and the 2.58:1 5-year average.

Option 2 - Setting Business 06 Multiplier at 2.41:1 and Light Industry 05 Multiplier at 4.82

Setting the Business 06 Multiplier at 2.41:1 and Light Industry 05 Multiplier at 4.82 (double Business 06 rate) results in some shift towards the Residential 01 class albeit a less drastic shift than Option 1, with the amount collected going from 87.20% in 2024 to 87.43% in 2025 however it shifts Business 06 from 8.77% in 2024 to 8.88% in 2025. Light Industry 05 experiences a drop from 2.44% to 2.17%.

Option 3 – Setting Business 06 Multiplier at 2.46:1 and Light Industry 05 Multiplier at 4.93

This option splits the difference between Option 2 & 4. It results in the Residential Class 01 staying flat (87.20% in 2024 vs. 87.22% in 2025) while Light Industry 05 does not drop as much (2.44% in 2024 vs. 2.21% in 2025) and Business 06 goes from 8.77% to 9.05%.

Option 4 – Setting Business 06 Multiplier at 2.51:1 and Light Industry 05 Multiplier at 5.02

This option actually reduces the Residential 01 share from 87.20% in 2024 to 87.03% in 2025, Light Industry 06 drops slightly from 2.44% to 2.24% while the Business 06 class increases from 8.77% to 9.20%.

PROPERTY CLASS		2025 Assessments	% of Total Roll	2024 Assessments	% of Total Roll
Residential	01	6,897,809,153	94.97%	6,954,690,692	95.19%
Utilities	02	5,831,401	0.08%	5,539,501	0.08%
Light Industry	05	35,459,600	0.49%	31,859,600	0.44%
Business	06	290,313,074	4.00%	280,267,924	3.84%
Recreational	08	25,515,200	0.35%	25,309,800	0.35%
Farm	09	8,268,810	0.11%	8,421,012	0.12%
TOTAL		7,263,197,238	100.0%	7,306,088,529	100.0%

2025 saw a slight decrease in Residential 01 as a percentage of the total roll from 95.19% to 94.97% while Light Industry 05 & Business 06 increased from 0.44% to 0.49% and 3.84% to 4.00% respectively.

Rates were first calculated using the following method:

- Determine how much existing properties in each class need to pay, using the 6.45% increase approved in the 2025-2029 Financial Plan
- Calculate the mill rates needed to achieve the amount in a) above
- Adjust mill rates controlled by regulation (utilities class and farm class)
- Apply the mill rates to the new growth to determine taxes from new growth
- Adjust mill rates to ensure the amount of property tax collected matches the 2025 Financial Plan.

The Class 2 Utilities rate needs to be adjusted annually to ensure the municipality is in compliance with the legislated maximum rates for Class 2 properties. An extract from BC Regulation 329/96 reads:

Municipal Taxation Rate Cap for Class 2 Property for 2000 and Subsequent Years

2. In setting the tax or levy rate for class 2 property for general municipal purposes, a municipality must not exceed the greater of:

- 1. \$40 for each \$1,000 of assessed value, and 2.5 times the rate applicable to class 6 property for general municipal purposes in the municipality for the same taxation year.*

The farm class rate reflects the 2024 rural farm tax rates established by the Province, per letters patent.

As a note, the bylaw contains rates for all BC Assessment classes despite the District not having any properties in all of the classes. Currently the District has no properties in classes 03, 04, and 07. However, if during the year properties change classes or are added to any of these vacant classes, tax rates must be available for them. This prevents Council from having to consider tax rates again during the year.

Once complete, the following multipliers and burdens were calculated:

PROPERTY CLASS		2025 Calculated Multipliers			2024 Calculated Multipliers		
		2025 Tax Collected by Class	2025 Multiplier	2025 % Collected	2024 % Collected	2024 Multiplier	2024 Tax Collected by Class
Residential	01	21,299,443	1.0000	88.02%	87.20%	1.0000	19,640,598
Utilities	02	262,501	14.7026	1.08%	1.11%	16.0694	249,018
Light Industry	05	513,776	4.6960	2.12%	2.44%	4.8202	549,972
Business	06	2,017,037	2.2491	8.33%	8.77%	2.4101	1,975,777
Recreational	08	101,507	1.2878	0.42%	0.46%	1.3858	103,334
Farm	09	5,519	0.2185	0.02%	0.02%	0.2389	5,532
TOTAL		\$ 24,199,783		100%	100%		\$ 22,524,231

It was noted that multipliers for all non-residential classes had decreased, some of them significantly. As can be seen in the below chart, the Business 06 and Light Industry 05 multipliers were much lower than the prior year and the 5-year average:

Assessment Classification		2024 Tax Ratio	2023 Tax Ratio	2022 Tax Ratio	2021 Tax Ratio	2020 Tax Ratio	5 Year Average
01	Residential	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
02	Utilities	16.0694	17.4695	18.5873	15.4589	15.2566	16.5683
05	Light Industry	4.8202	5.0201	5.4170	5.4060	5.2276	5.1782
06	Business	2.4101	2.5292	2.7183	2.7148	2.5133	2.5771
08	Recreational	1.3858	2.2530	2.3815	2.3377	2.2036	2.1123
09	Farm	0.2389	0.2509	0.2635	0.2236	0.2212	0.2396

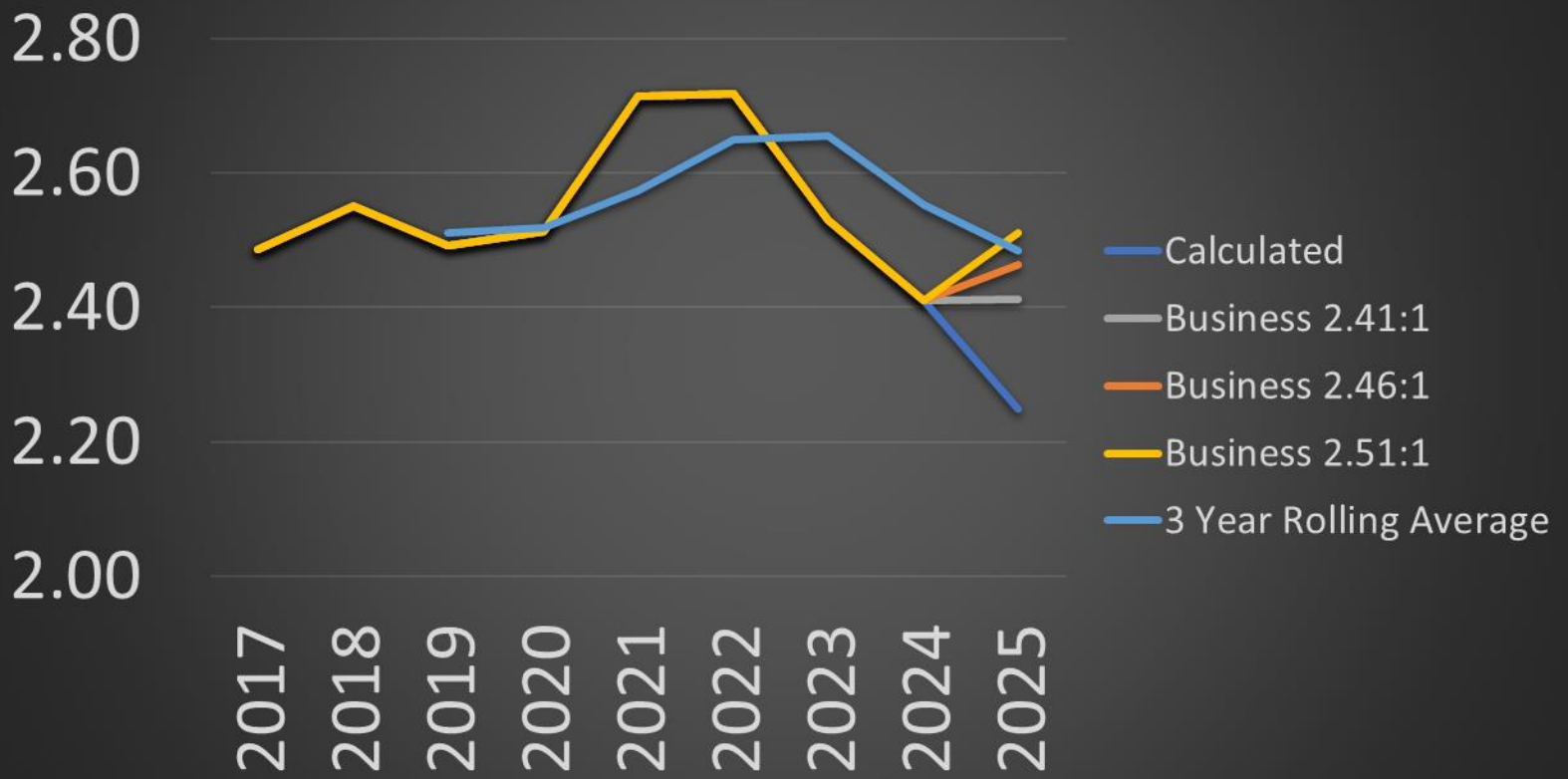
Adjusting the Business 06 multiplier to 2.46:1 and the Light Industry 05 multiplier to 4.93:1 results in the following:

PROPERTY CLASS		2025 Calculated Multipliers			2024 Calculated Multipliers		
		2025 Tax Collected by Class	2025 Multiplier	2025 % Collected	2024 % Collected	2024 Multiplier	2024 Tax Collected by Class
Residential	01	21,107,767	1.0000	87.22%	87.20%	1.0000	19,640,598
Utilities	02	262,405	14.8308	1.08%	1.11%	16.0694	249,018
Light Industry	05	534,356	4.9284	2.21%	2.44%	4.8202	549,972
Business	06	2,190,093	2.4642	9.05%	8.77%	2.4101	1,975,777
Recreational	08	100,594	1.2878	0.42%	0.46%	1.3858	103,334
Farm	09	5,519	0.2205	0.02%	0.02%	0.2389	5,532
TOTAL		\$ 24,200,734		100%	100%		\$ 22,524,231

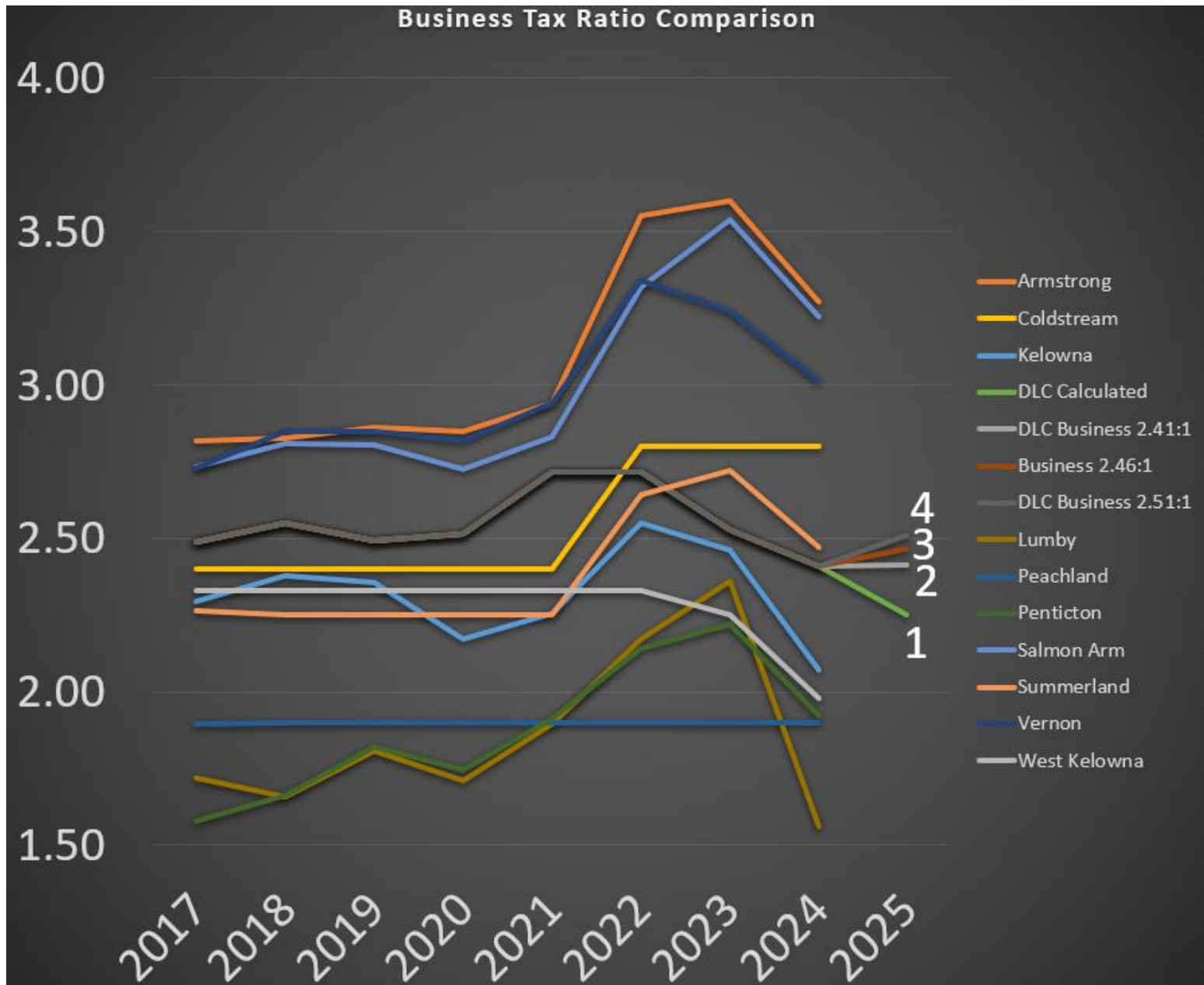
This option strikes a balance between switching the Business ratio from 2.41:1 & 2.51:1.

The following shows the Business 06 Ratio under the 4 options compared to a 3 year rolling average:

Business Tax Ratio Comparison



Some other municipalities for comparison:



Please note the total tax collected is slightly different in all scenarios presented. This is a result of rounding and achieving the exact same collection amount in all cases would require multipliers going to more than four decimal places. The same multipliers are used to calculate municipal, policing, OK Regional Library and Fire rates.

The following breakdowns show some hypothetical properties under the various scenarios. The overall average change in assessed values year to year has been factored in:

Residential				
	Calculated	2.41:1	2.46:1	2.51:1
2025 Assessed Value	\$ 1,000,000	\$1,000,000	\$1,000,000	\$ 1,000,000
Municipal	\$ 1,878	\$ 1,866	\$ 1,861	\$ 1,857
Policing	\$ 730	\$ 725	\$ 724	\$ 722
Fire	\$ 481	\$ 478	\$ 476	\$ 475
Total Municipal Taxes	\$ 3,089	\$ 3,069	\$ 3,061	\$ 3,055
Prior Year	\$ 2,874	\$ 2,874	\$ 2,874	\$ 2,874
% Change	7.48%	6.76%	6.51%	6.28%
\$ Change	\$ 215	\$ 194	\$ 187	\$ 181

Residential				
	Calculated	2.41:1	2.46:1	2.51:1
2025 Assessed Value	\$ 1,065,000	\$1,065,000	\$1,065,000	\$ 1,065,000
Municipal	\$ 2,000	\$ 1,987	\$ 1,982	\$ 1,978
Policing	\$ 778	\$ 773	\$ 771	\$ 769
Fire	\$ 512	\$ 509	\$ 507	\$ 506
Total Municipal Taxes	\$ 3,290	\$ 3,268	\$ 3,260	\$ 3,253
Prior Year	\$ 3,061	\$ 3,061	\$ 3,061	\$ 3,061
% Change	7.48%	6.76%	6.51%	6.28%
\$ Change	\$ 229	\$ 207	\$ 199	\$ 192

Residential				
	Calculated	2.41:1	2.46:1	2.51:1
2025 Assessed Value	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000
Municipal	\$ 1,409	\$ 1,399	\$ 1,396	\$ 1,393
Policing	\$ 548	\$ 544	\$ 543	\$ 542
Fire	\$ 361	\$ 358	\$ 357	\$ 356
Total Municipal Taxes	\$ 2,317	\$ 2,302	\$ 2,296	\$ 2,291
Prior Year	\$ 2,156	\$ 2,156	\$ 2,156	\$ 2,156
% Change	7.48%	6.76%	6.51%	6.28%
\$ Change	\$ 161	\$ 146	\$ 140	\$ 135

	Business			
	Calculated	2.41:1	2.46:1	2.51:1
2025 Assessed Value	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Municipal	\$ 4,224	\$ 4,500	\$ 4,587	\$ 4,662
Policing	\$ 1,642	\$ 1,750	\$ 1,783	\$ 1,813
Fire	\$ 1,081	\$ 1,152	\$ 1,174	\$ 1,193
Total Municipal Taxes	\$ 6,948	\$ 7,402	\$ 7,544	\$ 7,668
Prior Year	\$ 6,976	\$ 6,976	\$ 6,976	\$ 6,976
% Change	-0.40%	6.10%	8.14%	9.92%
\$ Change	\$ (28)	\$ 426	\$ 568	\$ 692

	Business			
	Calculated	2.41:1	2.46:1	2.51:1
2025 Assessed Value	\$ 1,458,000	\$ 1,458,000	\$ 1,458,000	\$ 1,458,000
Municipal	\$ 6,159	\$ 6,561	\$ 6,687	\$ 6,798
Policing	\$ 2,395	\$ 2,551	\$ 2,600	\$ 2,643
Fire	\$ 1,576	\$ 1,679	\$ 1,712	\$ 1,740
Total Municipal Taxes	\$ 10,130	\$ 10,792	\$ 10,999	\$ 11,180
Prior Year	\$ 10,171	\$ 10,171	\$ 10,171	\$ 10,171
% Change	-0.40%	6.10%	8.14%	9.92%
\$ Change	\$ (41)	\$ 621	\$ 828	\$ 1,009

	1 – Calc	2 – 2.41:1	3* – 2.46:1	4 – 2.51:1
\$1m Residential	7.48%	6.76%	6.51%	6.28%
\$1m Residential	\$215	\$194	\$187	\$181
\$1m Business	(0.40)%	6.10%	8.14%	9.92%
\$1m Business \$	\$(28)	\$426	\$568	\$692
*Option included in the recommendation				

FINANCIAL IMPLICATIONS

☐ None ☐ Budget Previously Approved ☒ Other (see below)

Collection of property taxes allows the operations, projects, and strategic priorities of Council to continue.

COMMUNICATION

Extensive public engagement was undertaken prior to adoption of the 2025-2029 Financial plan. Further communication will be provided to the community advising of the tax due date, penalty date and other information required to pay their property taxes prior to the deadline.

ALTERNATE RECOMMENDATIONS

1. THAT Tax Rates Bylaw 1275, 2025 with tax multipliers calculated with no adjustments to the tax distribution (Attachment 1) be read a first, second, and third time.
2. THAT Tax Rates Bylaw 1275, 2025 with tax multipliers calculated so that the tax multipliers for Assessment Class 05 & 06 be set at 4.82:1 and 2.41:1 respectively (Attachment 2) be read a first, second, and third time.
3. (Recommendation) THAT Tax Rates Bylaw 1275, 2025 with tax multipliers calculated so that the tax multipliers for Assessment Class 05 & 06 be set at 4.93:1 and 2.46:1 respectively (Attachment 3) be read a first, second, and third time.
4. THAT Tax Rates Bylaw 1275, 2025 with tax multipliers calculated so that the tax multipliers for Assessment Class 05 & 06 be set at 5.02:1 and 2.51:1 respectively (Attachment 4) be read a first, second, and third time.

Respectfully Submitted.

Trevor James, CFO, Director of Finance & Administration

Report Approval Details

Document Title:	2025 Tax Rates Bylaw 1275, 2025.docx
Attachments:	- Attachment 1 - 2025 Rate calculations revised roll - Calculated.pdf - Attachment 2 - 2025 Rate calculations revised roll - Business 2.41.pdf - Attachment 3 - 2025 Rate calculations revised roll - Business 2.46.pdf - Attachment 4 - 2025 Rate calculations revised roll - Business 2.51.pdf
Final Approval Date:	Apr 30, 2025

This report and all of its attachments were approved and signed as outlined below:

Reyna Seabrook, Director of Corporate Services - Apr 30, 2025 - 2:13 PM

Paul Gipps, Chief Administrative Officer - Apr 30, 2025 - 4:02 PM

Makayla Ablitt, Legislative & FOI Coordinator - Apr 30, 2025 - 4:04 PM

Attachment 1 – 2025 Tax Rates - Calculated

DISTRICT OF LAKE COUNTRY

BYLAW 1275

A BYLAW TO SET THE TAX RATES FOR THE YEAR 2025

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2025:
 - (a) For the General Municipal purposes of the District of Lake Country on the value of land and improvements taxable for General purposes, rates appearing in Column “A” of the schedule attached hereto and forming a part hereof.
 - (b) For the purposes of Policing of the District of Lake Country on the value of land and improvements taxable for General purposes, rates appearing in Column “B” of the schedule attached hereto and forming a part hereof.
 - (b) For the purposes of the Okanagan Regional Library on the value of land and improvements taxable for General purposes, rates appearing in Column “C” of the schedule attached hereto and forming a part hereof.
 - (c) For the purposes of the Regional Hospital District on the value of land and improvements taxable for Hospital purposes, rates appearing in Column “E” of the schedule attached hereto and forming a part hereof.
 - (d) For the purposes of the Regional District of the Central Okanagan on the value of land and improvements taxable for Hospital purposes, rates appearing in Column “F” of the schedule attached hereto and forming a part hereof.
 - (e) For the purposes of the Regional District of the Central Okanagan - Sterile Insect Release Program - on the value of land taxable for Hospital purposes, rates appearing in Column “G” of the schedule attached hereto and forming a part hereof.

- (f) For the purposes of the Street Lighting Specified Area on the value of land and improvements taxable for General purposes, rates appearing in Column "H" of the schedule attached hereto and forming a part hereof.
- (g) For the purposes of the Fire Protection Specified Area on the value of land and improvements taxable for General purposes, rates appearing in Column "I" of the schedule attached hereto and forming a part hereof.

2. The minimum amount of taxation upon a parcel of real property shall be one dollar (\$1.00).

3. This bylaw may be cited as "2025 Tax Rates Bylaw 1275, 2025".

READ A FIRST TIME this ____ day of _____, 2025.

READ A SECOND TIME this ____ day of _____, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

ADOPTED this ____ day of _____, 2025.

Mayor

Corporate Officer

**Schedule 'A' attached to
2025 Tax Rates
Bylaw 1275, 2025**

Property Class	2025 Tax Rate (dollars per \$1,000 taxable value)								
	Municipal General				Other Taxing Authorities			Special Municipal Levies	
	A	B	C	D = A + B + C	E	F	G	H	I
	<i>Municipal</i>	<i>Policing</i>	<i>Okanagan Regional Library</i>	Subtotal Municipal General	Regional Hospital District	Regional District	Regional District Insect	Street Lighting Spec Area	Fire Protection Spec Area
01 Residential	1.8782	0.7303	0.1121	2.7206	0.1953	0.2496	0.0172	0.0394	0.4807
02 Utility	27.6151	10.7367	1.6482	40.0000	0.6836	0.8736	0.0602	0.5793	7.0675
03 Supportive Housing	1.8782	0.7303	0.1121	2.7206	0.1953	0.2496	0.0172	0.0394	0.4807
04 Major Industry	8.8201	3.4293	0.5264	12.7758	0.6640	0.8486	0.0585	0.1850	2.2574
05 Light Industrial	8.8201	3.4293	0.5264	12.7758	0.6640	0.8486	0.0585	0.1850	2.2574
06 Business	4.2243	1.6424	0.2521	6.1188	0.4785	0.6115	0.0421	0.0886	1.0811
07 Managed Forest	5.6347	2.1908	0.3363	8.1618	0.5859	0.7488	0.0516	0.1182	1.4421
08 Recreational	2.4188	0.9405	0.1444	3.5037	0.1953	0.2496	0.0172	0.0507	0.6190
09 Farm	0.4104	0.1596	0.0245	0.5945	0.1953	0.2496	0.0172	0.0086	0.1050

DISTRICT OF LAKE COUNTRY

BYLAW 1275

A BYLAW TO SET THE TAX RATES FOR THE YEAR 2025

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2025:
 - (a) For the General Municipal purposes of the District of Lake Country on the value of land and improvements taxable for General purposes, rates appearing in Column “A” of the schedule attached hereto and forming a part hereof.
 - (b) For the purposes of Policing of the District of Lake Country on the value of land and improvements taxable for General purposes, rates appearing in Column “B” of the schedule attached hereto and forming a part hereof.
 - (b) For the purposes of the Okanagan Regional Library on the value of land and improvements taxable for General purposes, rates appearing in Column “C” of the schedule attached hereto and forming a part hereof.
 - (c) For the purposes of the Regional Hospital District on the value of land and improvements taxable for Hospital purposes, rates appearing in Column “E” of the schedule attached hereto and forming a part hereof.
 - (d) For the purposes of the Regional District of the Central Okanagan on the value of land and improvements taxable for Hospital purposes, rates appearing in Column “F” of the schedule attached hereto and forming a part hereof.
 - (e) For the purposes of the Regional District of the Central Okanagan - Sterile Insect Release Program - on the value of land taxable for Hospital purposes, rates appearing in Column “G” of the schedule attached hereto and forming a part hereof.

- (f) For the purposes of the Street Lighting Specified Area on the value of land and improvements taxable for General purposes, rates appearing in Column "H" of the schedule attached hereto and forming a part hereof.
- (g) For the purposes of the Fire Protection Specified Area on the value of land and improvements taxable for General purposes, rates appearing in Column "I" of the schedule attached hereto and forming a part hereof.

2. The minimum amount of taxation upon a parcel of real property shall be one dollar (\$1.00).

3. This bylaw may be cited as "2025 Tax Rates Bylaw 1275, 2025".

READ A FIRST TIME this ____ day of _____, 2025.

READ A SECOND TIME this ____ day of _____, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

ADOPTED this ____ day of _____, 2025.

Mayor

Corporate Officer

**Schedule 'A' attached to
2025 Tax Rates
Bylaw 1275, 2025**

Property Class	2025 Tax Rate (dollars per \$1,000 taxable value)								
	Municipal General				Other Taxing Authorities			Special Municipal Levies	
	A	B	C	D = A + B + C	E	F	G	H	I
	<i>Municipal</i>	<i>Policing</i>	<i>Okanagan Regional Library</i>	Subtotal Municipal General	Regional Hospital District	Regional District	Regional District Insect	Street Lighting Spec Area	Fire Protection Spec Area
01 Residential	1.8658	0.7254	0.1113	2.7025	0.1953	0.2496	0.0172	0.0394	0.4775
02 Utility	27.6156	10.7370	1.6474	40.0000	0.6836	0.8736	0.0602	0.5832	7.0675
03 Supportive Housing	1.8658	0.7254	0.1113	2.7025	0.1953	0.2496	0.0172	0.0394	0.4775
04 Major Industry	9.0006	3.4994	0.5369	13.0369	0.6640	0.8486	0.0585	0.1901	2.3035
05 Light Industrial	9.0006	3.4994	0.5369	13.0369	0.6640	0.8486	0.0585	0.1901	2.3035
06 Business	4.5003	1.7497	0.2685	6.5185	0.4785	0.6115	0.0421	0.0950	1.1517
07 Managed Forest	5.5973	2.1763	0.3339	8.1075	0.5859	0.7488	0.0516	0.1182	1.4325
08 Recreational	2.4029	0.9342	0.1433	3.4804	0.1953	0.2496	0.0172	0.0507	0.6150
09 Farm	0.4104	0.1596	0.0245	0.5945	0.1953	0.2496	0.0172	0.0087	0.1051

DISTRICT OF LAKE COUNTRY

BYLAW 1275

A BYLAW TO SET THE TAX RATES FOR THE YEAR 2025

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2025:
 - (a) For the General Municipal purposes of the District of Lake Country on the value of land and improvements taxable for General purposes, rates appearing in Column “A” of the schedule attached hereto and forming a part hereof.
 - (b) For the purposes of Policing of the District of Lake Country on the value of land and improvements taxable for General purposes, rates appearing in Column “B” of the schedule attached hereto and forming a part hereof.
 - (b) For the purposes of the Okanagan Regional Library on the value of land and improvements taxable for General purposes, rates appearing in Column “C” of the schedule attached hereto and forming a part hereof.
 - (c) For the purposes of the Regional Hospital District on the value of land and improvements taxable for Hospital purposes, rates appearing in Column “E” of the schedule attached hereto and forming a part hereof.
 - (d) For the purposes of the Regional District of the Central Okanagan on the value of land and improvements taxable for Hospital purposes, rates appearing in Column “F” of the schedule attached hereto and forming a part hereof.
 - (e) For the purposes of the Regional District of the Central Okanagan - Sterile Insect Release Program - on the value of land taxable for Hospital purposes, rates appearing in Column “G” of the schedule attached hereto and forming a part hereof.

- (f) For the purposes of the Street Lighting Specified Area on the value of land and improvements taxable for General purposes, rates appearing in Column "H" of the schedule attached hereto and forming a part hereof.
- (g) For the purposes of the Fire Protection Specified Area on the value of land and improvements taxable for General purposes, rates appearing in Column "I" of the schedule attached hereto and forming a part hereof.

2. The minimum amount of taxation upon a parcel of real property shall be one dollar (\$1.00).

3. This bylaw may be cited as "2025 Tax Rates Bylaw 1275, 2025".

READ A FIRST TIME this ____ day of _____, 2025.

READ A SECOND TIME this ____ day of _____, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

ADOPTED this ____ day of _____, 2025.

Mayor

Corporate Officer

**Schedule 'A' attached to
2025 Tax Rates
Bylaw 1275, 2025**

Property Class	2025 Tax Rate (dollars per \$1,000 taxable value)								
	Municipal General				Other Taxing Authorities			Special Municipal Levies	
	A	B	C	D = A + B + C	E	F	G	H	I
	<i>Municipal</i>	<i>Policing</i>	<i>Okanagan Regional Library</i>	Subtotal Municipal General	Regional Hospital District	Regional District	Regional District Insect	Street Lighting Spec Area	Fire Protection Spec Area
01 Residential	1.8613	0.7237	0.1110	2.6960	0.1953	0.2496	0.0172	0.0394	0.4764
02 Utility	27.6160	10.7371	1.6469	40.0000	0.6836	0.8736	0.0602	0.5846	7.0683
03 Supportive Housing	1.8613	0.7237	0.1110	2.6960	0.1953	0.2496	0.0172	0.0394	0.4764
04 Major Industry	9.1734	3.5666	0.5471	13.2871	0.6640	0.8486	0.0585	0.1942	2.3479
05 Light Industrial	9.1734	3.5666	0.5471	13.2871	0.6640	0.8486	0.0585	0.1942	2.3479
06 Business	4.5867	1.7833	0.2735	6.6435	0.4785	0.6115	0.0421	0.0971	1.1739
07 Managed Forest	5.5840	2.1710	0.3330	8.0880	0.5859	0.7488	0.0516	0.1182	1.4292
08 Recreational	2.3970	0.9320	0.1429	3.4719	0.1953	0.2496	0.0172	0.0507	0.6135
09 Farm	0.4104	0.1596	0.0245	0.5945	0.1953	0.2496	0.0172	0.0087	0.1050

DISTRICT OF LAKE COUNTRY

BYLAW 1275

A BYLAW TO SET THE TAX RATES FOR THE YEAR 2025

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2025:
 - (a) For the General Municipal purposes of the District of Lake Country on the value of land and improvements taxable for General purposes, rates appearing in Column “A” of the schedule attached hereto and forming a part hereof.
 - (b) For the purposes of Policing of the District of Lake Country on the value of land and improvements taxable for General purposes, rates appearing in Column “B” of the schedule attached hereto and forming a part hereof.
 - (b) For the purposes of the Okanagan Regional Library on the value of land and improvements taxable for General purposes, rates appearing in Column “C” of the schedule attached hereto and forming a part hereof.
 - (c) For the purposes of the Regional Hospital District on the value of land and improvements taxable for Hospital purposes, rates appearing in Column “E” of the schedule attached hereto and forming a part hereof.
 - (d) For the purposes of the Regional District of the Central Okanagan on the value of land and improvements taxable for Hospital purposes, rates appearing in Column “F” of the schedule attached hereto and forming a part hereof.
 - (e) For the purposes of the Regional District of the Central Okanagan - Sterile Insect Release Program - on the value of land taxable for Hospital purposes, rates appearing in Column “G” of the schedule attached hereto and forming a part hereof.

- (f) For the purposes of the Street Lighting Specified Area on the value of land and improvements taxable for General purposes, rates appearing in Column "H" of the schedule attached hereto and forming a part hereof.
 - (g) For the purposes of the Fire Protection Specified Area on the value of land and improvements taxable for General purposes, rates appearing in Column "I" of the schedule attached hereto and forming a part hereof.
- 2. The minimum amount of taxation upon a parcel of real property shall be one dollar (\$1.00).
 - 3. This bylaw may be cited as "2025 Tax Rates Bylaw 1275, 2025".

READ A FIRST TIME this ____ day of _____, 2025.

READ A SECOND TIME this ____ day of _____, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

ADOPTED this ____ day of _____, 2025.

Mayor

Corporate Officer

**Schedule 'A' attached to
2025 Tax Rates
Bylaw 1275, 2025**

Property Class	2025 Tax Rate (dollars per \$1,000 taxable value)								
	Municipal General				Other Taxing Authorities			Special Municipal Levies	
	A	B	C	D = A + B + C	E	F	G	H	I
	<i>Municipal</i>	<i>Policing</i>	<i>Okanagan Regional Library</i>	Subtotal Municipal General	Regional Hospital District	Regional District	Regional District Insect	Street Lighting Spec Area	Fire Protection Spec Area
01 Residential	1.8574	0.7221	0.1107	2.6902	0.1953	0.2496	0.0172	0.0394	0.4753
02 Utility	27.6166	10.7374	1.6460	40.0000	0.6836	0.8736	0.0602	0.5858	7.0671
03 Supportive Housing	1.8574	0.7221	0.1107	2.6902	0.1953	0.2496	0.0172	0.0394	0.4753
04 Major Industry	9.3246	3.6254	0.5558	13.5058	0.6640	0.8486	0.0585	0.1978	2.3862
05 Light Industrial	9.3246	3.6254	0.5558	13.5058	0.6640	0.8486	0.0585	0.1978	2.3862
06 Business	4.6623	1.8127	0.2779	6.7529	0.4785	0.6115	0.0421	0.0989	1.1931
07 Managed Forest	5.5721	2.1664	0.3321	8.0706	0.5859	0.7488	0.0516	0.1182	1.4259
08 Recreational	2.3919	0.9300	0.1426	3.4645	0.1953	0.2496	0.0172	0.0507	0.6121
09 Farm	0.4104	0.1596	0.0245	0.5945	0.1953	0.2496	0.0172	0.0087	0.1050

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: May 6, 2025
Meeting Type: Regular Council Meeting

Prepared by: Reyna Seabrook, Director of Corporate Services
Department: Corporate Services

Title: AAP-2025 Kelowna-Lake Country Boundary Adjustment Results
Description: To approve the results of the Alternative Approval Process

RECOMMENDATION

THAT the Certification of Results dated April 23, 2025 for the Alternative Approval Process (AAP) for a proposed boundary adjustment that would transfer 5 properties from the City of Kelowna to the District of Lake Country as shown on Attachment A to the Report to Council dated May 6, 2025, be approved.

DISCUSSION/ANALYSIS

On September 3, 2024, Council approved using an Alternative Approval Process (AAP) to obtain approval of the electors for a proposed boundary adjustment that would move 5 pieces of property from the City of Kelowna to the District of Lake Country. Approval from the Ministry of Municipal Affairs to proceed with the AAP was received on January 22, 2025 and Council initiated the AAP process at the March 4, 2025 Regular Council Meeting.

Public notice of the AAP was included in the March 13 and March 20, 2025 editions of the Calendar Newspaper. Information was posted on the District website and Let's Talk platforms, Elector Response Forms were made available at the Municipal Hall and on the District's website and an open house was held on April 3, 2025 at the Municipal Hall. The AAP was open for a 30-day period, with a deadline of 4:30 p.m. Tuesday, April 22, 2025.

Approval is obtained if less than 10% of the eligible electors (10% of 14,123 or 1,412) submit valid Elector Response Form before the deadline. One Elector Response Form was received and declared valid prior to the deadline.

Section 86 of the *Community Charter* requires the Corporate Officer to determine and certify the results of the AAP which is provided on the attached Certificate of Results indicating elector approval has been obtained.

The completion of the boundary redefinition is conditional on the adjoining municipality, the City of Kelowna requesting a waiver of their elector assent requirement from Minister Kahlon, Minister of Housing and Municipal Affairs. Once the request has been submitted and approved, the Minister can then submit a recommendation to extend the boundary of a municipality to Cabinet ([Local Government Act, s. 12](#)).

Respectfully Submitted.

Reyna Seabrook, Director of Corporate Services

Report Approval Details

Document Title:	AAP-2025 Boundary Adjustment.docx
Attachments:	- Certification of Results-2025-04-23-electronic signature.pdf
Final Approval Date:	May 1, 2025

This report and all of its attachments were approved and signed as outlined below:

Paul Gipps, Chief Administrative Officer - May 1, 2025 - 9:56 AM

Makayla Ablitt, Legislative & FOI Coordinator - May 1, 2025 - 9:59 AM

As the Corporate Officer pursuant to section 148 of the Community Charter, I hereby certify the results of the alternative approval process initiated on March 4, 2025 by Council resolution 2025-03-072, to obtain approval of the electors for a proposed boundary adjustment, as follows:

March 4, 2025 Council Resolution No. 2025-03-072	
<p><i>THAT as per Community Charter section 86, the Corporate Officer proceed with an Alternative Approval Process (AAP) to obtain elector opinion on a proposed boundary adjustment that would transfer 5 properties from the City of Kelowna to the District of Lake Country as shown on Attachment A to the Report to Council dated March 4, 2025 and legally described as:</i></p> <ol style="list-style-type: none"> <i>1. THAT PART LOT 46 SHOWN ON PLAN 940F DISTRICT LOT 118 OSOYOSS DIVISION YALE DISTRICT PLAN 457 EXCEPT PLAN 36673 (PID 011-168-226)</i> <i>2. THAT PART LOT 45 SHOWN ON PLAN 940F DISTRICT LOT 118 OSOYOOS DIVISION YALE DISTRICT PLAN 457 EXCEPT PLAN 36673 (PID 011-168-218)</i> <i>3. THAT PART OF LOT 46 DISTRICT LOT 118 OSOYOOS DIVISION YALE DISTRICT PLAN 457 SHOWN IN RED ON PLAN 939F (PID 012-232-969)</i> <i>4. THAT PART OF LOT 45 DISTRICT LOT 118 OSOYOOS DIVISION YALE DISTRICT PLAN 457 SHOWN IN RED ON PLAN 939F (PID 012-323-951)</i> <i>5. THAT PART LOT 44 SHOWN IN BOLD OUTLINE ON PLAN 39249 DISTRICT LOT 118 OSOYOOS DIVISION YALE DISTRICT PLAN 457 (PID 011-914-475)</i> <p><i>AND THAT the deadline for receipt of elector response forms be established as 4:30 p.m., 30 days from the date of the second notice required for an AAP;</i></p> <p><i>AND THAT the Elector Response Form (the "Form") as shown on Attachment B to the Report to Council dated March 4, 2025, be established as the official Form for the AAP-2025 Boundary Adjustment.</i></p>	
Deadline for receipt of elector response forms	April 22, 2025, 4:30 p.m.
Estimated number of eligible electors	14,123
Number of responses required to prevent adoption (10% of eligible electors)	1,412
Number of elector response forms submitted by the deadline	1
Number of elector response forms rejected	0
Number of elector response forms accepted	1

In accordance with Section 86 of the Community Charter, I hereby determine and certify approval of the electors for the proposed boundary adjustment, has been **OBTAINED**.

DATED this 23rd day of April, 2025.

Reyna

Seabrook

Digitally signed by Reyna
Seabrook
Date: 2025.04.23 13:57:43
-07'00'

Reyna Seabrook
Corporate Officer



Minutes

Agricultural Advisory Committee Meeting

April 14, 2025, 5:00 p.m.
Carr's Landing Room, Municipal Hall
10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1

Council Present: Todd McKenzie

Staff Present: Carie Liefke, Manager of Current Planning
Jason Tran, Planner
Starla Weigel, Planning Clerk
Jeremy Frick, Director of Development Approvals

Committee Members Present: David Grabavac, Chair, Dave McClure, Mike Budd, Sandra Follack

Guests: Chris Zabek, Ministry of Agriculture

1. Call to Order

We acknowledge that we are conducting our business today on the unceded territory of squilx"/syilx (Okanagan) peoples. As a Committee, we recognize the importance of doing our best to build respectful relationships that contribute to stewarding the land and waters in the community with integrity and consideration for future generations.

The Chair called the meeting to order at 5:03 p.m.

2. Adoption of Agenda

It was moved and seconded

THAT the Agriculture Advisory Committee Agenda of April 14, 2025 be adopted.

Carried.

3. Adoption of Minutes

It was moved and seconded

THAT the Agricultural Advisory Committee Meeting Minutes of February 10, 2025 be adopted.

Carried.

It was moved and seconded

THAT the Agricultural Advisory Committee Meeting Minutes of March 10, 2025 be adopted.

Carried.

4. ALR00195 - TFWH 12192Oceola Rd (Temporary Farm Worker Housing) – Part 2

To permit 79 temporary farm worker housing units within 17 trailers within the Agricultural Land.

There was discussion regarding the suitability of this property vs other properties owned by applicant, discussion on if slope of site would impact TFWH placement, concern that workers housed at this location would be working outside of Lake Country.

It was moved and seconded

THAT Agricultural Land Reserve application (ALR00195) for property at 12192 Oceola Road be supported.

Motion Fails.

OPPOSED: David Grabavac, David McClure

5. Subdivision application (S0000631) Phase 4 Discussion

There was some concern with the AAC regarding land slippage, access, school consideration, and grades of lots.

It was moved and seconded

THAT application S0000631 Phase 4 would appear to have no detrimental impact on agriculture in Lake Country provided that a s. 219 restrictive covenant requiring:

- No build no development within a 6m buffer,
- Notice of regular agricultural activities, and private landowner responsibility to buffer
- Any vegetation within the buffer must be native to this area (including noxious weeds, etc.)

Carried.

6. Other

6.1 Backyard Chickens

It was discussed that the allowance was approved March 18 for backyard chickens. Online registration is currently available on the Animal Services section on the DLC website.

6.2 Premise ID

Was discussed for information purposes and noted that there is no cost to register for a Premise ID.

6.3 Agriculture Press Release

The Tree Fruit Climate Change Response Fund now has a live landing page was discussed for information purposes.

6.4 Sustainable Canadian Agricultural Partnership

A link to the Sustainable Canadian Agricultural Partnership (Sustainable CAP) has been setup to strengthen the competitiveness, innovation, and resiliency of the agriculture, agri-food and agri-based products sector was discussed for information purposes.

6.5 Indigenous Food Security and Sovereignty Program

A handout link on the Indigenous Food Security and Sovereignty Program was discussed for information purposes.

6.6 On-Farm Technology Adoption Program

There was discussion regarding the On-Farm Technology Adoption Program provides cost-shared funding to eligible participants to support their ability to adopt new, innovative technologies on-farm with a labour-savings focus that will enhance their profitability, productivity, and efficiency. For an example of a recipient's technology from the first intake.

6.7 Boost to community food infrastructure will help build food security

A document link regarding more people in North Okanagan will soon have better access to healthy, fresh food as funding bolsters support for critical food infrastructure was discussed for information purposes.

6.8 BC supporting food manufacturing, food security

A document link on the new support for food and beverage manufacturers throughout the province was discussed for information purposes.

7. Next Meeting

May 12, 2025

8. Adjournment

The Chair adjourned the meeting at 7:20 p.m.

David Grabavac, Chair

Starla Weigel, Recording Secretary



BOARD OF EDUCATION BOARD MEETING HIGHLIGHTS

The Central Okanagan Board of Education acknowledged that this meeting was held on the unceded, Traditional Territory of the Okanagan People.

Date: Wednesday, April 23, 2025

Introductions

The Board of Education congratulated the following staff members in their new roles:

Allison Goreas	Director of Instruction – Inclusive Education
Quincy Kelly	District Principal – Inclusive Education
Lisa Wilson	Principal – Peachland Elementary School
Christey Hughes	Principal – École Dorothea Walker Elementary School

Inside 23

The Courage to be Curious

In attendance:

Jordan Kleckner, Director of Instruction: Learning & Innovation
Kevin Dent, Learning & Innovation Team (Numeracy)
Jennifer Davis, Learning & Innovation Team (Numeracy)
Bonnie Jennings, Teacher, École Hudson Road Elementary School
Chantal Sibbald, Teacher, École Hudson Road Elementary School

Inspired by the Learning & Innovation Team, the presentation showcased the journey of two teachers at École Hudson Road Elementary School to develop authentic numeracy opportunities in their students' daily lives.

Declarations

1. National Volunteer Week: April 27 – May 3, 2025

The Central Okanagan Board of Education declared the week of April 27 through to May 3, 2025 as 'National Volunteer Week' and recognizes all volunteers in Central Okanagan Public Schools.

2. TTOC Appreciation Week: May 5 – 9, 2025

The Central Okanagan Board of Education declared the week of May 5 through to May 9, 2025 as 'TTOC Appreciation Week' and recognizes all Teachers Teaching on Call (TTOC) in Central Okanagan Public Schools.

3. National Day of Awareness of Missing and Murdered Indigenous Women and Girls – May 5, 2025

The Central Okanagan Board of Education declared May 5, 2025 as a Day of Awareness in Central Okanagan Public Schools, of Missing and Murdered Indigenous Women and Girls.

Action Items

1. Capital Plan Bylaw No. 2025/2026-CPSD23-01

The Board of Education gave first, second, third readings, and adopted Capital Plan Bylaw No. 2025/2026-CPSD23-01 in order to enable the District to access the funding outlined in the letter from the Ministry of Infrastructure in response to the District's 2025/2026 Annual Five-Year Capital Plan submission for Major Capital Programs and Minor Capital Programs.

2. Feasibility Study Report – Portable and Bus Storage Site Locations

The Board of Education approved the Quigley Elementary School site for the establishment of the new portable classroom staging and bus compound.

3. École George Elliot Secondary School – Rotary Club of Lake Country: Plaque for Donation to Library Learning Commons

The Board of Education approved the installation of a small, discreet, non-profit donor plaque at the front of the Library Learning Commons at École George Elliot Secondary School recognizing the financial contribution from The Rotary Club of Lake Country.

Information Items

The Board of Education reviewed the following:

1. Level 4 and 5 Field Study Summary - 2024/2025
2. Level 4 and 5 Field Study Summary - 2025/2026
3. General Statement – March 12, 2025
4. General Statement – March 13, 2025
5. General Statement – March 17, 2025
6. 2025/2026 Public Budget Survey Results

Items of Special Mention

The Board Chair, Trustees and the Superintendent of Schools/CEO, spoke of the following:

- Attendance at various meetings and events throughout the District, including School Community Learning Plan Conversations at Mar Jok Elementary, Springvalley Middle and École Okanagan Mission Secondary Schools, the Intermediate Spring Concert at Mar Jok Elementary, the Opening Ceremony for the Art in Action: Interwoven at the Kelowna Art Gallery, and the presentation of "Puffs" hosted by the École George Elliot Secondary School Theatre.
- In honour of Education Week, April 21-25, the Honourable Lisa Beare, Minister of Education and Child Care, made the following comments:
"As we mark Education Week from April 21-25, we take this opportunity to celebrate the hard work and achievements of students throughout British Columbia. This week also recognizes the dedication of the teachers, support staff, school administrators and trustees who make our education system one of the best in the world. Our government is committed to ensuring our students succeed and thrive in their education, and continues to invest in initiatives that support students, families and educators."
- During spring break, teams from all over British Columbia took over Kelowna schools, bringing thousands to the city for the annual Junior All Native Basketball Tournament. This year included 65 teams in the 17U division, 45 teams in 13U, and nine teams in the co-ed 10U playing round robin.
- The Kelowna Art Gallery is hosting Art in Action: Interwoven from April 5th through to June 15th. Young artists in grades 9-12 from across Central Okanagan Public Schools have come together to participate in the 39th annual *Art in Action* student exhibition. This year's exhibition invited students to explore and celebrate the power of togetherness through artistic expression. The artwork reflects the interconnectedness of humanity, showing how our differences, cultures, and stories weave together to form a rich tapestry of collective identity. Through their varied approaches, these student artists demonstrate how art can bridge divides, foster empathy, and inspire change, making this exhibition a powerful testament to the importance of art in building stronger, more inclusive communities.

- Mount Boucherie Secondary School is excited to announce the third annual Walk for Mental Health, to be held on May 8, 2025. The Walk for Mental Health is a fundraiser for Foundry Kelowna and youth mental health support. Participants can look forward to a 5km walk through the community with activities on the MBSS field including games, food trucks, inflatables, Foundry Bus tours, community vendors, and more. The community is encouraged to attend.

Next Public Board Meeting

Wednesday, May 14, 2025 at 6:00 pm

Wednesday, June 11, 2025 at 6:00 pm

Wednesday, June 25, 2025 at 6:00 pm

Board Standing Committee Meetings

Wednesday, April 30, 2025

4:00 pm Finance and Planning Committee

Wednesday, May 7, 2025

4:00 pm General Affairs Committee

6:00 pm Education and Student Services Committee

Wednesday, May 28, 2025

4:00 pm Finance and Planning Committee

For comments, please contact:

Julia Fraser, Chair of the Board of Education, 250-718-8613

Kevin Kaardal, Superintendent of Schools/CEO, 250-470-3256

Delta Carmichael, Secretary-Treasurer/CFO, 250-860-8888

Highlights of the Regional Board meeting – April 17, 2025

Midterm committee review update

The Regional Board approved consolidating the Agricultural Advisory Committee, Planning Advisory Committee and Environment & Climate Advisory Committee into the Electoral Area Services Standing Committee. The decision follows a midterm review led by external consultant Martin Bell, which included feedback from committee members. Staff will return to the Board with updated Terms of Reference. The consolidation aims to improve the efficiency and value of advisory committee work while maintaining focus on key priorities.

Deputy Corporate Officer appointment rescindment

The Regional Board rescinded the appointment of Caitlyn Fleischmann as Deputy Corporate Officer for the Regional District of Central Okanagan effective April 17, 2025.

Purchase commitments over \$100K during 1Q 2025

The Regional Board received an update on purchase commitments which exceeded \$100,000 made between January 1 and March 31, 2025.

Bylaw 1315 Amendment - Sewer Use Bylaw

The Regional Board gave first, second and third readings and adopted Bylaw No. 1565, Amendment No. 1 to the Westside Sewer System Bylaw No. 1315. The amendment aligns enforcement language and fine

structures with the Local Government Act, allowing the RDCO to levy maximum legislated fines directly to non-compliant businesses. This strengthens protections for the Westside Regional Wastewater Treatment Plant by ensuring high-strength discharges from commercial and industrial sources—such as wineries and breweries—do not compromise treatment processes.

Ticket Information Utilization Bylaw No. 1537, Amendment to Schedule B Appendix 24

The Regional Board gave first, second and third readings and adopted Bylaw No. 1566, Amendment No. 3 to the Ticket Information Utilization Bylaw No. 1537. This amendment updates Appendix 24 to reflect recent changes to provincial statutes, allowing for increased fines aligned with updated legislation. The bylaw supports enhanced enforcement tools while maintaining the RDCO's education-first approach to encourage voluntary bylaw compliance.

Amendment to Noxious Weed Control Bylaw No. 1544

The Regional Board gave first, second and third readings and adopted Bylaw No. 1567, Amendment No. 1 to the Noxious Weed Control Bylaw No. 1544. The amendment includes general housekeeping changes and updates related to the invasive Tree of Heaven. These changes support improved compliance and the effectiveness of the noxious weed control program, aligning with regional environmental and health priorities.

Mission Creek Playground budget increase request

The Regional Board approved the use of \$150,000 from the Growing Communities Fund, allocated for regional park accessibility improvements, to support accessibility upgrades in the Mission Creek playground project. In response to public feedback, the playground design was revised to include inclusive play structures and accessible pour-in-place rubber surfacing. The improvements address a significant community need and ensure the playground is welcoming for children of all abilities.

Regional Board meetings

Regional District office – 1450 KLO Road, Kelowna (Woodhaven Boardroom)

- May 15 – 9:30 a.m.
- June 19 – 8:30 a.m. (Committee of the Whole)
- June 19 – 10:30 a.m.

A live stream video link will be available for each meeting in the Upcoming Meeting agenda section of rdco.com/agenda. When available, a link to the Video recording will be posted in the Past Meetings section.

Stay informed about the Regional District

Sign up at rdco.com/subscribe for customized news and information from the Regional District of Central Okanagan.

COUNCIL'S VALUES, VISION, AND MISSION STATEMENT

VALUES

1. **INTEGRITY:** We practice honesty by showing a consistent adherence to our shared vision and mission statement and through the truthfulness and accuracy of our actions.
2. **ACCOUNTABILITY:** We answer to our citizens with the expectation that we acknowledge and assume responsibility for our actions, decisions, and policies at all times.
3. **EMPATHY:** We make a sincere effort to understand our citizens' perspective and assist them with all our abilities within the boundaries given to us by the law, local regulations and approved policies.

VISION

Lake Country, Living the Okanagan Way. Embracing our Histories and Nurturing our Future

MISSION STATEMENT

To nurture a healthy natural environment, strong rural character and urban core, sustainable infrastructure, economic opportunities, an inclusive community with involved citizens, through respectful, transparent government, focused on balanced strategic decision-making.

THE 5 PILLARS OF OUR VISION AND MISSION STATEMENT

ENVIRONMENT:	Maintaining a healthy and natural environment through responsible use, protection, and sustainable practices.
INFRASTRUCTURE:	Well maintained infrastructure and facilities that meet community needs and allow growth and development for prosperity.
ECONOMY:	Building a strong and vibrant community by attracting, supporting and retaining businesses and residents.
SOCIAL:	Building Social Capital and engaging citizens and partners to improve the well-being and diversity of the community.
GOVERNANCE:	Fiscally sustainable government focused on strategic decision-making, transparency and inclusiveness.