

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: June 17, 2025
Meeting Type: Regular Council Meeting

Prepared by: Steven Gubbels, Development Engineering Manager
Department: Infrastructure & Development Engineering

Title: DVP00419 – PID 013-537-270 – No Civic Address (Extension of Copper Hill Road)
Description: To vary (remove) the requirement for an emergency access route for a cul-de-sac greater than 200m in length, as specified in Subdivision and Development Servicing Bylaw 1121, 2020, Section G.6.4.

RECOMMENDATION

THAT Development Variance Permit DVP00419 (Attachment A in the Report to Council dated June 17th, 2025) for the property legally described as Section 11 Osoyoos Div of Yale Land District, Township 20 Part E 1/2 OF W 1/2 Except Plan 19644, KAP44270, KAP67056, KAP77161, KAP79528 & KAP82523 & Section 11 Osoyoos Div of Yale Land District Township 20 Part E 1/2 Except Plan 19644, B17161 A (PID 013-537-270), be approved.

EXECUTIVE SUMMARY

As part of Phase 4 of the Copper Hill development, the owner proposes extending Copper Hill Road to create a new cul-de-sac. The owner is asking for a variance to the Subdivision and Development Servicing Bylaw 1121, 2020 (SDDS). The variance request is to remove the bylaw requirement for an emergency access on a cul-de-sac that exceeds 200m. As a requirement of the Phase 4 subdivision approval, a construction egress will be extended from Sherman Road to McCarthy Road that will also serve as an emergency route for the greater Copper Hill neighbourhood, and provide a safety benefit to the existing community. In consultation with the Lake Country Fire Department and Building Department, staff are satisfied that the fire risk for this proposed cul-de-sac can be reduced through residential sprinklers and other mitigation measures.

DISCUSSION/ANALYSIS

The owner has submitted a subdivision application for Phase 4 of the Copper Hill Development (refer to Attachment B – Preliminary Cul-de-sac Plan). Phase 4 is under Preliminary Layout Review (PLR) for 34 lots, and the applicant has submitted a preliminary engineering design. There are two main components to road construction associated with the new development phase. These are the extension of Copper Hill Road, and an additional access/egress to McCarthy Road. Construction of this access will not just benefit the Phase 4 development, but will also provide an emergency egress for the existing Copper Hill development.

Cul-de sac Extension

The proposed length of the new cul-de-sac extension of Copper Hill Road is approximately 240m, which is less than the SDDS maximum of 300m, but does exceed the 200m length for which an additional emergency egress is typically required.

In their application, the owner has indicated that the topographical constraints of the development area make a bylaw compliant emergency access from Copper Hill Road unfeasible, and they propose that the homes beyond the 200m mark be equipped with residential fire sprinkler systems to provide additional protection in lieu of a secondary access. They also state that they are open to additional fire mitigation strategies as deemed appropriate by the District. In consultation with the Lake Country Fire Department and Building Department, staff are satisfied that the fire risk for this proposed cul-de-sac can be reduced through residential sprinklers and other mitigation

measures. In addition, a report from a fire professional will be a requirement of subdivision. The recommendations from that report, along with the requirements for residential fire sprinkler systems on applicable lots, will be registered on title with each new lot as part of the subdivision approval process.

Access/Egress to McCarthy Road

The existing Copper Hill neighbourhood consists of around 400 lots on a road network that extends approximately 1.3km from Lodge Road without an additional egress. As an additional risk mitigation measure that will be required as part Phase 4, a new access road is planned to facilitate development. This access road will provide a benefit to the existing community. It will be used by the developer to limit construction traffic through the existing neighbourhood during Phase 4 and future development stages. It will be a requirement of Phase 4 subdivision approval, and it will provide a valuable secondary emergency egress route for the community to address both the immediate and long-term concerns of the neighbourhood.

The new access road will extend from Sherman Road in the Copper Hill subdivision through to McCarthy Road (See Attachment C- Construction and Emergency Access Concept Plan), connecting with Bottom Wood Lake Road. While the road will serve as a controlled access point for construction vehicles and equipment, it has been designed with long-term community safety in mind and will be available as an emergency egress until the road is opened permanently.

The phased development will allow the District to provide a permanent, paved connection through to McCarthy Rd. Once all phases of the development are finalized, the road will transition into a publicly accessible neighbourhood connection. This new egress will be a community benefit and will provide a long-awaited emergency exit for the greater Copper Hill neighbourhood.

FINANCIAL IMPLICATIONS

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

COMMUNICATION

This application was reviewed internally, including with the Lake Country Fire Department. The associated subdivision application was referred to internal departments and external agencies for comment. Notifications for the DVP were completed as per the specifications in the Development Approval Procedures Bylaw 1227, 2024.

ALTERNATE RECOMMENDATION(S)

1. THAT Development Variance Permit DVP00419 (Attachment A in the Report to Council dated June 17th, 2025) for the property legally described as Section 11 Osoyoos Div of Yale Land District, Township 20 Part E 1/2 OF W 1/2 Except Plan 19644, KAP44270, KAP67056, KAP77161, KAP79528 & KAP82523 & Section 11 Osoyoos Div of Yale Land District Township 20 Part E 1/2 Except Plan 19644, B17161 A (PID 013-537-270), not be approved.
2. THAT Development Variance Permit DVP00419 (Attachment A in the Report to Council dated June 17th, 2025) for the property legally described as Section 11 Osoyoos Div of Yale Land District, Township 20 Part E 1/2 OF W 1/2 Except Plan 19644, KAP44270, KAP67056, KAP77161, KAP79528 & KAP82523 & Section 11 Osoyoos Div of Yale Land District Township 20 Part E 1/2 Except Plan 19644, B17161 A (PID 013-537-270), be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted.

Steven Gubbels, Development Engineering Manager

Report Approval Details

Document Title:	DVP00419 – PID 013-537-270 – No Civic Address (Extension of Copper Hill Road).docx
Attachments:	- Attachment A - Draft DVP00419.pdf - Attachment B - Preliminary Cul-de sac Plan.pdf - Attachment C - Construction and Emergency Access Concept Plan.pdf
Final Approval Date:	Jun 12, 2025

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

Matthew Salmon, Infrastructure & Development Engineering Director - Jun 11, 2025 - 10:55 AM

Reyna Seabrook, Director of Corporate Services - Jun 11, 2025 - 12:09 PM

Paul Gipps, Chief Administrative Officer - Jun 11, 2025 - 8:43 PM

Makayla Ablitt, Legislative & FOI Coordinator - Jun 12, 2025 - 7:30 AM