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**MEETING TYPE AND DATE:** REGULAR COUNCIL MEETING – MARCH 1, 2022  
**AUTHOR:** TAMERA CAMERON, PLANNER  
**SUBJECT:** **DP2021-008-C (10544 BONNIE DRIVE) – DEVELOPMENT PERMIT (HILLSIDE AND GHG REDUCTION AND RESOURCE CONSERVATION) TO FACILITATE A 3-LOT SUBDIVISION**  
**DVP2021-016 (10544 BONNIE DRIVE) – DEVELOPMENT VARIANCE PERMIT FOR THE LOT DEPTH OF PROPOSED LOT C**

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**ESSENTIAL QUESTION:**

Does the proposal substantially comply with the Hillside and Greenhouse Gas Reduction and Resource Conservation Development Permit Area (DPA) Guidelines?

Does Council support the proposed variance to lot depth for proposed Lot C, which would facilitate the proposed subdivision of this property?

**OPTIONS:**

- A. **THAT** Development Permit DP2021-008-C (10544 Bonnie Drive) for the lot legally described as Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980 to facilitate a 3-lot subdivision be approved.  
**AND THAT** Development Variance Permit DVP2021-016 (10544 Bonnie Drive) for the lot legally described as Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980 to vary Section 15.1.5 (c) of Zoning Bylaw 561, 2007 to reduce the required lot depth from 30.0m to 22.6m for proposed Lot C, be approved.
- B. **THAT** Development Permit DP2021-008-C (10544 Bonnie Drive) for the lot legally described as Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980 to facilitate a 3-lot subdivision, be denied.  
**AND THAT** Development Variance Permit DVP2021-016 (10544 Bonnie Drive) for the lot legally described as Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980 to vary Section 15.1.5 (c) of Zoning Bylaw 561, 2007 to reduce the required lot depth from 30.0m to 22.6m for proposed Lot C, be denied.
- C. **THAT** Development Permit DP2021-008-C and Development Variance Permit DVP2021-016 (10544 Bonnie Drive) for the lot legally described as Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980 to facilitate a 3-lot subdivision and lot depth variance be deferred pending receipt of additional information as identified by Council.

**EXECUTIVE SUMMARY:**

This Development Permit application is the next step in a subdivision application that was issued a Preliminary Layout Review on November 9, 2021. The proposed development is a three-lot subdivision. This report presents a Development Permit application related to the Hillside and GHG Reduction and Resource Conservation Development Permit Areas (DPAs). It is staffs' opinion that the proposal substantially meets the applicable Hillside and GHG Reduction and Resource Conservation DPA guidelines. This report also presents a Development Variance Permit (DVP) application to reduce the required minimum lot depth for proposed Lot C from 30.0m to 22.6m. It is staff's opinion that proposed Lot C would still have an adequate building envelope due to its lot size and width should the DVP be granted.

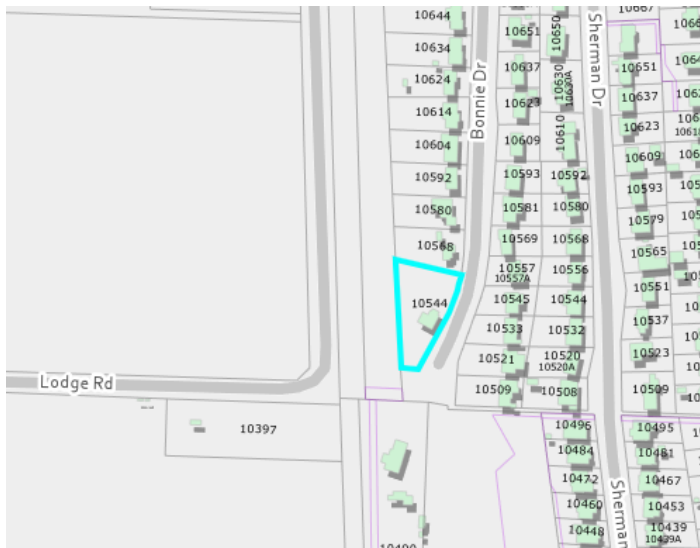
**BACKGROUND/HISTORY:**

The property owner applied for subdivision in 2021 (S2021-006) and has been working through the required conditions of the Preliminary Layout Review (issued November 9, 2021), which includes Council approval for the Hillside and GHG Reduction and Resource Conservation DPAs, the lot depth variance for proposed Lot C, as well as staff approval of the Technical Development Permit for the Stability, Erosion and Drainage Hazard DPA.

| SUMMARY INFORMATION |  |                      |                                |
|---------------------|--|----------------------|--------------------------------|
| Civic Address:      | 10544 Bonnie Drive   |                      |                                |
| Roll Number:        | 10094302   |                      |                                |
| Legal Description:  | Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980  |                      |                                |
| PID:                | 006-650-091  |                      |                                |
| Applicant:          | Kristen Tranfield  | Owner(s):            | Morgan and Catherine Tranfield |
| OCP Designations:   | Urban Residential  |                      |                                |
| Zoning Designation: | RU1 – Single Family Housing  |                      |                                |
| Land Use Contract:  | No   |                      |                                |
| ALR:                | No   |                      |                                |
| Parcel Size:        | 2,630m <sup>2</sup>  |                      |                                |
| DP Area(s):         | Council DP: Hillside, GHG Reduction and Resource Conservation<br>Technical DP: Stability/Erosion/Drainage Hazard |                      |                                |
| Water Supply:       | Alto Utilities (approval granted)  |                      |                                |
| Sewer:              | Municipal  |                      |                                |
| Site Context:       | Zoning:  | Use:                 |                                |
| <i>North:</i>       | RU1 – Single Family Housing  | Residential          |                                |
| <i>East:</i>        | RU1 – Single Family Housing  | Residential          |                                |
| <i>South:</i>       | RU1 – Single Family Housing  | Residential          |                                |
| <i>West:</i>        | P1 – Public Park and Open Space  | Trail and Rail Trail |                                |

**Site Context**

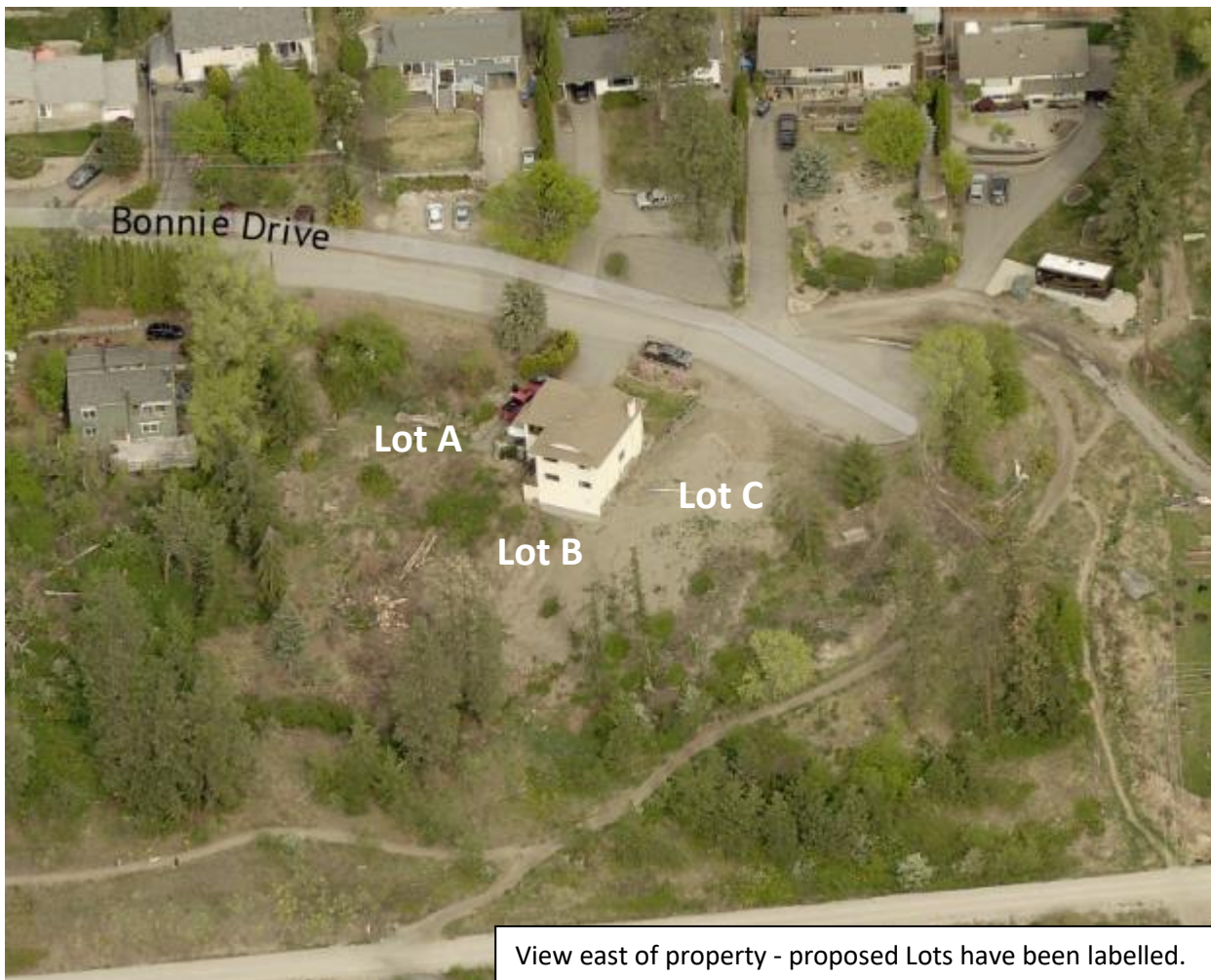
This 2,630m<sup>2</sup> property is in the Winfield ward at the end of Bonnie Drive. The property slopes downwards from Bonnie Drive, particularly through the middle and rear of the property. The Rail Trail is located to the west of the property. A public trail also located to the west connects Bonnie Drive to the Rail Trail.

**Map 1: Location Map****Map 2: Orthophoto**



**Site Photos:**





### Chronology:

| <i>Date:</i> | <i>Event:</i>  |
|--------------|--|
| 2021-03-31   | Application received for subdivision (S2021-006), DP and DVP |
| 2021-07-12   | Proposal review complete                                     |
| 2021-07-13   | Site visit   |
| 2021-07-15   | Core Technical Team meeting                                  |
| 2021-07-19   | Referrals sent   |
| 2021-11-09   | Preliminary Layout Review issued for subdivision application |
| 2022-01-28   | Updated site plan received                                   |

### DISCUSSION/ANAYLSIS:

#### Proposed Development

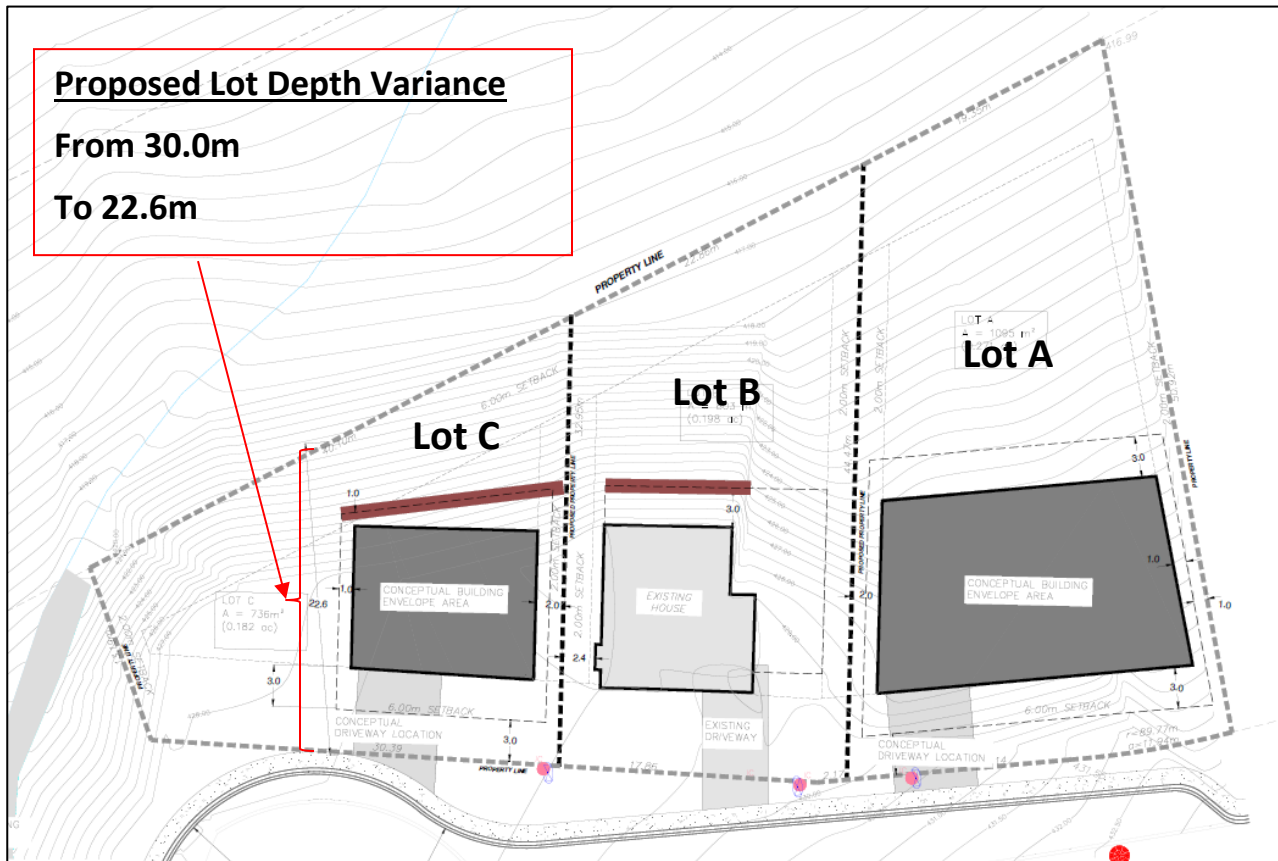
The proposal is for a three-lot subdivision. The existing house would be on proposed Lot B and a new lot would be created on either side of the existing house (Lots A and C). Conceptual driveway locations have been shown to prove the feasibility of providing access to the property; however, the exact location would be determined through the future Development Permits and Access Permits required when individual property owners develop the lots should this DP and DVP and the subdivision be approved.

#### Proposed Variance

The Zoning Bylaw requires that all RU1 zoned lots have a minimum lot depth measured from the midpoint of the rear property line to the midpoint of the front property line. The lot depth of proposed Lot C is 22.6m, a proposed

variance of 7.4m. However, given the lot width is 30.39m (minimum 15.0m required) and lot size is 736m<sup>2</sup> (minimum 500m<sup>2</sup> required), the lot would still have an adequate building envelope to accommodate a new house.

#### Proposed Subdivision Plan:



#### Development Permit Area (DPA) Guidelines

##### Hillside Development Permit Area (DPA)

The Hillside DPA includes guidelines that relate to subdivision, including avoiding developing on ridgelines, staggering lots to allow for preservation of views from neighbouring properties, configuring subdivisions to minimize disruptions to the natural terrain and preserve natural features and existing vegetation, locating development on the flatter portions of the property, and avoiding major cuts and fills.

The proposed subdivision includes building envelopes on the flatter areas near the front of the lots, will avoid major cuts and fills, and will maintain a sloped rear yard in its natural state. The applicants are proposing retaining walls behind the existing house on Lot B and the future house on Lot C, but they will be 1.5m high or lower. The exact location and height will be determined during the future Development Permit stage.

It is staff's opinion that the proposal substantially meets the applicable Development Permit Area guidelines.

##### GHG Reduction and Resource Conservation Development Permit Area

The GHG Reduction and Resource Conservation DPA includes guidelines related to subdivision, including maximizing the site density for subdivisions, minimizing the building footprints to maximize green space, creating layouts oriented to maximize solar gain and site connectivity, and creating subdivision layouts that minimize the length and amount of infrastructure needed to service them. The proposed subdivision plan maximizes the site density for the RU1 zone and is an infill development in an area already serviced with water and community sewer. Given the slope of the rear of the property, this area will be maintained in a natural state.

In summary, it is staffs' opinion that the proposal substantially meets the applicable GHG Reduction and Resource Conservation Development Permit Area guidelines.

#### *Technical Development Permit Area Requirements*

The property is also within the Stability/Erosion/Drainage Hazard DPA, which is Technical and will be approved concurrently by staff.

#### *Future Development Permits*

When plans are submitted to construct homes, DPs will be required at that time to specifically address site development.

### **Legislation & Applicable Policies**

#### Official Community Plan:

Each applicable DPA includes guidelines, which have been addressed through this Development Permit application.

#### Zoning Bylaw:

The proposed development meets all the subdivision regulations within the Zoning Bylaw except for the proposed variance to lot depth for Lot C.

#### Subdivision and Development Servicing Bylaw:

Subdivision and Development Servicing Bylaw provisions are applicable at the Subdivision application stage, which will include improvements to the cul-de-sac and trailhead of the nearby trail to the west, curb, gutter, sidewalks, boulevards and landscaping, streetlighting, storm drainage system, and cash-in-lieu for underground utilities on Bonnie Drive.

Highway and Driveway Access Bylaw: Access Permits for the proposed lots will be required at time of future development.

### **Technical Considerations:**

- **Impact on Infrastructure and Other Municipal Services**  
There are no significant impacts on municipal infrastructure or services expected because of this proposal. The lots will be required to connect to the Alto Utility for water and the community sewer system. Alto Utilities has confirmed it has capacity for these new lots. The cul-de-sac bulb is proposed to be improved and a streetlight added.
- **Impact on Staff Capacity and Financial Resources (Cost/Benefit Analysis)**  
Regular staff time has been used to process this application.

### **Comments from Other Government Agencies, Council Committees and Relevant Stakeholders:**

All external stakeholder comments were addressed through the subdivision application.

### **Consultation, Public Feedback, and Communication to and from the Public and the Applicant:**

As per the *Local Government Act* and the Development Application Procedures Bylaw, a development notice sign has been installed and letters have been sent out to neighbouring property owners and tenants within 50m.

## ANALYSIS OF OPTIONS FOR CONSIDERATION:

OPTION A: If Council approves the Development Permit and Development Variance Permit application, the owners will be able to proceed with their subdivision application as contemplated in previous approvals.

OPTION B: If Council denies the Development Permit and Development Variance Permit application, the owners will not be able to proceed with their subdivision as proposed. Should Council not support the Development Variance Permit for lot depth only, it would still be possible for the applicants to subdivide the property into two lots; however, this would still require a Development Permit to be approved by Council.

OPTION C: If Council defers the application, staff will work with the applicant to ensure the additional information or revisions are provided.

Respectfully Submitted,

Tamera Cameron  
PLANNER  
PLANNING AND DEVELOPMENT DEPARTMENT

This report has been prepared with the collaboration of the following individuals:

| COLLABORATORS          |            |
|------------------------|------------|
| TITLE                  | NAME       |
| Engineering Technician | Evan Smith |

This report has been prepared in consultation with the following departments:

| CONCURRENCES                                     |                |
|--|----------------|
| DEPARTMENT                                       | NAME           |
| Chief Administrative Officer                     | Tanya Garost   |
| Director of Planning & Development               | Jared Kassel   |
| Director of Engineering & Environmental Services | Matthew Salmon |

## ATTACHMENTS:

- A: Draft Development Permit
- B: Development Permit Area Checklists
- C: Draft Development Variance Permit
- D: Applicant's Variance Rationale

# Attachment A: Draft Development Permit



## Development Permit

**District of Lake Country**  
10150 Bottom Wood Lake Road  
Lake Country, BC V4V 2M1  
t: 250-766-6674 f: 250-766-0200  
lakecountry.bc.ca

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

PERMIT # DP2021-008-C  
FOLIO # 10094302  
ZONING DESIGNATION: RU1 – Single Family Housing  
ISSUED TO: Morgan and Catherine Tranfield  
CIVIC ADDRESS: 10544 Bonnie Drive  
LEGAL DESCRIPTION: Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980  
PARCEL IDENTIFIER: 006-650-091

### 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 DP2021-008-C for 10544 Bonnie Drive, the lot legally described as Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980, Roll 10094302 for a proposed three-lot subdivision subject to the following conditions:

- a) The development of the subject property shall be conducted substantially in accordance with the following documents to the satisfaction of the Director of Planning & Development:
  - (i) **Schedule A:** The Proposed Subdivision Plan prepared by Bar Engineering dated received February 16, 2022.
- b) If any archaeologically significant item is found during construction activities must cease and the Province of British Columbia notified in conformity with the Heritage Conservation Act;
- c) Development and use of the subject property be in compliance with the provisions of the Municipality's various bylaws, except as explicitly varied or supplemented by the terms of this permit, subsequent permits, amendment(s) and/or development variance permits;
- d) The Development Permit is only valid for the development that is described herein. If a change to development is considered, a new development permit or an amendment to this permit is required before starting any work.



**2. PERFORMANCE SECURITY**

As a condition of the issuance of this Permit, a security deposit is required in the amount of \$0 (125% of the Performance Bond Estimate).

- |   |    |
|---|----|
| a) Cash in the amount of                            | \$ |
| b) A Certified Cheque in the amount of              | \$ |
| c) An irrevocable Letter of Credit in the amount of | \$ |

Upon completion of the works, the Permit Holder must provide a statement certified by a qualified professional(s) indicating that the works were completed in compliance with the conditions specified in the Development 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(s) indicating that the works have met the requirements of the survival monitoring and reporting 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.

**The PERMIT HOLDER is the current land owner.  
The Security shall be returned to the PERMIT  
HOLDER.**

**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**

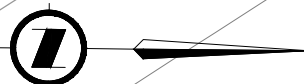
Authorization passed by Council on the \_\_\_\_\_ day of March 2022.

Issued by the Corporate Officer of the District of Lake Country this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Corporate Officer, Reyna Seabrook

Drawing path: P:\Vernon\20VR-431000-KRT 10544-Bonnie Drive Subdiv\300-Eng Design\Drafting\JUNEV\3 FR 2022-01-19\20VR-431000 - Bonnie Drive - Cul-de-sac.dwg Layout: C-1 Grading Plan (2) Last Saved: Feb 11, 2022 - 10:38 AM Plotted: February 11, 2022 1:52:19 PM

Schedule A: Proposed Subdivision Plan



#384 3104 - 30 Avenue  
Vernon BC, V1T 9M9  
C: 250.938.8088 • E: info@BAReng.ca  
BAReng.ca

CLIENT:  
  
KRISTEN TRANFIELD

NOTES:

EXISTING

W

D

S

UE

G

PAVEMENT EDGE  
WATER MAIN  
WATER SERVICE  
STORM MAIN  
STORM SERVICE  
SANITARY MAIN  
SANITARY SERVICE  
UG EL  
GAS MAIN  
DITCH

PROPOSED

EXISTING

HYDRANT  
LINE VALVE  
CURB STOP  
BLOW-OFF  
REDUCER  
METER

PROPOSED

EXISTING

MANHOLE  
CLEAN OUT  
INS. CHAMBER

PROPOSED

EXISTING

MANHOLE  
CB/MANHOLE  
SIDE INLET CB  
TOP INLET CB  
DRYWELL  
OVERLAND FLOW

PROPOSED

EXISTING

UTILITY POLE  
TEL BOX  
CABLE BOX  
LAMP STANDARD  
GUY WIRE  
TREE

PROPOSED

PEDESTRIAN CROSSING SIGN

LEGAL

▲ GEODETIC MONUMENT

EXISTING GRADE  
PROPOSED GRADE

MFE = MAIN FLOOR ELEVATION  
PSE = PLATFORM GRADE ELEVATION

• COPYRIGHT RESERVED: THIS DRAWING & DESIGN IS, AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF BAR ENGINEERING CO. LTD. AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT.  
• THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, & DETAILED INFORMATION SHOWN ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES PROMPTLY TO BAR ENGINEERING FOR DECISION BEFORE PROCEEDING.  
• DO NOT SCALE FROM THIS DRAWING UNLESS PRINTED OUT ON 24"x36" (610mmx915mm) ARCH D SHEET. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED FOR IFC.

SHEET ISSUED FOR

PROJECT:  
RESIDENTIAL SUBDIVISION

LOCATION:  
LOT 22 PLAN KAP22980  
10544 - BONNIE DRIVE  
LAKE COUNTRY, BC

DRAWING NAME:  
SITE GRADING PLAN

PROJECT NO.:  
20VR-431000

DRAWING NO.:  
C-1

NOTES:

- THE LOCATION OF THE DRIVEWAYS AND RETAINING WALL ARE CONCEPTUAL.

RECEIVED  
By Tamera Cameron at 11:11 am, Feb 16, 2022



# Attachment B: Development Permit Area Checklists



## DISTRICT OF LAKE COUNTRY DEVELOPMENT PERMIT AREA GUIDELINES CHECKLISTS

### DEVELOPMENT PERMIT AREA (IN ALPHABETICAL ORDER):

Applicants are encouraged to insert relevant comments in each section to describe the proposed development.

### **GREENHOUSE GAS REDUCTION AND RESOURCE CONSERVATION**

Consideration has been given to the following issues as identified in Section 21.13 of the Official Community Plan relating to the Greenhouse Gas Reduction and Resource Conservation Development Permit Areas:

|   |     |                                     |    |                          |     |                                     |
|---|-----|-------------------------------------|----|--------------------------|-----|-------------------------------------|
| Has site density been maximized for subdivisions?   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/>            |
| Has the building footprint been minimized in order to allow for maximum green space?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain? | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Is the subdivision laid out to minimize the length and amount of infrastructure (such as sewer & water lines and roads)?          | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Does the layout allow for alternative transportation options and transit?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Is the subdivision laid out to maximize site connectivity to nearby amenities and services?                                       | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/>            |
| Do the materials and colors used in building construction minimize heat absorption? Is the roof not a dark color?                 | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Are large windows sheltered by overhangs which maximize solar input during winter months?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces?       | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Are alternative energy sources being proposed in large scale structures?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Do buildings have a south oriented roof to allow for future use of solar panels?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Are there opportunities for natural ventilation and airflow incorporated into the building?                                       | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Do building materials encourage thermal massing and seasonal thermal energy storage?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Are building envelopes well sealed and energy efficient?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Is vegetation low maintenance and require minimal irrigation?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Is the enhanced landscaping located along the south and west facing parcel boundaries to create shade?                            | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Is rainwater recycling included in landscape designs?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Have porous material been maximized throughout the landscaping?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Do water features use recirculation systems as opposed to once through systems?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Are opportunities for local food production and public food gardens incorporated into larger developments and subdivisions?       | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |



**HILLSIDE**

Consideration has been given to the following issues as identified in Section 21.10 of the Official Community Plan relating to Hillside Development Permit Areas:

|   |     |                                     |    |                                     |     |                                     |
|---|-----|-------------------------------------|----|-------------------------------------|-----|-------------------------------------|
| <b>Views and Ridgeline Guidelines</b>   |     |                                     |    |                                     |     |                                     |
| Does the proposal avoid developing on or alteration of ridgelines?  | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            | N/A | <input type="checkbox"/>            |
| Are the structures setback a minimum of 10m from ridgelines?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Is the structure designed so as not to impede the views from upland properties?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Are lots staggered in order to create offset building envelopes to protect views?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/>            |
| Does the natural character of the hillside remain, i.e. is the residences and structures not the dominant feature?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| <b>Site Guidelines</b>  |     |                                     |    |                                     |     |                                     |
| Has the natural topography been incorporated into the project to minimize site disturbance and blasting?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Do the proposed contours and gradients resemble natural occurring terrain?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Does the proposal avoid major cut and fills intended to create a buildable lot or flat yards?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Do the driveway grades follow the natural terrain?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Are manufactured slopes placed behind buildings and are natural slopes mimicked?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Have rock cuts been used instead of retaining walls where necessary (i.e. for roads)? Has consideration been given for visual impact of the exposed rock faces?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Is lot grading provided on a consistent, comprehensive basis throughout the whole of the development?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| Have the manufactured slopes been re-vegetated to reflect natural conditions?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| <b>Site Guidelines - Retaining Walls</b>  |     |                                     |    |                                     |     |                                     |
| Are retaining walls minimized in order to decrease site disturbance?  | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            | N/A | <input type="checkbox"/>            |
| Are the retaining walls designed to fit with the landscape and reduce the visual impact of the wall?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Do the materials evoke a sense of permanence and reflect natural qualities in appearance through the use of context-sensitive materials (i.e. stone, masonry, brick, etc.), colours and textures?</li> </ul> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Have large concrete lock blocks been masked or screened (i.e. through use of landscaping)?</li> </ul>  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Are they curvilinear and follow the natural contours of the land?</li> </ul>   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Have they been terraced to break up apparent mass and to provide planting space for landscaping features?</li> </ul>   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Have systems of smaller terraced walls been used instead of a single large wall?</li> </ul>  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Has landscaping been provided to screen or supplement all retaining features?</li> </ul>   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/>            | N/A | <input checked="" type="checkbox"/> |

|  |     |                                     |    |                          |     |                          |
|--|-----|-------------------------------------|----|--------------------------|-----|--------------------------|
| Are retaining wall 1.5 metres or less in height or are retaining walls terraced?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| <b>Site Guidelines - Lot Configuration and Clustering</b>  |     |                                     |    |                          |     |                          |
| Are subdivisions being clustered on a portion of the site in order to protect open space in steeper areas and the natural environment?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Are higher-density developments (e.g. small lot single detached residential, townhouses) being proposed in areas with less steep slopes that are most easily developable?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Is the majority of the development in areas with natural slopes of less than 30%? and preserve open space in areas with natural slopes of 30% or more.   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Has the open space in areas with natural slopes of 30% or more been preserved?   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| <b>Site Guidelines - Roads</b>   |     |                                     |    |                          |     |                          |
| Have roads been aligned to follow natural site contours, conforming to topographic conditions rather than cutting across contours and reducing the impact on hillsides?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Has road connectivity been utilized in the road network over long cul-de-sacs and “dead-end” situations where topographic conditions permit? <ul style="list-style-type: none"> <li>Allow cul-de-sac length to be increased where connectivity in the road network is not possible due to topographic conditions, provided appropriate emergency access is constructed.</li> </ul> | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Have alternative approaches to turnarounds (e.g. hammerhead configurations) been utilized?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Have split roads and/or one-way roads been utilized to preserve significant natural features, to reduce the amount of slope disturbance or to improve accessibility to individual parcels?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Have reduced pavement widths and right-of-way widths been utilized where service levels (such as snow plowing) can be maintained, emergency vehicle access can be maintained, the reduced widths provide demonstrably less slope disturbance and the reduced widths contribute to the overall neighbourhood character?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Has reduced roadway cross sections in width been considered if parking is to be located on private lots or if special pull-out parking areas are established in strategic positions?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Have meandering sidewalks adjacent to the road been provided as a means of eliminating long, sustained grades, preserving natural features, or reducing grading requirements within the right-of-way? Varied offsets between the road and sidewalk will be considered for these purposes.  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| <b>Landscaping Guidelines - Preserving Vegetation</b>  |     |                                     |    |                          |     |                          |
| Has existing vegetation been retained?   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Have building envelopes been sited outside areas of established vegetation?  | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| <b>Landscaping Guidelines - Restoration of Vegetation</b>  |     |                                     |    |                          |     |                          |
| Have native plant materials been used to the greatest extent possible?   | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |
| Have dry slopes been replanted with drought and fire-resistant species?  | Yes | <input type="checkbox"/>            | No | <input type="checkbox"/> | N/A | X                        |

|  |     |                          |    |                          |     |   |
|--|-----|--------------------------|----|--------------------------|-----|---|
| Have trees, shrubs and grasses been planted in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Does the landscaping pay particular attention to areas adjacent to street frontages and areas adjacent to retaining features?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have trees and vegetation been replaced in a manner that replicates the characteristics and performance of the natural setting, including the provision of a sufficient density of trees, sufficient ground cover and intensity of vegetation?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have trees been planted in organic clusters rather than in lines or formal arrangements?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Do manufactured slopes blend in with existing slope conditions?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have water-conserving principles and practices in the choice of plant material (xeriscaping) and in the irrigation design and watering been followed? (i.e. temporary drip irrigation systems, hand watering, and/or automatic shut-off valves). | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Has landscaping been used to minimize the impact to views by screening building, landscape cuts and retaining walls?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| <b>Building and Structure Guidelines</b>   |     |                          |    |                          |     |   |
| Are buildings located to minimize site grading?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Has the building foundation been stepped back to reduce site grading and retaining requirements? (i.e. buildings should be set into the hillside and integrated with the natural slope conditions).  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have stories been stepped back above second levels to avoid single vertical planes?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have varying rooflines been provided?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have buildings been articulated to reduce mass and vary rooflines?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have unbroken expanses of wall been avoided?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have buildings been designed in smaller components that appear to fit with the natural topography of the site?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have roof pitches been designed to reflect the slope of the natural terrain? (i.e. angling roof pitches at slopes that are similar to those of the natural terrain).   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have natural color tones for housing, fences, retaining walls and outbuildings been used to help the development blend in to the setting?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have natural building and retaining wall materials been used wherever possible?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have buildings been articulated to reduce mass and vary rooflines?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have retaining walls within the front yard been discouraged?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| <b>Building and Structure Guidelines- Siting and Orientation</b>   |     |                          |    |                          |     |   |
| Have buildings been oriented so they run parallel with the natural site contours to reduce the need for site grading works and to avoid high wall façades on the downhill elevation.   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have buildings been sited to minimize interference with the views from nearby (uphill) buildings.  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| <b>Building and Structure Guidelines- Setbacks</b>   |     |                          |    |                          |     |   |
| Have building setbacks been adjusted to allow greater flexibility locating a building and reduce the visual massing effect?  | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |

|   |     |                          |    |                          |     |   |
|---|-----|--------------------------|----|--------------------------|-----|---|
| Do the setbacks enable off-street parking and utilize the road right-of-way behind the curb or sidewalk to accommodate parking?   | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |
| Have side-facing or setback garages been utilized as a means to reduce excessive cut/fill, help to avoid hazardous slopes or sensitive areas and enhance the neighbourhood? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | X |



# Attachment C: Draft Development Variance Permit

## Development Variance Permit



**District of Lake Country**  
10150 Bottom Wood Lake Road  
Lake Country, BC V4V 2M1  
t: 250-766-6674 f: 250-766-0200  
lakecountry.bc.ca

### APPROVED ISSUANCE OF ☒ DEVELOPMENT VARIANCE PERMIT (pursuant to Sec. 498 of the Local Government Act)

PERMIT # DVP2021-016  
FOLIO # 10094302  
ZONING DESIGNATION: RU1 – Single Family Housing  
ISSUED TO: Morgan and Catherine Tranfield  
CIVIC ADDRESS: 10544 Bonnie Drive  
LEGAL DESCRIPTION: Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980  
PARCEL IDENTIFIER: 006-650-091

### 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 and Development Variance Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning bylaw or Subdivision and Development Servicing Bylaw 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 or a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

### 1. TERMS AND CONDITIONS

- A. Development Variance Permit DVP2021-016 for 10544 Bonnie Drive, the lot legally described as Lot 22 District Lot 117 Osoyoos Division Yale District Plan 22980, Roll 10094302 to vary Section 15.1.5 (c) of Zoning Bylaw 561, 2007 to reduce the required lot depth for proposed Lot C from 30m to 22.6m.
- B. The development of the subject property shall be conducted substantially in accordance with the following documents to the satisfaction of the Director of Planning and Development:
  - (i) **Schedule A:** The Proposed Subdivision Plan prepared by Bar Engineering dated received February 16, 2022.

### 2. DEVELOPMENT

The land described herein shall be developed 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 in conjunction with the approved Building Permit within **TWO** YEARS of the date that this permit is issued.

If the permittee does not 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**

### 3. APPROVALS

Authorization passed by Council on the \_\_\_\_ day of \_\_\_\_\_ 2022.

Issued by the Corporate Officer of the District of Lake Country this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Corporate Officer, Reyna Seabrook



CLIENT:

KRISTEN TRANFIELD

NOTES:

| LEGEND   |                              |
|--|------------------------------|
| EXISTING   | PROPOSED                     |
| PAVEMENT EDGE  | PAVEMENT EDGE                |
| WATER MAIN   | WATER MAIN                   |
| STORM MAIN   | STORM MAIN                   |
| SANITARY MAIN  | SANITARY MAIN                |
| GAS MAIN   | GAS MAIN                     |
| DITCH  | DITCH                        |
| HYDRANT  | HYDRANT                      |
| CURB STOP  | CURB STOP                    |
| BLOW-OFF   | BLOW-OFF                     |
| REDUCER  | REDUCER                      |
| METER  | METER                        |
| MANHOLE  | MANHOLE                      |
| CLEAN OUT  | CLEAN OUT                    |
| INS. CHAMBER   | INS. CHAMBER                 |
| STORM UTILITIES  | STORM UTILITIES              |
| MANHOLE  | MANHOLE                      |
| SIDE INLET CB  | SIDE INLET CB                |
| TOP INLET CB   | TOP INLET CB                 |
| DRYWELL  | DRYWELL                      |
| OVERLAND FLOW  | OVERLAND FLOW                |
| UTILITY POLE   | UTILITY POLE                 |
| TEL. BOX   | TEL. BOX                     |
| CABLE BOX  | CABLE BOX                    |
| LAMP STANDARD  | LAMP STANDARD                |
| GUY WIRE   | GUY WIRE                     |
| TREE   | TREE                         |
| PEDESTRIAN CROSSING SIGN                                     | PEDESTRIAN CROSSING SIGN     |
| LEGAL<br>▲ GEODETIC MONUMENT                                 | LEGAL<br>▲ GEODETIC MONUMENT |
| EXISTING GRADE   | PROPOSED GRADE               |
| PROPOSED GRADE   | PROPOSED GRADE               |
| MFE = MAIN FLOOR ELEVATION<br>PSE = PLATFORM GRADE ELEVATION |                              |

• COPYRIGHT RESERVED: THIS DRAWING & DESIGN IS, AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF BAR ENGINEERING CO. LTD. AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT.

• THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, & DETAILED INFORMATION SHOWN ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES PROMPTLY TO BAR ENGINEERING FOR DECISION BEFORE PROCEEDING.

• DO NOT SCALE FROM THIS DRAWING UNLESS PRINTED OUT ON 24"x36" (600mmx915mm) ARCH D SHEET. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED FOR IFC.

SEAL:

|     |     |     |      |                       |            |
|-----|-----|-----|------|-----------------------|------------|
| 3   | SYN | RTG | RTG  | ISSUED FOR REVIEW     | 27-01-2022 |
| 2   | SYN | RTG | RTG  | ISSUED FOR REVIEW (1) | 19-07-2021 |
| 1   | SYN | RTG | RTG  | ISSUED FOR REVIEW (2) | 23-03-2021 |
| 0   | SYN | RTG | RTG  | ISSUED FOR REVIEW     | 18-02-2021 |
| NO. | BY  | ENG | APP. | DESCRIPTION           | DATE       |

SHEET ISSUED FOR

PROJECT:

RESIDENTIAL SUBDIVISION

LOCATION:

LOT 22 PLAN KAP22980

10544 - BONNIE DRIVE

LAKE COUNTRY, BC

DRAWING NAME:

SITE GRADING PLAN

PROJECT NO.:

20VR-431000

DRAWING NO.:

C-1

## Schedule A: Proposed Subdivision Plan

### Proposed Variance

To reduce the minimum lot depth for proposed Lot C from 30m to 22.6m.

LOT A  
A = 1095 m<sup>2</sup>  
(0.271 ac)

LOT B  
A = 803 m<sup>2</sup>  
(0.198 ac)

LOT C  
A = 736 m<sup>2</sup>  
(0.182 ac)

CONCEPTUAL BUILDING  
ENVELOPE AREA

EXISTING  
HOUSE

CONCEPTUAL BUILDING  
ENVELOPE AREA

CONCEPTUAL  
DRIVEWAY LOCATION

EXISTING  
DRIVEWAY

CONCEPTUAL  
DRIVEWAY LOCATION

NOTES:

1. THE LOCATION OF THE DRIVEWAYS AND RETAINING WALL ARE CONCEPTUAL.

RECEIVED

By Tamera Cameron at 11:11 am, Feb 16, 2022



## Attachment D: Applicants' Variance Rationale

**From:** [Kristen Tranfield](#)  
**To:** [Tamera Cameron](#)  
**Subject:** Rationale for Variance  
**Date:** Friday, July 30, 2021 4:10:49 PM  
**Attachments:** [image001.jpg](#)

---

Hi Tamera,

I was at District office this afternoon and I have filled out the variance application as requested for proposed lot C. As far as the rationale for a variance, we are requesting a variance on the lot in order to generate three parcels. We were not able to move the lot line due to the existing house on the property. Even though the lot depth is only 76% of the required 30m at the midpoint, satisfying the minimum 30m on the north end, the lot area is 52% larger than the 500m<sup>2</sup> minimum (762m<sup>2</sup>). The lot in question would be at the end of the cul-de-sac and there have not been any notations in the engineers reports that suggest any hinderances with the proposed lot size. We are hoping for a variance in order to keep moving forward with the project. Please let me know if this letter covers your requirements for a rationale letter. If you need anything else from me, I am happy to provide any additional information.

In addition, I have an email from Keith Hanson at Alto Utilities which states that he would write an approval letter by Friday. I was expecting it today but I have not received it as of yet. I will forward it along to you as soon as I receive it. That should satisfy the requirements that you sent me in your original e-mail. However, I will look it over again to make sure I'm not missing anything. Thank you again for reviewing our application.

**Kristen Tranfield, Realtor**  
**Royal LePage Kelowna**  
**[kristen.tranfield@gmail.com](mailto:kristen.tranfield@gmail.com)**  
**[250-878-1393](tel:250-878-1393)**



Sent from my iPhone

Begin forwarded message:

**From:** Tamera Cameron <[tcameron@lakecountry.bc.ca](mailto:tcameron@lakecountry.bc.ca)>  
**Date:** July 21, 2021 at 12:55:22 PM PDT  
**To:** Kristen Tranfield <[kristen.tranfield@gmail.com](mailto:kristen.tranfield@gmail.com)>  
**Subject:** RE: Automatic reply: Variance

Hi Kristen,

Perfect. Thanks for keeping my updated.

Regards,