

SCHEDULE 4

ENVIRONMENTAL, WILDFIRE, GEOTECHNICAL POLICY, AND COMMUNITY SAFETY

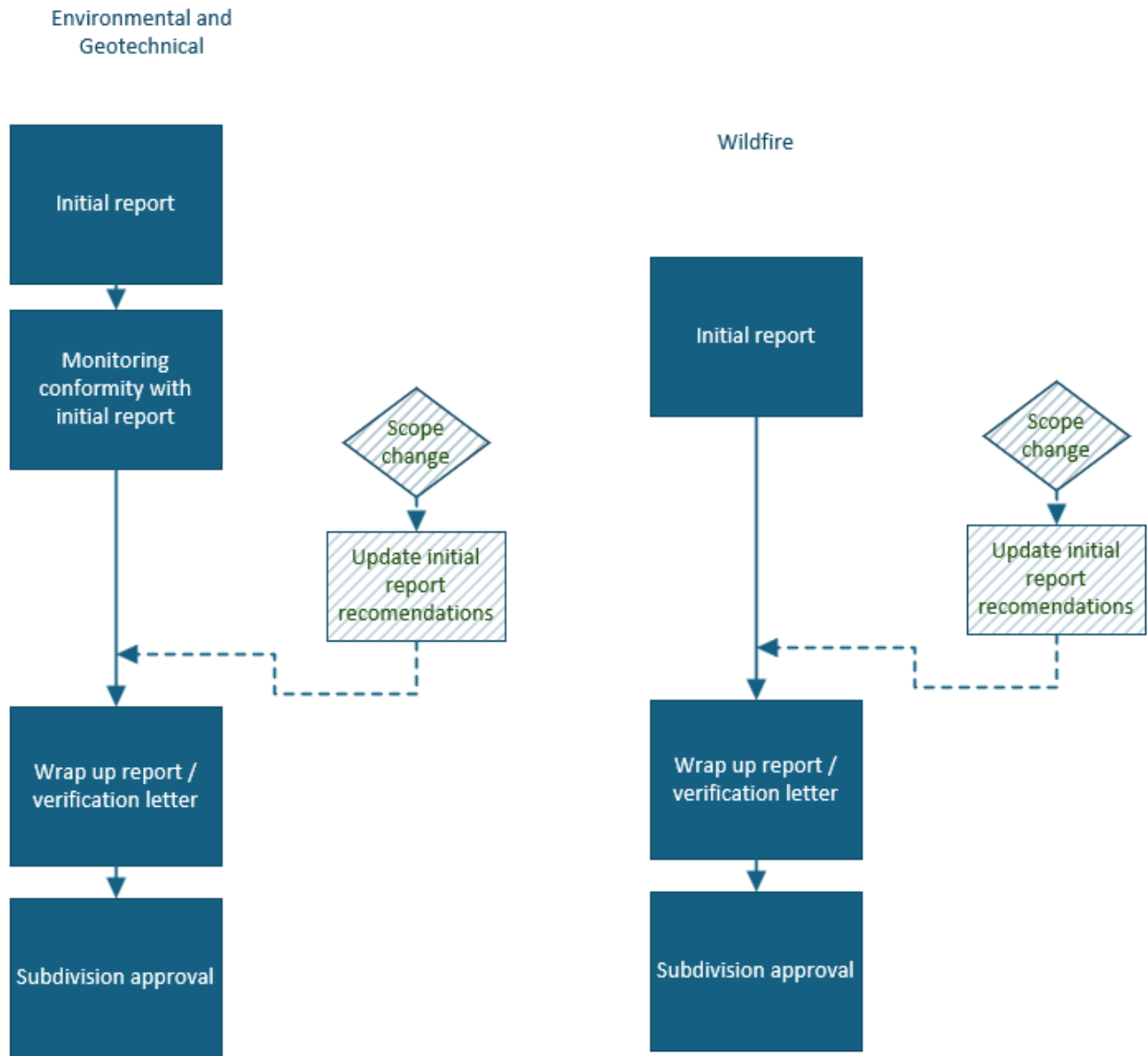
GENERAL POLICY

1. As per the Official Community Plan Section 21.3.1 “Subdivision of land within a development permit area is exempt from applying for and obtaining a development permit except that the Approving Officer shall consider each of the applicable Development Permit Area Guidelines (the “Guidelines”) when processing an application through the Subdivision approval process.”
2. This Schedule provides guidelines on how this obligation will be fulfilled through the Subdivision process.
3. This Schedule provides guidelines on how environmental requirements are to be achieved:
 - a. A Phase-specific environmental report will not encompass speculative scenarios or an exhaustive list of potential remediation measures, as these are thoroughly outlined in Appendix 04.01.03 – Environmental & Mitigation Masterplan; and
 - b. A Phase-specific environmental report will follow the format provided in section 4.2.
4. This Schedule provides clarity on the formatting of the initial wildfire reports (section 4.3)
5. Geotechnical requirements are satisfied as per the Servicing Bylaw requirements (reproduced in Schedule 4.4)

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4.1 – FLOW CHART



4.2 – ENVIRONMENTAL REQUIREMENTS

The Qualified Environmental Professional (QEP) Initial reports for each Phase Subdivision will be structured in the following manner:

	Component	Description
1	Executive Summary	Defines the area of disturbance in the Subdivision and speaks to whether the project meets the District’s environmental objectives outlined within its relevant bylaws and Official Community Plan.
2	Lakestone Environmental Masterplan findings	Note any features identified in the Lakestone Environmental Masterplan that overlap with the proposed area of disturbance for the Subdivision. (Appendix 04.01.03)
3	Targeted Field Survey findings	Notes on location of any visible snake hibernacula, snags, wildlife trees, potential nesting areas, amphibian presence, badger digs or dens, bat roosts, or other life forms requiring protection under applicable laws that are within the planned area of disturbance for the Subdivision.
4	List of species	Provide a summary of the potential species at risk or critical habitat within 1 km of the boundaries of the Subdivision based on the findings of the Ecoscape 2021 Environmental Assessment and mitigation plan - Lakestone Masterplan (Appendix 04.01.03).
5	Impact statement	Discuss the short- and long-term impacts of the development, considering wildlife connectivity and cumulative effects. If critical habitat loss is to occur, it must be clearly stated, and a rationale for why it cannot be avoided must be provided.
6	Mitigation and monitoring	List required mitigation measures as well as relevant monitoring requirements.
7	Restoration Plan	Provide a plan for where and to what degree of restoration of pre-existing environmental conditions shall occur. Include required securities if applicable.
8	Appendices	A figure(s) that overlays the proposed works with the subject property and ESAs

See Ecoscape’s Technical Memorandum – Environmental Scope Appendix 04.01.02, 04.01.03 and 04.01.04 (Wildlife Corridor)

4.3 – FIRE MITIGATION REPORT

The Forester’s initial reports for each Subdivision will be structured in the following manner:

	Component	Description
1	Executive Summary	Defines the area of disturbance and provides a summary of mitigation work to be completed.
2	Site Plan	A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, and existing vegetated areas.
3	Landscape Plan	A Landscape Plan showing existing vegetated areas that are to remain undisturbed and any vegetation or trees that will be removed.
4	Description of mitigation	<p>A restatement of the following standards applicable to all Subdivision work done by the Developer:</p> <ol style="list-style-type: none"> 1. Vegetation within 30m of all proposed structures should be pruned and thinned. Deadfall and other flammable materials should be removed. 2. Remaining trees within 30m of proposed structures should be spaced a minimum of 3m to 6m to prevent the fire from moving from crown to crown. 3. Lower branches should be trimmed up to a minimum of 2.5m in height.

4.4 – GEOTECHNICAL REPORT

GENERAL POLICY

The Geotechnical requirements for each phase of subdivision will include the following:

1. A Landslide Assurance Assessment statement sealed by a Geotechnical Engineer is required prior to final subdivision approval for each future phase. The Geotechnical Engineer will provide review, design, and construction supervision such that, in the engineer's opinion, the site is suitable for the use intended.
2. A Geotechnical Engineer is required to complete all necessary surface and subsurface investigations to provide design recommendations
3. Based on the site topography, it is anticipated that significant lot grading will be required as part of future subdivisions. The owner is required to provide a report prepared by a geotechnical engineer in support of the final lot grading. The Approving Officer may require that the report, complete with an approved lot grading plan showing the area of geotechnical fill, be registered as a Section 219 Land Title Act covenant on the title of all lots affected, as a condition of Final Approval.
4. A post-construction Geotechnical assessment report will be required for inclusion in the Geotechnical Covenant, for registration on title. It must include recommendations for site drainage for the lots, including identifying which lots will have their roof/perimeter drainage directed to the storm system. The report must also include recommendations for maintenance (including frequency) of rock cuts or any other aspects of geotechnical work that require maintenance to be completed by future owners.
5. A 'No Build' Covenant will be required for public retaining walls with geogrid and is to include a survey plan and provide recommendations with setbacks to address acceptable disturbance within the geogrid for structure construction. Recommendations must also include maintenance (if any) and restrictions for permanent placement of other structures (ex. pools, fences, irrigation, sheds, etc.).

4.5 – COMMUNITY SAFETY

GENERAL POLICY

Guiding Safety principles that influence the Proposed Development include:

1. **Emergency Access and Egress:** The Proposed Development shall maintain a minimum of two evacuation routes for all residents, provided through a combination of permanent public roads and designated emergency access roads. These routes are planned, constructed, and preserved to support safe and efficient evacuation in the event of wildfire.
2. **Fire-Smart Construction and Landscaping Requirements:** All builders' lots are or shall be subject to registered covenants that enforce FireSmart-aligned construction and design standards (expected to be via the Developers Design Guidelines). These guidelines govern building materials, architectural elements, and landscape requirements to reduce ignition potential and enhance resilience at both the home and neighbourhood level.
3. **Parkland Dedication and Proactive Wildfire Mitigation:** Wooded areas within each Phase are to be dedicated as parks through the Subdivision process. Prior to dedication—and as part of trail and park construction—certified foresters are to complete wildfire mitigation treatments that meet or exceed the recommendations of the above-referenced Fire Mitigation reports. These longstanding practices have contributed to successful fire mitigation, including the prevention of structural loss during the 2023 wildfire, and continue to receive positive recognition from the District of Lake Country Fire Department as a model for responsible development.