

SCHEDULE 9

AMENITIES AND PARKS

GENERAL POLICY

1. The Lakestone Masterplan section 2H outlined the obligations and intentions of the parks and trails to be built as part of the Proposed Development. The interpretation of these obligations has evolved over the course of the project, though the delivered parks to date have been substantially in line with such Masterplan and have been accepted by the District.
2. The District separates its park development planning and developer contributions into three components. Future parks to be provided by the Developer are broken down in the same way in this Schedule.
 - a. Neighborhood parks
 - b. Community parks
 - c. Park Improvements.

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9.1 - LAND DEDICATION

GENERAL POLICY

The plan for the Proposed Development attempts to cluster development to create a community that will incorporate substantial open space in the form of existing forest conservation, parks, trails and community amenities. The Lakestone Masterplan committed to dedicating 52% of the Proposed Development site's 201.23 HA to the District to be public open space. This PDA excludes the 3.3 HA industrial site that was part of the Masterplan, so the total area is now 197.9 HA, 52% of which is 102.9HA.

LAND DEDICATION

The following parcels were dedication to the District in November 2025 and will be added to the Summit's dedication number in the chart below once the additional dedication to be part of that subdivision is complete.

PID 012-274-364 - 4.96 Acres

PID 012-274-305 – 2.8 Acres

PID-012-274-283– 1.195 Acres

PID – 012-274-267 – 0.06 Acres

The land dedication for the Tyndall Lot, current PID 028-363-965, is still in process as of the ratification of the Agreement and is counted in the table below, but the areas are to be confirmed after transfer is completed. The parcel to be transferred are listed below:

PID 028-363-965 – 8.57 Acres/3.6 HA (the lot line adjustment from 11.04 Acres less 2.47 Acres)

LAND DEDICATION TRACKING CHART

The chart below tracks the lands dedicated in previous phases under the Masterplan's land dedication obligation. At the conclusion of each Subdivision, this chart will be updated with the amount of land dedicated as part of that Subdivision. The District shall not approve a Subdivision where the remaining land to be dedicated exceeds 100% of the remaining land required to be dedicated. In other words, "D" must not exceed "C".

Schedule 9 – Amenities and Parks

	A	B	C = (Prior C) - A	D = (Prior D) - B	E = D / C
Subdivision	Phase size	Amount of which is dedicated	Land remaining	Land remaining to dedicate	% of remaining land to dedicate
Start			197.9	102.9	52%
School site / Community park	8.9	8.9	189.0	94.0	50%
Waterside	13.5	1.0	175.5	93.0	53%
Benchlands	28.0	20.8	147.6	72.2	49%
Highlands *	18.0	13.72	129.6	58.48	45%
Tyndall lot	4.5	3.6	125.1	54.88	44%
Summit**					
Highlands East (Partial)					
Highlands East					
Highlands Central					
Highlands South					
Highlands West					
Glenmore Residential					

*Approximate amounts, to be confirmed.

** To be finalized at subdivision registration

Note: Area's noted above are pulled from the District's public GIS system and are substantially accurate. The parties to this agreement agree to deem the District's GIS map viewer information to be accurate and to be relied upon for this calculation.

9.2 – NEIGHBOURHOOD PARKS

GENERAL POLICY

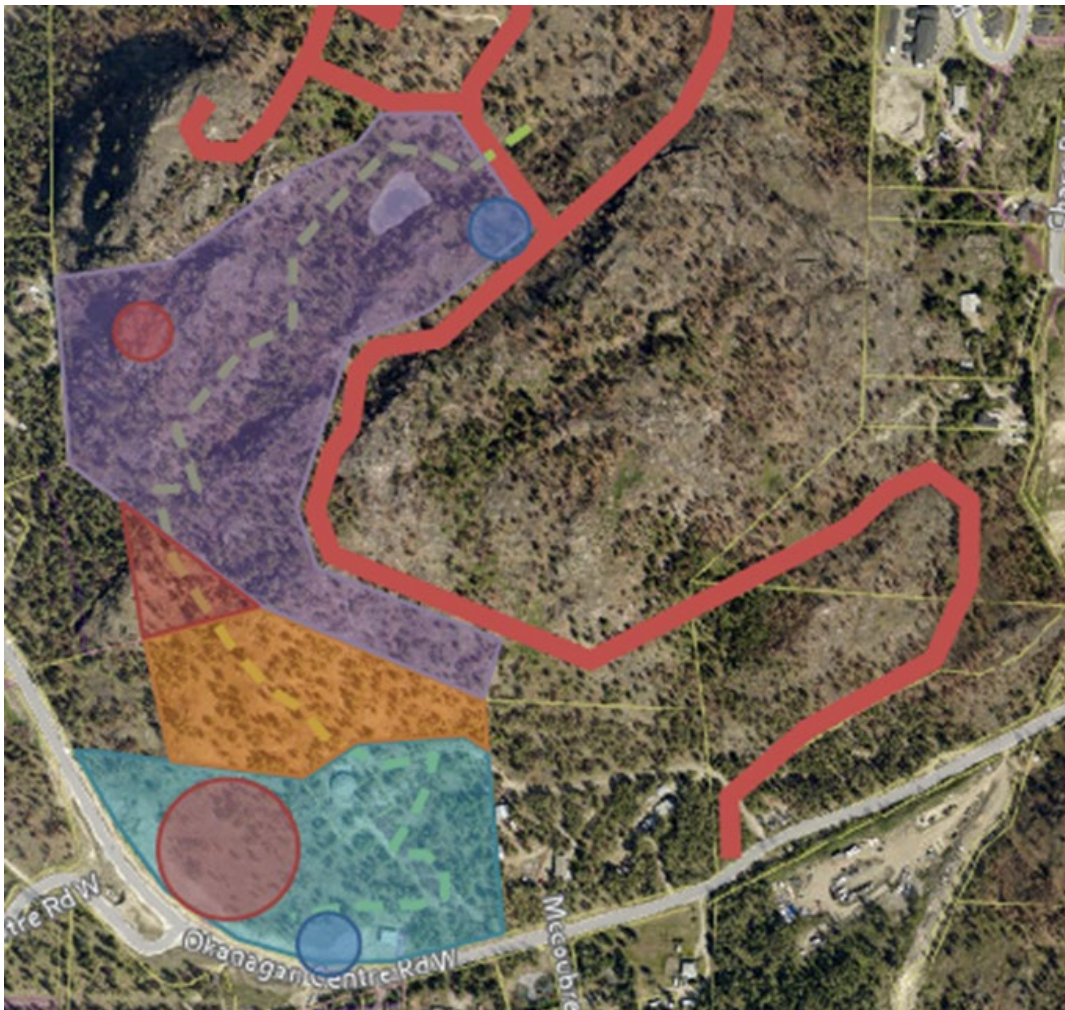
1. Local Government Act policy requires the dedication of land (up to 5% of a subdivision) or cash in lieu set at the rate prescribed in the DCC bylaw.
2. All of the future park land to be dedicated will be considered Neighborhood park except for those areas explicitly outlined in Schedule 9.3.
3. The planned land dedication will far exceed the 5% required by statute, and by meeting the requirements of Schedule 9.1, the Developer will have met the requirements of the Neighbourhood park obligations.

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9.3 – COMMUNITY PARKS

GENERAL POLICY

1. Community parks are sometimes referred to as Destination Parks
2. A community park is to be located in Highlands Central (see below image to include dedication of purple and orange shaded areas).
3. Any of the land dedicated in this area will be considered as a contribution to the Community park obligations



9.4 – PARK IMPROVEMENTS

GENERAL POLICY

1. The Developer also intends to create concentrated improvements in two specific locations detailed in 9.4.1 and 9.4.2.
2. The Developer intends to improve the rest of the park land dedication with walking trails and pocket parks.

9.4.1 - HIGHLANDS COMMUNITY PARK

The amenities expected to be included in this community park are: vehicle parking, washrooms, drinking water fountain and/or bottle filler, pathways for pedestrian and/or bicycle circulation, a children’s playground, and viewpoint structures.

TRIGGER

Any development in Highlands Central will trigger the obligations to provide the amenity described above.

9.4.2 – SANTINA PARK

1. The Lakestone Masterplan 2012 noted that park land was to be provided adjacent to the existing Santina Park along with the planned emergency access route to be built through the park.
2. The Developer will contribute the applicable lands to the District that are connected to current Santina Park lands, with the emergency access re-routed as described in section 5.2.
3. The Park is to be in conformity with the District’s Parks and Recreation Master Plan 2018 which calls for a play area, bike skills, and a half court.¹
4. The District and the Developer will collaborate (both financially, land consolidation and design/delivery) on the park when the Developer is ready to develop in the Highlands East Phase.

TRIGGER

Any development in Highlands East will trigger the obligations to provide the amenity described above.

¹ Page 71, section N-4, District of Lake Country 2018 Parks and Recreation Master Plan, Revised December 2019

9.4.3 – TRAILS AND POCKET PARKS

GENERAL POLICY

1. The Proposed Development is connected by a network of paths and trails. There will be 7.43 km of trails constructed over the Phases of the Proposed Development (including the Summit Phase).
2. The trails are rated by difficulty level and use. The breakdown of these remaining Trails can be found in the table below along with the Phase that the specified trail must be completed.
3. In locations where the topography permits along the trail system, open spaces will be created for outlooks with park benches or interpretative signage. Within these areas, the emphasis will be on retaining the natural vegetation and maintaining the character of the surrounding lands on which the trail system is built.
4. These park areas will consist of open green spaces where un-programmed activities can occur (e.g., dog walking, tossing a Frisbee, etc.).
5. Where it is possible to provide District access for servicing, waste receptacles will be provided. In locations where this is impractical, signage will be posted requesting that users not leave any waste in these areas.
6. Detailed design of these park spaces will be undertaken as the trail system is developed and built as it would be very difficult to understand the opportunities and challenges presented by each individual location until that time.
7. There are three principal ESA 1 areas where there may be some water at specific times of the year. In building these spaces, the approach will be minimal. The Developer will erect a simple barrier around the sensitive area and provide an interpretive marker or markers to highlight the features of the specific location. A narrow gravel path may also be included, with the primary goal being the retention of the natural features.
8. The park locations can be seen in the plan created by Bench Site Design in Appendix 09.05.01.
9. The agreed-on trail network can be seen in Appendix 09.08.01 – “Lakestone Conceptual Trail Plan 2021 MP” and Appendix 09.08.02 – “Lakestone Conceptual Trail Plan - Trail Difficulty – 2024”.

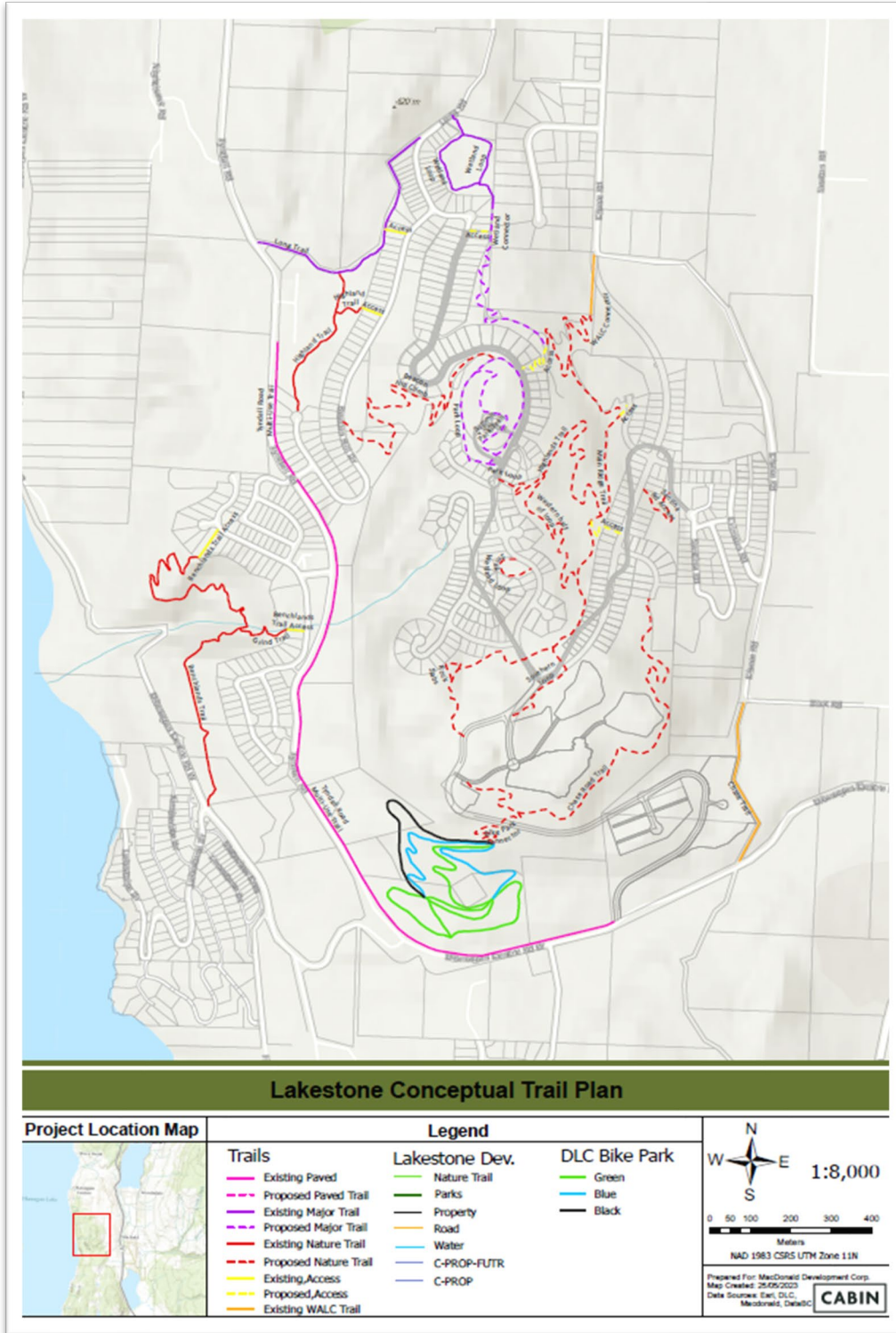
TRIGGER

When any new Subdivision occurs, the associated trails located within that Subdivision (as noted in the plan at Appendix 09.08.01) will be required to be built.

Schedule 9 – Amenities and Parks

Trail Name	Status	Difficulty	DLC Type	Use	Phase .]	Length (m)
Benchlands Trail	Completed	Blue	3	Multi-Use	Benchlands	1365
Grind Trail	Completed	Black	3	Hiking	Benchlands	161
Tyndall Road Multi-Use Trail	Completed	Green	1	Multi-Use	Benchlands	1832
Tyndall Road Multi-Use Trail	Completed	Green	1	Multi-Use	Highlands	355
Highland Trail	Completed	Blue	3	Multi-Use	Highlands	414
Highland Trail	Completed	Blue	3	Multi-Use	Highlands	82
Long Trail	Completed	Blue	2	Multi-Use	Highlands	689
Chase Trail	Completed	Blue	3	Multi-Use	Highlands	440
Wetland Loop	Completed	Blue	2	Hiking	Highlands	564
Benchlands Trail Access	Completed	Blue	Access	Hiking	Benchlands	84
Grind Trail Access	Completed	Blue	Access	Hiking	Benchlands	40
Access	Completed	Blue	Access	Hiking	Highlands	53
Access	Completed	Blue	Access	Hiking	Highlands	52
Rock Slabs	Proposed	Black	3	Bike	Highlands West	102
Southern Loop	Proposed	Blue	3	Multi-Use	Highlands South	274
Main Ridge Trail	Proposed	Blue	3	Multi-Use	Highlands East (Partial)	1634
Access	Proposed	Blue	Access	Hiking	Highlands East (Partial)	30
Small Wetland Loop	Proposed	Green	3	Multi-Use	Highlands Central	145
Access	Proposed	Blue	Access	Multi-use	Summit	129
Santina Rd Access	Proposed	Blue	3	Multi-use	Highlands East (Partial)	199
Summit Park Trail	Proposed	Green	2	Multi-Use	Summit	756
Chase Road Loop	Proposed	Green	3	Multi-Use	Highlands East	345
Chase Road Trail	Proposed	Blue	3	Multi-Use	Highlands South	499
Park Loop	Proposed	Blue	3	Multi-Use	Summit	273
Lakestone Downhill	Proposed	Black	3	Multi-Use	Highlands East (Partial)	363
Tyndall Downhill	Proposed	Black	3	Bike	Highlands West	604
Chase Trail Connector	Proposed	Green	3	Multi-Use	Highlands South	119
Rock Slabs	Proposed	Black	3	Bike	Highlands West	102
Lakestone Climb Trail	Proposed	Blue	3	Multi-Use	Highlands East (Partial)	827
Beacon Hill Connector	Proposed	Green	2	Multi-Use	Summit	154
Summit Trail	Proposed	Blue	3	Multi-Use	Highlands Central	325
Summit Trail	Proposed	Black	3	Multi-Use	Highlands Central	559
Total						13,570m

*The trail length does not include paved multi-purpose pathways Totalling 12,800m



Appendix 09.08.01 Lakestone Conceptual Trail Plan 2024

9.5 - COST OF PARKS AND DCCS

GENERAL POLICY

The Developer has and will continue to construct parks and recreation opportunities that are available to the public on the Lands.

PARKS CONTRIBUTIONS

For the purposes of this Schedule, the following terms shall have the following meanings:

“Neighbourhood Parkland Acquisition Contribution” means that portion of the Parks DCC to be devoted to neighbourhood parkland acquisitions, whether by way of cash contributions or land dedication, with such amount being \$1,928 per single detached unit in a Subdivision of three lots or less. For Subdivisions creating 3 or more new lots, 5% parkland dedication / cash-in-lieu (as per Section 510 of the Local Government Act) applies for acquisition of neighbourhood parks and the neighbourhood parkland acquisition parks DCC contribution is credited back fully.

“Community Parkland Acquisition Contribution” means that portion of the Parks DCC to be devoted to community parkland acquisitions, whether by way of cash contributions or land dedication, with such amount being \$5,784 per single detached unit in a Subdivision.

“Park Development Contribution” means that portion of the Parks DCC to be devoted to neighbourhood parkland and/or community parkland development, whether by way of cash contributions or completion of applicable Work, with such amount being \$5,078 per single detached in a Subdivision.

“Parks DCC Contribution” means the Community Parkland Acquisition Contribution, the Neighbourhood Parkland Acquisition Contribution and the Park Development Contribution.

For clarity the dollar value attached to the three components of the park DCC contribution are based on the current DCC bylaw at the time of this Agreement being ratified and are subject to changes to the DCC bylaw during the term of this Agreement.

If the Developer dedicates parkland (whether neighbourhood parkland or community parkland) in accordance with the terms set out in this Agreement, it shall be entitled to the applicable credit for either a Neighbourhood Parkland Acquisition Contribution or a Community Parkland Acquisition Contribution.

If the Developer constructs parks as set out in this Agreement, they are entitled to a Park Development Contribution for those works based on the actual construction costs paid by the Developer.

Works and Services already required for parkland dedication and transfer to the District will not be credited back (ie. utility servicing, rough grading and drainage, danger tree removal, wildfire hazard mitigation, slope or rock fall hazard mitigation, restoration of disturbed lands, fencing to delineate property lines).

CURRENT PARKS DCC CHARGES

	Neighbourhood Parkland Acquisition	Community Parkland Acquisition	Park Development	Total	unit type
Single Detached	\$1,928	\$5,784	\$5,078	\$12,790	Lot
Multi family Residential	\$1,928	\$5,784	\$5,078	\$12,790	unit

Where excess Parks DCC Contributions, in respect of one or more of the three components of the Parks DCC Contributions, are provided in any given Subdivision, then the Developer shall receive credits (on a dollar-for-dollar basis) in respect of the applicable component and may apply such credits against its obligations for the Subdivision or Subdivisions yet to be built.

If the Developer has unused credits at the end of the Development, the District is not liable to refund the Developer for that over contribution.

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EXAMPLE OF PARKS DCC CALCULATION

Eg. The Subdivision is 50 lots and the underlying value of neighbourhood parkland property being dedicated is \$100,000. The Developer builds out a neighbourhood park for a cost of \$250,000. No community parkland (aka \$0) is dedicated as part of this Subdivision.

	Required Contributions for Subdivision	Contributions provided for Subdivision in the form of land and parkland development	Credits to Future Subdivisions
Neighbourhood Parkland Acquisition Contribution (“NPAC”) OR 5% Parkland Dedication / Cash-in-lieu (for neighbourhood park acquisition purposes)	\$75,000 value of parkland dedication (based on developable lands valued at \$1,500,000)	\$100,000 value of parkland dedication	\$25,000
Community Parkland Acquisition Contribution (“CPAC”)	$\$5,784 \times 50 = \$289,200$	$\$289,200 - \$0 = \$289,200$	\$0
Park Development Contribution (“PDC”)	$\$5,078 \times 50 = \$253,900$	$\$253,900 - \$250,000$ (hypothetical cost of park Work) = \$3,900	\$0
Total cash contribution required:	\$543,100 (being \$10,862 x 50 lots)	$\$0$ (NPAC) + $\$289,200$ (CPAC) + $\$3,900$ (PDC) = <u>\$293,100</u> (Total Park DCC’s owed for this Subdivision after crediting back works and dedication amounts after works completed unless works are completed prior to subdivision)	\$25,000 (credit to 5% parkland / cash-in-lieu for future subdivisions)

The value of what is required and contributed is calculated using the Local Government Act method described in 510(6) and BC Regulation 20/86.

9.6 – PAST PARKS

9.6.1 - OKANAGAN CENTRE ROAD COMMUNITY PARKS

The Developer has dedicated to the District 8.9 HA of land over two parcels, PID 028-245-237 and 028-245-130 (one of which was intended for the playing field). The District has now developed part of PID 028-245-130 into a dog park, and PID 028-245-237 into the Lake Country Bike Park. Both parties agree that this change in use is acceptable and replaces the planned playing field.

9.6.2 - WATERSIDE PARK

The Developer has dedicated the waterfront property of the Waterside phase, PID 029-343-640, and has also built the improvements, including pathways to provide public access to Okanagan Lake, a pavilion, a washroom and park benches.

9.6.3 - BENCHLANDS PARK

The Developer has dedicated property in the Benchlands phase, PID 030-263-395, and has also built the improvements, including sports courts (multi-use, pickleball, and tennis), a washroom and a children’s playground.

9.6.4 – BENCHLANDS PASSIVE PARK

The Developer has dedicated property along the ravine, PID 030-263-425, and has also built improvements including a grass field and park benches. This park is adjacent to a storm water retention dry pond and has been built in a way to accommodate sledding in the winter when the pond is empty.

9.6.5 - SUMMIT PARK

This park is presently under construction. The construction obligations are set out in PLR#S2020-027. The property will be dedicated to the District and will include a pavilion, a washroom and opportunities to enjoy the view of Okanagan, Kalamalka and Wood lakes.

Completion of this part is estimated to occur in summer 2027.

9.7 - PRIVATE AMENITIES

GENERAL POLICY

Three amenities for the private use of the residents of the Proposed Development were to be constructed and all three have been completed.

1. Lake Club Facility – Pool, beach access, fitness facility, washroom and shower facilities, kayak and water toy storage.



2. Centre Club – Pool, fitness facility, washroom and shower facilities, , meeting space.



3. Marina – Stop and go dock

