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**MEETING TYPE:** Regular Council Meeting  
**MEETING DATE:** Tuesday, July 19, 2022  
**AUTHOR:** Jason Tran, Planner  
**DEPARTMENT:** Planning and Development  
**ITEM TITLE:** Development Permit - DP2021-026-C – 13614 Carrs Landing Road  
**DESCRIPTION:** Development Permit (Hillside and GHG Reduction and Resource Conservation) for a new inground swimming pool and pool deck

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## QUESTION

Does the proposal comply with the Development Permit Area Guidelines?

## OPTIONS

- A. THAT Development Permit DP2021-026-C for property located at 13614 Carrs Landing Road, Roll 3011189 for the construction of a swimming pool and pool deck be approved.
- B. THAT Development Permit DP2021-021-C for property located at 13614 Carrs Landing Road, Roll 3011189 for the construction of a swimming pool and pool deck be denied.
- C. THAT Development Permit DP2021-021-C for property located at 13614 Carrs Landing Road, Roll 3011189 for the construction of a swimming pool and pool deck be deferred pending receipt of additional information as identified by Council.

## EXECUTIVE SUMMARY

The proposed development is for an inground swimming pool and pool deck to be located to the rear of the house, adjacent to Okanagan Lake. The proposed swimming pool is within the Hillside and GHG Reduction and Resource Conservation Development Permit Areas. It is also within the Natural Environment Development Permit Area, which is being reviewed concurrently as a Technical Development Permit by staff. Staff believes the proposal substantially meets the applicable Development Permit Area Guidelines.

## BACKGROUND/HISTORY

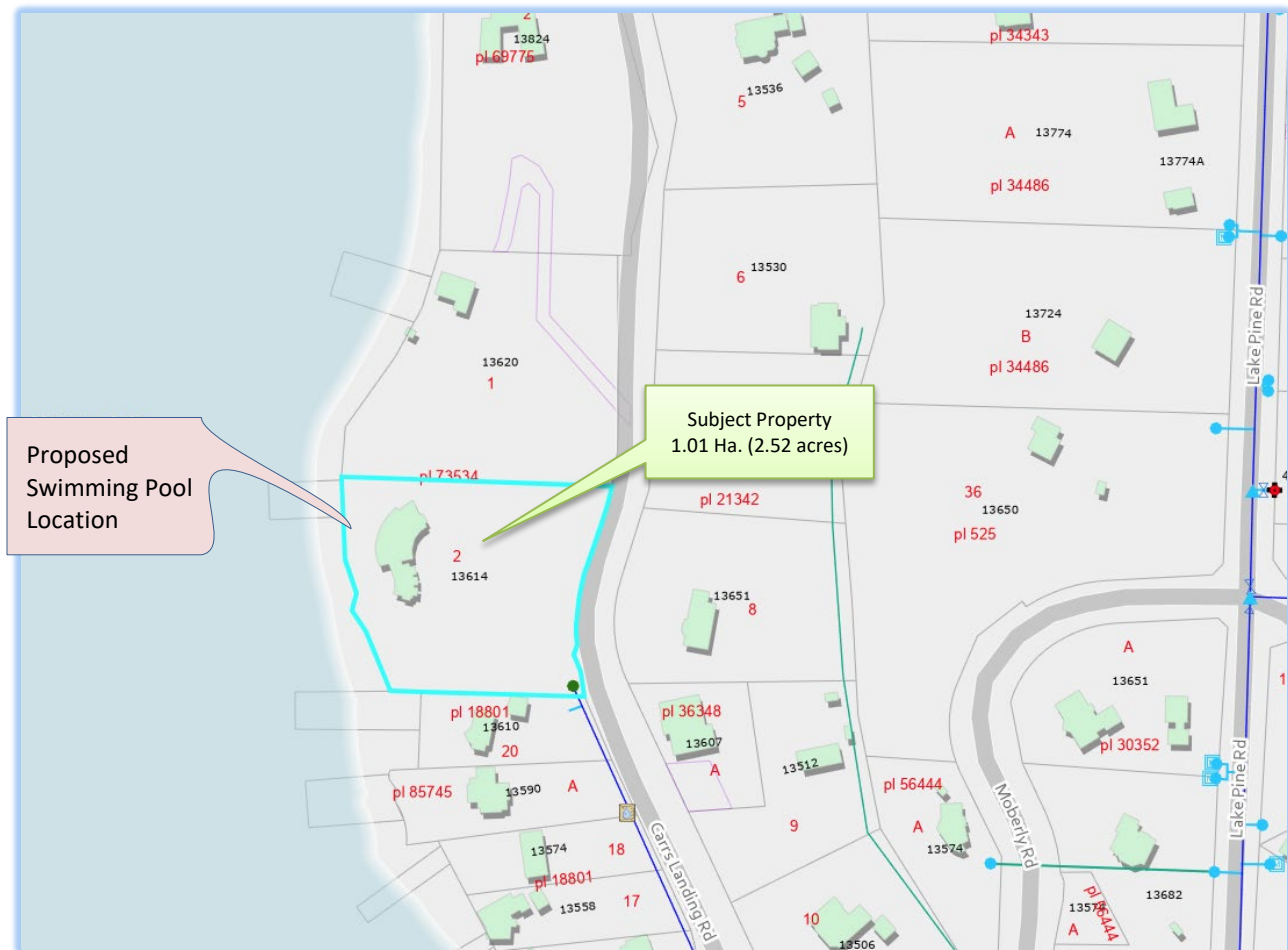
The existing house was constructed in 2004. In 2021, the new owner applied for a building permit (BP2021-8025) to renovate the interior of the house to add more bedrooms. The owner also applied for a building permit (BP2021-8411) to build a new detached garage and a farm building for the cherry orchard to the east of the house. No Development Permit is required for the renovation and accessory buildings.

PROPERTY INFORMATION			
Civic Address:	13614 Carrs Landing Road		
Roll Number:	3011189	PID:	025-668-323
Legal Description:	Lot 2, Section 32, Township 20, Osoyoos Division Yale District Plan KAP73534		
Applicant:	Kayson Ventures Ltd.	Owner:	Sam Brovender
OCP Designation:	Rural Residential		
Existing Zoning:	RR2 – Rural Residential 2		
Land Use Contract:	None		
ALR:	None		
Parcel Size:	1.9 acres (0.77 ha) 2.52 acres (1.02 ha)		
DP Area(s):	Hillside, Natural Environment, and Greenhouse Gas Reduction and Resource Conservation		
Water Supply:	District	Sewer:	Septic
Site Context:			
North:	RR2	SDH (Single Dwelling Housing)	
East:	RR2	SDH	
South:	RR2	SDH	
West:	Okanagan Lake	Recreational	

### SITE CONTEXT

The property is relatively flat where the cherry orchard is located on the east side of the property adjacent to Carrs Landing Road; however, it slopes steeply downwards from the west side of the house towards Okanagan Lake

### MAP 1: LOCATION MAP



## MAP 2: ORTHOPHOTO



**SITE PHOTO**

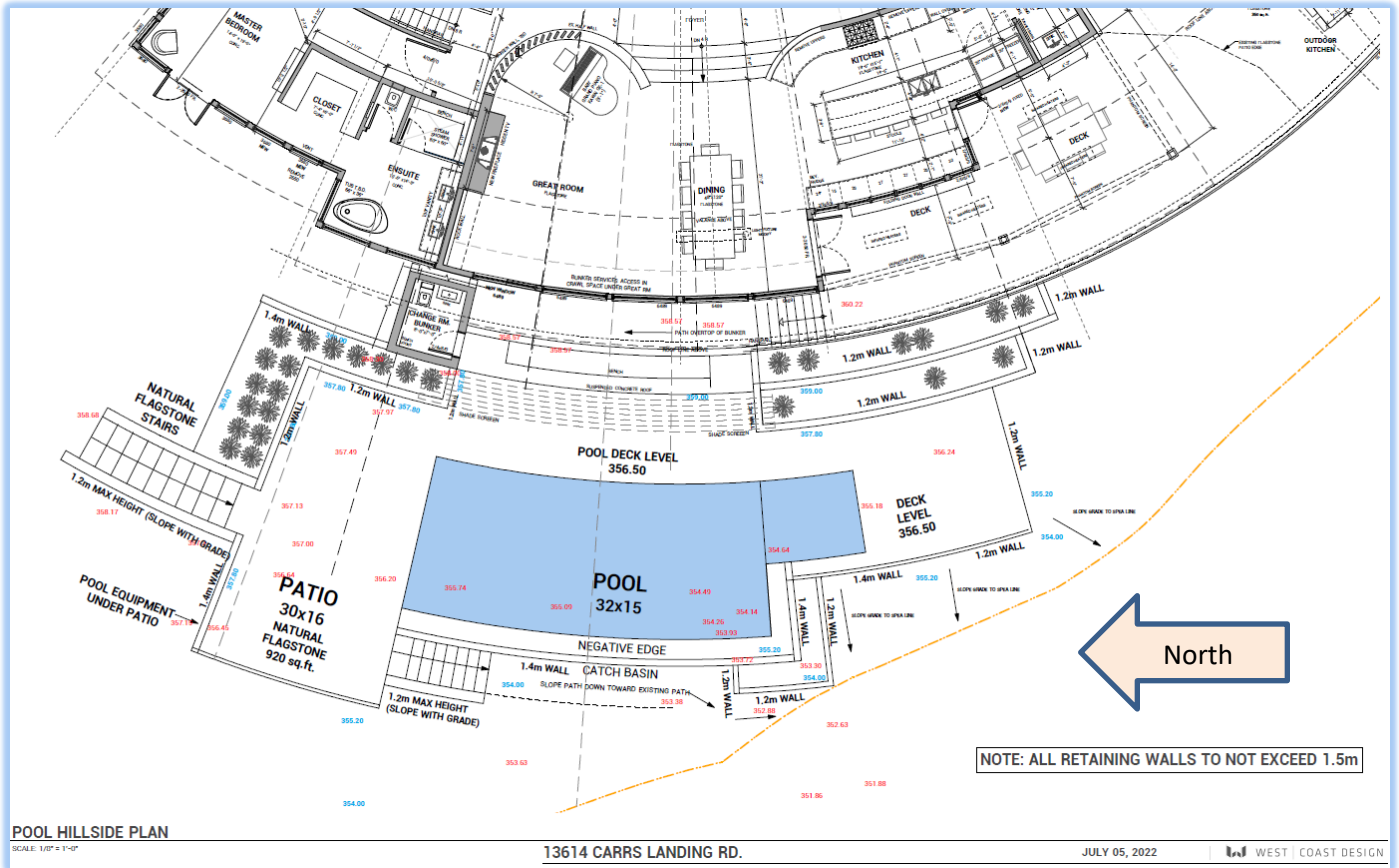
View looking north at a proposed location of the pool.



View looking east at a proposed location of the pool.



## PROPOSED SITE PLAN



## 3D RENDERINGS: FOR ILLUSTRATION PURPOSES ONLY





#### CHRONOLOGY

Date	Event
2021-07-23	Application submission
2022-06-10	Internal and external referrals sent out
2022-07-05	Site Inspection

## DISCUSSION/ANALYSIS

### Proposed Development

The proposed development is an inground swimming pool located between the house and the lake. The pool deck area is approximately 90m<sup>2</sup> and the pool area is 50m<sup>2</sup>. A landscape plan and preliminary cost estimate for bonding have been provided. The submitted landscape plan proposes ornamental and native shrubs and grasses around the swimming pool and along the retaining walls.

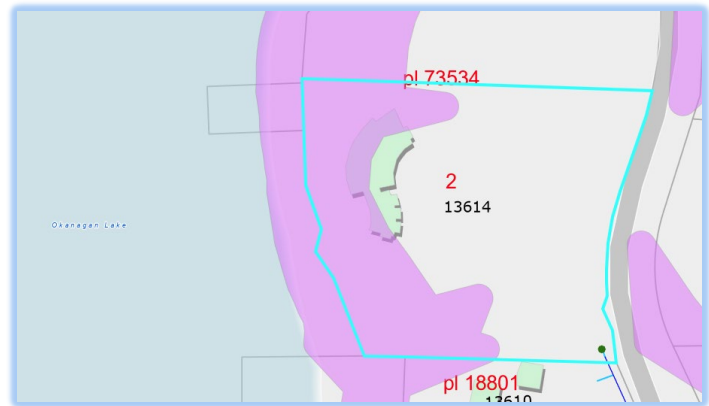
While the Natural Environment Development Permit Area guidelines are being addressed concurrently in the Technical Development Permit, staff can confirm that the proposed pool, deck, and retaining walls are located outside of the Streamside Enhancement and Protection Area. Environmental monitoring and mitigation measures will also be required per the Environmental Assessment Report prepared by Sage Environmental.

### Development Permit Area (DPA) Guidelines

#### *Hillside Development Permit Area*

The Hillside DPA applies to about 1/3 of the property (the purple area on the map to the right).

The Hillside DPA guidelines recommend that the use of retaining walls be minimized or, if necessary, they should be designed to be terraced with landscaping to reduce visual impact and to have a unique surface texture/pattern. The proposed retaining walls are stepped to allow for planting areas to screen the retaining walls and to reduce their visual impact on the hillside character.



The material of the retaining walls will have a natural stone look to soften the height and maintain a naturalized appearance. The retaining walls comply with the zoning regulations (max 1.5m height).

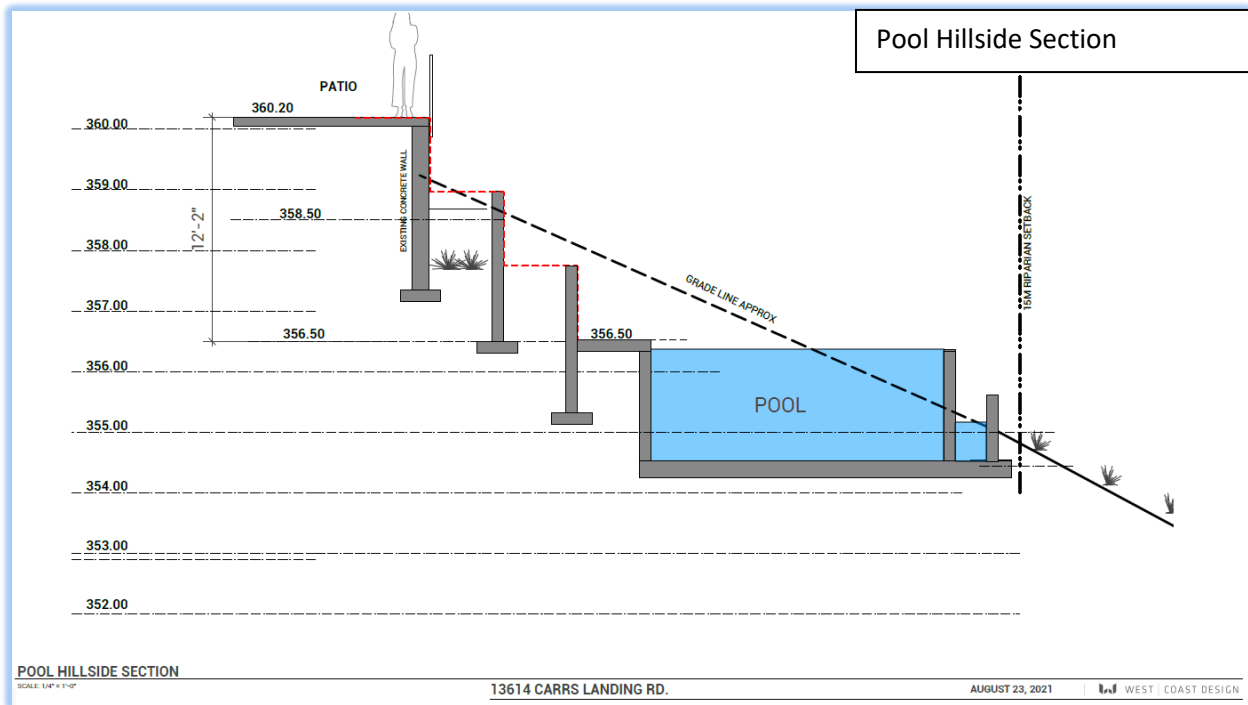
The proposal will require no blasting and therefore satisfies Hillside DPA guideline for minimizing site disturbance and blasting. The pool deck pathway and retaining walls have been designed to follow existing contours and to complement the existing house.

It is staffs' opinion that the proposal substantially meets the applicable Hillside DPA guidelines.

#### *Greenhouse Gas Reduction and Resource Conservation Development Permit Area*

The pool site orientation has been positioned to maximize solar heating gain during the hot summer. The pool circulation system will be high efficiency to minimize water usage. Landscaping is low maintenance, drought-tolerant and uses many indigenous species to reduce the need for irrigation.

It is staffs' opinion that the proposal substantially meets the applicable GHG Reduction and Resource Conservation DPA guidelines.



## APPLICABLE LEGISLATION AND POLICIES

### Official Community Plan

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

### Zoning Bylaw

The proposed development meets all Zoning Bylaw regulations.

### Subdivision and Development Servicing Bylaw:

The development is exempt from servicing requirements per Section B.6.2 of the Subdivision and Development Servicing Bylaw. The Subdivision and Development Servicing Bylaw requires a sediment and erosion control system in accordance with bylaw Schedule N. The Owner must ensure that no silt, gravel or debris resulting from construction activity is allowed to discharge into existing drainage systems, natural drainage courses, water courses, or onto highways or adjoining properties.

### Highway and Driveway Access Bylaw

Access Permit A2021-026 has been approved pending a final inspection prior to issuance of the Occupancy Permit.

## IMPACT ON INFRASTRUCTURE OR MUNICIPAL SERVICES

A Building Permit will be required for the pool.

## IMPACT ON STAFF CAPACITY AND FINANCIAL RESOURCES

Regular staff time has been used to process this application.

## COMMENTS FROM EXTERNAL AGENCIES, COMMITTEES AND STAKEHOLDERS

No comments were received from any external agencies, committees or stakeholders.

## CONSULTATION AND COMMUNICATION

As this application is a Development Permit, there is no statutory requirement to provide notification to neighbouring property owners and tenants.

## ANALYSIS OF OPTIONS FOR CONSIDERATION

OPTION A: If Council approves the Development Permit application, the owners will be able to apply for their Building Permit.

OPTION B: If Council denies the Development Permit application, the applicants will need to revise their plans and resubmit a Development Permit application prior to being able to apply for a Building Permit.

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

Respectfully Submitted,

Jason Tran  
PLANNER  
PLANNING AND DEVELOPMENT DEPARTMENT

### This report has been prepared in collaboration with:

COLLABORATORS	
TITLE	NAME
Engineering Technician	Sid Smith

### This report has been prepared on consultation with the following:

Tanya Garost, Chief Administrative Officer	<b>TG</b>
Jared Kassel, Director of Planning and Development	<b>JK</b>
Tamera Cameron, Manager of Planning	<b>TC</b>

### Attachments

A.	Draft Development Permit
B.	Project Description
C.	Applicant's Rationale
D.	Development Permit Area Guidelines Checklists

# 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 # DP2021-026-C  
FOLIO # 3011189  
ZONING DESIGNATION: RR2 – Rural Residential 2  
ISSUED TO: Samuel Joshua Brovender & Kristy Lee Moller  
CIVIC ADDRESS: 13614 Carrs Landing Road  
LEGAL DESCRIPTION: Lot 2, Section 32, Township 20, Osoyoos Division Yale District Plan KAP73534  
PARCEL IDENTIFIER: 025-668-323

### 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 DP2021-026-C for 13614 Carrs Landing Road, the lot legally described as Lot 2, Section 32, Township 20, Osoyoos Division Yale District Plan KAP73534, Roll 3011189 for a pool and pool deck 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 Site Plan, Hillside Plan, and Section prepared by West Coast Design, dated received July 5, 2022, and Sept. 14, 2021;
  - (ii) **Schedule B:** Renderings prepared by West Coast Design, dated received Sept. 14, 2021;
  - (iii) **Schedule C:** The Landscape Plan and Cost Estimate prepared by the Outland Design, dated received; July 6, 2022; and
  - (iv) **Schedule D:** Geotechnical Report prepared by the Interior Testing Services Ltd., dated received Sept. 14, 2021;
- 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 \$9,605.00 (125% of the Performance Bond Estimate). (See Technical Development Permit)

- 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.

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

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.

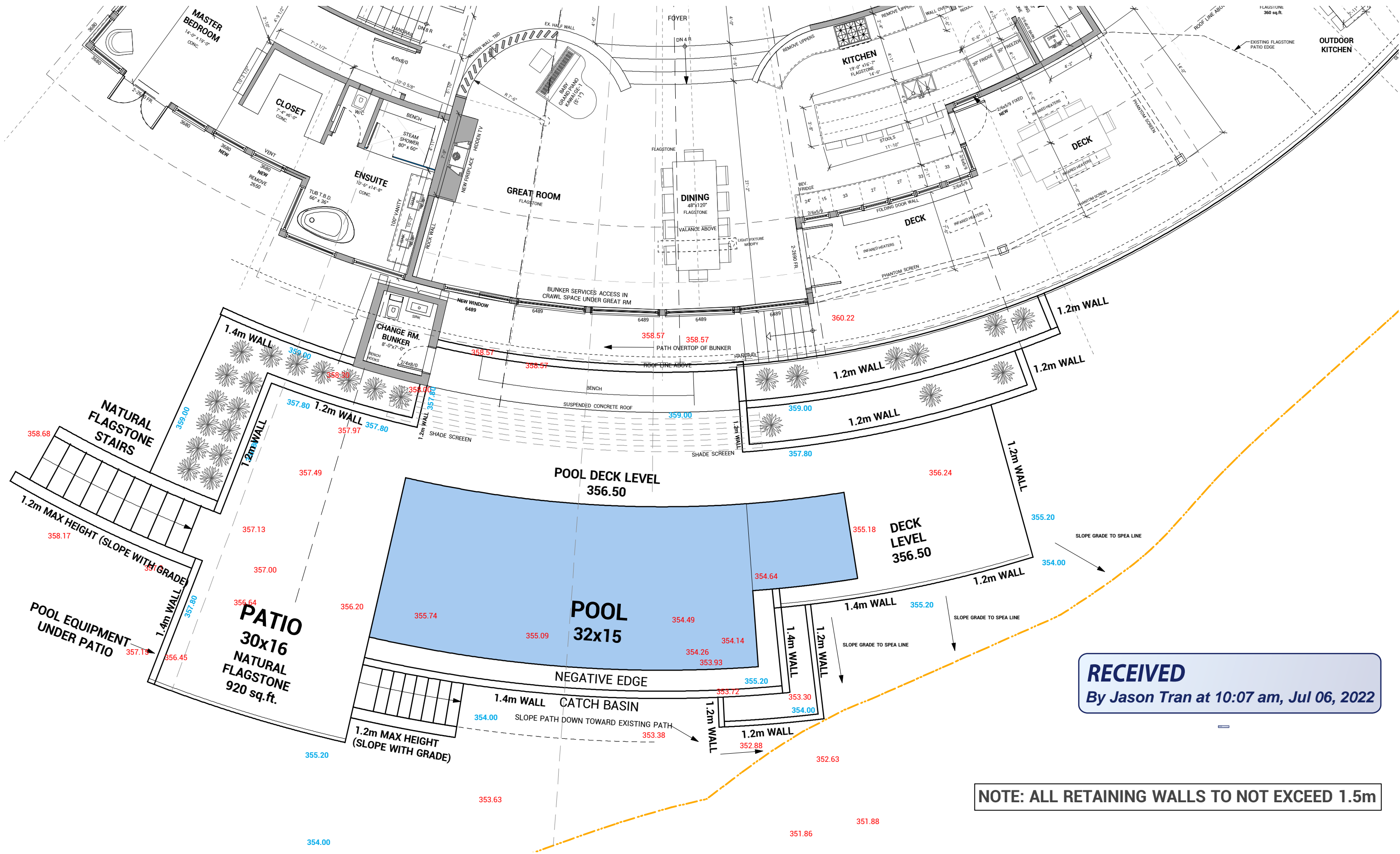
**THIS IS NOT A BUILDING PERMIT OR A  
CERTIFICATE TO COMMENCE  
CONSTRUCTION**

**4. APPROVALS**

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

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

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



**RECEIVED**  
By Jason Tran at 10:07 am, Jul 06, 2022

NOTE: ALL RETAINING WALLS TO NOT EXCEED 1.5m

**POOL HILLSIDE PLAN**

SCALE: 1/8" = 1'-0"

**13614 CARRS LANDING RD.**

JULY 05, 2022



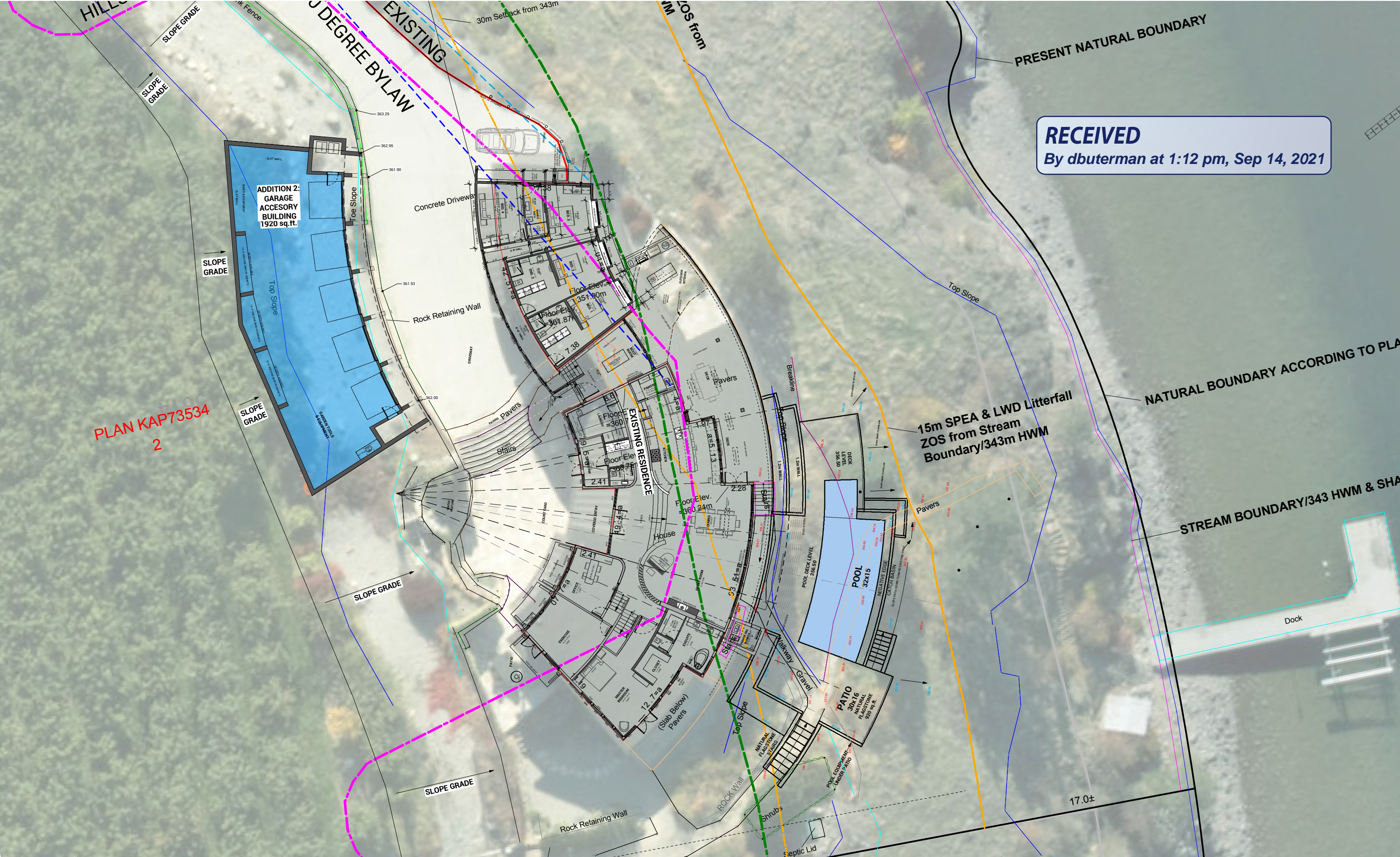
**RECEIVED**  
By dbuterman at 1:12 pm, Sep 14, 2021

**SITE PLAN**

SCALE: 1:500

**13614 CARRS LANDING RD.**

JULY 13, 2021



**RECEIVED**  
By dbuterman at 1:12 pm, Sep 14, 2021

PLAN KAP73534  
2

**POOL & POOL DECK SITE PLAN**

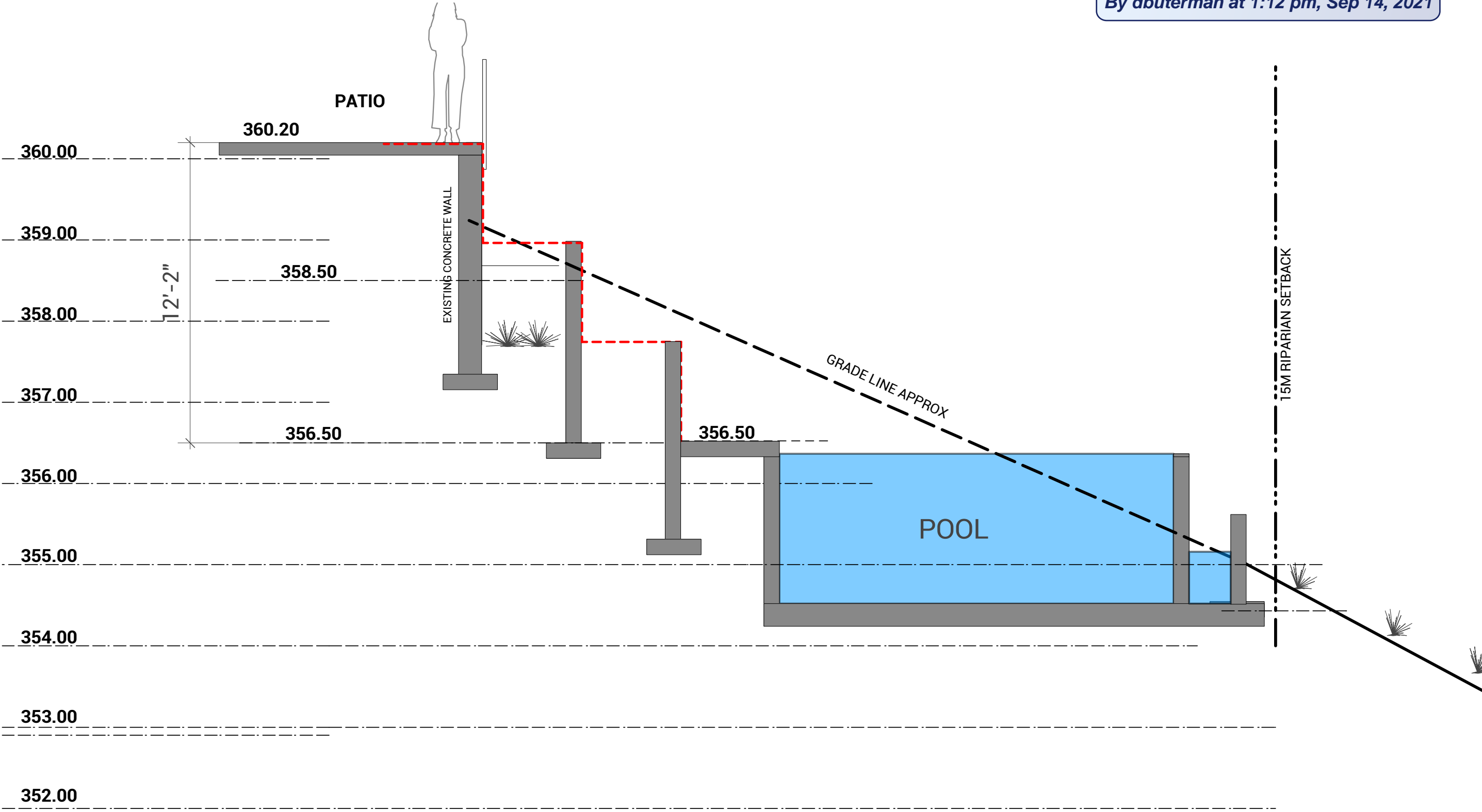
SCALE: 1:250

**13614 CARRS LANDING RD.**

**AUG 23, 2021**



**RECEIVED**  
By dbuterman at 1:12 pm, Sep 14, 2021



**POOL HILLSIDE SECTION**

SCALE: 1/4" = 1'-0"

**13614 CARRS LANDING RD.**

AUGUST 23, 2021





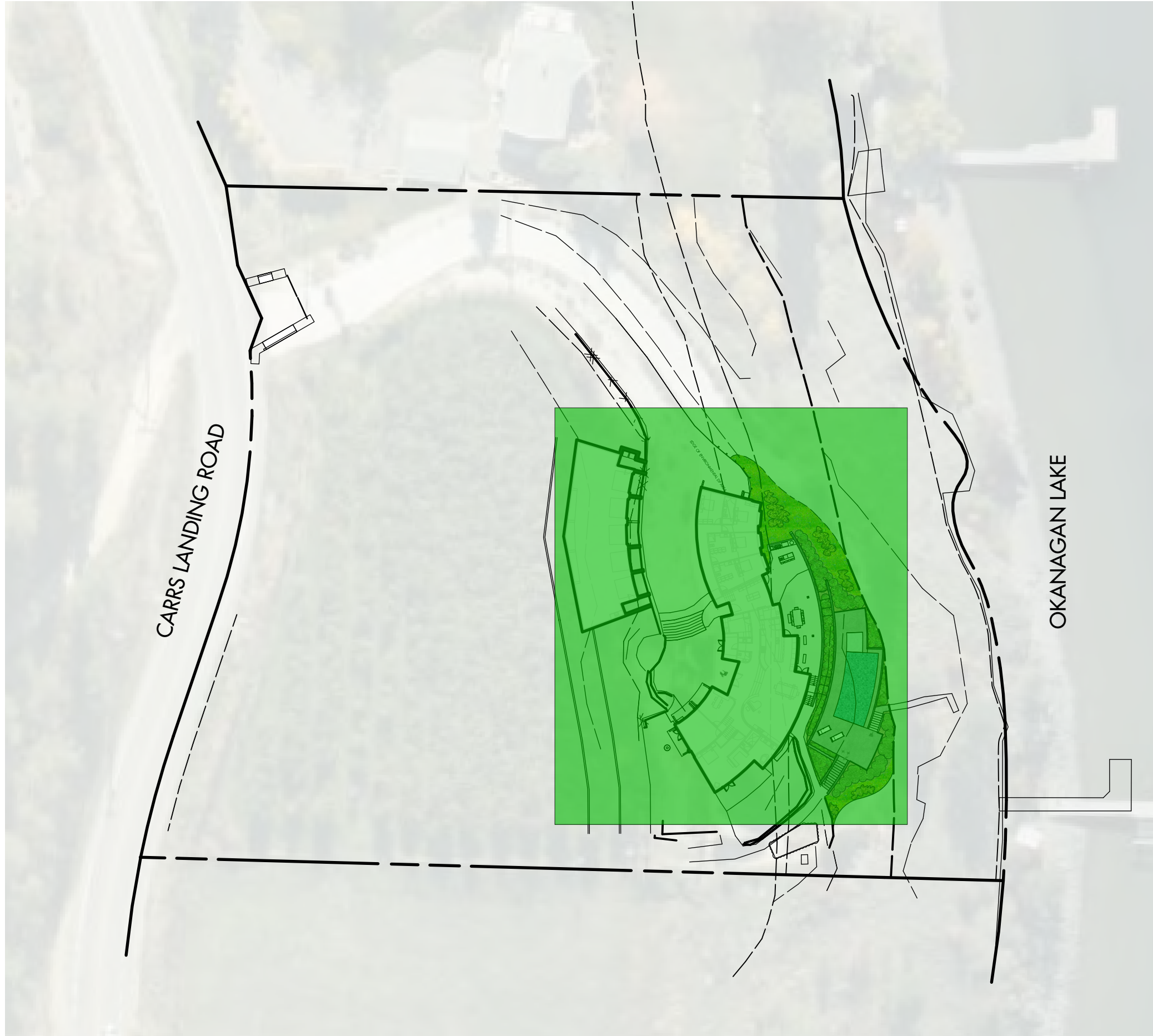












KEY MAP  
SCALE: 1:600

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. DECORATIVE SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. GROWING MEDIUM SHALL BE PLACED 300mm MIN. DEPTH IN ALL PLANTING AREAS, 50mm MIN. DEPTH IN ALL DRYLAND AREAS. CONTRACTOR TO IMPORT GROWING MEDIUM OR SCREEN, AMEND & PLACE STOCKPILED ONSITE TOPSOIL. GROWING MEDIUM IS TO MEET TYPE 2P FOR PLANTING AREAS AND TREE FITS AS PER TABLE 1-6.3.5.3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
5. TURF AREAS 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.
6. 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.
7. HYDROSEEDING DRYLAND SEED AREAS:
- |                        | BY WEIGHT | BY SPECIES |
|------------------------|-----------|------------|
| DRYLAND SEED MIXTURE   |           |            |
| BLUE BUNCH WHEAT GRASS | 40%       | 22%        |
| ROUGH FESCUE           | 25%       | 20%        |
| IDAHO FESCUE           | 15%       | 19%        |
| PERENNIAL RYEGRASS     | 10%       | 7%         |
| SANDBERG BLUEGRASS     | 5%        | 13%        |
| JUNE GRASS             | 4%        | 18%        |
| CANADA BLUEGRASS       | 1%        | 1%         |
- HYDROSEEDING APPLICATION RATE (DRYLAND SEED AREA)
- |             |                                     |                 |
|-------------|-------------------------------------|-----------------|
| NATIVE SEED | DRYLAND SEED MIXTURE                | 75KG/HECTARE    |
| FERTILIZER  | 18-18-18-2, 50% SULPHUR COATED UREA | 300KG/HECTARE   |
| MULCH       | CANFOR ECOFIBRE                     | 2,800KG/HECTARE |
| TACKIFIER   | GUAR                                | 3% OF MIX       |

PLANT LIST - ORNAMENTAL

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<strong>SHRUBS</strong>			
CARAGANA FRUTEX 'GLOBOSA'	GLOBE CARAGANA	14	#02 CONT. /1.0M O.C. SPACING
PINUS MUGO 'PUMILIO'	DWARF MOUNTAIN PINE	5	#02 CONT. /1.8M O.C. SPACING
<strong>PERENNIALS, GRASSES &amp; GROUNDCOVERS</strong>			
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	9	#01 CONT. /1.2M O.C. SPACING
EUPATORIUM DUBIUM 'LITTLE JOE'	JOE PYE WEED	6	#01 CONT. /1.5M O.C. SPACING
PANICUM VIRGATUM 'BLOOD BROTHERS'	RED SWITCH GRASS	9	#01 CONT. /1.2M O.C. SPACING

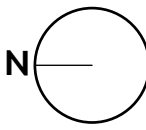
PLANT LIST - NATIVE

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<strong>SHRUBS</strong>			
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	6	#02 CONT. /1.2M O.C. SPACING
ROSA WOODSI	WOOD'S ROSE	4	#02 CONT. /1.5M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	6	#02 CONT. /1.2M O.C. SPACING



OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca



PROJECT TITLE

BROVENDER RESIDENCE

Lake Country, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	21.07.12	Review
2		
3		
4		
5		

PROJECT NO. 21-103  
DESIGN BY KM  
DRAWN BY MC  
CHECKED BY FB  
DATE JULY 12, 2021  
SCALE 1:150  
PAGE SIZE 24"x36"

SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY  
Copyright Reserved. This drawing is the property of Outland Design  
Landscape Architecture Limited and shall not be reproduced, resold, or  
tendered without permission.



**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

**RECEIVED**

**By Jason Tran at 2:25 pm, Jul 06, 2022**

Monday July 12, 2021 – Updated July 6, 2022

**Brovender Residence**

13614 Carr's Landing Road

Lake Country, BC V4V 1C7

Attn: Sam Brovender

Via email to: sam@westpointprojects.com

**Re: Brovender Residence – Preliminary Cost Estimate for Bonding**

Dear Sam:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Brovender Residence conceptual landscape plan dated 21.07.12;

- On-site Improvements: 238 square metres (2,562 square feet) = \$7,684.00

This preliminary cost estimate is inclusive of shrubs, dryland seed, mulch, topsoil & irrigation, and includes landscaping to screen/soften the pool retaining walls.

You will be required to submit a performance bond to the District of Lake Country in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA

as per

Outland Design Landscape Architecture

303-590 KLO Road, Kelowna, BC, V1Y 7S2P 250.868.9270

[outlanddesign.ca](http://outlanddesign.ca)

**- INTERIOR -  
TESTING SERVICES  
- LTD. -**

MATERIALS TESTING • SOILS  
CONCRETE • ASPHALT • CORING  
GEOTECHNICAL ENGINEERING

#1 – 1965 MOSS COURT  
KELOWNA, B.C. V1Y 9L3  
250-860-6540  
INFO@INTERIORTESTING.COM

Mr. Sam Brovender  
13614 Carrs Landing Road  
Lake Country, B.C. V4V 1C7

February 11, 2021  
Job 21.050

Dear Sir:

**RECEIVED**

*By dbuterman at 1:05 pm, Sep 14, 2021*

Re: Geotechnical Considerations  
Proposed Swimming Pool  
13614 Carrs Landing Road  
Lake Country, B.C.

As requested, Interior Testing Services Ltd. (ITSL) has reviewed the above noted property with respect to the proposed swimming pool construction. We attach a page of site plans and typical cross sections as provided by Runnalls Denby BCLS. We also attach a page of pictures extracted from the Sage Environmental report showing the proposed pool location. Our work is subject to our "Terms of Engagement", which has been previously signed and accepted. Our general comments are as follows.

A site visit was carried out on February 1, 2021. The overall site slopes down from the east to the west, with steeper bedrock slopes noted closer to Okanagan Lake. No evidence of previous geotechnical hazards was observed. The attached plan and cross sections indicate that the proposed pool is to be set below and behind a conventional 2 Horizontal to 1 Vertical plane projected up from the toe of the lower slopes and/or from the bedrock/soil interface. Based on our review and experience in the area, there do not appear to be any significant geotechnical hazards related to the proposed construction.

We anticipate that during excavation for the proposed concrete pool, bedrock will be encountered. We can provide additional guidance in the field at the time of construction with respect to pinning the pool to the bedrock.

In order to create the desired grades surrounding the pool, it is probable that some cuts and fills will be required. As a minimum, all finished cut and fill slopes should be no steeper than 2 Horizontal to 1 Vertical and vegetated with hydro-seeding, landscaping or similar to reduce the potential for surface erosion. Although not expected, blasted bedrock faces should be no steeper than 0.5 Horizontal to 1 Vertical. Further guidance with respect to

scaling and mitigation of on-going rock fall hazards can be provided, if necessary, upon completion of blasting.

If retaining walls are required to achieve the desired finished grades further design guidance with respect to retaining wall design and compaction of structural fills can be provided at the time of construction.

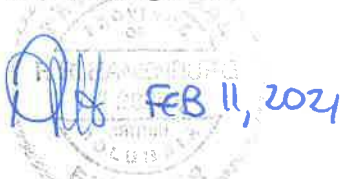
Standard perimeter drainage should be provided for the proposed swimming pool and directed to a suitable disposal location. In addition, finished grades should be directed away from the pool to reduce the potential for surface water infiltration into the backfill zone.

Based on the plans provided and our site visit to view the existing conditions, construction of the proposed swimming pool appears feasible for this site. Several municipalities in the Okanagan have adopted a 2% probability in a 50-year period as an acceptable level of landslide safety with respect to new construction. The landslide risk for the subject property appears to be within the noted level of safety. To that end, it appears reasonable, in our opinion to conclude that the property may be safely used for the use intended.

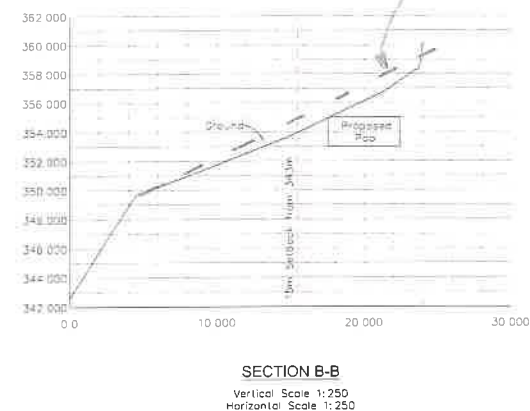
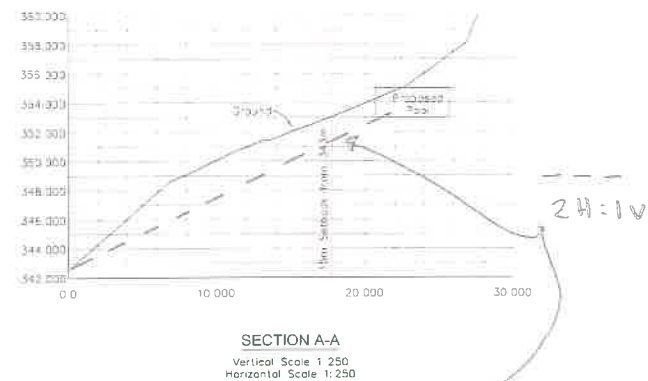
It is anticipated that additional design guidance and site visits will be required during construction of this project. Please call as required when ready.

We trust this will assist you. Please call if you have any questions.

Yours truly,  
Interior Testing Services Ltd.

A circular blue ink stamp is visible, containing the text "INTERIOR TESTING SERVICES LTD." around the perimeter and "FEB 11, 2024" in the center. Overlaid on the stamp is a handwritten signature in blue ink.

Peter Hanenburg, P.Eng.



OKANAGAN  
LAKE



NOTE:  
Survey Date: December 3, 2020  
Elevations are geocentric (CGVD 28 n-TV2 0) and derived from GPS observations  
This plan is not to be used to define property line locations

TITLE:  
**SITE PLAN SHOWING CROSS SECTIONS OF PROPOSED POOL  
ON LOT 2, SEC. 32, TP. 20, O.D.Y.D., PLAN KAP73534  
(13614 Carrs Landing Road, Lake Country)**

DRAWN BY:  
**RUNNALLS DENBY**  
*british columbia land surveyors*  
259A Lawrence Avenue Kelowna, B.C. V1Y 6L2  
Phone: (250) 763-7322 Fax: (250) 763-4413  
Email: neil@runnallsdenby.com

CLIENT  
**SAM BROVENDER**

SCALE	1:75 (22"x34")
DATE	2021-02-08
DWG	15883 XSECTIONS
FILE No	15883
REV	1

## FORM 1

### Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



Photo 5: View of construction location to connect the residence, outside of the SPEA (December 2020).



Photo 6: View of location for proposed pool, outside of the SPEA, looking south (December 2020)

## **TERMS OF ENGAGEMENT**

### **GENERAL**

Interior Testing Services Ltd. (ITSL) shall render the Services performed for the Client on this Project in accordance with the following Terms of Engagement. ITSL may, at its discretion and at any stage, engage subconsultants to perform all or any part of the Services. Unless specifically agreed in writing, these Terms of Engagement shall constitute the entire Contract between ITSL and the Client.

### **COMPENSATION**

Charges for the Services rendered will be made in accordance with ITSL's Schedule of Fees and Disbursements in effect from time to time as the Services are rendered. All Charges will be payable in Canadian Dollars. Invoices will be due and payable by the Client within thirty (30) days of the date of the invoice without hold back. Interest on overdue accounts is 12% per annum.

### **REPRESENTATIVES**

Each party shall designate a representative who is authorized to act on behalf of that party and receive notices under this Agreement.

### **TERMINATION**

Either party may terminate this engagement without cause upon thirty (30) days' notice in writing. On termination by either party under this paragraph, the Client shall forthwith pay ITSL its Charges for the Services performed, including all expenses and other charges incurred by ITSL for this Project.

If either party breaches this engagement, the non-defaulting party may terminate this engagement after giving seven (7) days' notice to remedy the breach. On termination by ITSL under this paragraph, the Client shall forthwith pay to ITSL its Charges for the Services performed to the date of termination, including all fees and charges for this Project.

### **ENVIRONMENTAL**

ITSL's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. ITSL will co-operate with the Client's environmental consultant during the field work phase of the investigation.

### **PROFESSIONAL RESPONSIBILITY**

In performing the Services, ITSL will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services contemplated in this engagement at the time when and the location in which the Services were performed. ITSL makes no warranty, representation or guarantee, either express or implied as to the professional services rendered under this agreement.

### **LIMITATION OF LIABILITY**

ITSL shall not be responsible for:

- (a) the failure of a contractor, retained by the Client, to perform the work required in the Project in accordance with the applicable contract documents;
- (b) the design of or defects in equipment supplied or provided by the Client for incorporation into the Project;
- (c) any cross-contamination resulting from subsurface investigations;
- (d) any damage to subsurface structures and utilities;
- (e) any Project decisions made by the Client if the decisions were made without the advice of ITSL or contrary to or inconsistent with ITSL's advice;
- (f) any consequential loss, injury or damages suffered by the Client, including but not limited to loss of use, earnings and business interruption;
- (g) the unauthorized distribution of any confidential document or report prepared by or on behalf of ITSL for the exclusive use of the Client.

The total amount of all claims the Client may have against ITSL under this engagement, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of our fees or \$50,000.00.

No claim may be brought against ITSL in contract or tort more than two (2) years after the Services were completed or terminated under this engagement.

## **PERSONAL LIABILITY**

For the purposes of the limitation of liability provisions contained in the Agreement of the parties herein, the Client expressly agrees that it has entered into this Agreement with ITSL, both on its own behalf and as agent on behalf of its employees and principals.

The Client expressly agrees that ITSL's employees and principals shall have no personal liability to the Client in respect of a claim, whether in contract, tort and/or any other cause of action in law. Accordingly, the Client expressly agrees that it will bring no proceedings and take no action in any court of law against any of ITSL's employees or principals in their personal capacity.

## **THIRD PARTY LIABILITY**

This report was prepared by ITSL for the account of the Client. The material in it reflects the judgement and opinion of ITSL in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. ITSL accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. This report may not be used or relied upon by any other person unless that person is specifically named by us as a beneficiary of the Report. The Client agrees to maintain the confidentiality of the Report and reasonably protect the report from distribution to any other person.

## **INDEMNITY**

The client shall indemnify and hold harmless ITSL from and against any costs, damages, expenses, legal fees and disbursements, expert and investigation costs, claims, liabilities, actions, causes of action and any taxes thereon arising from or related to any claim or threatened claim by any party arising from or related to the performance of the Services.

## **DOCUMENTS**

All of the documents prepared by ITSL or on behalf of ITSL in connection with the Project are instruments of service for the execution of the Project. ITSL retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used on any other project without the prior written agreement of ITSL.

## **FIELD SERVICES**

Where applicable, field services recommended for the Project are the minimum necessary, in the sole discretion of ITSL, to observe whether the work of a contractor retained by the Client is being carried out in general conformity with the intent of the Services.

## **DISPUTE RESOLUTION**

If requested in writing by either the Client or ITSL, the Client and ITSL shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, the dispute shall be referred to and finally resolved by an arbitrator appointed by agreement of the parties.

## **CONFIRMATION OF PROFESSIONAL LIABILITY INSURANCE**

As required by by-laws of the Association of Professional Engineers and Geoscientists of British Columbia, it is required that our firm advises whether or not Professional Liability Insurance is held. It is also required that a space for you to acknowledge this information be provided.

Our professional liability insurance is not project specific for the project and should not be regarded as such. If you require insurance for your project you should purchase a project specific insurance policy directly.

Accordingly, this notice serves to advise you that ITSL carries professional liability insurance. Please sign and return a copy of this form as an indication of acceptance and agreement to the contractual force of these Terms of Engagement.

ACKNOWLEDGEMENT: \_\_\_\_\_

# Attachment B: Project Description

## 13614 Carrs Landing - Application Summary

### Hillside DPA & Environment DPA :

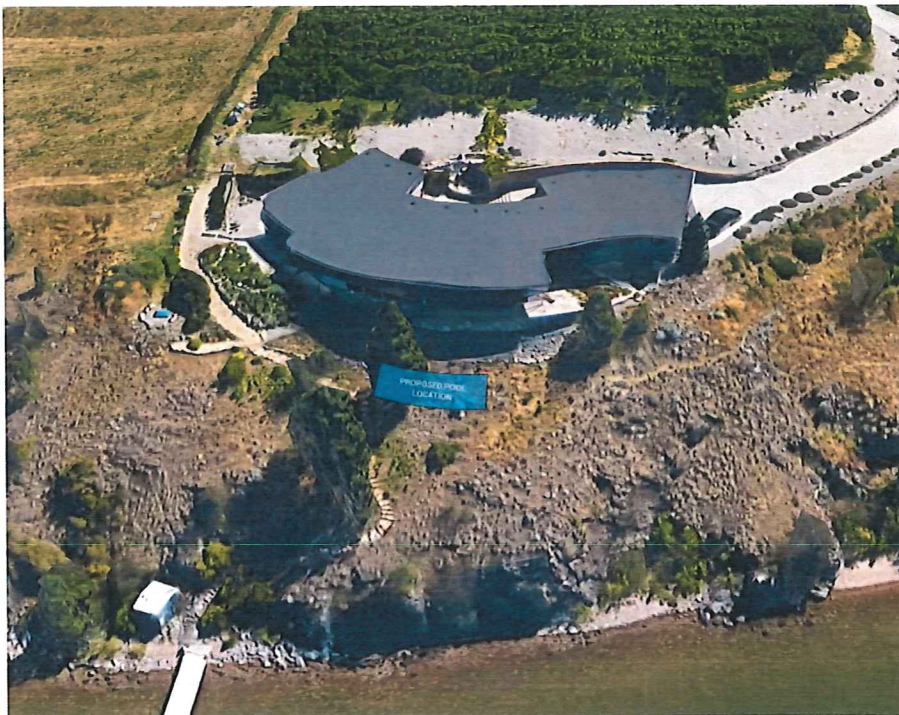
#### Project Overview

- Applicant requires a development permit to construct a pool on the property located at 13614 Carrs Landing Rd.
- Current zoning of property is Rural Residential 2 (RR2)
- The pool location is in the Hillside DPA & Environment DPA as detailed on attached site plans.

#### Project Scope

Proposed pool & stairs & pool deck level to be constructed using the existing terrain levels while disrupting the natural terrain & environment as minimal as possible. Pool deck area to be 90 m<sup>2</sup> & pool size to be approx. 50 m<sup>2</sup>

Aerial Site Image: (See attachments for pool placement & details)



# Attachment C: Applicant's Rationale Letter



7<sup>th</sup> September, 2021

District of Lake Country  
Attention: Ms. Tamera Cameron, Planning & Development Department

Re: 13614 Carrs Landing Road – Development Permit Application - Pool

Please find included with this letter a completed application for a Hillside DPA & Environment DPA. This for the installation of a pool facility at the above noted property. All relevant consultants have been engaged to support the project. These include a design firm, landscape architect, surveyor, geotechnical engineer & environmental monitor. All reports and studies have been included.

Project overview:

- The applicant requires a development permit to construct a pool on the property at 13614 Carrs Landing Rd
- The current zoning of the property is Rural Residential 2 (RR2)
- The pool location is in the Hillside DPA & Environmental DPA as detailed on the attached site plans

Project scope:

The proposed pool, stairs and pool deck are to be constructed using the existing terrain levels while disrupting the natural surroundings as minimally as possible. The pool deck area will be approximately 90m<sup>2</sup> and pool area to be 50m<sup>2</sup>. All retaining and planters for the pool are to meet all local guidelines.

Project rationale:

1. Design compliance – the pool and associated retaining / planting scheme will adhere to all design criteria within the existing zone. No variances are being sought with this application.
2. Preservation of existing lands – the position of the pool along the western edge of the property will ensure the existing orchard of cherry trees will not be disturbed. Additionally, the naturalized area within the Hillside DPA will be replanted with native plantings to respond to the minimal disturbance following installation.
3. Promotion of energy conservation – the western exposure of the pool will take best advantage of solar gain. Design of the mechanical equipment will be high efficient and utilize the natural effects of the Okanagan sun.

Thank you for your consideration.

Sincerely,

Corey Makus, Principal

# Attachment D: Development Permit Area Guidelines Checklists



LAKE COUNTRY

Life. The Okanagan Way.

DISTRICT OF LAKE COUNTRY

DEVELOPMENT PERMIT AREA GUIDELINES CHECKLISTS

**RECEIVED**

By dbuterman at 1:03 pm, Sep 14, 2021

## 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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" 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? <i>Pool site orientation has been positioned to maximize solar heating gain.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input 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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" 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 type="checkbox"/>
Is vegetation low maintenance and require minimal irrigation? <i>Low maintenance &amp; drought resistant plant materials are included in all landscaped areas.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input 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 type="checkbox"/>
Do water features use recirculation systems as opposed to once through systems? <i>Pool circulation system will be high efficiency to minimize water usage. Design is not yet complete, alignment to this objective will be sought.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input 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"/>
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**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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" 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 type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Does the natural character of the hillside remain, i.e. is the residences and structures not the dominant feature? <i>The pool deck pathways and 1.2m landscape walls follow the natural terrain to minimize visual impact</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Site Guidelines</b>						
Has the natural topography been incorporated into the project to minimize site disturbance and blasting? <i>No blasting will be undertaken. The environmental guidelines set out by our consultant will be adhered to.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do the proposed contours and gradients resemble natural occurring terrain? <i>The pool deck pathways and 1.2m walls have been designed specifically to follow existing contours.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input 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? <i>Any disturbance to existing natural grade will be re-vegated and blended back to original grade. Again, we have retained an environmental monitor to satisfy this concern.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Site Guidelines - Retaining Walls</b>						
Are retaining walls minimized in order to decrease site disturbance?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" 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? <i>Natural flagstone rock cladding on 1.2m retaining walls to match existing residence exposed walls.</i></li> </ul>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Have large concrete lock blocks been masked or screened (i.e. through use of landscaping)? <i>These materials will not be used in the design scheme.</i></li> </ul>	Yes	<input checked="" 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? <i>Pool deck, walls and pool shape is entirely designed on radius to compliment the existing house.....</i></li> </ul>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have systems of smaller terraced walls been used instead of a single large wall? <i>Terraced planters and 1.2m retaining has been incorporated at a 1:1 ratio stepping up toward the main residence.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has landscaping been provided to screen or supplement all retaining features? <i>As noted, all stepped retaining will contain plant materials to soften height and maintain naturalized appearance.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are retaining wall 1.5 metres or less in height or are retaining walls terraced? <i>Yes, careful attention has been given to the retaining wall height at 1.2m in height and terraced accordingly where required</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Has the open space in areas with natural slopes of 30% or more been preserved?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" 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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
Have alternative approaches to turnarounds (e.g. hammerhead configurations) been utilized?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
Have meandering sidewalks adjacent to the road been provided as a means of eliminating long, sustained grades, preserving natural features,	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

or reducing grading requirements within the right-of-way? Varied offsets between the road and sidewalk will be considered for these purposes.						
<b>Landscaping Guidelines - Preserving Vegetation</b>						
Has existing vegetation been retained? <i>Yes. The design intent is to maintain as much of the surrounding areas as 'naturalized'. Replacement trees are being proposed to offset any removals.</i>	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 type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
<b>Landscaping Guidelines - Restoration of Vegetation</b>						
Have native plant materials been used to the greatest extent possible? <i>Yes. This is the approach taken with our Landscape Architect.</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have dry slopes been replanted with drought and fire-resistant species? <i>Yes. As per engaged Environmental Engineering recommendations.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have trees, shrubs and grasses been planted in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity? <i>Yes. As above.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>
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? <i>Yes, as per coordination with our consultant group engaged for the work.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have trees been planted in organic clusters rather than in lines or formal arrangements?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Do manufactured slopes blend in with existing slope conditions?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has landscaping been used to minimize the impact to views by screening building, landscape cuts and retaining walls? <i>An attractive and naturalized approach will be taken from all perspectives for this application.</i>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
<b>Building and Structure Guidelines</b>						
Are buildings located to minimize site grading?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
Have stories been stepped back above second levels to avoid single vertical planes?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Have varying rooflines been provided?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Have buildings been articulated to reduce mass and vary rooflines?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have unbroken expanses of wall been avoided?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Have buildings been designed in smaller components that appear to fit with the natural topography of the site? <i>Careful attention has been paid to ensure mechanical rooms, service spaces and the pool amenity will fit within the existing grades.</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

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	<input checked="" type="checkbox"/>
Have natural color tones for housing, fences, retaining walls and outbuildings been used to help the development blend in to the setting?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have natural building and retaining wall materials been used wherever possible?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Have buildings been articulated to reduce mass and vary rooflines?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Have retaining walls within the front yard been discouraged?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
<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	<input checked="" type="checkbox"/>
Have buildings been sited to minimize interference with the views from nearby (uphill) buildings.	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
<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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>