
MEETING TYPE: Regular Council Meeting
MEETING DATE: Tuesday, August 16, 2022
AUTHOR: Tamera Cameron, Manager of Planning
DEPARTMENT: Planning and Development
ITEM TITLE: Development Permit and Development Variance Permit – DP2019-021-C/DVP2022-010 – 11326 Reimche Road
DESCRIPTION: Development Permit for an 8-unit multiple family development with a proposed height variance to increase the maximum number of storeys from 2.5 to 3.

QUESTION

Does Council think that the proposal substantially complies with the Development Permit Area (DPA) Guidelines?
Does Council support the proposed variance to increase the maximum height from 2.5 storeys to 3 storeys?

OPTIONS

- A. THAT DP2019-021-C for property located at 11326 Reimche Road, Roll 11552000 for an 8-unit multiple family development be approved.
AND THAT DVP2022-010 for property located at 11326 Reimche Road, Roll 11552000 to vary Section 15.5.6. (c) of Zoning Bylaw 561, 2007 to increase the maximum height from 2.5 storeys to 3 storeys for an 8-unit multiple family development be approved.
- B. THAT DP2019-021-C for property located at 11326 Reimche Road, Roll 11552000 for an 8-unit multiple family development be denied.
AND THAT DVP2022-010 for property located at 11326 Reimche Road, Roll 11552000 to vary Section 15.5.6. (c) of Zoning Bylaw 561, 2007 to increase the maximum height from 2.5 storeys to 3 storeys for an 8-unit multiple family development be denied.
- C. THAT DP2019-021-C and DVP2022-010 for property located at 11326 Reimche Road, Roll 11552000 for an 8-unit multiple family development and a variance to increase the maximum height from 2.5 storeys to 3 storeys be deferred pending receipt of additional information as identified by Council.

EXECUTIVE SUMMARY

The development proposal is for an 8-unit multiple family development in three buildings (1 duplex and 2 triplexes). The development is adjacent to land within the Agricultural Land Reserve (ALR) to the south and west. A 3m wide vegetative buffer is proposed along the south and west property lines to buffer the residential use from the ALR and will include a 1.8m high fence, shrubs, and trees that will reach 6m in height at maturity.

The Low Density Row Housing (RM2) zone has a maximum building height of the lesser of 9.5m or 2.5 storeys. While the proposed buildings are 9.5m in height, they are proposed to be 3 storeys. This requires a height variance request to increase the building height from 2.5 storeys to 3 storeys.

It is staff's opinion that the proposal substantially meets the applicable DPA guidelines.

BACKGROUND/HISTORY

The Development Permit application was received on June 13, 2019. The owners explored the option of purchasing the property to the north to allow for a larger building envelope; however, they were not able to secure the

SITE CONTEXT

The property is within the Woodsdale neighbourhood and is a long, narrow lot. The property is vacant, flat, and is accessed via Alexis Road. It borders a large property within the ALR to the south and west that is currently used as pasture. The properties to the north and east have single family dwellings; however, they are designated as High Density Residential in the Official Community Plan and have future multi-family development potential.

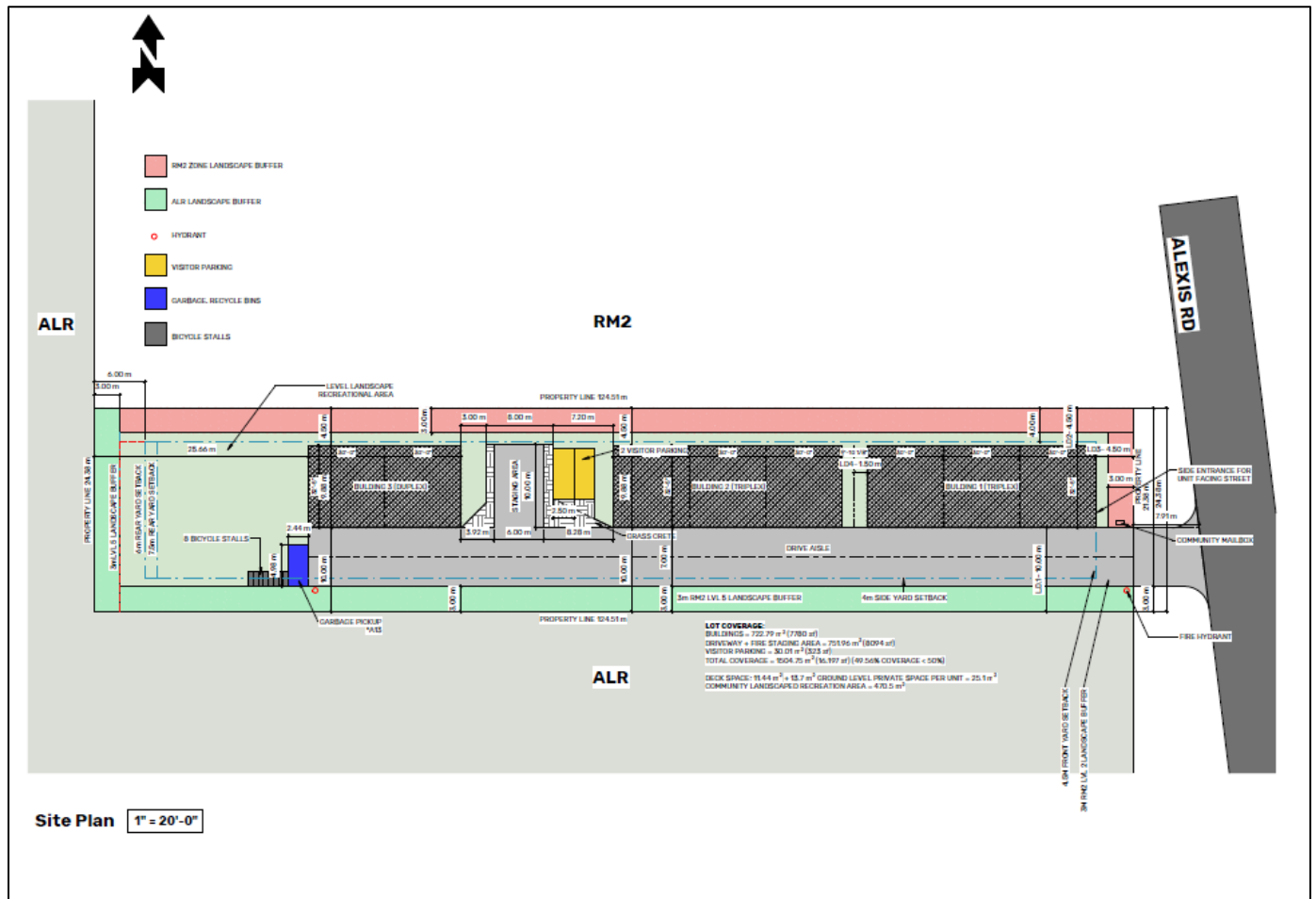
Map 1: Location Map



Map 2: Orthophoto



PROPOSED SITE PLAN



SITE PHOTO**CHRONOLOGY**

Date	Event
2019-06-13	Application submission.
2019-08-02	All requested items received; proposal review completed.
2019-08-09	Referrals sent.
2019-09-03	Referral responses received.
2020-03-09	Variance requested to north landscape buffer width. Applicant requested to take Development Variance Permit (DVP) application to Council separately from Development Permit application.
2020-09-01	Council considers DVP application (DVP2020-005). Variance is denied.
2020-12-07	Meeting between applicant and staff to discuss next steps.
2021-03-03	New site plan concept submitted for staff comment prior to preparing new plan package.
2022-02-25	New application submission package received. Change of property ownership.
2022-07-26	New proposal review completed. Staff requested additional information and advised height variance required.
2022-08-02	All required information received.
2022-08-15	Agricultural Advisory Committee meeting.

DISCUSSION/ANALYSISProposed Development

The proposal is for an 8-unit multiple-family development in 3 buildings (2 triplexes and 1 duplex). The buildings are 3 storeys in height with 2 vehicle garages provided on the first floor of each unit. Two additional visitor parking spaces are provided onsite. Each unit has a balcony. A large common amenity area is provided at the back of the lot and includes community garden space for residents. An emergency vehicle/garbage truck turnaround is provided onsite.

Development Permit Area (DPA) Guidelines

Multiple Unit DPA

The Multiple Unit DPA guidelines are intended to ensure multiple-unit residential development in Lake Country is built to a high aesthetic standard that benefits the community. As the property is long and narrow, the units are in a row in 3 separate buildings. Parking is screened from view from the street and landscaping is used to provide amenity space and a buffer from the neighbouring single residential dwelling to the north and the ALR property to the west and south.

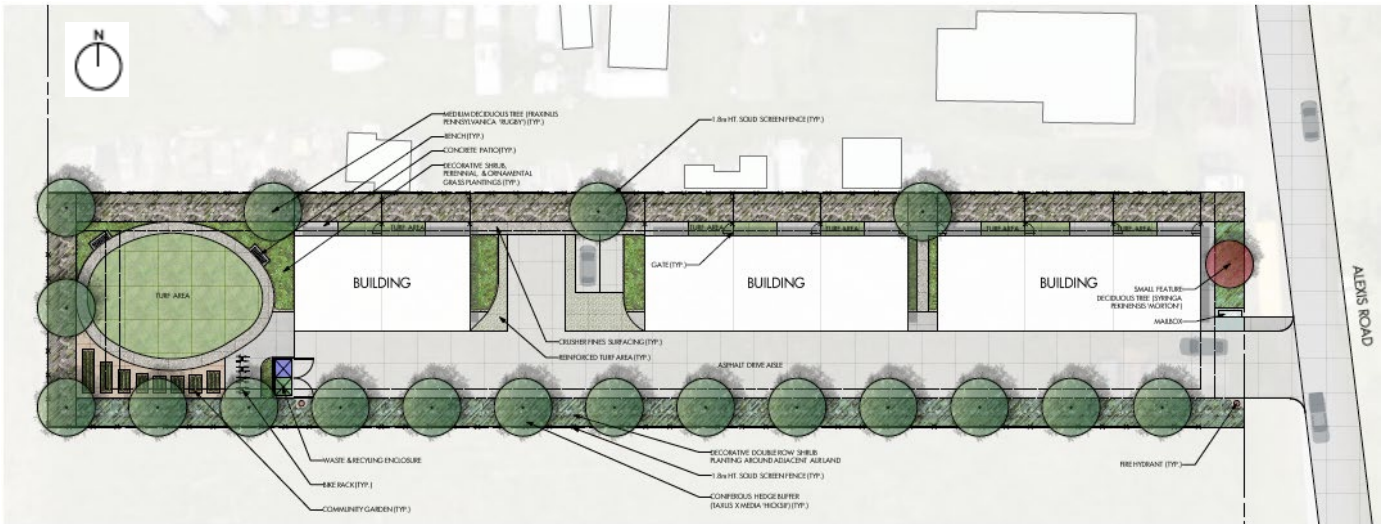
The building design uses a combination of design elements such as gambrel-style roofs, modern-looking dormers, large windows, and a mix of façade materials to provide visual interest and articulation to the buildings. Banding (the dark overhangs over the first storey) are used to break up the massing of the building and to provide weather-protection over the doorways.

The landscape plan provides for 4m² of community garden space per unit (total of 32m²) per the guidelines.

It is staff's opinion that the proposal substantially meets the applicable Multiple Unit DPA guidelines.

PROPOSED BUILDING RENDERINGS (TRIPLEX FORM)





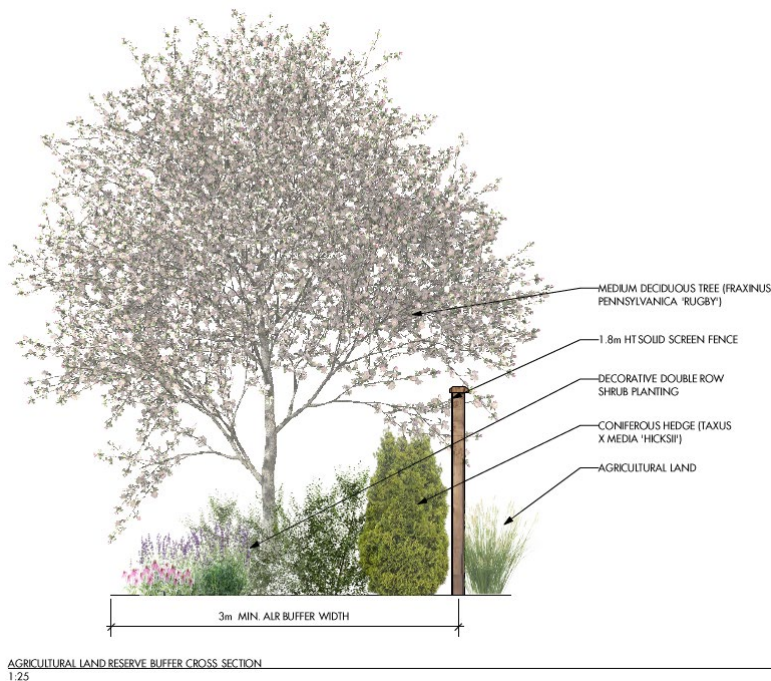
Agricultural DPA

The Agricultural DPA guidelines are intended to protect local farms and reduce land use conflicts by providing for buffering or separation of development from farming on adjacent lands. The guidelines suggest a minimum 30m building setback and a minimum 15m wide landscape buffer within the 30m setback be provided on residential properties next to the ALR. The landscape buffer should consist of a 1.8m high opaque fence and low maintenance, drought-tolerant native species that should reach a 6m height at maturity.

Given the subject property is only 24m wide, it is not possible to provide the recommended 30m building setback and 15m wide landscape buffer without sterilizing the property. Instead, the applicants are proposing a 10m building setback and a 3m wide landscape buffer per the Level 5 Minimum Landscape Buffer Treatment Level required for lands adjacent to the ALR in the Zoning Bylaw. The landscape buffer cross-section can be seen below.

While the proposal does not meet all the Agricultural DPA guidelines, it is staff's opinion that the proposal substantially meets the intent of the guidelines given the site constraints.

ALR LANDSCAPE BUFFER CROSS SECTION



Greenhouse Gas Reduction and Resource Conservation DPA

The proposed development achieves most of the applicable GHG Reduction and Resource Conservation DPA guidelines. Site density has been maximized, a community garden has been provided to allow for food production, buildings are well-sealed and energy efficient, most of the building is white stucco to reduce heat absorption, and landscaping is low maintenance and planted with drought tolerant species.

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

Proposed Variance

Maximum Building Height (Number of Storeys)

The maximum building height is the lesser of 9.5m or 2.5 storeys. The proposed building is 9.5m in height and 3 storeys, a proposed variance of 0.5 storeys.

While the applicant is proposing a 3-storey building, the overall height in metres still meets the Zoning Bylaw regulation. Although a variance is required, the visual impact on neighbouring properties would not be greater than what is already permitted in the Zoning Bylaw. The increase in the number of storeys will also provide more living space within the same building footprint without adding any additional massing in terms of height in metres. Staff are supportive of the proposed variance.

APPLICABLE LEGISLATION AND POLICIES

Official Community Plan

The High-Density Residential designation envisions neighbourhoods that are compact, walkable and of a human scale while supporting transit and active transportation options for residents. A broad range of housing options should be available for a diverse population. The High Density Residential designation supports a density range of 25 to 120 dwelling units per hectare (this equates to 7.5 to 36 units on the subject parcel). The proposed 8 dwelling units falls within this density range.

Agriculture Plan

Goal 1 in the Agriculture Plan is to support agriculture throughout government process, policy, and regulation. The following related actions are intended to support this goal:

- Continue to develop, implement, and enforce robust edge planning strategies (such as the Agricultural Development Permit Area and vegetative buffer requirements) to minimize urban/rural conflicts.
- Ensure that the [Agricultural] DPA is upheld and adhered to at both the decision-making level and the building permit approval level.

Given the site constraints, the applicants have provided the greatest building setback possible from the ALR and have included a vegetative buffer to minimize urban/rural conflicts.

Zoning Bylaw: The proposed development meets all Zoning Bylaw regulations except for the proposed variance to the maximum number of building storeys.

Highway and Driveway Access Bylaw: Access Permit A2019-047 has been approved.

IMPACT ON INFRASTRUCTURE OR MUNICIPAL SERVICES

A Building Permit will be required should the Development Permit and Development Variance Permit be approved. Works and services including highways and walkways, sidewalks, curb and gutter, boulevard and landscaping, water distribution, community sewer, storm drainage, sediment and erosion control, street lighting and underground utilities will be required.

The development will be serviced by a private contractor for garbage and recycling pick-up.

IMPACT ON STAFF CAPACITY AND FINANCIAL RESOURCES

Regular staff time has been used to process this application.

COMMENTS FROM EXTERNAL AGENCIES, COMMITTEES AND STAKEHOLDERS

Interior Health: No concerns

Agricultural Advisory Committee: The AAC is meeting August 15th—AAC's comments will be provided at the Council Meeting.

CONSULTATION AND COMMUNICATION

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 Permits applications, the owners will be able to apply for their Building Permit.

OPTION B: If Council denies the Development Permit application and the Development Variance Permit application, the applicant will not be able to proceed with their proposed development.

OPTION C: If Council defers the applications pending receipt of additional information, staff will work with the applicant to ensure the required information is submitted. Once the information is received, staff will bring the applications back to Council for consideration.

Respectfully Submitted,
Tamera Cameron, Manager of Planning

This report has been prepared in collaboration with:

Sid Smith, Senior Engineering Technician	SS
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This report has been prepared on consultation with the following:

(author to request inclusion of initials to show concurrence)

Tanya Garost, Chief Administrative Officer	TG
Jared Kassel, Director of Planning and Development	JK
Matthew Salmon, Director of Engineering and Environmental Services	MS
Darren Lee, Director of Protective Services	DL

Attachments

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

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 # DP2019-021-C
FOLIO # 11552000
ZONING DESIGNATION: RM2 - Low Density Row Housing
ISSUED TO: 0985438 BC Ltd.
CIVIC ADDRESS: 11326 Reimche Road
LEGAL DESCRIPTION: Lot 3 District Lot 169 Osoyoos Division Yale District Plan 4971
PARCEL IDENTIFIER: 010-395-229

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 DP2019-021-C for 11326 Reimche Rd, the lot legally described as Lot 3 District Lot 169 Osoyoos Division Yale District Plan 4971, Roll 11552000 for an 8-unit multiple family development subject to the following conditions:

- a) The development of the subject properties 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 prepared by Prime Building Design, dated received August 2, 2022;
 - (ii) **Schedule B:** The Zoning Analysis Table prepared by Urban Options dated received July 29, 2022;
 - (iii) **Schedule C:** The Building Elevations by Prime Building Design, dated received August 2, 2022;
 - (iv) **Schedule D:** The Building Renderings by Prime Building Design, dated received August 2, 2022
 - (v) **Schedule E:** The Landscape Plan and Cost Estimate prepared by Ecora dated received August 2, 2022; and
 - (vi) **Schedule F:** The Garbage & Recycling Enclosure Detail prepared by Prime Building Design, dated received August 2, 2022.
- b) No parking is permitted in the drive aisle or the staging area. "No parking" signs shall be posted.
- c) 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 \$166,946.25 (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, SIGN
PERMIT, OR A CERTIFICATE TO COMMENCE
CONSTRUCTION**

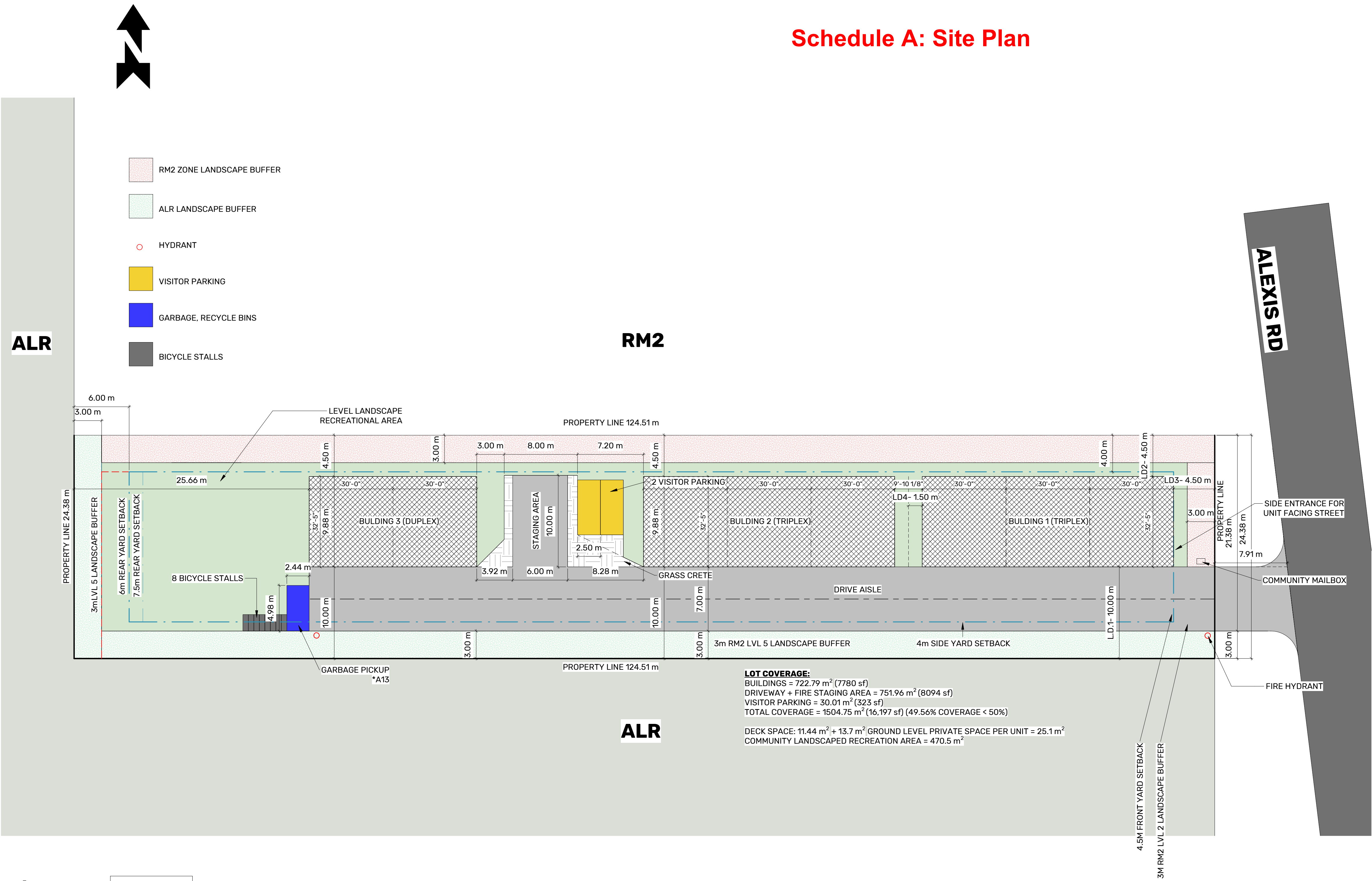
4. APPROVALS

Authorization passed by Council on the _____ day of August 2022.

Issued by the Corporate Officer of the District of Lake Country this ____ day of _____, 2022.

Corporate Officer, Reyna Seabrook

Schedule A: Site Plan



LOT COVERAGE:
BUILDINGS = 722.79 m² (7780 sf)
DRIVEWAY + FIRE STAGING AREA = 751.96 m² (8094 sf)
VISITOR PARKING = 30.01 m² (323 sf)
TOTAL COVERAGE = 1504.75 m² (16,197 sf) (49.56% COVERAGE < 50%)

DECK SPACE: 11.44 m² + 13.7 m² GROUND LEVEL PRIVATE SPACE PER UNIT = 25.1 m²
COMMUNITY LANDSCAPED RECREATION AREA = 470.5 m²

Site Plan 1" = 20'-0"

SITE SPECIFIC INFORMATION

SUBDIVISION PLAN OF PART OF LOT 3, PLAN KAP4971	
ZONE: RM2 DISTRICT: LAKE COUNTRY NOT IN ALR	
LOT AREA:	3035.98 m ² (32,679 sf or 0.303HA or 0.75 AC)
LOT COVERAGE - BUILDINGS	722.79 m ² (7780 sf) = 23.8% (45% ALLOWABLE = 1366.23 m ² (14,706 sf))
LOT COVERAGE - BUILDINGS AND DRIVE ISLE AND PARKING	1504.75 m ² (16,197 sf) = (49.56%) (50% ALLOWABLE = 1518 m ² (16,340 sf))

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By Tamera Cameron at 3:08 pm, Aug 02, 2022

No.	Description	Date
01	Issued for DP	2022-02-24
02	Re-issued for DP	2022-08-02

PacWest Alexis Street

11326 Reichme Road, Lake Country
B.C.

PROPOSED SITE PLAN

Project Number	21-083
Start Date	2021-08-25
Designed By	PW

A01

Scale	As indicated
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Schedule B: Zoning Analysis Table

ZONING ANALYSIS TABLE

Site Address: 11326 Reimche Road

Current Zone: RM2 – Low Density Row Housing

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Subdivision Regulations	RM2 Zone	Proposed
Site Details		
Site Area	1,000m ²	3,035.95m ²
Site Width	30.0m	24.38m
Site Depth	30.0m	124.51m
Site Coverage of Building(s)	45%	23.8% (722.79m ²)
Site Coverage Building(s), Driveway(s) and parking	50%	49.56% (1504.74m ²)
Development Regulations		
Building(s) Setbacks:		
Front Yard	4.5m unless to garage then 6.0m	4.5m
Rear Yard	6.0m for 1 – 1.5 storey 7.5m for 2 – 2.5 storey	25.66m
Side Yards	4.0m for 1 – 1.5 storey 4.5m for 2 – 2.5 storey	N: 4.5m S: 10.0m
Min. Distance between Buildings	3.0m	3.0m
Building Height	9.5m or 2.5 storeys	9.5m or 3 storeys ①
FAR	0.5 with bonus upto 0.08 if the parking is under habitable space or screened from view	Per Unit NFA: 172.7m ² Total NFA: 1381.6m ² = 0.46 FAR Permitted 0.5 + bonus
Dwelling Limits	Max 6 dwellings per building	3 units per building provided
Number of Parking Stalls	1 per bachelor dwelling 1.25 per 1-bedroom dwelling 1.5 per 2-bedroom dwelling 2 per 3-or-more bedroom dwelling & 1 parking space shall be designated visitor parking for every 7 dwelling units	2 garage stalls per unit (16 stalls total) 2 visitor stalls Total provided: 18 stalls Required: 8 3brdm units = 16 stalls + 2 visitor = 18 spaces
Bicycle Parking	Class I (resident): 0.5 per dwelling unit Class II (Patron): 0.1 per dwelling unit	8 X 0.5 = 4 8 x 0.1 = 0.8 Total required: 5 8 public bicycle spots provided

Subdivision Regulations	RM2 Zone	Proposed
Private Open Space	25m ² per dwelling	Deck space: 11.44m ² + 13.7m ² ground level private space per unit = 25.1m ² Community landscaped recreation area = 470.5m ²
Section 8 Landscaping	Level 2 and 3 to separate uses – uses on all side of the site are the same therefore 3.0m required ALR landscape buffer	3.0m landscape buffer provided on both side yards
Community Garden Space		32m ² (landscape plan)
Sign		None planned

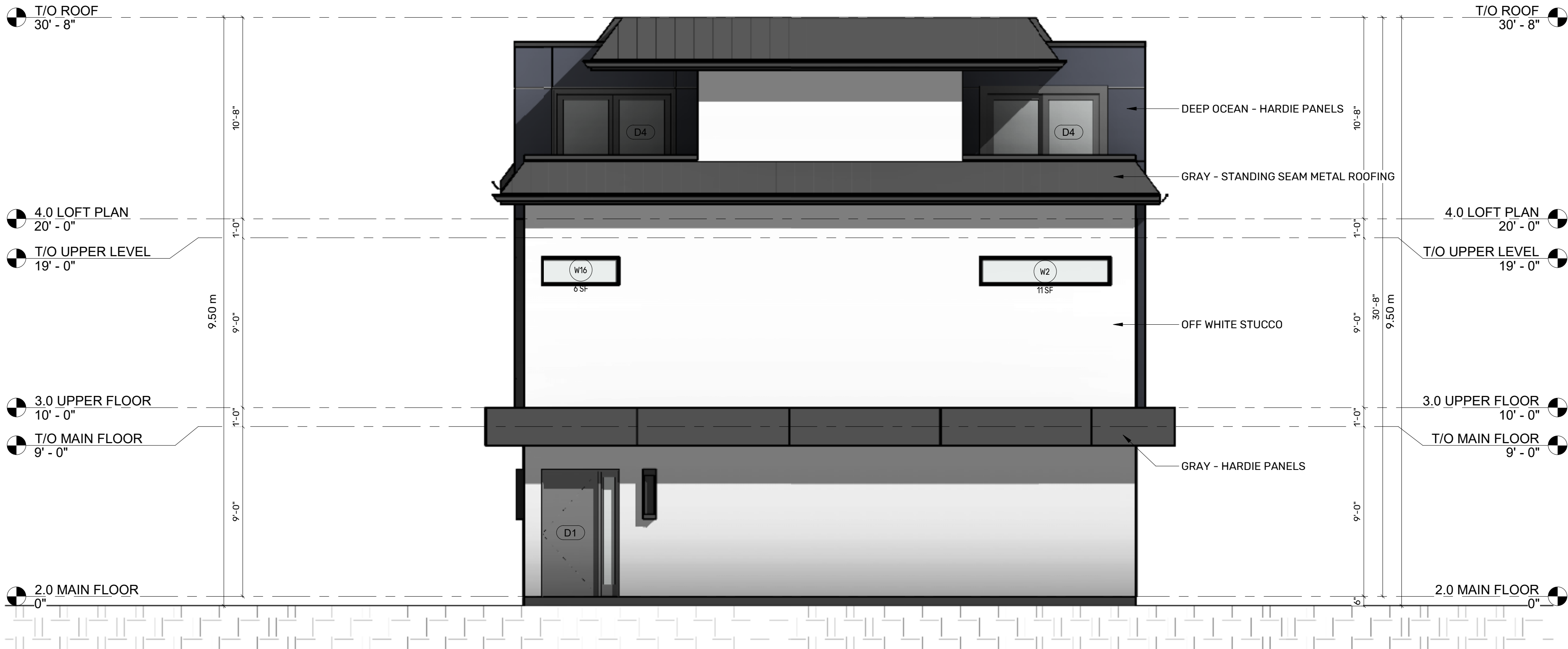
Level 2: a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer where no continuous opaque barrier is required

① Development Variance Permit application to vary the permitted building height from 9.5m and 2.5 storeys to 9.5m and 3 storeys.

FRONT ELEVATION 1/4" = 1'-0"

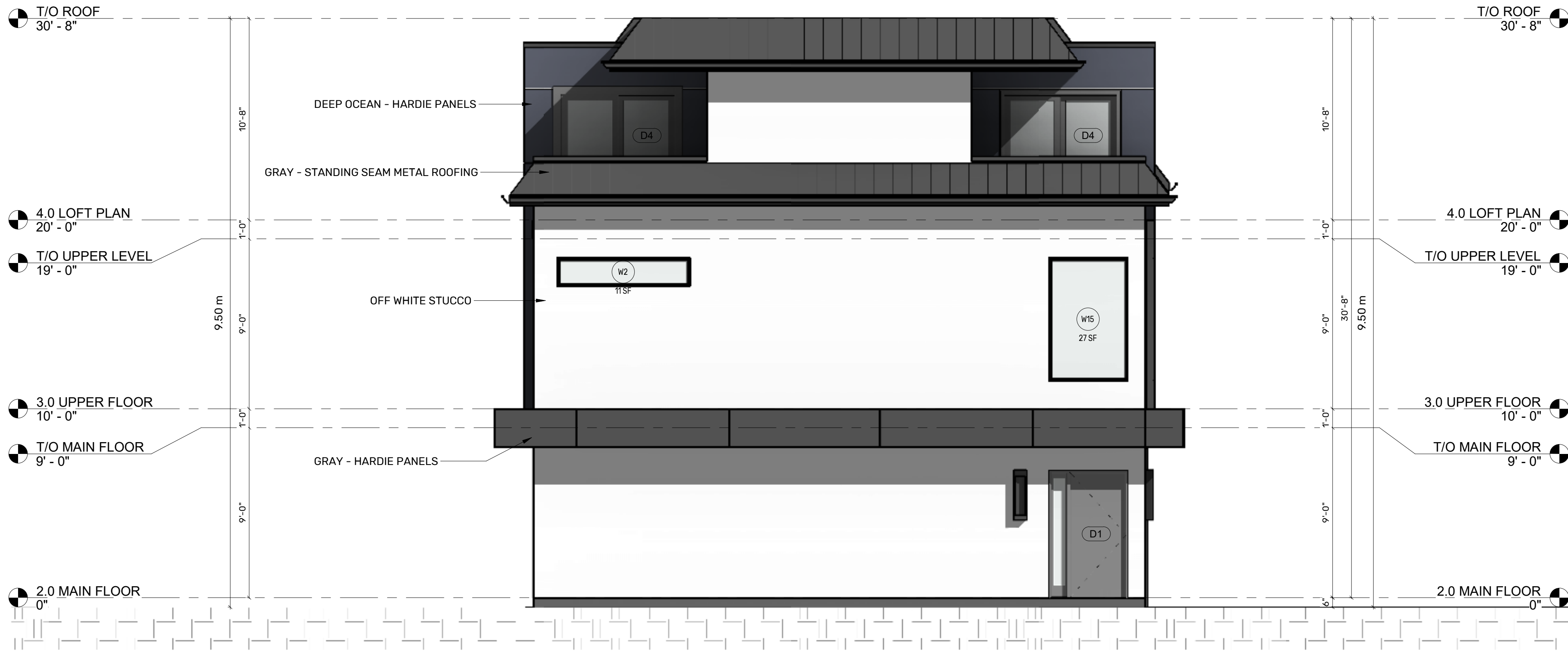
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



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DESIGN

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TRIPLEX ELEVATION
RIGHT, LEFT

Project Number	21-083
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Scale	1/4" = 1'-0"
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DUPLEX ELEVATION
REAR, FRONT

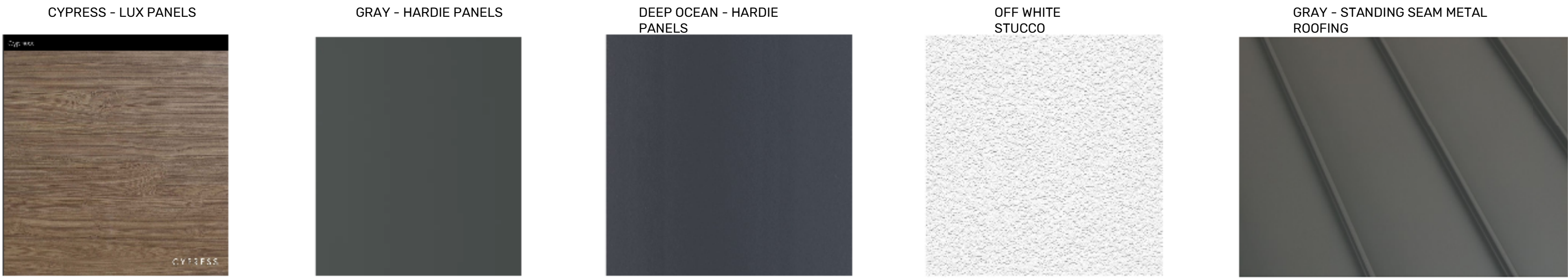
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Scale 1/4" = 1'-0"



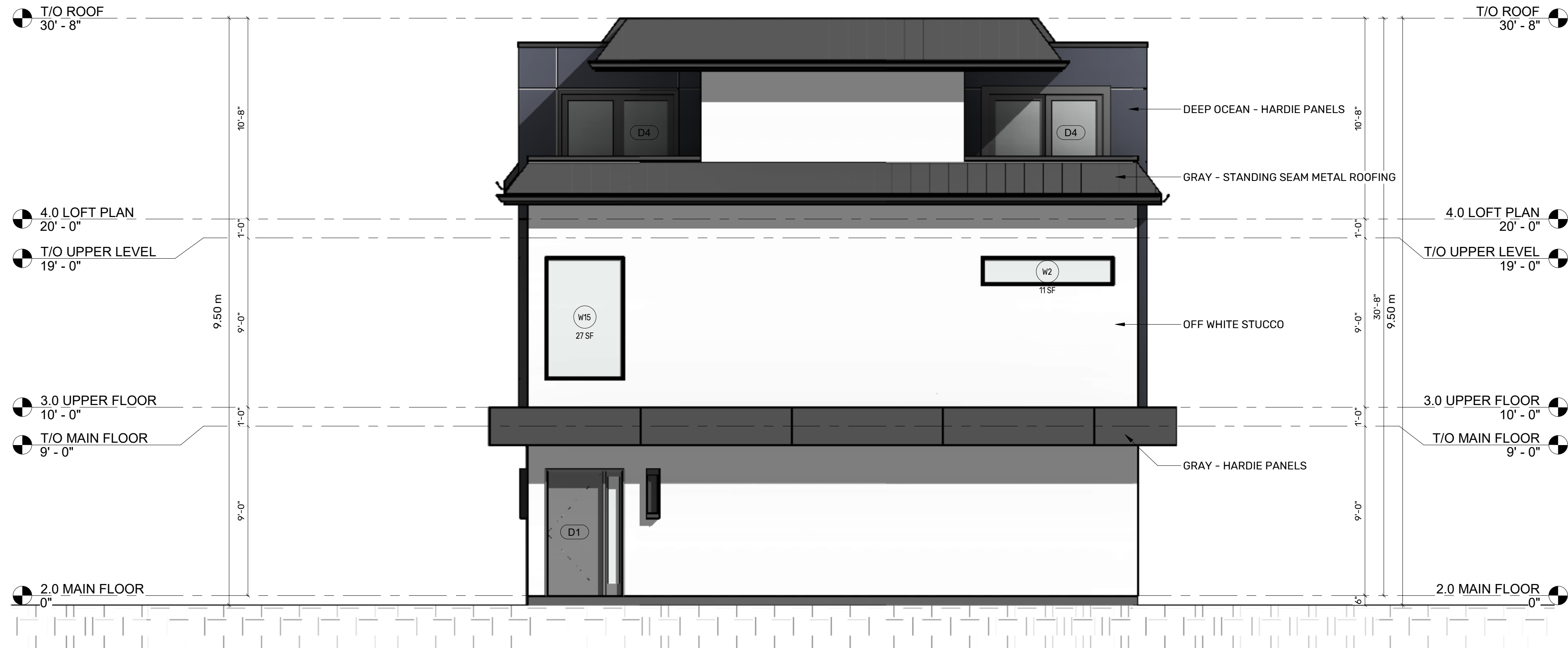
REAR ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

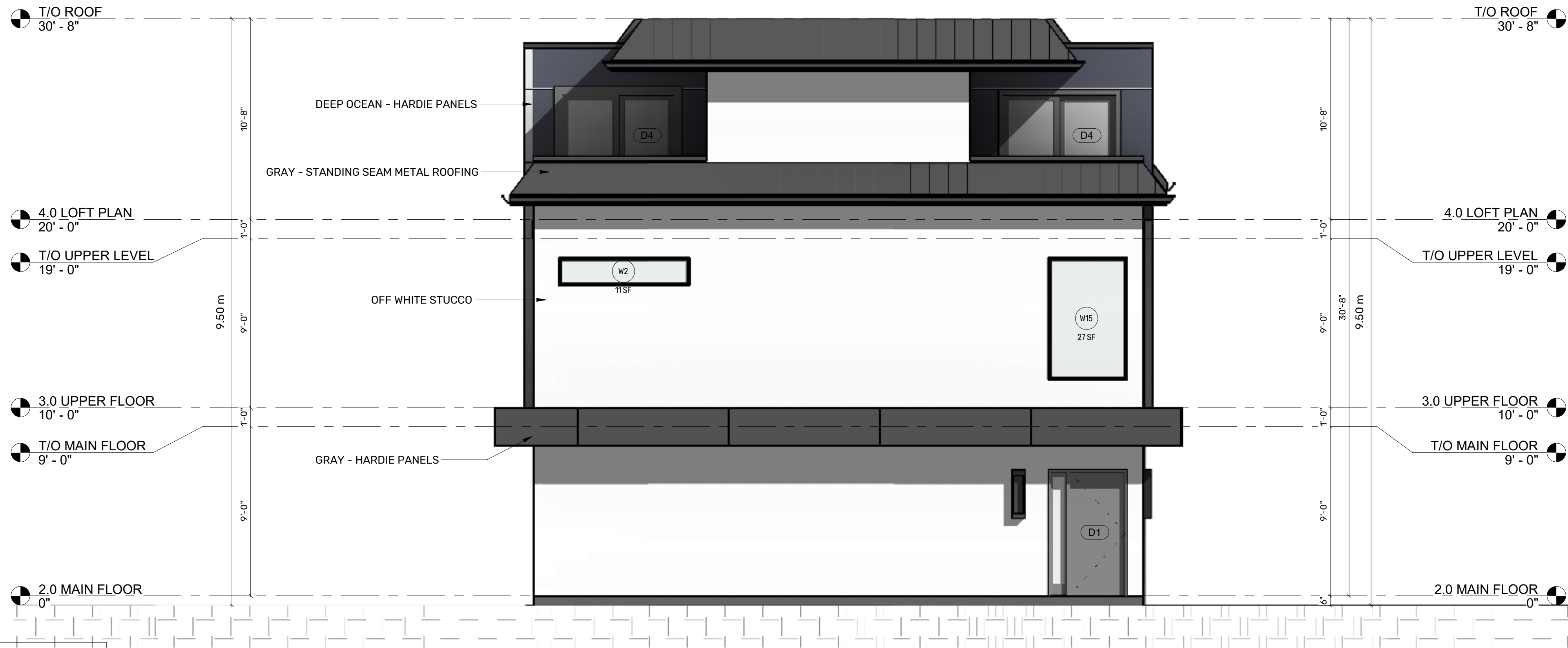
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



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DUPLEX ELEVATION
RIGHT, LEFT

Project Number 21-083
Start Date 2021-08-25
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A20

Scale 1/4" = 1'-0"

Schedule D: Building Renderings



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PacWest Alexis Street

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TRIPLEX TITLE PAGE

Project Number	21-083
Start Date	2021-08-25
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DUPLEX TITLE PAGE

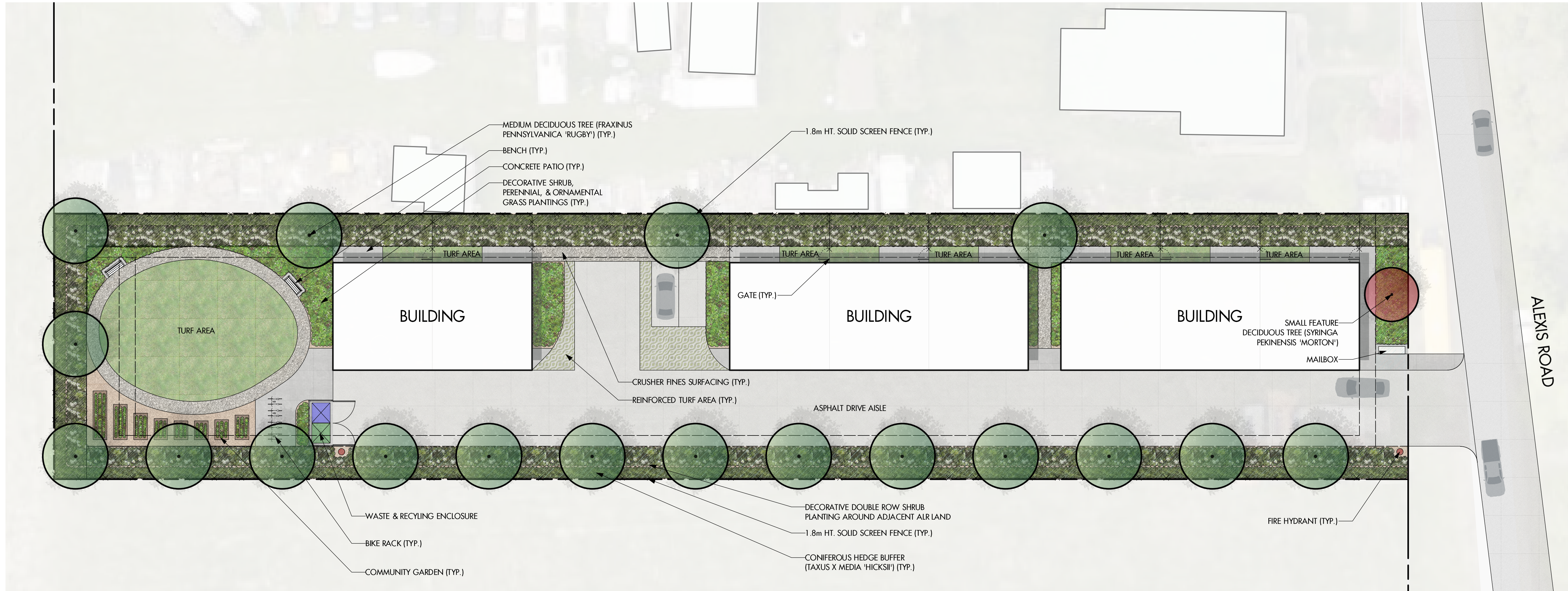
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Scale



Schedule E: Landscape Plan and Cost Estimate



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

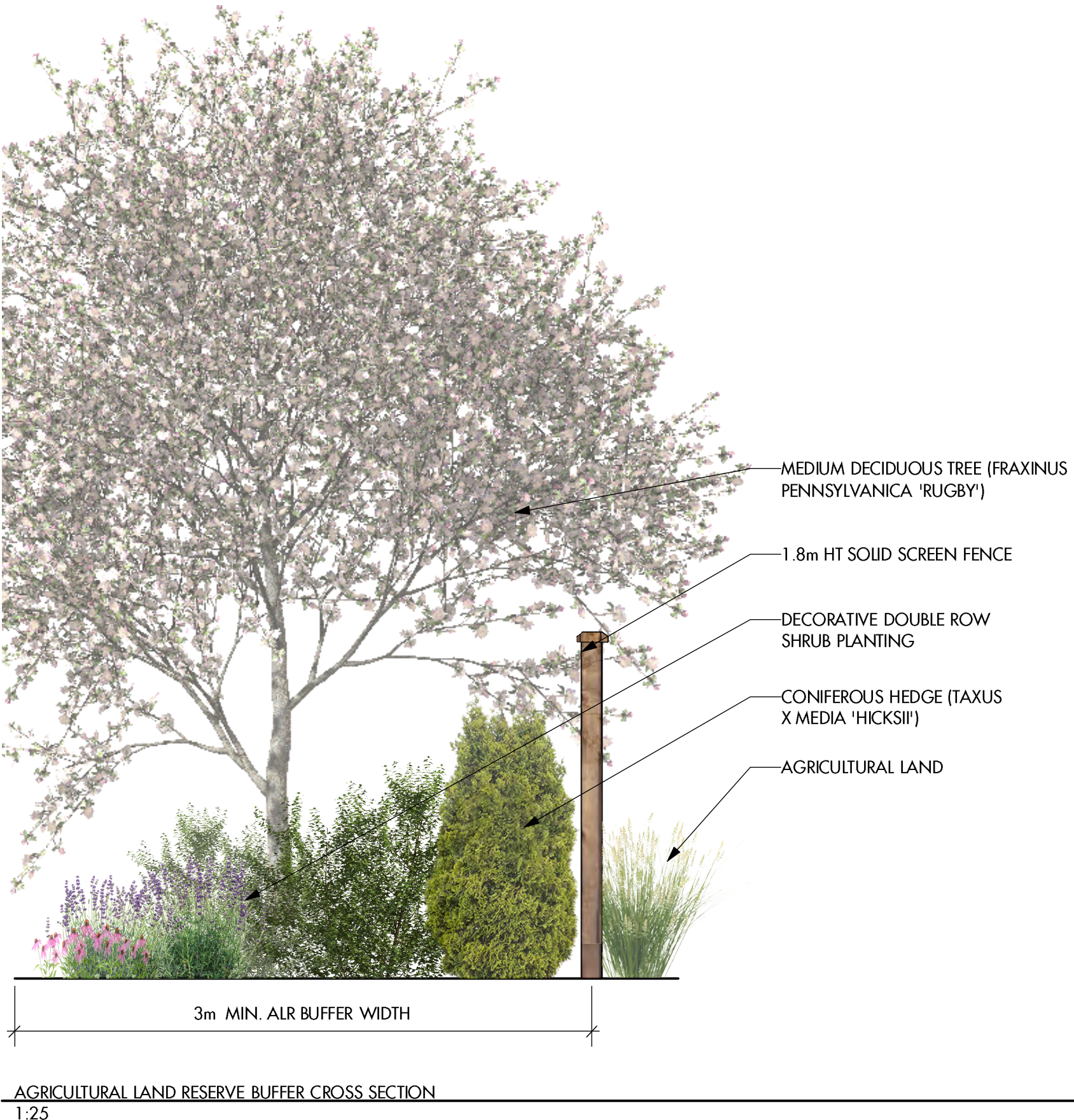
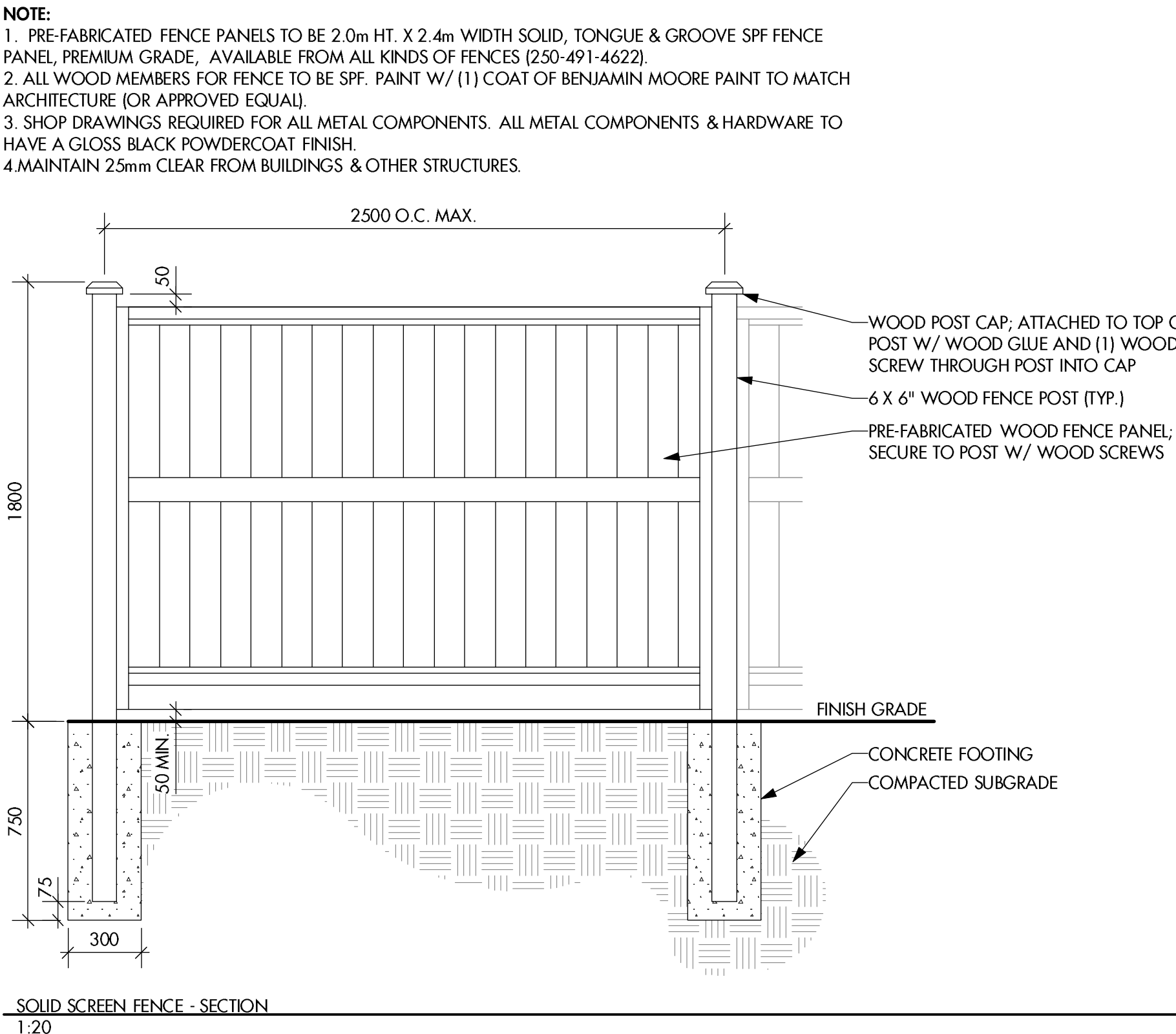
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NO PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

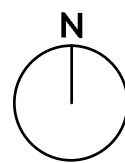
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

6. A MINIMUM OF 4 sq.m. PER UNIT SHALL BE ALLOCATED FOR COMMUNITY GARDENS TOTALLING 32 sq.m.

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
FRAXINUS PENNSYLVANICA 'RUGBY'	PAIRIE SPIRE ASH	18	5m CAL
SYRINGA PEKINENSIS 'MORTON'	CHINA SNOW PEKING LILAC	1	4m CAL
SHRUBS			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	62	#02 CONT. /1.0M O.C. SPACING
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	27	#02 CONT. /1.5M O.C. SPACING
PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	62	#02 CONT. /1.0M O.C. SPACING
PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	27	#02 CONT. /1.5M O.C. SPACING
SPIRAEA BUJALDA 'PROEBELII'	PROBEL SPIREA	15	#02 CONT. /2.0M O.C. SPACING
SYRINGA X BLOOMERANG 'DARK PURPLE'	DARK PURPLE REBLOOMING LILAC	20	#02 CONT. /1.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICKS YEW	225	#02 CONT. /1.2M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA 'GOLD PLATE'	GOLD PLATE YARROW	63	#01 CONT. /0.75M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	63	#01 CONT. /0.75M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	35	#01 CONT. /1.0M O.C. SPACING
MATTHEUCCIA STRUTHIOPTERIS	OSTRICH FERN	35	#01 CONT. /1.0M O.C. SPACING
MISCANTHUS SINENSIS 'HUON SUNRISE'	HURON SUNRISE MAIDEN GRASS	24	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA TRILOBA	THREE LOBED CONEFLOWER	63	#01 CONT. /0.75M O.C. SPACING
SEDUM 'FIRECRACKER'	FIRECRACKER STONECROP	63	#01 CONT. /0.75M O.C. SPACING



RECEIVED
By Tamera Cameron at 3:06 pm, Aug 02, 2022



PROJECT TITLE
11326 REIMCHE ROAD

Lake Country, BC
DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION		
1	22.02.24	Review
2	22.07.29	Review
3		
4		
5		

PROJECT NO.	22-0192
DESIGN BY	KM
DRAWN BY	NG
CHECKED BY	FB
DATE	JULY 29, 2022
SCALE	1:200
PAGE SIZE	24x36"

SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY
Copyright Reserved: This drawing is the property of Ecora Engineering & Resources Group Ltd. and shall not be reproduced, resold, or rendered without permission.



Friday, July 29, 2022

Pac West Contracting

1631 Dickson Avenue

Kelowna BC V5C 6C6

Attn: Nicholas Udovicic

Tel: (778) 484 8290

Email: info@pacwestcontracting.com

RECEIVED

By Tamera Cameron at 3:07 pm, Aug 02, 2022

Re: 11326 Reimche Road– Preliminary Cost Estimate for Bonding

Dear Nicholas:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 11326 Reimche Road conceptual landscape plan dated 22.07.29;

- 1,246 square metres (13,412 square feet) of improvements = \$133,557.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil, fencing, irrigation, labour, inspections, monitoring, and maintenance.

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,

A handwritten signature in black ink, appearing to read "Fiona".

Fiona Barton, MBCSLA, CSLA

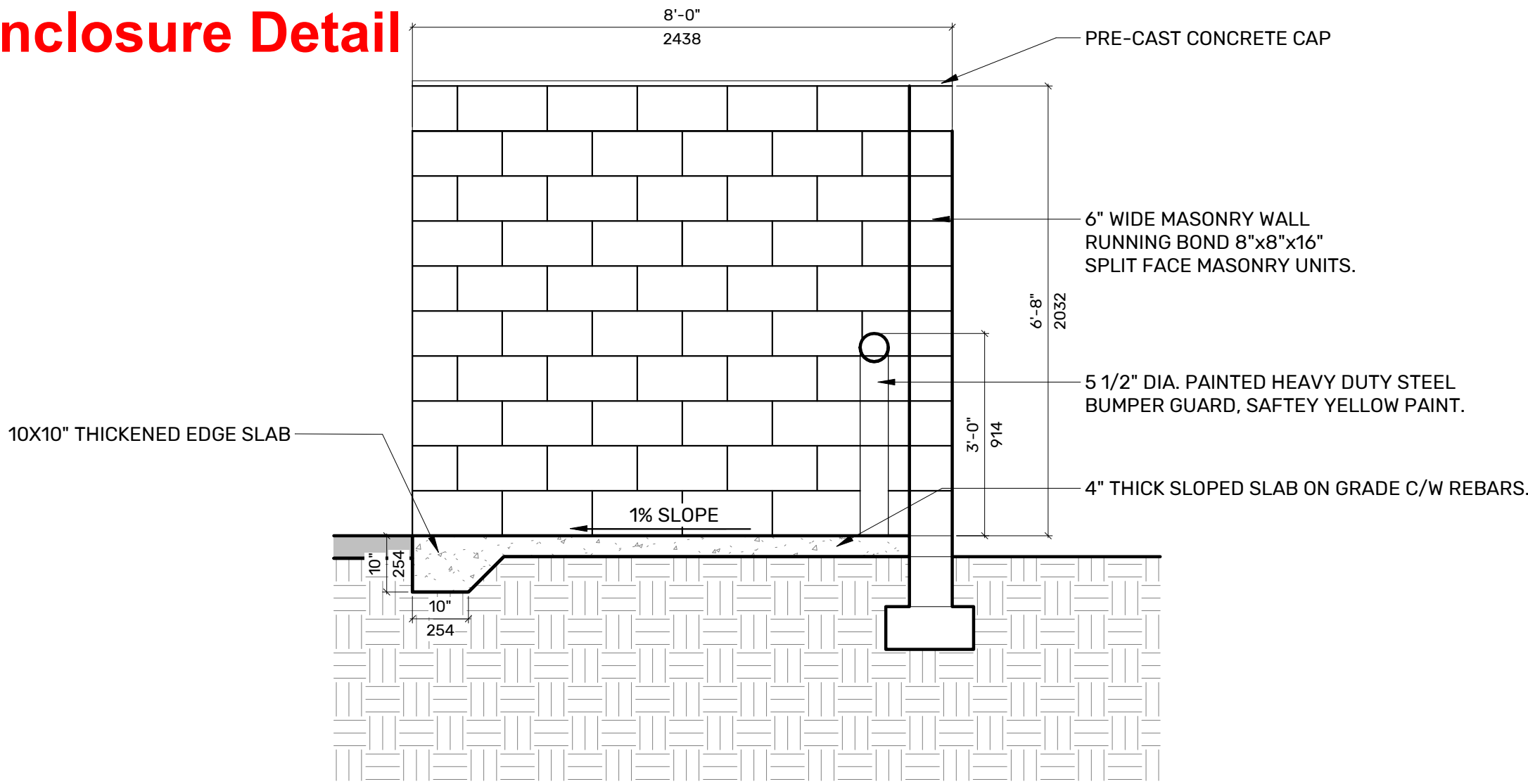
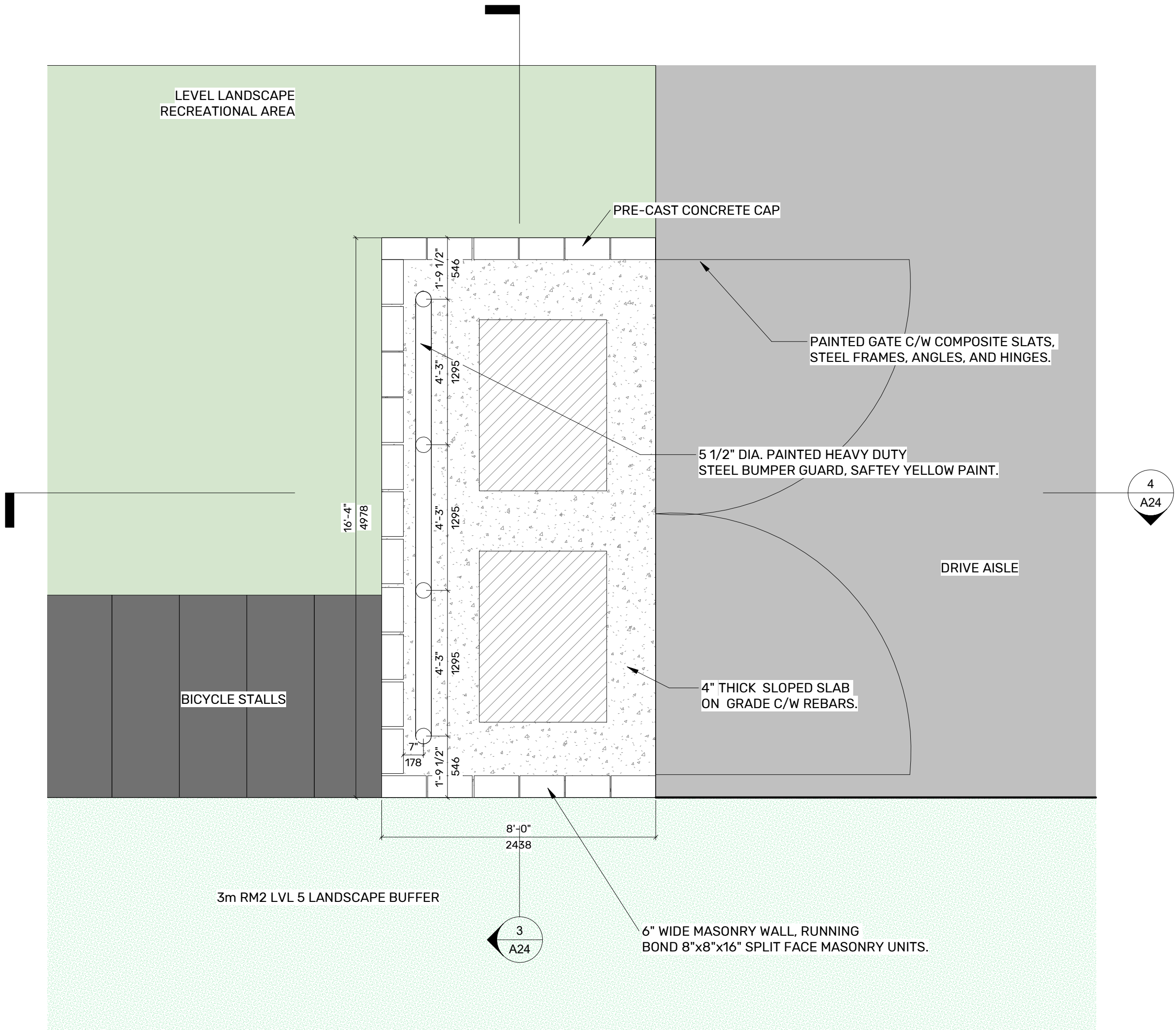
as per

Ecora Engineering & Resource Group Ltd.

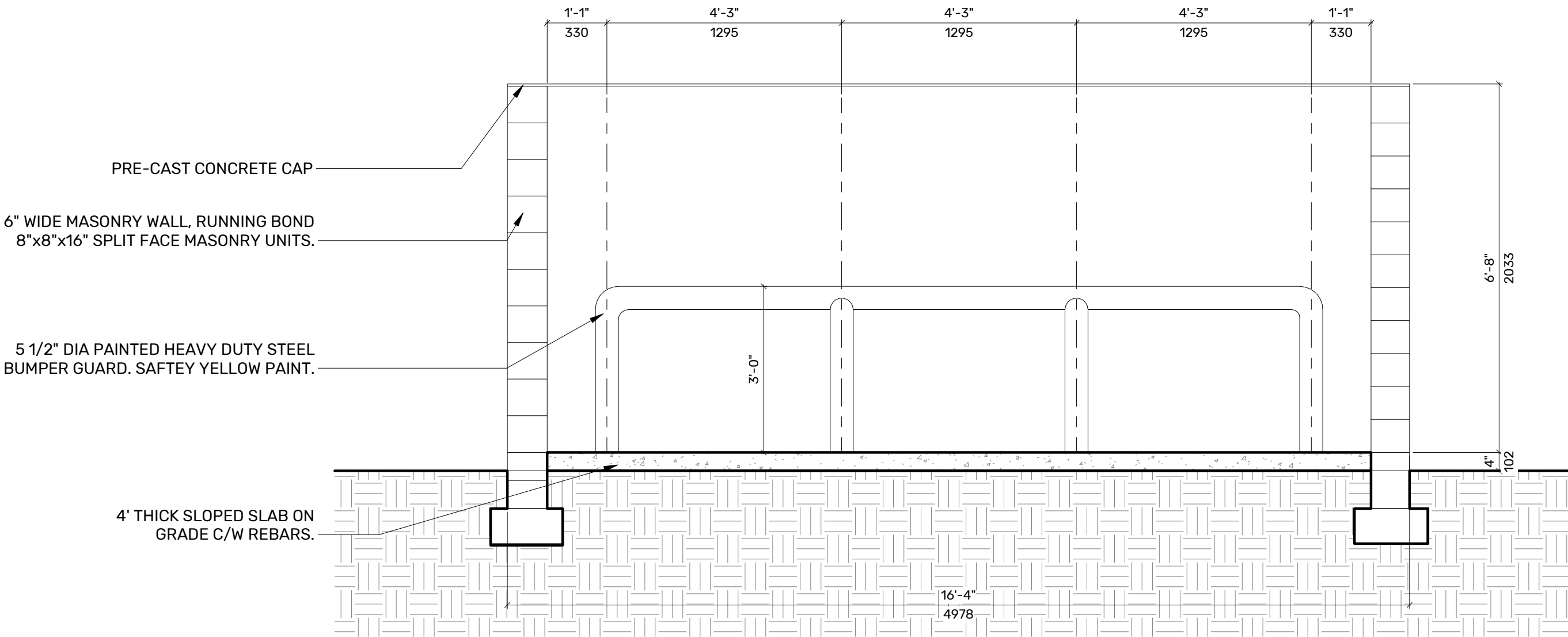
200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5 P 250.469.9757

ecora.ca

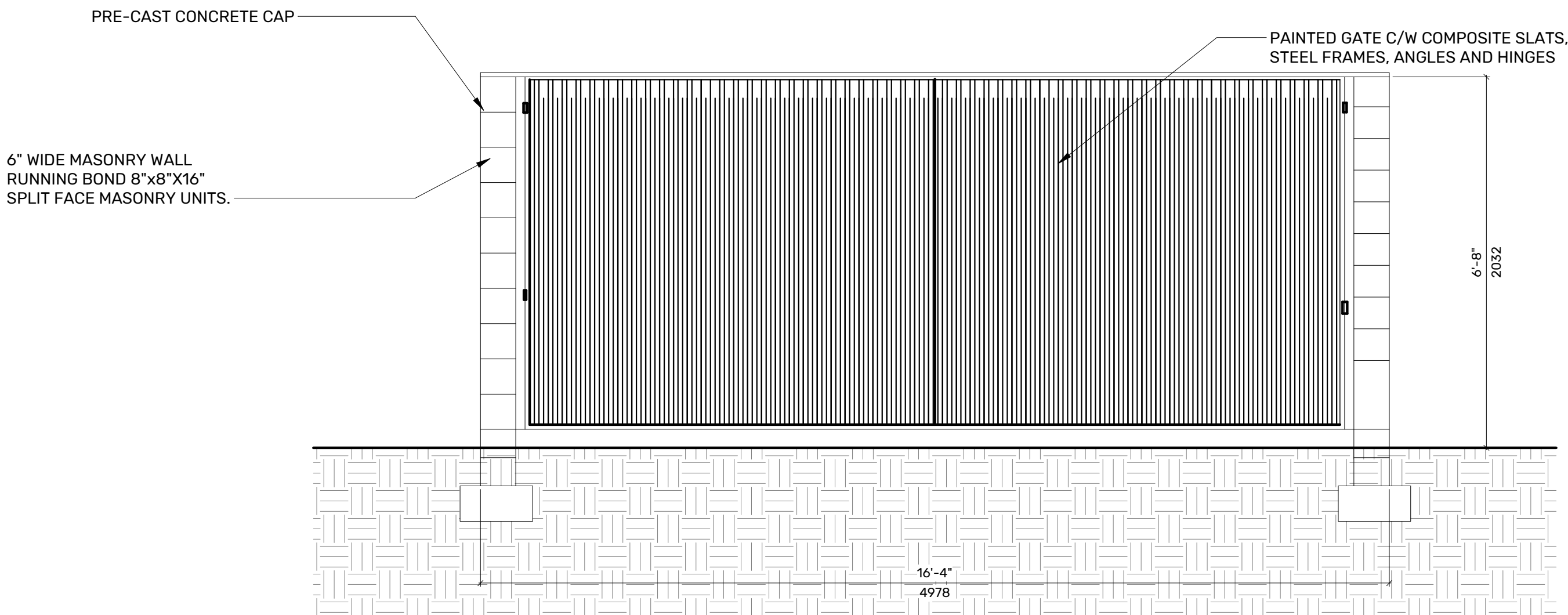
Schedule F: Garbage & Recycling Enclosure Detail



SECTION 4 1/2" = 1'-0"



SECTION 3 1/2" = 1'-0"



GARBAGE & RECYLCING ENCLOSURE - FRONT ELEVATION 1/2" = 1'-0"



PRIME BUILDING
DESIGN

#202 3704 32nd Street, Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

primebuildingdesign.com

RECEIVED

By Tamera Cameron at 3:15 pm, Aug 02, 2022

No.	Description	Date
01	Issued for DP	2022-02-24
02	Re-issued for DP	2022-08-02

PacWest Alexis Street

11326 Reichme Road, Lake Country
B.C.

GARBAGE & RECYCLING ENCLOSURE

Project Number	21-083
Start Date	2021-08-25
Designed By	PW

A24

Scale As indicated

Attachment B: Development Permit Area Guidelines 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.

AGRICULTURAL

Consideration has been given to the following issues as identified in Section 21.4 of the Official Community Plan relating to Agricultural Development Permit Areas:

Site Guidelines No subdivision is being proposed						
Does the subdivision design promote compatibility with farm activities?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Do road layouts serve the internal subdivision only and not end at the Agricultural Land Reserve boundary?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are properties being graded and landscaped so that no water drains onto adjacent agricultural properties?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Building and Structure Guidelines						
Is there a minimum 30m building setback on residential and institutional properties next to the Agricultural Land Reserve? <small>Regulations have changed since original application and only a 3m setback was required in Zoning Bylaw</small>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Is there a minimum 15m building setback on non-residential properties next to the Agricultural Land Reserve?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Landscaping Guidelines						
Is a 15m wide landscaped buffer being planted in the 30m setback for residential properties?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Is an 8m wide landscaped buffer being planted in the 15m setback for non-residential properties?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Is the buffer being installed prior to development?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Does the buffer consist of low maintenance, drought-tolerant native species that are planted in a manner so as not to shade farm crops?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Will the buffer reach a minimum height of 6m at maturity?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is a 1.8m high opaque fence being installed along the length of the shared property line(s)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is there an existing natural feature such as a water course or ravine along the edge of the agricultural land that provides a physical separation? If yes, the width of the landscape buffer may be reduced to 8m, while retaining the required setback. The watercourse or ravine width should not be included in the setback distance.	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Is there an existing road surface or road right of way? If yes, the width of the landscape buffer may be reduced to 3m, while retaining the required setback. <small>The project orientation has been adjusted to located the 7m wide driveway adjacent to the ALR buffer and increase the setback to the residences to 10m.</small>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>

MULTIPLE UNIT RESIDENTIAL

Consideration has been given to the following issues as identified in Section 21.5 of the Official Community Plan relating to Multiple Unit Development Permit Areas:

Site Guidelines - Parking						
Does the proposal comply with parking requirements?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is off street parking under buildings, behind buildings or in garages?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
If parking areas are 7 or fewer stalls and are surface parking areas, are they:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
- Single loaded and angled no greater than 45 degrees to the access lane?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Adjacent to the building, not the sidewalk?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Provide a one way access lane accessing the stalls?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
- Have a minimum of 1m wide landscaped median provided between the access lane & and the sidewalk? <small>The 2 parking stalls have landscaping on 2 sides of the stalls</small>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Is accessible bicycle parking provided in accordance with zoning requirements? <small>Bicycle parking is available in individual garages and 8 stalls are located in a safe spot behind the garbage enclosure accessed through the common outdoor space.</small>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Lighting						
Has site lighting (including external building lighting, lit signage, parking lot or security lighting) been designed to avoid glare onto abutting properties or public roadways? <small>Lighting is located on each townhouse in a downward direction</small>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does lighting consist of downcast or cut off luminaires with internal optics designed to avoid glare?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Site Guidelines - Other						
Are all waste containers, recycling areas and mechanical equipment screened from public view with a fenced and gated enclosure?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has building clustering and other creative uses of space been encouraged?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does the clustering of buildings around a central common area create opportunities for sheltered community space and enhance the public realm?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Has the use of impervious surfaces been minimized?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Building and Structure Guidelines						
Are buildings laid out with sensitivity towards the view corridors of nearby properties?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are existing view corridors being preserved through varying building and roof forms and site layouts?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Does the scale and architecture of the buildings complement the existing neighborhood?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building facades articulated or broken up (minimum 20m intervals) by colour or material changes, or incorporate physical separations such as breezeways, driveways or alleys?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the roofline varied, pitched or otherwise not flat? (eg. Gables, dormers, birds mouths, projections etc.)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is rooftop equipment screened from view by incorporating vertical screening or landscaping that corresponds to the building material?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Are the materials used for the building appropriate?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the material used for building trim appropriate?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is/are the building(s) scaled such that there are interesting visual elements to engage pedestrians and the pedestrian realm?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are all buildings with facades fronting two or more roads built to equal design standards along both frontages?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

Are building footprints cut or rounded at corners to create additional public space?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Landscaping Guidelines						
Does landscaping provide a buffer between adjacent land uses?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Does landscaping screen parking, mechanical equipment and garbage disposal areas?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is landscaping provided:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along the property edges next to roadways?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Between buildings and parking areas?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Along on-site access roads and driveways?		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Along the sides of buildings?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
On other open spaces (such as spaces not used for parking, access roads or walkways)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Has existing landscaping or greenery been incorporated where possible?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is at least 75% of the landscaping composed of drought tolerant species, local species or xeriscaped vegetation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is sufficient community garden space provided on the property (minimum of 4m2 per unit)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are fencing materials consistent with the materials of the principle building?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Signage Guidelines						
Are awning, canopy, fascia and signs designed so as to complement the building and neighbourhood?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Is there only one free-standing sign for the entire project?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>

RECEIVED**By agrover at 12:59 pm, Feb 25, 2022****Municipal Hall****Development Services Department**

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6674

f: 250-766-0200

development@lakecountry.bc.caGreenhouse Gas Reduction and Resource Conservation

Consideration has been given to the following issues as identified in Section 22.12 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? <small>a large open space has been incorporated in the design to allow for maximum outdoor open space. It is programed to include community gardens, walking area and benches.</small>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have lots been oriented to maximize solar orientation of building envelopes? Have buildings been oriented to maximize solar gain?	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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is the subdivision laid out to maximize site connectivity to nearby amenities and services? <small>The area is walkable given the proximity to DLC mainstreet and Woodsday Commercial hub.</small>	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? <small>Roof is grey and the main building colour is white</small>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are large windows sheltered by overhangs which maximize solar input during winter months? <small>TBA depending on building orientation</small>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Do proposed buildings incorporate green roofs, living walls or other measures to reduce heat gains caused by hard surfaces? <small>UV windows & big trees on south lot line for solar protection</small>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are there opportunities for natural ventilation and airflow incorporated into the building? <small>window openings designed to allow for cross ventilation in main living areas</small>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Do building materials encourage thermal massing and seasonal thermal energy storage?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Are building envelopes well sealed and energy efficient? <small>must meet step code</small>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Is vegetation low maintenance and require minimal irrigation? <small>native plants have been selected for the project</small>	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? <small>The south elevation has 13 Ash trees to create shade and a good buffer to the ALR land.</small>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Is rainwater recycling included in landscape designs?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Have porous material been maximized throughout the landscaping?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input 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? <small>8 individual community garden beds are provided in the landscape to allow home owners to cultivate food or other vegetative matter.</small>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>

LAKE COUNTRY

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 # DVP2022-010
FOLIO # 11552000
ZONING DESIGNATION: RM2 - Low Density Row Housing
ISSUED TO: 0985438 BC Ltd.
CIVIC ADDRESS: 11326 Reimche Road
LEGAL DESCRIPTION: Lot 3 District Lot 169 Osoyoos Division Yale District Plan 4971
PARCEL IDENTIFIER: 010-395-229

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

Development Variance Permit DVP2022-010 for 11326 Reimche Rd, the lot legally described as Lot 3 District Lot 169 Osoyoos Division Yale District Plan 4971, Roll 11552000 for an 8-unit multiple family development that varies the following section of Zoning Bylaw 561, 2007:

1. Section 15.5.6(c) to increase the maximum height from the lesser of 9.5m or 2.5 storeys to the lesser of 9.5m and 3 storeys;
- 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 and Development:
 - (i) **Schedule A:** The Site Plan prepared by Prime Building Design, dated received August 2, 2022; and
 - (ii) **Schedule B:** The Building Elevations by Prime Building Design, dated received August 2, 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**

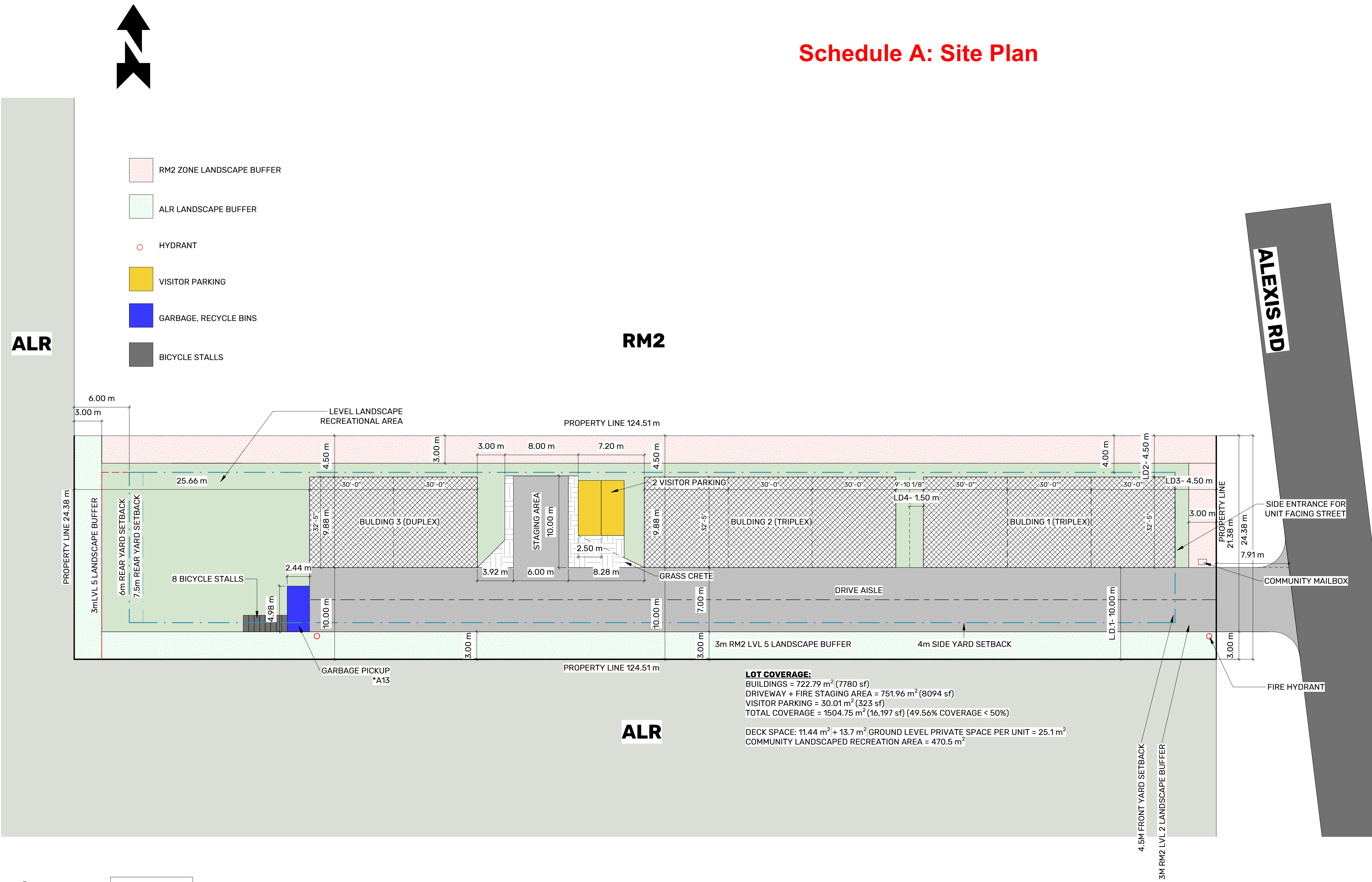
3. APPROVALS

Authorization passed by Council on the ____ day of August 2022.

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

Corporate Officer, Reyna Seabrook

Schedule A: Site Plan



LOT COVERAGE:
BUILDINGS = 722.79 m² (7780 sf)
DRIVEWAY + FIRE STAGING AREA = 751.96 m² (8094 sf)
VISITOR PARKING = 30.01 m² (323 sf)
TOTAL COVERAGE = 1504.75 m² (16,197 sf) (49.56% COVERAGE < 50%)

DECK SPACE: 11.44 m² + 13.7 m² GROUND LEVEL PRIVATE SPACE PER UNIT = 25.1 m²
COMMUNITY LANDSCAPED RECREATION AREA = 470.5 m²

Site Plan 1" = 20'-0"

SITE SPECIFIC INFORMATION

SUBDIVISION PLAN OF PART OF LOT 3,
PLAN KAP4971

ZONE: RM2	
DISTRICT: LAKE COUNTRY	
NOT IN ALR	
LOT AREA:	3035.98 m ² (32,679 sf or 0.303HA or 0.75 AC)
LOT COVERAGE - BUILDINGS	722.79 m ² (7780 sf) = 23.8% (45% ALLOWABLE = 1366.23 m ² (14,706 sf))
LOT COVERAGE - BUILDINGS AND DRIVE ISLE AND PARKING	1504.75 m ² (16,197 sf) = (49.56%) (50% ALLOWABLE = 1518 m ² (16,340 sf))

#202 3704 32nd Street, Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

primebuildingdesign.com

RECEIVED
By Tamera Cameron at 3:08 pm, Aug 02, 2022

No.	Description	Date
01	Issued for DP	2022-02-24
02	Re-issued for DP	2022-08-02

PacWest Alexis Street

11326 Reichme Road, Lake Country
B.C.

PROPOSED SITE PLAN

Project Number	21-083
Start Date	2021-08-25
Designed By	PW

A01

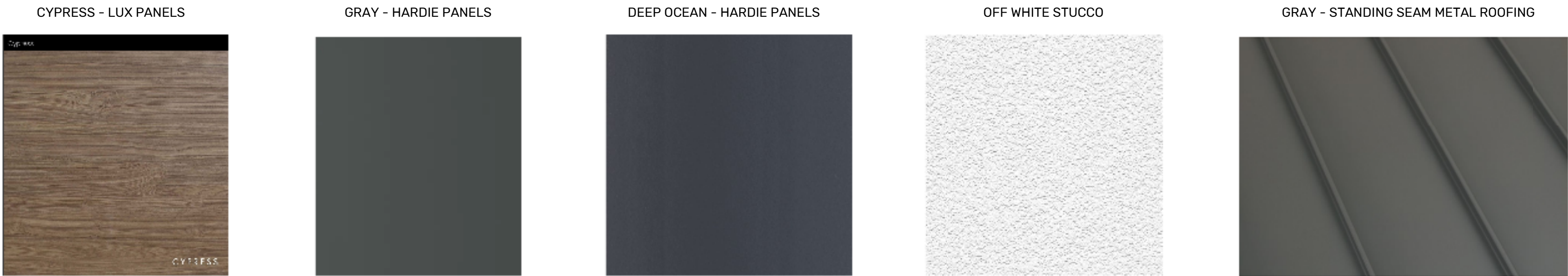
Scale	As indicated
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Schedule B: Building Elevations



REAR ELEVATION 1/4" = 1'-0"

Proposed Variance to increase height from the lesser of 9.5m or 2.5 storeys to 9.5m or 3 storeys



FRONT ELEVATION 1/4" = 1'-0"



PRIME BUILDING
DESIGN

#202 3704 32nd Street, Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

primebuildingdesign.com

RECEIVED

By Tamera Cameron at 3:13 pm, Aug 02, 2022

No.	Description	Date
01	Issued for DP	2022-02-24
02	Re-issued for DP	2022-08-02

PacWest Alexis Street

11326 Reichme Road, Lake Country
B.C.

TRIPLEX ELEVATION
REAR, FRONT

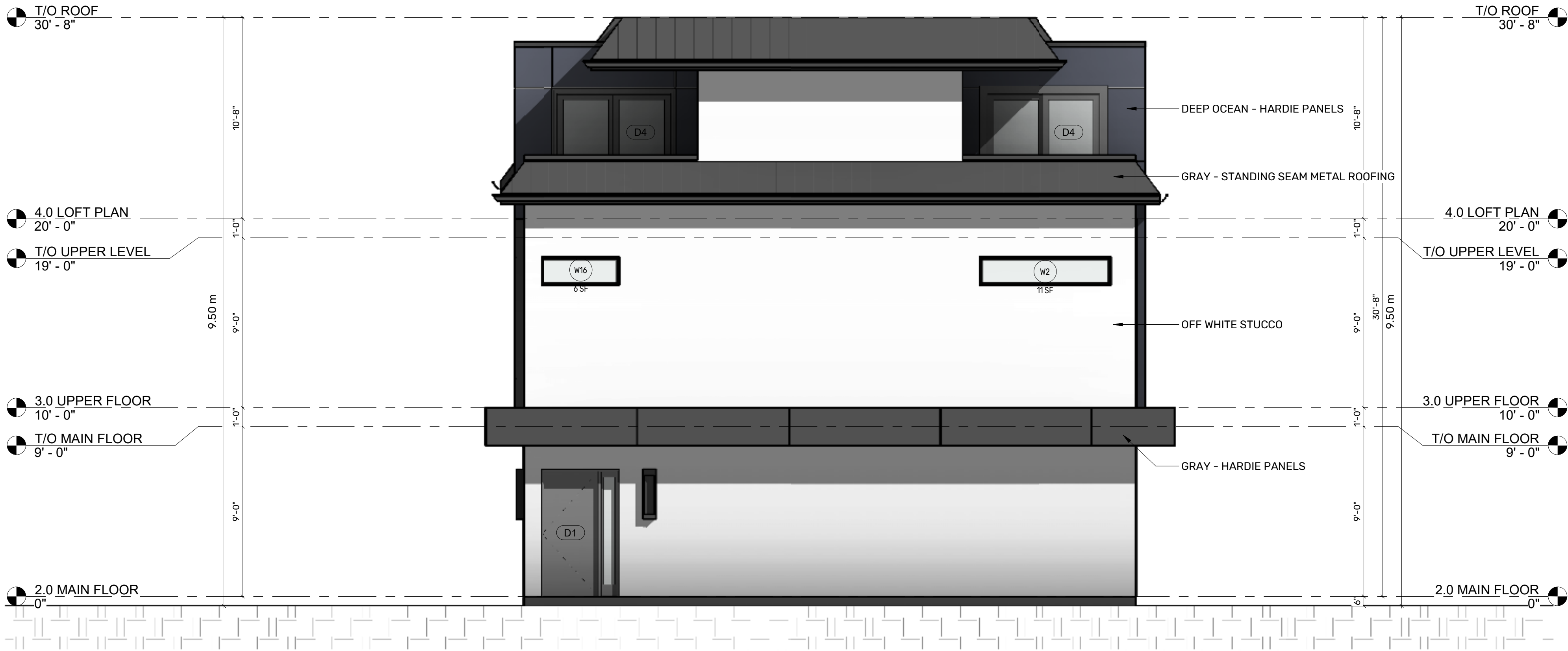
Project Number 21-083
Start Date 2021-08-25
Designed By PW

A08

Scale 1/4" = 1'-0"

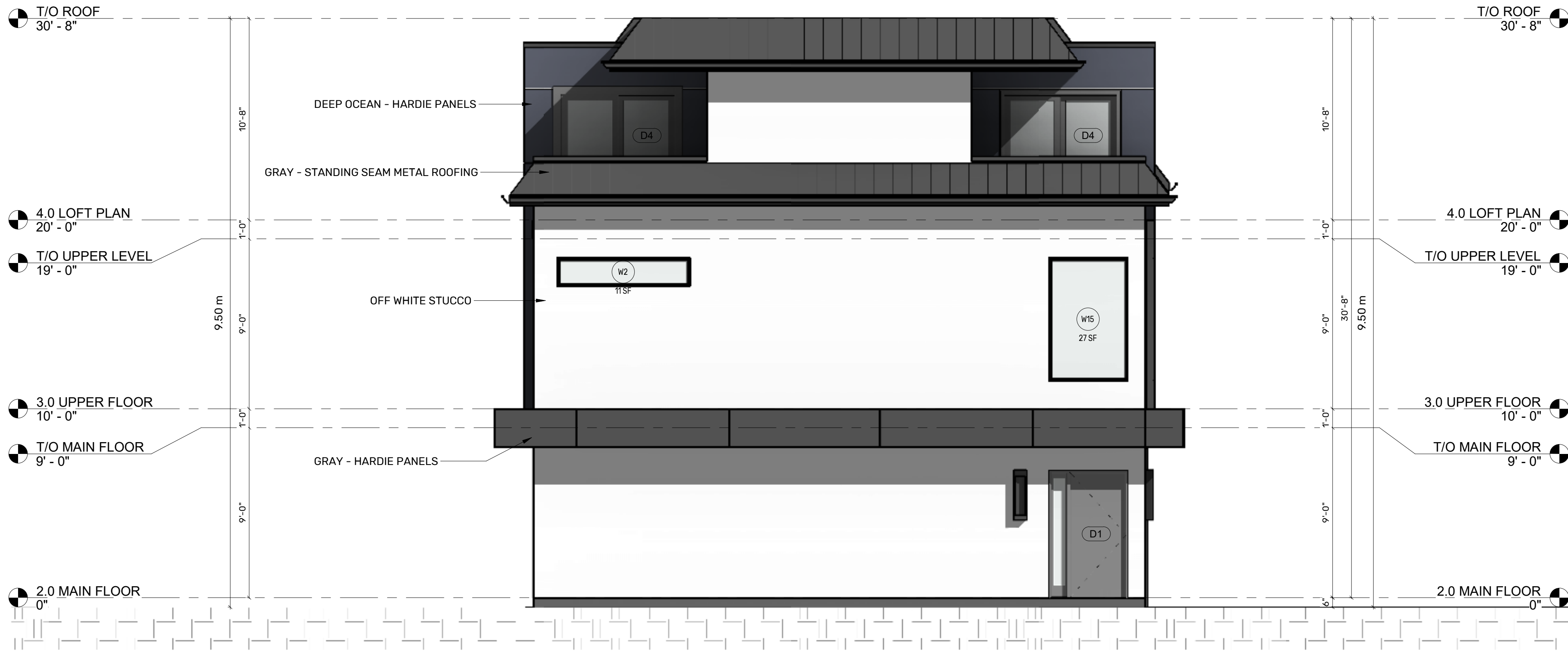
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



PRIME BUILDING
DESIGN

#202 3704 32nd Street, Vernon, BC
+1 (250) 540-3449
philipp@primebuildingdesign.com

primebuildingdesign.com

No.	Description	Date
01	Issued for DP	2022-02-24
02	Re-issued for DP	2022-08-02

PacWest Alexis Street

11326 Reichme Road, Lake Country
B.C.

TRIPLEX ELEVATION
RIGHT, LEFT

Project Number	21-083
Start Date	2021-08-25
Designed By	PW

A09

Scale	1/4" = 1'-0"
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[illegible]

PacWest Alexis Street

11326 Reichme Road, Lake Country
B.C.

DUPLEX ELEVATION
REAR, FRONT

Project Number	21-083
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Start Date	2021-08-25
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Designed By	PW
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A19

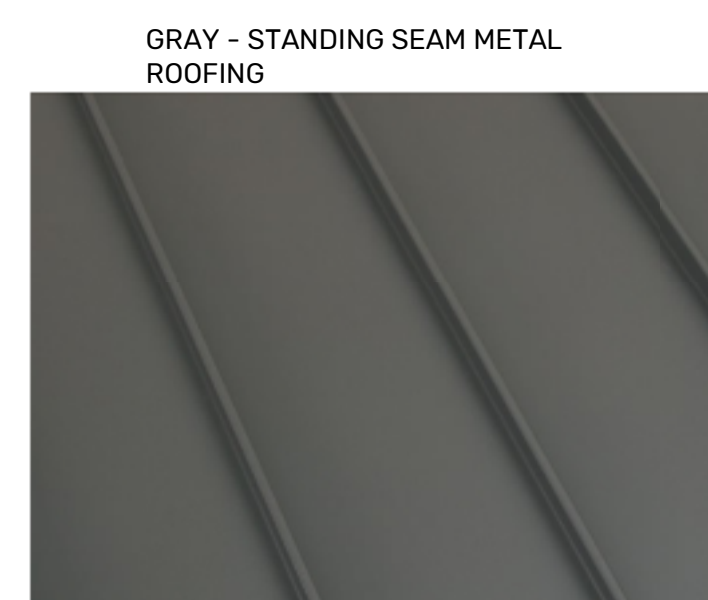
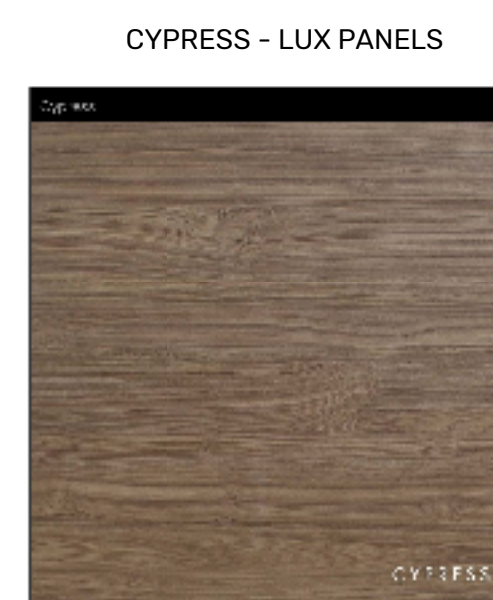
Scale	1/4" = 1'-0"
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REAR ELEVATION 1/4" = 1'-0"

~~1/4" = 1'-0"~~

Proposed Variance to increase height from the lesser of 9.5m or 2.5 storeys to 9.5m or 3 storeys

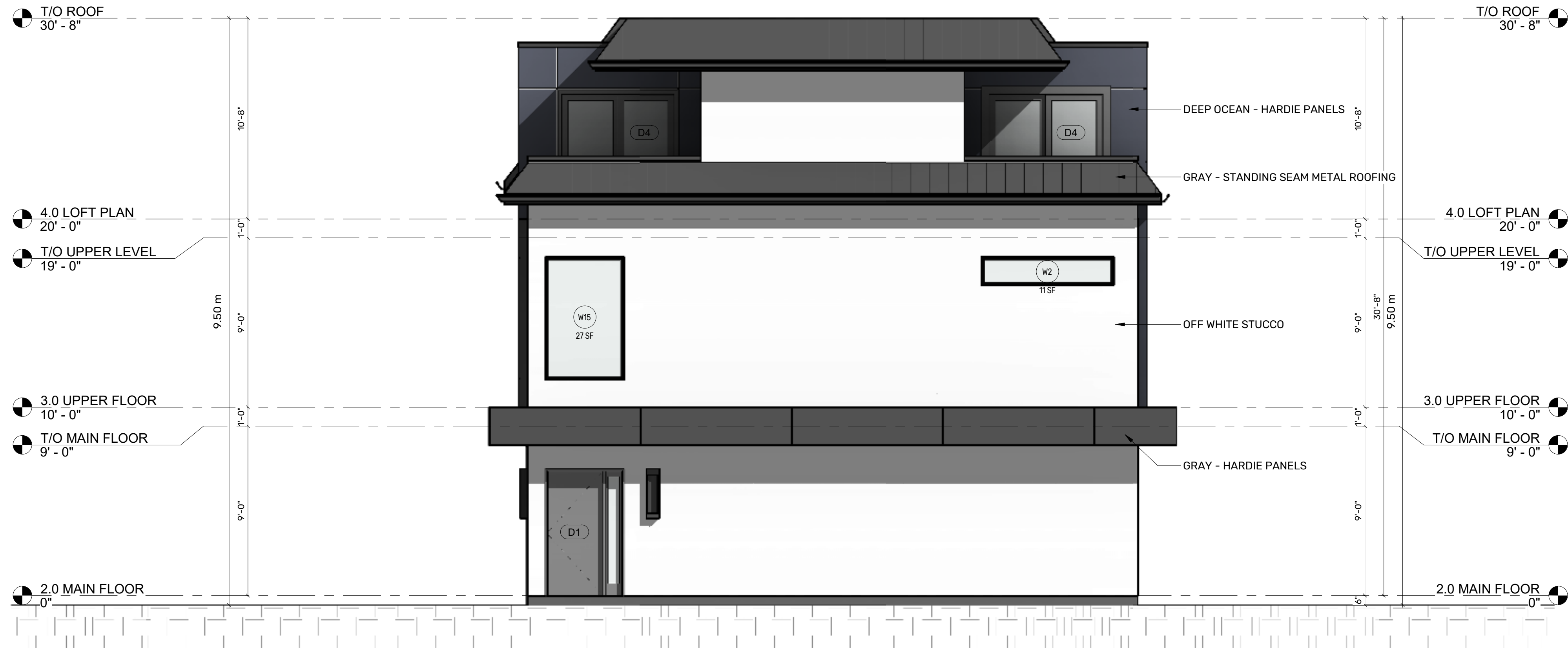


FRONT ELEVATION 1/4" = 1'-0"

1/4" = 1'-0"

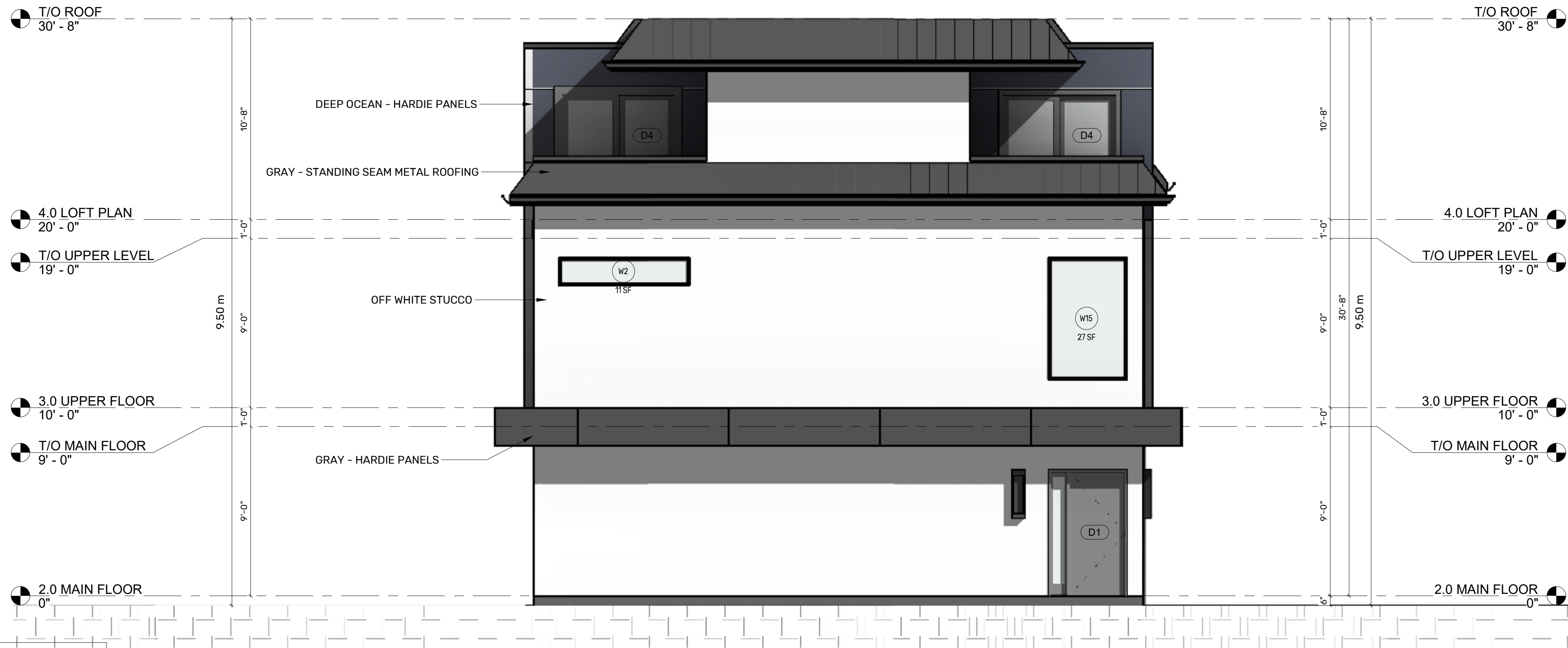
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



PRIME BUILDING
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No.	Description	Date
01	Issued for DP	2022-02-24
02	Re-Issued for DP	2022-08-02

PacWest Alexis Street

11326 Reichme Road, Lake Country
B.C.

DUPLEX ELEVATION
RIGHT, LEFT

Project Number	21-083
Start Date	2021-08-25
Designed By	PW

A20

Scale 1/4" = 1'-0"



Attachment D: Applicant's Project Rationale Letter

July 28, 2022

District of Lake Country
Planning Department
Attn. Tamera Cameron
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1

RECEIVED

By Tamera Cameron at 4:12 pm, Jul 29, 2022

RE: Revised Submission Package for DP2019-021 at 11326 Reimche Road

Introduction & Updates

Dear Tamera,

We are pleased to provide an updated drawing package for a Development Permit and Variance on the property at 11326 Reimche Road. The revised development meets the regulations of the RM2 – Low Density Row Housing Zone. As part of this revision, the following has been adjusted:

- Although the proposed building height of 9.5m meets the requirements of the RM2 zone, a Development Variance Permit is requested to vary the number of storeys from 2.5 storeys to 3.0 storeys.
- The proposed building has been shifted to the opposite side of the site on the revised drawing set. This change is to allow for a larger setback between the proposed building and the ALR property to the south. Setbacks will remain the same.
- The garbage enclosure has been designed to a higher standard and included on the drawing package.
- Elevation drawings for the duplex have been added.
- The landscape plan has been updated to include additional trees and the new orientation.
- The DP checklists are complete with some explanation of certain details.

Site History

Previously, the property was rezoned by Council to the RM2 – Low Density Row Housing zone to encourage multi-residential growth in Lake Country. Owing to the future land use designation, we initially sought to rezone the land to the RM4 – Low Density Multiple Housing zone to better utilize the site. However, this application was defeated by Council. As the property is long and narrow, we subsequently sought a variance to the landscape buffer which would permit larger building footprint. This too was defeated by Council. Several attempts have been made to work together with the immediate neighbours for a comprehensive development however we have been unsuccessful over the past 3 years.

Form & Character

The proposed development is designed with a total of 8 residential units, comprised of two 3-unit buildings and one 2-unit building. Each building is designed with 2 storeys of living area, 3 bedrooms, and 3 deck areas. The decks are located on the upper floor and each face north and south, making them usable in all seasons. The building is inspired by European designs with large windows, gambrel roof elements and modern dormers that blend in the upper ½ storey. Banding which serves to shelter doorways is used around the entire building, breaking up the massing to a pedestrian scale.

The site is developed with a drive aisle located adjacent the south side of the property. This driveway leads to a screened waste bin storage area. A fire staging area has been incorporated between 2 sets of buildings as required in the Highway Access and Driveway Regulations Bylaw. Parking for each unit is in private garages and 2 visitor stalls are available in the center of the site. Bicycle racks are in a convenient, well-lit location that is easily located and accessible by visitors. The area is subject to casual surveillance by occupants of the building.

Official Community Plan Conformance

The *Official Community Plan* specifically notes the following objectives in section 5.5 - Woodsdale:

- a) Restrict commercial growth in Woodsdale to neighbourhood, service and tourist commercial only.
- b) Encourage commercial use in conjunction with residential or tourist uses.
- c) Support a range of housing types in the Woodsdale neighbourhood.

The design is mindful of the greenhouse gas building and structure guidelines. The colour palette uses a white stucco as building finish to minimize heat absorption. This is accented with Gray and Deep Ocean coloured hardi-panels. The gray standing seam metal roof adds visual interest. Sixteen trees will be added to the property increasing the canopy and all the climate benefits trees provide. Due to the property configuration the buildings have north – south roof lines which could support future solar panels. A green house gas reduction check list is part of the submission package.

Given the length of the site and the limited site coverage, a generous amenity space is provided at the western portion of the site. At over 470m² it will provide for both programmed green space for the residents as well as adequate buffer to the adjacent ALR lands. The landscape plan provides an elevation of the proposed Agricultural Land Reserve (ALR) buffer highlighting the variety of vegetative matter including coniferous and deciduous trees and solid fencing. It will enhance the comfort of the site as it will provide shade in summer months and allow filtered light penetration in winter months.

ALR Buffer

The Zoning Bylaw requires Level 5 (for lots existing prior to the adoption date of this bylaw): a landscape buffer is required for all land abutting ALR land. The minimum buffer shall be 3.0 m wide

and include an opaque barrier located on the ALR side of the buffer. This standard may be replaced or modified as a result of conditions of a decision by the Agricultural Land Commission.

The ALR landscape requirements change for lots existing after April 7, 2009. As this property is prior to this date the level 5 - 3.0m buffer has been included in the drawings. It is known that the provincial guidelines ALR landscape buffering requirements have changed in recent years. As the lot is very narrow it is impossible to increase the size of the landscaped buffer, however, we have reversed the project moving the buildings to the north side locating the driveway on the south. This effectively adds 7.0m to the buffer allowing for a 10.0m distance from the south lot line to the proposed dwellings.

Development Variance Permit

The proposed variance seeks to increase the permitted number of storeys from 2.5 storeys to 3.0 storeys. As the building height meets the RM2 zone at 9.5m, we believe this variance is minor and will not increase the impact on the neighbours. The proposed units are shy of 2,200 sq.ft. in size. The extra half-storey increases the floor space for each unit, providing more livable space for growing families and other inhabitants of the development.

Conclusion

The subject property is located within walking distance to a small neighborhood commercial node that has services including hardware store, gas bar, convenience store, restaurants and even a bicycle shop. Many of the commercial properties are underutilized and it is expected, given the growth in Lake Country, that they will be upgraded and expanded to better serve the community. The subject property is also located within good proximity to Wood Lake tourist facilities and opportunities for recreation and amenities.

The project allows Lake Country families have an alternative housing stock from single detached homes. We believe the site plan and buildings have been well designed to allow for open spaces and modern ground-orientated living. We look forward to hearing your feedback and proceeding with this project.

Regards,



Birte Decloux, RPP MCIP
on behalf of PacWest Contracting