

# 1 INTRODUCTION

## 1.7 Definitions

Remove all subsection numbering and place in alphabetical order.

Active Transportation	transportation whose motive power comes from a human strength rather than an internal combustion engine, an electric motor or another mechanical device. Active transportation may take many forms including cycling, walking or paddling, or any other form of transportation powered by a human.
Affordable Housing	housing where cost is no more than 30% of pre-tax household income of the median level income earner in Lake Country for the previous census year.
Agri-tourism	a tourist activity, service or facility that provides an opportunity for visitors to experience agricultural life first hand by either participating in farming activities, watching farming activities or purchasing and consuming farm produce on a farm.
Airshed	a geographically-bounded portion of the atmosphere that acts as a common unit for air flow and emissions purposes.
Alteration of Land <u>(Land Alteration)</u>	<del>means, but is not necessarily limited to: soil importation, relocation or removal; alteration, disruption or destruction of vegetation or trees; construction or alteration of retaining walls; or construction or alteration of patios. Includes, but is not limited to soil removal, deposit or relocation, alteration, disruption or destruction of vegetation or trees, construction or alteration of retaining walls, construction or alteration of patios. For clarity, land alteration does not include planting, landscaping, fire smarting or maintaining existing drainage systems, retaining walls, irrigation or buildings so long as no alteration of the land occurs.</del> a report prepared by a Qualified Professional.
Assessment Report Big Box Retailer	a single retail outlet contained in a single structure with a gross floor area of more than 4,000m <sup>2</sup> that generates high volumes of traffic, has extensive outdoor parking facilities and that serves a regional market.
Biodiversity	a variety of many unique and interconnected living things. Biodiversity is the diversity of ecosystems, the species within each ecosystem, and the genetic diversity within each species.
Blue Dot	The Blue Dot movement is a national grassroots campaign based on the idea that everyone in Canada deserves the right to a healthy environment, including clean air and water, and a say in decision that affect our health and well-being.
Buffer, Buffer Strip	a landscaped or natural area intended to visibly separate and screen one use from another to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, to facilitate natural drainage or wildlife

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Building Footprint	means the surface area of a lot occupied by a building or structure.
Cluster Development	the practice of concentrating development onto a portion of a site to protect the integrity and limit development on the remaining property.
Complete Community	places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another.
Conservation Area	an area of public or privately used land unsuitable for residential and urban development due to hazardous geographic characteristics and/or ecological significance; typical examples include but are not limited to steep slopes left in a natural state to prevent hazardous development conditions or land left in a natural state for the purpose of conserving indigenous plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish.
Density Bonus	the practice whereby a greater density of development may be permitted within a zone provided an approved amenity is provided to the District in accordance with the provisions of the District of Lake Country Zoning Bylaw.
Development	any alteration of land or any construction.
Development within Riparian Areas	any of the following associated with or resulting from the local government regulation or approval of development activities or ancillary activities to the extent that they are subject to local government powers under Part 14 of the <i>Local Government Act</i> : <ul style="list-style-type: none"><li>a) Removal, alteration, disruption or destruction of vegetation;</li><li>b) Disturbance of soils;</li><li>c) Construction of non-structural impervious or semi-impervious surfaces;</li><li>d) Flood protection works;</li><li>e) Construction of roads, trails, docks, wharves and bridges;</li><li>f) Provision and maintenance of sewer and water services;</li><li>g) Development of drainage systems;</li><li>h) Development of utility corridors;</li><li>i) Subdivision.</li></ul>
Development Cost Charges	a levy charged to new development to offset long-term costs of providing services to new areas of the community.
Drip Line	the area around a tree that is defined by the outer most leaves on a tree.

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Duplex	housing exclusively accommodating two independent dwelling units within a single structure. This type of housing does not include single-unit residential dwellings with secondary suites.
Environmentally Sensitive Areas	areas of valuable ecological features, habitat or species.
Environmental Buffer	an area retained in its natural state to provide separation between environmentally significant areas and development.
Farm Use	Has the same definition as the <i>Agricultural Land Commission Act</i> .
Fire Limit Area	property on which a building is constructed where the principal entry of a building will be sited more than 45m from a constructed and maintained public road.
Full Pool	the height in metres above sea level at which Okanagan, Wood and Kalamalka Lakes are maintained. For Okanagan Lake the elevation is 343 m above sea level (masl). For Wood and Kalamalka Lakes the elevation is 393 masl.
Floor Area Ratio	the numerical value of the net floor area on all levels of all buildings and structures on a lot divided by the area of the lot.
Foreshore Green Building	the Crown Land between the high and low water levels.
Hazard Tree	a building that incorporates a variety of sustainability features such as energy and water efficiency, natural stormwater management, sustainably sourced materials, low site impact or high indoor environmental quality.
High Water Mark	<p>a tree dead or alive which poses a hazard to life and property designated by a professional Arborist who is a certified Wildlife Danger Tree Assessor.</p> <p>the visible high-water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.</p>

## 3 ENVIRONMENT AND SUSTAINABILITY

### 3.1 Environment and Sustainability – Goals, Objectives and Policies

The District of Lake Country is continuing its commitment to protecting and enhancing the environmental features of the District. Measures include heightened foreshore protection practices, a formal science-based approach to development near sensitive ecosystems and the development of a comprehensive emissions reduction strategy to reduce local government and community-wide emissions.

The District of Lake Country intends to become one of British Columbia’s leaders in sustainable practices and to act as a role model for communities throughout the Okanagan. A number of studies have been conducted on the District’s natural environment to allow for enhanced measures of preservation and conservation. These include: Sensitive Ecosystem Inventory (2006) and associated mapping (2012), Sensitive Habitat Inventory Mapping (2012), Foreshore Inventory Mapping (2016), and a Wildlife Connectivity Corridor Study (2017). The environmental policies outlined in this bylaw have been derived directly from these studies.

#### Goals

- 3.1.1 Preserve, protect and enhance the natural environment.
- 3.1.2 Reduce greenhouse gas emissions and dependence on fossil fuels in Lake Country.
- 3.1.3 Minimize the environmental impacts of new development.
- 3.1.4 Be a leader in sustainable municipal practices.

#### Objective

- 3.1.5 Protect identified upland and foreshore environmentally-sensitive areas and habitats.

#### POLICIES

- 3.1.6 The policies of Council are as follows:
  - a. Continue to assess watersheds and develop protection measures and guidelines.
  - b. Protect fish spawning habitat by directing development away from sensitive areas.
  - c. Protect the foreshore to retain its natural character.
  - d. Preserve ground water quality and habitat by avoiding clear cutting of trees.

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- e. Use Sensitive Ecosystem Inventory data to identify and maintain environmentally-sensitive areas, species at risk and habitat linkages.
- f. Encourage property owners to dedicate critical conservation lands to the District or land trust organizations.
- g. Ensure that development does not disrupt corridors between natural areas.
- h. Protect lake and creek water quality.
- i. Encourage voluntary placement of conservation covenants, dedication of land or zoning changes to protect sensitive ecosystems.
- j. Develop a comprehensive Fish and Wildlife Management Plan.

### Objective

- 3.1.7 Collaborate with government, First Nations and conservation groups to ensure the long-term preservation of environmentally significant areas.

### POLICIES

- 3.1.8 The policies of Council are as follows:
- a. Support local community groups working to preserve the natural environment.
  - b. Work with senior governments to study groundwater conditions.

### Objective

- 3.1.9 Fulfill Climate Action Charter commitments by continuing to work towards achieving carbon neutrality in all municipal operations.

### POLICIES

- 3.1.10 The policies of Council are as follows:
- a. Inventory operational greenhouse gas emissions.
  - b. Further develop and implement the greenhouse gas emissions reduction strategy.
  - c. Adopt a municipal sustainable purchasing policy.
  - d. Continue to implement green building standards where appropriate.
  - e. Reduce or offset operational greenhouse gas emissions.
  - f. Begin to implement the lower steps outlined in the BC Energy Step Code for all new Part 9 (houses and small buildings) construction.

### Objective

- 3.1.11 Promote sustainable development with minimal environmental impact.

### POLICIES

- 3.1.12 The policies of Council are as follows:

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- a. Provide a priority approvals process for certified green building projects.
- b. Minimize the use of impervious surfaces in new developments through a combination of limited site coverage and use of permeable paving materials.
- c. Require stormwater management plans for subdivision.
- d. Encourage development in the Urban Containment Boundary to minimize transportation distances.
- e. Encourage the use of alternative energy sources in new developments.
- f. Support new development that integrates natural features of the site.
- g. Require natural viewscales to be protected and maintained.
- h. Seek the retention and replacement of trees during development.
- i. Consider allowing developers who protect land through conservation covenants or land dedication to use the original site area to calculate density and floor area ratio for projects, as long as the resulting density still fits with the broad community goals.
- j. Developments and subdivisions should use low maintenance vegetation that requires minimal irrigation and mimics the natural environment and incorporates opportunities for local food production and public food gardens.

### Objective

- 3.1.13 Mitigate the environmental impacts of existing neighbourhoods and development.

### POLICIES

- 3.1.14 The policies of Council are as follows:
- a. Encourage the community to increase recycling and composting.
  - b. Pursue a community ban on plastic shopping bags.
  - c. Reduce the municipal use of chemical pesticides and herbicides.
  - d. Investigate opportunities to restore watercourses which have been negatively impacted.
  - e. Expand District sewer infrastructure to reduce septic loading in existing neighbourhoods.
  - f. Enhance the livability of urban areas by promoting urban forests.
  - g. Encourage the planting of native, flowering plant species to support native bees.
  - h. Subdivisions should maximize density and site connectivity to amenities and services.

### Objective

- 3.1.15 Minimize risk to citizens and development from natural hazards.

### POLICIES

- 3.1.16 The policies of Council are as follows:

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- a. Regulate development on known unstable or erodible terrain to ensure site safety.
- b. Provide clear development guidelines for safe and environmentally sensitive development.
- c. Seek to identify potential floodplain areas within the District.
- d. Require disturbed sites to be revegetated to help prevent slope erosion and mitigate invasive plant species.

### Objective

- 3.1.17 Continue to reduce water consumption through a range of approaches.

### POLICIES

- 3.1.18 The policies of Council are as follows:

- a. Inventory overall annual community water use.
- b. Continue to implement water use reduction and conservation strategies.
- c. Continue with the use of water metering within the District.
- d. Develop a municipal drought management plan.

### Objective

- 3.1.19 Manage and protect local water resources to prevent irreversible or undesirable impacts.

### POLICIES

- 3.1.20 The policies of Council are as follows:

- a. Work with other governments to develop a watershed and aquifer management plan.
- b. Work with the province to conduct enhanced aquifer and ground water mapping exercises.
- c. Support the Okanagan Basin Water Board and an integrated approach to regional water resource management.
- d. Require subdivision of three or more parcels outside of the Urban Containment Boundary to provide a study of water supply and waste water treatment.
- e. Require that private wells be decommissioned when properties connect to community water systems.

### Objective

- 3.1.21 Enhance Lake Country's environment through the implementation of Blue Dot policies that respect the right to a healthy environment of all citizens.

### POLICIES

- 3.1.22 The policies of Council are as follows:

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- a. Enhance the testing and protection measures of critical water supplies.
- b. Encourage existing residential and commercial infrastructure to shift to more renewable power sources.
- c. Focus on renewable power for new construction.
- d. Explore opportunities to improve viability of alternative fuel vehicles – i.e.: more rapid Electric Vehicle charging stations, hybrid and/or electric buses, etc.
- e. Commit to more bicycle- and pedestrian-friendly roads.
- f. Promote non-genetically modified organisms (non-GMO) and local food sources.
- g. Explore the possibility of Lake Country joining a local car-sharing program.
- h. Ensure sufficient green spaces are left intact to serve as carbon filters and preserve sensitive wildlife species.
- i. Consult with Health and Environmental professionals as well as local First Nations.
- j. Involve the community by conducting environmental surveys and promoting participation in feedback and discussion about the environment in our community.
- k. Consider environmental concerns from community members when proposing new large-scale development.
- l. Keep the community informed and involved in environmental studies and results.
- m. Establish a recycling drop-off centre in Lake Country that accepts glass and recyclable plastics.
- n. Promote more environmental initiatives and opportunities for our community to learn and become ambassadors for the environment (i.e. events, presentations and information sessions, community clean ups, etc.).

## 3.2 Conservation and the Natural Environment

The District is comprised of three upland ecosystem types: Bunchgrass Grasslands, Ponderosa pine forests, and Interior Douglas fir forests, which are complemented by two different aquatic ecosystem types, wetlands and lakes or streams.

### Objective

- 3.2.1 Maintain sensitive ecosystems, including: Bunchgrass Grasslands, Ponderosa pine forests, and Interior Douglas fir forests.

### POLICIES

- 3.2.2 The policies of Council are as follows:
  - a. Limit or restrict development within these ecosystem areas to preserve wildlife and fish habitat.
  - b. Create restoration plans for habitats within these ecosystems that have been significantly disturbed.
  - c. Utilize Sensitive Ecosystem Inventory data for the establishment of development



permit areas that protect environmental features and soil stability.

## 3.3 Sensitive Ecosystem Inventory

A Sensitive Ecosystem Inventory was completed for the District of Lake Country in 2005. The study systematically identified and mapped all of the ecosystems within the municipality.

The detailed Sensitive Ecosystem Inventory data serves as baseline information to determine if the ecosystems identified in the municipality are being maintained, enhanced or damaged. The data has also been used to establish new development permit areas related to environmental features and soil stability and will be utilized in the preparation of future park and greenway plans. Mapping associated with this data was updated in 2017 and has been used as a component for revising mapping associated with the Natural Environment Development Permit Area.

## 3.4 Wildlife Corridors and Connectivity

The Regional District of Central Okanagan undertook the Okanagan Connectivity Corridors Project in 2017 in partnership with the University of British Columbia Okanagan to create mapping of existing and potential wildlife corridors within the Okanagan Valley. This mapping identified a large corridor located along the eastern portions of Oyama and Winfield. This mapping was used to revise the Natural Environment Development Permit Area mapping to mitigate potential impacts from the built environment on animal movement behaviours and vice versa.

## Objective

- 3.4.1 Preserve the Okanagan wildlife connectivity corridor on the hillsides to the east of Oyama and Winfield

### POLICIES

- 3.4.2 The policies of Council are as follows:
- a. Establish a Development Permit Area to protect the Okanagan wildlife connectivity corridor extending through Lake Country on the hillsides to the east of Oyama and Winfield.
  - b. Discourage development or land uses that will have a negative impact on the Okanagan wildlife connectivity corridor.

## 3.5 Watershed Management

The District of Lake Country obtains its fresh water supply from many different sources, which include Okanagan Lake, Kalamalka Lake, Oyama Lake, Beaver Lake and the Crooked-Dee Lake chain. These watershed management areas are primarily comprised of property that is located outside of the municipality.

## Objective

- 3.5.1 Maintain high-quality drinking water in the District.

### POLICIES

- 3.5.2 The policies of Council are as follows:
- a. Work cooperatively with all regional partners to ensure key watershed areas are well managed.
  - b. Limit development in and along the foreshore of these watersheds to reduce pollution levels.

## 3.6 Aquatic, Foreshore and Wetland Protection

A Foreshore Inventory study and mapping was completed in 2016 to identify critically sensitive areas located along the Okanagan Lake shoreline. While shoreline areas have already been included in the Natural Environment Development Permit Area mapping, this study has provided a basis for further protection of the shoreline in the associated Development Permit Area guidelines.

## Objective

- 3.6.1 Enhance the biodiversity of aquatic, foreshore and wetland ecosystems.

## POLICIES

3.6.2 The policies of Council are as follows:

- a. Include wildlife corridors within the Natural Environment Development Permit area.
- b. Implement riparian setbacks of 30 m from these ecosystems and associated corridors.
- c. Continue to work with the community to monitor the impact of moorage buoys on environmental systems.

## 3.7 Riparian Areas Regulation

The Riparian Areas Regulation was established by the Province of British Columbia to protect sensitive fish habitats. The regulation assists local governments to protect stream and lakeside habitats from development pressures.

The Riparian Areas Regulation requires that developments occurring in the riparian assessment areas be reviewed and approved by a qualified environmental professional. The provincial government must also be informed of any proposals to develop property near riparian areas.

The District of Lake Country is entirely supportive of the regulation and other provincial efforts to protect aquatic life and habitat. The District's development permit guidelines are created to meet or exceed the regulation's requirements.

## 3.8 Grassland Protection

Grassland ecosystems are dominated by grasses and several other plant types. These areas are vital habitats for species and provide important ecological functions. Recently, a significant percentage of community grasslands have been lost to development. Those that remain are currently being threatened by invasive plant species and development pressures.

The Sensitive Ecosystem Inventory and Wildlife Corridor data will allow the District to identify and protect remaining grasslands. When development does occur near grasslands, the development permit process will seek to ensure that minimal grassland habitat is lost.

## 3.9 Forest Protection

Lake Country is fortunate to have over a thousand hectares of forest within its limits. Apart from the potential economic value of the resources, forests provide valuable habitat and movement corridors for wildlife; and provide health, aesthetic and recreational value for District residents.

### Objective

3.9.1 Protect forested areas to provide valuable habitats.

## POLICIES

3.9.2 The policies of Council are as follows:

- a. Direct intensive development away from forested areas.
- b. Permit minimal rural and residential development in forests subject to the Natural Environment Development Permit Area process.

## 3.10 Tree Protection and Removal

Trees provide numerous benefits to the community and natural environment. Some of the key environmental benefits that trees offer include the provision of necessary wildlife habitat, soil retention, cooling and air quality improvement, in addition to dust and noise reduction. Trees function as CO<sub>2</sub> sinks, which aid in the reduction of carbon in the atmosphere and also provide high aesthetic values to neighbourhoods and hillsides.

The District of Lake Country takes a proactive role in protecting trees in the municipality. This will include the development and implementation of a tree protection bylaw that will establish criteria for the removal of trees and their required replacements.

### Objective

3.10.1 Explore the development of a tree management bylaw while focussing on a balance between a broader ecosystem approach, environmental considerations, and mitigating wildfire risk.

## POLICIES

3.10.2 The policies of Council are as follows:

- a. In considering approaches to manage trees, study a variety of factors for tree management, including:
  - i. The potential to retain or enhance ecosystems.
  - ii. The relationship between trees and environmental considerations such as preservation of environmentally sensitive areas.
  - iii. The potential wildfire hazards.
  - iv. The number and type of trees on each property.
  - v. The potential to address diseased or invasive trees.
  - vi. The potential to remove or prevent harmful / unsafe trees.
  - vii. The scale of any proposed development on a property.
  - viii. The use of Development Permit Area designations.
- b. Conduct a heritage tree inventory to flag certain trees for retention.

## 3.12 Hazardous Slopes

Through the Sensitive Ecosystems Inventory, the District has identified certain slopes as being susceptible to slippage or erosion. These slopes are outlined in the mapping as being Class IV or Class V stability classes, with Class V being the most unsafe. These areas are deemed to have a high level of instability. Safe development on these slopes requires an extra degree of care on the part of builders. The municipality has identified these slopes on Map 17.

The District requires a Stability/Erosion development permit be issued for all land alteration occurring on slopes identified as being prone to slippage or erosion. The permit will ensure that development occurs safely and that the site is adequately prepared and protected.

Development on these properties may also require Development Permits or any other permits deemed necessary by District bylaws.

## 3.13 Wildfire Hazards

The District of Lake Country has identified certain lands in the community as having a high risk for wildfires. As the climate changes and the pine beetle continues to consume local forests, the potential risk of wildfires will increase. The District of Lake Country believes it is important to take proactive steps in reducing the risk of wildfires in the community.

Development occurring within an identified wildfire interface area as shown on Map 18 will be required to proceed with an approved development permit, unless exempted. This permit may require that a cleared area be established around the building, that no disturb covenants be placed around property or any other safety matters as prescribed by the permit.

~~3.13.2~~

## 3.14 Floodplain Protection Objective

3.14.1 Reduce potential for damage to development from flooding.

### POLICIES

3.14.2 The policies of Council are as follows:

- a. Conduct floodplain mapping.
- b. Prepare a floodplain management plan.
- c. Avoid new development in areas within and close to the floodplain.

## 3.15 Climate Change

Climate change is a worldwide phenomenon that will continue to cause significant alterations to local weather and climate patterns. It is anticipated that average temperatures in the District will continue to rise.

The impacts of a warming climate will be felt by all residents in the community, and could take many forms, including:

- **An increase in demand for irrigation and domestic water.**

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- **A change in the annual snow pack, leading to less water during the summer.**
  - **Difficulties for Kokanee, Trout and other fish due to increased winter flooding.**
  - **Decreased summer stream flow and increased water temperatures.**
  - **Increase in forest fire risk.**
  - **An increased demand for power needed for air conditioning.**
  - **Increased flooding potential.**

The changing climate will pose a long-term challenge for the municipality and residents. Over the next 50 years, significant changes will be required to many lifestyle elements, including transportation patterns, energy use and water consumption.

### 3.16 Climate Action Charter

The District has signed on to the BC Provincial Climate Action Charter, which requires that the municipality become carbon neutral in their operations by 2012. To date, 182 municipalities have signed on to the Climate Action Charter. This represents a significant yet challenging first step towards reducing province-wide greenhouse gas emissions.

## 3.17 Greenhouse Gas Reduction

The District is required to establish greenhouse gas emissions reduction targets for community-wide emissions. The Province has legislated the requirement to reduce greenhouse gas emissions by 33% below 2007 levels by the year 2020, and by 80% by the year 2050.

The District intends to meet these objectives and has created Greenhouse Gas Reduction and Resource Conservation Development Permit Guidelines to aid in meeting this objective.

This ambitious target will require a multifaceted approach to emissions reduction. In the short run, the District will seek to establish a community emissions reduction strategy. This important strategy will include an inventory of District emissions from transportation and land use through to agricultural activities.

### Objectives

- 3.17.1 Reduce greenhouse gas emissions in the District.
- 3.17.2 Reduce community-wide greenhouse gas emissions by 33% below 2007 levels by the year 2020 and 80% below 2007 levels by 2050.

### POLICIES

- 3.17.3 The policies of Council are as follows:
  - a. Replace all older vehicles in the District's fleet with more fuel-efficient options.
  - b. Consider an internal energy audit for all municipally-owned facilities to determine opportunities for energy consumption reduction.
  - c. Examine options for operational transportation and local purchasing policies.
  - d. Establish a greenhouse gas emissions strategy to reduce community-wide emissions.
  - e. Consult with the local business community to reduce greenhouse gas emissions from commercial operations.
  - f. Collaborate with developers to ensure new buildings are constructed to a form of internationally-recognized environmental standard (i.e. Leadership in Environmental and Energy Design).
  - g. Identify opportunities for alternative energy creation.
  - h. Create and implement the use of a Sustainability Checklist to evaluate new residential neighbourhood design for maximum sustainability.

## 3.18 Airshed Management

In 2007, the District of Lake Country, through the Regional District of Central Okanagan and with the City of Kelowna and District of Peachland, adopted the regional Air Quality Management Plan. The intent of the plan is to provide direction for policies and actions to improve local air quality, health, economic and environmental benefits for the residents of the entire Okanagan Valley. The District will ensure airshed management goals, objectives and policies are harmonized with the Central Okanagan Clean Air Strategy to ensure consistency.

## Objective

- 3.18.1 Work to improve air quality in Lake Country and the broader region.

### POLICIES

- 3.18.2 The policies of Council are as follows:
- a. Reduce the amount of emissions that result from transportation by prioritizing sustainable modes of transport during planning.
  - b. Encourage BC Transit to procure clean air technology and appropriately- sized vehicles in their fleet.
  - c. Collaborate with the Regional District to create and implement programs that encourage staff commuting by alternative modes of transport.
  - d. Participate in the Regional Air Quality Management Program.
  - e. Develop or support carpooling programs for trips to work, school and events.
  - f. Implement an anti-idling bylaw and hefty fines for non-compliance.
  - g. Collaborate with the Regional District to develop practices for road dust management.
  - h. Develop a model that promotes and provides incentives for clean, renewable heating for new buildings.
  - i. Encourage major employers to partake in clean air reporting.
  - j. Educate citizens on chipping and yard waste pick up as alternatives to burning.
  - k. Install anti-idling signage at boat launches.
  - l. Explore the option of banning the use of wood-burning appliances during air quality advisories.
  - m. Develop an education campaign with the Regional District on energy efficient homes.
  - n. Collaborate with Interior Health and the Regional District to develop guidance on how to best inform staff and elected officials on potential air quality impacts associated with development and infrastructure projects prior to their approval.

## 3.19 Water Conservation Objective

- 3.19.1 Reduce per capita water consumption in the District.

### POLICIES

- 3.19.2 The policies of Council are as follows:
- a. Expand the coverage of water meters to new residential development.
  - b. Encourage landscaping that uses drought-tolerant species or follows xeriscaping principles.



- c. Educate residents about water conservation techniques.

## 3.20 Energy Conservation

A significant portion of the District emissions reduction strategy will be predicated on reducing energy consumption by District residents. The District of Lake Country operates a hydroelectric generation project that is integrated into the Eldorado Reservoir. The hydroelectric plant produces enough power for about 400 homes and yields revenue for the District.

### Objective

- 3.20.1 Reduce energy consumption by District residents.

### POLICIES

- 3.20.2 The policies of Council are as follows:
  - a. Support developers and builders to find cost-effective solutions for reducing energy use in new and existing structures.
  - b. Seek creative solutions to produce alternative energy supply.
  - c. Implement the BC Energy Step Code and provide incentives for new construction which achieves the upper steps.
  - d. Building construction should be well sealed and energy efficient and building design and orientation should minimize solar gain in the summer months, maximize solar gain in the winter months and allow for use of solar panels.  
~~Building construction and orientation should minimize heat absorption, be well sealed and energy efficient.~~

## GREEN BUILDINGS

Green building techniques and appropriate site design can reduce the energy consumption and carbon footprint of buildings. The municipality is committed to improving the performance of buildings in the community as part of a long-term emissions reduction strategy.

While the District supports the improvement of building standards in the community, it will continue to require that these new buildings are constructed in accordance with the design guidelines contained within the Official Community Plan.

## 3.21 Night Sky Protection

Excess night time lighting, generally called light pollution, has increased significantly during the past decades. The night skies are no longer dark near many urban centres. Instead, the night skies often have a notable glow.

### Objective

- 3.21.1 Reduce light pollution within the District.

### POLICIES

- 3.21.2 The policies of Council are as follows:

- a. ~~Specify appropriate down cast lighting fixtures.~~
- b. Provide motion-activated lighting in municipal parking lots.
- c. Activate sports field lighting with timers or key locks.
- d. Utilize bollard lighting fixtures along public pedestrian pathways.
- e. Review servicing requirements to explore opportunities for further protecting the night sky.

## 21 DEVELOPMENT PERMIT AREAS

### 21.1 Introduction

The Local Government Act establishes the designation of Development Permit Areas (DPA) for one or more specified purposes.

Pursuant to Section 485.1 of the Local Government Act, all Development Permit Areas are designated as Development Approval Information Areas. The Director or designate may require development approval information.

Unless an exemption applies, the owner or applicant of land in a development permit area must obtain a development permit before certain activities can take place, such as subdividing land, construction of, addition or alteration of a building or structure, or alteration of land.

The Official Community Plan describes conditions or objectives for development permit areas. Development in an established DP Area must meet the conditions and objectives. Guidelines are established to determine how the conditions or objectives will be met. Guidelines are recommendations evaluated on a site-specific basis and not all guidelines may be applicable to all lands due to varying contexts.

Development permits are the tools the District of Lake Country uses to guide subdivision and development in the community. The *Local Government Act* allows for the establishment of development permit areas in order to address the following issues:

- ~~• Protection of the natural environment, its ecosystems and biological diversity.~~
- ~~• Protection of development from hazardous conditions.~~
- ~~• Protection of farming.~~
- ~~• Revitalization of an area in which a commercial use is permitted.~~
- ~~• Establishment of objectives for form and character of intensive residential development.~~
- ~~• Establishment of objectives for form and character of commercial, industrial or multiple-unit residential development.~~
- ~~• Establishment of objectives for the form and character of development in an area of a resort region.~~
- ~~• Establishment of objectives to promote energy conservation.~~
- ~~• Establishment of objectives to promote water conservation.~~
- ~~• Establishment of objectives to promote the reduction of greenhouse gas emissions.~~

~~The *Local Government Act* establishes the powers to require a development permit before subdivision, land alteration or development takes place. Unless exempted, a property owner must obtain a development permit~~

~~Conditions in development permits must be consistent with the development permit guidelines and objectives. Council cannot impose requirements that go beyond the guidelines set out in this plan.~~

~~This Official Community Plan has designated development approval information areas and circumstances in accordance with provincial legislation; all development permit areas are designated as development approval information areas.~~

~~The guidelines outlined for each development permit area should be evaluated on a site-specific basis. Guidelines are recommendations that should be followed; however, they are not regulations and should not be treated as such. Every guideline outlined in the applicable development permit area(s) may not be suitable for each site due to varying contexts. The guidelines provide the District with the authority to require developments meet the guidelines; however, only some of those guidelines might apply in each case.~~

## 21.2 Development Permit Requirements

- ~~(a) In accordance with Section 491 (4) and (5) of the LGA, applicants may be required to provide additional reports before a permit can be approved.~~
- ~~(b) Reports required by the District must be provided at the applicant's expense and be certified by a professional with experience relevant to the applicable matter.~~
- ~~(c) A security deposit may be required to ensure works have been completed as shown on the submitted drawings.~~
- ~~(d) Reports from various consultants and professionals should be aligned.~~
- ~~(e) All Development Permit objectives should strive to reduce greenhouse gas emissions and the consumption of water and energy resources.~~

- ~~a) DP applications require additional documents to be submitted before they can be approved and issued. A security deposit may be required to ensure works have been completed as shown on the submitted drawings. Reports from various consultants and professionals should be aligned; for example, where a building location has changed through the process, the revised location should be corrected on all applicable documents; or where a Registered Professional Forester report indicates specific trees are to be removed and the Registered Professional Biologist report says the same trees need to be retained, the applicant and the professionals are responsible for resolving the conflicting information.~~
- ~~b) All objectives within this Section should strive to reduce greenhouse gas emissions and the consumption of water and energy resources by considering building and structure orientation, the use of appropriate building technologies and materials and through using landscaping that mimics the natural environment.~~

## 21.3 EXEMPTIONS

A Development Permit will not be required if the development consists of the following. Additional exemptions may be identified in specific DPA sections.

- ~~21.3.1 Subdivision of land within a development permit area is exempt from applying for and obtaining a development permit except that the Approving Officer shall consider each of the applicable Development Permit Area guidelines when processing an application through the subdivision approval process. The following subdivision activities are exempt from obtaining a DP:~~

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

## SECTION 21 | DEVELOPMENT PERMIT AREAS | TOWN CENTRE DP AREA GUIDELINES

- ~~a) Boundary adjustments between two lots when no new parcels are created.~~
- ~~b) Boundary adjustments or lot consolidations that do not require new underground services or new roads.~~
- ~~c) Subdivision for a road widening initiated by the District.~~
- ~~d) Air Space Parcel subdivisions.~~
- ~~e) Stratification, or other subdivision, of a building that has an existing DP registered on title.~~
- ~~f) Boundary adjustments, lot consolidations or other subdivision resulting in the creation of fewer than three additional lots, and any replacement or upgrading of existing infrastructure or existing roads is outside of a Riparian Area or Ecological Connectivity Corridor area as shown on Map 15 and outside of a Natural Hazard Area.~~

### 21.3.2 The following land alteration activities are exempt from obtaining a DP:

- a) Maintenance, including pruning, of existing landscaping, planting native trees, shrubs or ground cover except where pesticides or herbicides are used in a Riparian Area.
- b) The hand removal of an invasive species.
- ~~c) The removal of infested, diseased or hazardous trees provided all of the following conditions are met:
  - ~~i. prior to the removal of trees, a written report prepared by an Arborist or other qualified professional is provided to the District;~~
  - ~~ii. the removal of trees is done in accordance with the professional report and is supervised by the professional who prepared the report;~~
  - ~~iii. staff recommendations in accordance with bylaws or policies are implemented; and~~
  - ~~iv. a completion report by the same professional is provided to the District.~~~~
- c) The removal of infested, diseased or hazardous trees provided. The District may require an Arborist or Qualified Professional to provide a report, supervise the removal or provide a completion report after the removal.
- d) Land alteration, without construction, for the sole purpose of restoring an environmental feature, or removal of invasive species with equipment or machine. The District may require a Qualified Professional to provide a report, supervise the works or provide a completion report after the works.
- ~~d) Land alteration, without construction, for the sole purpose of restoring an environmental feature, or removal of invasive species with equipment or machine, provided all of the following conditions are met:
  - ~~i. prior to any alteration, a restoration plan from an environmental professional is provided to the District;~~
  - ~~ii. the works are done in accordance with the professional report and is supervised by the professional who prepared the report;~~
  - ~~iii. staff recommendations in accordance with bylaws or policies are implemented; and~~
  - ~~iv.i. a completion report by the same professional is provided to the District.~~~~
- e) One trail per parcel for the purposes of accessing the foreshore of Wood, Kalamalka or Okanagan Lakes, provided all of the following conditions are met:
  - i. The trail is for private pedestrian, non-vehicular use only;
  - ii. No trees are removed;
  - iii. The trail is no more than 1.5m wide;
  - iv. The trail is permeable;
  - v. The trail does not require the construction of retaining walls; and
  - vi. The trail is not circular or excessively longer than the most direct way.
- f) Land alteration exclusively for and within 5 metres of exempt construction.
- g) Land alternation for a Driveway Access where the District has issued an approved Access Permit.

# Attachment B-OCF Redline-Amendments AFTER 2nd-V03

~~g) Driveways, up to a maximum length of 10 m and maximum width of 4 m that have an approved Access Permit from the District.~~

- 21.3.3 The following construction activities are exempt from obtaining a DP:
- a) Internal alterations of a building or structure, except where the internal alterations result in an increase in the parking or landscaping requirements.
  - b) External alterations of a building or structure that are entirely within the building footprint, excluding buildings and structures within the Town Centre DPA.
  - c) Replacement, reconstruction or repair of a building or structure that was damaged or destroyed by fire, earthquake, flooding, mud flows, torrents of debris, erosion, land slip, rock falls or subsidence provided all of the following conditions are met:
    - i. the construction is largely identical to the original in form and massing;
    - ii. the construction is within the building envelope as per zoning regulations;
    - iii. if the property is within the Wildland Fire DP Area, a restrictive covenant under section 219 of the Land Title Act is registered on title. The covenant shall:
      - Require the owner to confirm development, ongoing maintenance and use of the property will occur in accordance with BC Fire Smart Guidelines;
      - Require indemnity to the benefit of the District;
    - iv. if the property is within the Natural Environment DP Area the construction is not within 30 m of a watercourse, otherwise a Natural Environment DP may be required.
  - d) Addition or alteration of a building or structure used for farm purposes only and located in an agricultural zone.
  - e) Construction of new buildings or structures which do not require a building permit and are not intended for habitation, excluding buildings or structures located within the Town Centre DPA.
  - f) Construction of swimming pools, sheds, decks, pergolas, utility buildings and accessory structures, less than 90 sq. m., excluding buildings and structures located within:
    - i. the Town Centre DPA, or
    - ii. 30 m of a watercourse where the watercourse is within the Natural Environment DPA.
  - g) Temporary structures limited to construction site offices, storage containers, short-term special event and emergency facilities, excluding buildings or structures located within:
    - i. the Town Centre DPA, or
    - ii. 30 m of a watercourse where the watercourse is within the Natural Environment DPA.
  - h) Replacement of a manufactured home within a manufactured home community.
  - i) Text or content changes to existing signage.
- 21.3.4 The following activities are exempt from obtaining a DP:
- a) The construction, repair, or maintenance of works and services on highway rights-of-way by the Province, the District or their authorized agents or contractors.
  - b) The construction, repair or maintenance of municipal building, structures, works and services by the District or its authorized agents or contractors.
  - c) Activities considered normal farm practices as defined in the Farm Practices Protection (Right to Farm) Act on property in the Agricultural Land Reserve (ALR) or on property where agricultural use is identified as a principle use in the zone.
  - d) Emergency procedures to prevent, control or reduce flooding or erosion, mitigate against wildfire or other immediate threats to life and property, including:
    - i. Emergency actions for flood and erosion protection;
    - ii. Clearing obstructions from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with the Federal Fisheries Act and Wildlife Act;
    - iii. Removal of hazardous trees; or
    - iv. Restoration works under the supervision of a qualified professional.

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

- e) The construction, repair or maintenance of buildings and structures owned by, or on lands owned by, the Government of Canada, or federally-regulated communications towers under 20 metres in height.

## 21.4 Agricultural DP Area

### CATEGORY

Section 488(1)(c) of the *Local Government Act* allows for the protection of farming.

### JUSTIFICATION

This Development Permit Area (DPA) is established to protect local farmlands and reduce land use conflicts by providing buffering or separation of development from farming on adjoining or reasonably adjacent land. A healthy agricultural sector is vital to the District's economic and cultural wellbeing. Uncontrolled development next to agricultural properties can cause conflicts to the detriment of both farm and non-farm uses. The Agricultural Development Permit process guides subdivision and development adjacent to the Agricultural Land Reserve (ALR) to minimize impacts of non-farm use on agriculture. Further conditions and objectives justifying this DPA are identified below."

### APPLICABLE AREA

This DPA applies to all areas shown on Map 10 including the area within 50 m from an Agricultural Land Reserve boundary.

### EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

- ~~a) The application is for a subdivision only, provided all lots are of sufficient size and configuration to accommodate the Landscape Buffer and other requirements of this DPA at time of development.~~
- b)a) The subject property:
  - i. Has a naturally-occurring or previously-installed Landscape Buffer that:
    - A. is a minimum of 8 m wide for non-residential or 15 m wide for residential;
    - B. has an existing 1.8 m opaque fence along the property line; or
    - C. is otherwise comparable in achieving the objective of the DP requirements.
  - ii. has ongoing maintenance secured by way of a restrictive covenant under section 219 of the Land Title Act or a Development Permit.
- e)b) A restrictive covenant under section 219 of the Land Title Act is registered on title. The covenant shall:
  - i. Require the property to have a Landscape Buffer that meets the minimum DP Guidelines;
  - ii. Require a 1.8 m opaque fence along the property line;
  - iii. Require the owner to achieve the DP requirements
  - iv. Require ongoing maintenance of the buffer;
  - v. Require works to be completed in a time frame specified by the District.
  - ~~vi. Require indemnity to the benefit of the District. -~~
- d)c) The proposed development is exclusively agriculture or a protected farm use under the Farm Practices Protection (Right to Farm) Act.
- e)d) The proposed development does not include dwelling units within 50 m of the ALR boundary.
- f)e) Construction is only in relation to existing principal buildings or new accessory buildings or structures.

## Site Guidelines Objective

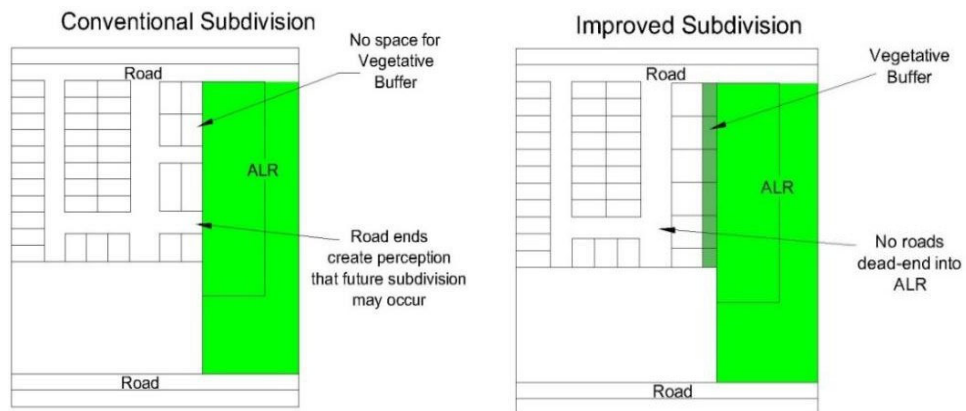
- 21.4.2 Applications for development in agricultural areas should be sensitive to the existing context of the surrounding area through lot siting.

## Guidelines

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

## SECTION 21 | DEVELOPMENT PERMIT AREAS | TOWN CENTRE DP AREA GUIDELINES

- 21.4.3 Subdivision design should promote compatibility with farm activities.
- 21.4.4 Road layout should not encourage the possibility of future subdivision of agricultural lands and not end at the Agricultural Land Reserve boundary, but rather serve the internal subdivision only.



- 21.4.5 Properties should be graded and landscaped so that no water drains onto adjacent agricultural properties.

### Building and Structure Guidelines Objective

- 21.4.6 Building and structure siting should be considerate of uses on adjoining properties.

### Guidelines

- 21.4.7 A minimum 30m building setback is required on residential and institutional properties next to the Agricultural Land Reserve.
- 21.4.8 A minimum 15m building setback is required on non-residential properties next to the Agricultural Land Reserve.
- 21.4.9 Subdivision design should allow for adequate building envelopes outside of the 30m or 15m setback.

### Landscaping Guidelines Objective

- 21.4.10 Development should incorporate landscaping to sufficiently transition between agricultural and non-agricultural uses.

### Guidelines

- 21.4.11 A 15m wide landscaped buffer is to be planted and maintained in the 30m setback for residential properties.
- 21.4.12 An 8m wide landscaped buffer is to be planted and maintained in the 15m setback for non-residential properties.
- 21.4.13 The buffer should be installed prior to development of dwelling units.

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

- 21.4.14 The buffer should consist of low maintenance, drought-tolerant native species that are planted in a manner so as not to shade farm crops.
- 21.4.15 The buffer should reach a minimum height of 6m at maturity.
- 21.4.16 Any existing mature trees within the buffer area should be preserved.
- 21.4.17 A 1.8m high opaque fence should be installed along the length of the shared property line.



*Vegetated bermed buffer*



*Planted buffer without a berm*

- 21.4.18 Where there is an existing natural feature such as a watercourse or ravine along the edge of the agricultural land that provides a physical separation, the width of the landscaped buffer may be reduced to 8m, while retaining the required setback. The watercourse or ravine width should not be included in the setback distance.
- 21.4.19 Where there is an existing road surface or road right of way, the width of the landscaped buffer may be reduced to 3m, while retaining the required setback.

## Bylaw Variance or Supplementation

- 21.4.20 As part of an Agricultural Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

## Required Documents and Reports

- 21.4.22 All other types of applications for Agricultural Development Permits may include:
  - a. **Site Plan** – A detailed Site Plan showing all existing and proposed development.
  - b. **Landscape Plan** – A detailed Landscape Plan showing required buffers, vegetated areas to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 21.5 Multiple-Unit DP Area

### CATEGORY



# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

SECTION 88 | DEVELOPMENT PERMIT AREAS | TOWN CENTRE DP AREA GUIDELINES  
Section 488(1)(f) of the Local Government Act allows for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

## JUSTIFICATION

This Development Permit Area (DPA) ensures a high aesthetic standard that enhances neighbourhoods and minimizes conflict between uses. Multiple-unit residential development is critical to shaping neighbourhood and community character. Structures are often large and highly visible in the community. Further conditions and objectives justifying this DPA are identified below.”

## APPLICABLE AREA

This DPA applies to all areas identified on Map 11, unless exempted.

## EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

~~a) The application is only for the subdivision of land or lot consolidations.~~

~~b)a)~~ Land alteration or site preparation activities do not involve any buildings or structures.

~~e)b)~~ The proposed development is exclusively non-residential.

~~d)c)~~ The proposed development is exclusively residential with four (4) or less dwelling units.

~~e)d)~~ External additions or alterations to existing buildings meet all the following conditions:

- i. Additions or alterations are valued less than \$200,000 for materials and labour combined;
- ii. Changes are consistent with the general character of the development in terms of colour, material and form;
- iii. Additions are less than 25% of the existing floor area to a maximum of 200 square metres; and
- iv. Changes in the exterior design of a building on any one side involve an area less than 25%.

## Site Guidelines Objective

21.5.2 Siting of multiple-unit or mixed-use structures and associated amenities should be respectful of the surrounding area context and aim to improve the overall character of the area.

## Guidelines

21.5.3 Off-street parking is to be accommodated under buildings, behind buildings or in garages.

21.5.4 Surface Parking Exemption – parking areas comprised of seven or less stalls may be located in the area between the building and the fronting or flanking street provided:

- a. Stalls are single loaded and angled no greater than 45° to the access lane.
- b. Stalls are adjacent to the building, not the sidewalk.
- c. A one-way lane accesses the stalls.
- d. A minimum of 1m wide landscaped median is provided between the access lane and the sidewalk.

21.5.5 Buildings should be laid out with sensitivity towards the view corridors of nearby properties. View corridors should be preserved through varying building and roof forms and site layouts.

21.5.6 External building lighting, lit signage, parking lot or security lighting should be designed to avoid glare onto abutting properties or public roadways. Lighting should consist of

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

downcast or cut-off luminaires with internal optics designed to avoid glare.

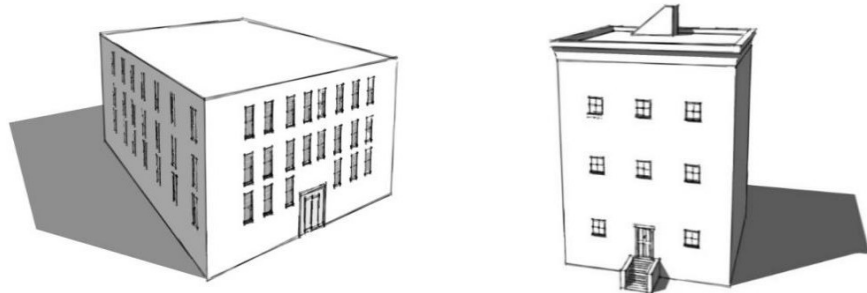
- 21.5.7 Waste containers, recycling areas and mechanical equipment should be screened with a fenced and gated enclosure so as to be shielded from public view. Fencing materials should be consistent with the materials of the principle building.
- 21.5.8 Building clustering and other creative uses of space are encouraged. Clustering buildings around a central common area can create opportunities for sheltered community space and enhance the public realm.
- 21.5.9 The use of impervious surfaces should be minimized.
- 21.5.10 Accessible bicycle parking should be provided in accordance with zoning requirements.

## Building and Structure Guidelines Objective

- 21.5.11 Architectural features of multiple-unit developments should aim to enhance the overall aesthetic of the parcel and surrounding area.

## Guidelines

- 21.5.12 The scale and architecture of buildings should be complimentary to neighbouring structures. This is not required in previously single-unit neighbourhoods which are redeveloping.
- 21.5.13 Long, blank homogeneous façades are discouraged. Façade changes or other forms of structural articulation should occur at a minimum of 20m intervals. Façade changes should incorporate colour changes, changes in materials or material orientation.
- 21.5.14 Building façades should incorporate physical separations such as breezeways, driveways, pedestrian alleys or other breaks between buildings.
- 21.5.15 Featureless or flat rooflines are discouraged. Gables, dormers, birds' mouths, projections and other features should be used to ensure varied rooflines.
- 21.5.16 Roof top mechanical equipment such as HVAC units or elevator shafts should be screened from view by incorporating vertical screening or landscaping that corresponds to the building material.
- 21.5.17 Green roofs or the incorporation of rooftop amenity space are permitted.



*Undesirable Multiple-unit configurations – No building articulation, featureless rooflines, no creative use of materials*

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03



*More creative designs include multiple materials, varied rooflines and articulated façades*

- 21.5.18 Exterior elements of multiple-unit buildings should be constructed using predominantly natural or natural appearing materials.
- 21.5.19 The primary exterior finish of the building should incorporate one or more of the following permitted materials and may not include any prohibited materials.

Permitted Materials	Prohibited Materials
Masonry	Metal and Vinyl Siding
Brick	Corrugated Metal
Stone – real or cultured	Plain Concrete Block
Wood	Plain or Unfinished Cement
Wooden Shingles or Shakes	Unfinished Plywood
Cement Fibreboard	
Stucco	

- 21.5.20 Additional materials may be used as architectural trim or features. These materials may include materials such as steel, architectural woodwork, glass, tiles and other similar materials. Prohibited materials may not be used as trim.
- 21.5.21 Buildings should be scaled such that there are interesting visual elements to engage pedestrians and the pedestrian realm.
- 21.5.22 All buildings with façades fronting two or more roads should be built to equal design standards along both frontages.
- 21.5.23 Building footprints should be cut or rounded at corners to create additional public space.
- 21.5.24 The District of Lake Country supports the use of green building techniques to reduce power and water consumption and emissions.
- 21.5.25 The District may consider modifying design requirements if the applicant can demonstrate the modifications are essential to achieve a recognized green building standard.
- 21.5.26 Variations to the design guidelines should be as minimal as possible and other elements of the building should continue to conform to the guidelines.

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

- 21.5.27 Landscaping features of multiple-unit developments should enhance the site's character and aesthetic while also aiming to respect the site's natural topographic features.

## Guidelines

- 21.5.28 Landscaping should be used to enhance the property and provide a buffer between adjacent land uses.
- 21.5.29 Landscaping should be used to screen parking areas, mechanical equipment and garbage disposal areas.
- 21.5.30 Landscaping should be provided:
- Along the property edges next to roadways.
  - Between buildings and parking areas.
  - Along on-site access roads and driveways.
  - Along the sides of buildings.
  - In open spaces not used for parking, access roads or walkways.
- 21.5.31 Existing trees or landscapes should be incorporated into the site whenever possible.
- 21.5.32 At least three quarters of the landscaping on the property, based on the percentage of the site covered by landscaping, should consist of drought- tolerant species, local species or xeriscaped vegetation.
- 21.5.33 A community garden of 4m<sup>2</sup> per unit should be provided.

## Signage Guidelines Objective

- 21.5.34 Any signage incorporated into multiple-unit developments should be compatible with existing neighbourhood design aspects.

## Guidelines

- 21.5.35 Awning, canopy, fascia and signs should be designed so as to complement the building and neighbourhood.
- 21.5.36 Where a development has a free-standing sign, only one sign should be permitted per project.

## Bylaw Variance or Supplementation

- 21.5.37 As part of Multiple-Unit Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

## Required Documents and Reports

- 21.5.38 Applications for a Multiple-Unit Development Permit should include:
- Site Plan** – A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.
  - Concept Plan** – A Concept Plan showing context photos, colour elevation drawings

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

- and list of materials to be used.
- c. **Landscape Plan** – A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 21.6 Town Centre DP Area

### CATEGORY

Section 41 ~~21.6.11~~ d (f) of the Local Government Act allow for the revitalization of an area in which a commercial use is permitted and for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

### JUSTIFICATION

This Development Permit Area (DPA) establishes guidelines for the area identified as Town Centre and Main Street. This DPA ensures consistent high-quality architectural standards, pedestrian friendly, mixed use, attractive and consistent development. Further conditions and objectives justifying this DPA are identified below.”

### APPLICABLE AREA

This DPA applies to all areas identified on Map 12, unless exempted.

### EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

- ~~a) The application is only for the subdivision of land or lot consolidations.~~
- ~~b)a)~~ Land alteration or site preparation activities do not involve any buildings or structures.
- ~~c)b)~~ The proposed development does not include any residential, commercial, institutional or industrial uses.
- ~~d)c)~~ The proposed development is exclusively residential with four (4) or less dwelling units.
- ~~e)d)~~ External additions or alterations to existing buildings meet all the following conditions:
  - i. Additions or alterations are valued less than \$200,000 for materials and labour combined;
  - ii. Changes are consistent with the general character of the development in terms of colour, material and form;
  - iii. Additions are less than 25% of the existing floor area to a maximum of 200 square metres; and
  - iv. Changes in the exterior design of a building on any one side involve an area less than 25%.

## General Guidelines

- 21.6.2 All development in the Town Centre should respect the design principles outlined in these guidelines, regardless of corporate policy, corporate logos or standard chain store design.

## Site Guidelines – Parking Objective

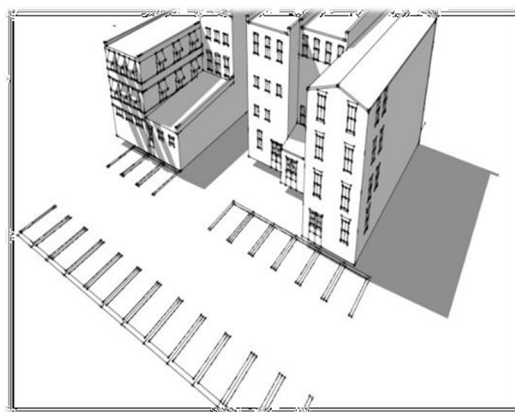
- 21.6.3 Development within the Town Centre that includes parking areas should not deter from creation of a pedestrian-oriented streetscape.

## Guidelines

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

should be located at the rear of buildings. Multiple-unit buildings not located on Main Street may locate visitor parking at the front of the main building.

- 21.6.5 Parking behind buildings should be accessed by a 7m wide service road.
- a. A 2m wide sidewalk should be provided between the building and the service road.
  - b. Parking lots behind buildings should be contiguous and provide access to adjacent property parking lots.
  - c. Properties may use service roads used by nearby properties to provide access to their parking areas rather than creating new service roads.
  - d. Accessible bicycle parking should be provided in accordance with zoning requirements.



*Parking at rear as required*



*Parking at front of buildings not permitted*

21.6.6 Within surface parking lots, a curbed 1m wide landscaped island should be provided between adjacent rows of parking.

21.6.7 The landscaped island should include one shade tree per ten parking spots.

## Site Guidelines – Lighting Objective

21.6.8 Lighting incorporated into Town Centre sites should be situated in a manner that benefits the pedestrian.

## Guidelines

21.6.9 Lighting along Main Street and its side streets will be restricted to on-building and internal light sources.

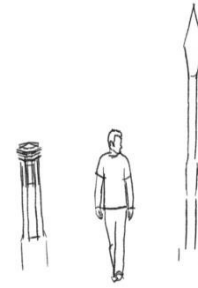
21.6.10 All lighting in the Town Centre should be downcast and should not cast light onto adjacent properties.

21.6.11 Parking areas behind buildings should be lit. Fixtures should be built to a pedestrian scale, rather than automotive scale, to minimize light pollution.

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03



*Automobile scaled lighting*



*Pedestrian scaled lighting*

## Site Guidelines – Relationship to Street Objective

- 21.6.12 Buildings and structures within the Town Centre should be sited accordingly to encourage pedestrian activity.

### Guidelines

- 21.6.13 Multiple structures close to the street create a sense of security and scale which encourages pedestrian use of the street.
- 21.6.14 To create this environment, buildings along Main Street should be located no closer than 2m to all property lines fronting Main Street or any cross streets.
- 21.6.15 A 2m wide accessible sidewalk, contiguous with the public sidewalk, should be installed along property lines.
- 21.6.16 On-site sidewalks should be finished with brushed concrete.



*Inconsistent setback creates 'broken tooth'*



*Consistent setback creates uniform streetscape*

## Site Guidelines – Other Requirements

- 21.6.17 Waste containers, recycling areas and mechanical equipment should be screened with a fenced and gated enclosure so as to be shielded from public view. Fencing materials should be consistent with the materials of the principal building.
- 21.6.18 The use of impervious surfaces should be minimized.

## Building and Structure Guidelines – Architectural Styles Objective

## Guidelines

- 21.6.20 In order to maintain an attractive and consistent Town Centre, the District of Lake Country requires development in the Town Centre to be built in a traditional or heritage style as defined within this Official Community Plan.
- 21.6.21 Buildings should be of traditional or heritage style regardless of corporate policy or company design templates.

## Building and Structure Guidelines – Horizontal Definition Objective

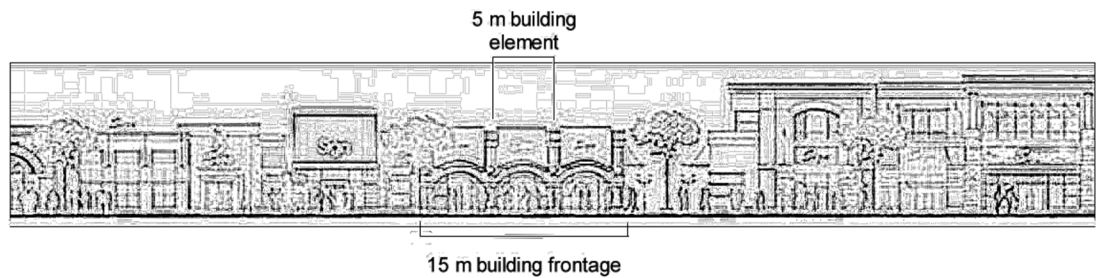
- 21.6.22 The massing of buildings within the Town Centre should be cognizant of pedestrian scale activities by aiming to create a continuous street pattern.

## Guidelines

- 21.6.23 Traditional Main Street development in the region is characterised by a rhythmic pattern of 15m wide building frontages divided into 5m building elements.
- 21.6.24 Development along Main Street should maintain a consistent rhythmic progression by ensuring regular vertical elements such as piers, columns or indentations break up the mass of the building.
- 21.6.25 Development elsewhere in the Town Centre should be differentiated at regular intervals of no more than 12m with vertical elements.
- 21.6.26 The total continuous length of building frontages in the Town Centre should be no more than 100m.



- 21.6.27 Building frontages should be periodically separated with driveways, alleys or other breaks between buildings.



## Building and Structure Guidelines – Rooflines Objective

- 21.6.28 Rooflines of development within the Town Centre should reflect the aesthetic of a traditional small town while also remaining compatible with the architectural style of the building itself and those surrounding.

### Guidelines

- 21.6.29 The roofline of a building determines how it integrates with the streetscape. Varied and intricate rooflines should be used to create visual interest and enhance the Town Centre.
- 21.6.30 Pitched roofs or varied rooflines are the preferred configuration.
- 21.6.31 In instances where the architectural style does not lend itself to pitched or varied rooflines, visual interest should be enhanced with false fronts, additional building articulation or architectural details or modulations to add appeal to the flat roofline.
- 21.6.32 Flat roofs may be considered when the building incorporates a green roof or amenity space on the roof.
- 21.6.33 Buildings with flat rooflines should incorporate projecting horizontal belt courses immediately below the roofline.
- 21.6.34 Required horizontal belt courses should project no less than 20cm from the building and no more than 50cm.
- 21.6.35 Roof top mechanical equipment should be screened by roof features or landscaping.

21.6.36 Because Main Street and much of the Town Centre is located below Highway 97, special consideration should be given not only to how building rooflines appear from a pedestrian perspective, but also to how rooflines appear when viewed from above.

## Building and Structure Guidelines – Building Materials Objective

21.6.37 The materials used to construct new buildings in the Town Centre should reflect those used in a traditional small town in order to create a quaint town centre atmosphere.

### Guidelines

21.6.38 Exterior elements of buildings should be constructed using predominantly natural or natural appearing materials.

21.6.39 The primary exterior finish of the building should be one or more of the following permitted materials and may not include any prohibited materials.

Permitted Materials	Prohibited Materials
Masonry	Metal and Vinyl Siding
Brick	Corrugated Metal
Stone – real or cultured	Plain Concrete Block
Wood	Plain or Unfinished Cement
Wooden Shingles or Shakes	Unfinished Plywood
Cement Fibreboard	
Stucco	

21.6.40 Additional materials may be used as architectural trim or features. These materials may include materials such as steel, architectural woodwork, glass, tiles and other similar materials. Prohibited materials may not be used as trim.

## Building and Structure Guidelines – Main Floor Windows Objective

21.6.41 Main floor windows should be incorporated into Town Centre development so as to encourage pedestrian interaction and activity with the uses.

## Guidelines

- 21.6.42 Windows should enhance the attractiveness and visual interest of a streetscape. They provide an opportunity for pedestrians to become involved with the activity inside structures and provide retailers with an opportunity to display their products and services.
- 21.6.43 Between 50% and 75% of the first floor of all buildings along Main Street should be transparent, as measured from the building grade to the bottom of the second floor.
- 21.6.44 For the purposes of determining transparency, opaque glass or translucent glass are not considered transparent.
- 21.6.45 Reflective glass along pedestrian-oriented streets is strongly discouraged and is not considered transparent for the sake of calculating the percentage of ground floor transparency.
- 21.6.46 Unpainted aluminum windows frames are not permitted.
- 21.6.47 Large panes of glass on the main floor should be broken into smaller sections with mullions or other techniques.



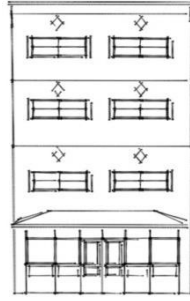
## Building and Structure Guidelines – Upper Floor Windows Objective

- 21.6.48 Upper floor windows of Town Centre developments will act as architectural enhancements to increase the overall building aesthetic.

## Guidelines

- 21.6.49 Upper floor windows should be vertically oriented as opposed to horizontally oriented.
- 21.6.50 Upper floor windows should incorporate features which add interest, including but not limited to decorative arches, framing columns or decorative lintels.

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*Horizontal window orientation*



*Vertical window orientation*

## Building and Structure Guidelines – Vertical Definition Objective

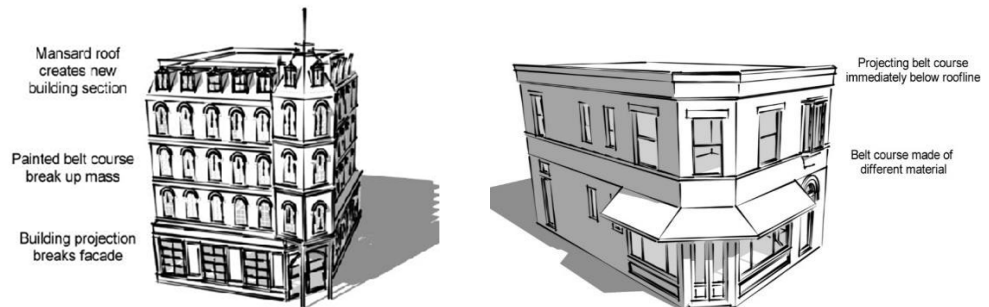
21.6.51 The height and scale of buildings in the Town Centre should be sensitive to the pedestrian/user experience and the scale of surrounding developments.

### Guidelines

21.6.52 Buildings should be of a low- to mid-density scale, however high-density development will also be considered on a case-by-case basis.

21.6.53 The mass of the building should be broken up into at least two sections for one storey buildings and three sections for multiple storey buildings.

21.6.54 Techniques to break up the mass of the building may include horizontal belt courses along the building, continuous base courses, changes in building colour or materials, building projections, or other architectural techniques which break up the vertical building façade.



## Building and Structure Guidelines – Corner Buildings Objective

- 21.6.55 Buildings constructed on street corners in the Town Center should aim to continue the street pattern from one street to the next to improve the pedestrian experience.

### Guidelines

- 21.6.56 Buildings which front two or more streets play an important role in creating pedestrian appeal.
- 21.6.57 All building façades fronting roads should be built to equal design standards.
- 21.6.58 Building footprints should be cut or rounded at corners to create additional public space.

## Building and Structure Guidelines – Green Buildings Objective

- 21.6.59 Buildings in the Town Centre should consider green building techniques in all cases when suitable and/or practical for the development.

### Guidelines

- 21.6.60 The District of Lake Country supports the use of green building techniques to reduce power, water and greenhouse gas emissions.
- 21.6.61 The District may consider modifying design requirements if the applicant can demonstrate the modifications are required to achieve a recognized green building standard.
- 21.6.62 Variations to the design guidelines will be as minimal as possible and other elements of the building should continue to conform to the guidelines.

## Landscaping Guidelines Objectives

- 21.6.63 Landscaping of Town Centre developments should be used as an added measure to enhance building and streetscape aesthetic to improve the pedestrian experience.
- 21.6.64 Landscaping should be used to enhance the property and provide a buffer between adjacent land uses.

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- 21.6.65 Landscaping should be used to screen parking areas, mechanical equipment and garbage disposal areas.
- 21.6.66 Landscaping should be provided:
  - a. Along the property edges next to roadways.
  - b. Between buildings and parking areas.
  - c. Along on-site access roads and driveways.
  - d. Along the sides of buildings.
  - e. In open spaces not used for parking, access roads or walkways.
- 21.6.67 Existing trees or landscapes should be incorporated into the site whenever possible.
- 21.6.68 At least three quarters of the landscaping on the property, based on the percentage of the site covered by landscaping, should consist of drought tolerant species, local species or xeriscaped vegetation.
- 21.6.69 Development along Main Street may include planters, raised beds or hanging baskets if appropriate to the building design.

## Signage Guidelines Objective

- 21.6.70 Street and building signage in the Town Centre should be respectful of the aim to create a quaint small-town atmosphere through the use of selective materials, colours and sizing.

## Guidelines

- 21.6.71 Only one fascia or canopy sign per business is permitted on each side of the building.



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- 21.6.72 For façades fronting Main Street, Hill Road or Winfield Road, signs should be located immediately below the ceiling line of the ground storey.
- a. These signs may not have a vertical size of more than 1m.
  - b. Backlighting of signage is not permitted.
- 21.6.73 Lettering on signs should use a traditional serif block letter font or script font, regardless of corporate policy or chain design schemes.
- 21.6.74 Hanging signs may be placed under building canopies. These signs should only advertise businesses in the building and should be made of painted or synthetic wood.

### Bylaw Variance or Supplementation

- 21.6.75 As part of Town Centre Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

#### Required Documents and Reports

- 21.6.76 Applications for a Town Centre Development Permit should include:
- a. **Site Plan** – A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.
  - b. **Concept Plan** – A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.
  - c. **Landscape Plan** – A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 21.7 Commercial DP Area

### CATEGORY

Section 488(1)(d) and (f) of the Local Government Act allows the revitalization of an area in which a commercial use is permitted and the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

### JUSTIFICATION

This Development Permit Area (DPA) ensures consistent, high-quality architectural standards. The permit process ensures commercial development occurs in a manner that achieves these goals. With respect to Agri-tourism Accommodations, a healthy agricultural sector is vital to the District's economic and cultural wellbeing. Commercial accommodation within farming areas allows agriculturalists an opportunity to augment or subsidize on-farm revenue but not replace or compete with farm revenue. Agri-tourism Accommodation helps educate tourists about agricultural activities, increases awareness of local agriculture, supports community agriculture and enhances economic diversity while ensuring continued prosperity of farms. Further conditions and objectives justifying this DPA are identified below.

### APPLICABLE AREA

This DPA applies to all areas identified on Map 13, unless exempted.”

### EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

## Attachment B-OCP Redline-Amendments AFTER 2nd-V03

~~a) The application is only for the subdivision of land or lot consolidations.~~

~~b)a) Land alteration or site preparation activities do not involve any buildings or structures.~~

~~e)b) The proposed development does not include any commercial.~~

~~e)c) External additions or alterations to existing buildings that meet all the following conditions:~~

- i. Additions or alterations are valued less than \$200,000 for materials and labour combined;
- ii. Changes are consistent with the general character of the development in terms of colour, material and form;
- iii. Additions are less than 25% of the existing floor area to a maximum of 200 square metres; and
- iv. Changes in the exterior design of a building on any one side involve an area less than 25%.”

~~e)d) The development is agri-tourism accommodations:~~

- i. Construction is in relation to existing or new accessory buildings or structures; or
- ii. Accommodation facilities have, or will have, four (4) or fewer Sleeping Units as defined in the District’s Zoning Bylaw.

### Site Guidelines Objective

- 21.7.2 Commercial development should be sited and designed so as to minimize aesthetic impacts on the surrounding area, particularly uses which may have a strong auto orientation.

### Guidelines

- 21.7.3 Properties along Highway 97 should use service lanes where provided to access sites rather than create additional access points onto the highway; buildings should be sited and oriented to the service lanes.
- 21.7.4 Neighbourhood commercial developments should provide parking areas beside or behind buildings.
- 21.7.5 Off-street parking should be accommodated either under buildings or behind buildings, or in the form of a parkade in all non-neighbourhood commercial areas.
- 21.7.6 Surface Parking Exemption – parking areas comprised of seven or less stalls may be located in the area between the building and the fronting or flanking street provided:
- a. Stalls are single loaded and angled no greater than 45° to the access lane.
  - b. Stalls are adjacent to the building, not the sidewalk.
  - c. A one-way access lane accesses the stalls.
  - d. A minimum of 1m wide landscaped median is provided between the access lane and the sidewalk.
- 21.7.7 Within surface parking lots, a curbed 1m wide landscaped island should be provided between adjacent rows of parking.
- 21.7.8 The landscaped island should include one shade tree per ten parking spots.
- 21.7.9 Loading bays should be situated so as not to interfere with internal circulation. Loading bay access will not be allowed by backing over a public sidewalk or backing in from a public roadway.
- 21.7.10 External building lighting, lit signage, parking lot or security lighting should be designed to avoid glare onto abutting properties or public roadways. Lighting should consist of downcast or cut off luminaries with internal optics designed to avoid glare.



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- 21.7.11 Waste containers, recycling areas and mechanical equipment should be screened with a fenced and gated enclosure so as to be shielded from public view. Fencing materials should be consistent with the materials of the principal building.
- 21.7.12 Inter-pavers or stamped, coloured concrete or asphalt should be used to delineate transition areas such as pedestrian areas.
- 21.7.13 The use of impervious surfaces should be minimized.
- 21.7.14 Accessible bicycle parking should be provided in accordance with zoning requirements.

### Building and Structure Guidelines Objective

- 21.7.15 Commercial buildings should aim to achieve a high-quality architectural style that is compatible with or enhances the existing neighbourhood aesthetic.

### Guidelines

- 21.7.16 Long, blank homogeneous façades are discouraged. Façade changes or other forms of structural articulation should occur at a minimum of 20m intervals and should incorporate colour changes, changes in materials or material orientation.
- 21.7.17 Building façades should incorporate physical separations such as breezeways, driveways, pedestrian alleys or other breaks between buildings.
- 21.7.18 Featureless or flat rooflines are discouraged. Gables, dormers, birds' mouths, projections and other features should be used to ensure varied rooflines.
- 21.7.19 Awnings or creative overhangs should be incorporated to shield pedestrians from the elements. Translucent awnings are encouraged to filter summer sunlight while providing natural daylight in the winter months.
- 21.7.20 Roof top mechanical equipment such as HVAC units and elevator shafts should be screened from view by incorporating vertical screening or landscaping.
- 21.7.21 Green roofs or the incorporation of rooftop amenity space are permitted.
- 21.7.22 All building façades fronting two or more roads should be built to equal design standards.
- 21.7.23 Building footprints should be cut or rounded at corners to create additional public space.
- 21.7.24 Neighbourhood commercial should integrate with the surrounding neighbourhood character.
- 21.7.25 Exterior elements of buildings should be constructed using predominantly natural or natural appearing materials.
- 21.7.26 The primary exterior finish of the building should incorporate one or more of the following permitted materials and may not include any prohibited materials.

Permitted Materials	Prohibited Materials
Masonry	Metal and Vinyl Siding
Brick	Corrugated Metal
Stone – real or cultured	Plain Concrete Block

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Wood	Plain or Unfinished Cement
Wooden Shingles or Shakes	Unfinished Plywood
Cement Fibreboard	
Stucco	

- 21.7.27 Additional materials may be used as architectural trim or features. These materials may include materials such as steel, architectural woodwork, glass, tiles and other similar materials. Prohibited materials may not be used as trim.
- 21.7.28 The District may consider varying or modifying design requirements if the applicant can demonstrate the modifications are essential to achieve a recognized green building standard.
- 21.7.29 Awning, canopy and fascia signs should be designed so as to complement the building and neighbourhood.
- 21.7.30 Considerations should be given to low, less obtrusive freestanding signs on low plinth style bases which use corporate logos to attract clientele.
- 21.7.31 All development in commercial areas should respect design principles, regardless of corporate policy, corporate logos or standard chain store design.
- ~~21.7.32 The use of impervious surfaces should be minimized.~~
- 21.7.32 Agri-tourism accommodations will be sited on lots to minimize impacts with farm uses and ensure compatibility with the surrounding area.

### Landscaping Guidelines Objective

- 21.7.32 Landscaping should be incorporated into commercial development sites to enhance the aesthetic.

### Guidelines

- 21.7.33 Landscaping should be used to enhance the property and provide a buffer between adjacent land uses.
- 21.7.34 Landscaping should be used to screen parking areas, mechanical equipment and garbage disposal areas.
- 21.7.35 Landscaping should be provided:
- Along the property edges next to roadways.
  - Between buildings and parking areas.
  - Along on-site access roads and driveways.
  - Along the sides of buildings.
  - In open spaces not used for parking, access roads or walkways.
- 21.7.36 Existing trees or landscapes should be incorporated into the site whenever possible.
- 21.7.37 At least three quarters of the landscaping on the property, based on the percentage of the site covered by landscaping, should consist of drought tolerant species, local species or

# Attachment B-OCP Redline-Amendments AFTER 2nd-V03

xeriscaped vegetation.

## Bylaw Variance or Supplementation

- 21.7.38 As part of Commercial Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

### Required Documents and Reports

- 21.7.39 Applications for a Commercial Development Permit should include:
- a. **Site Plan** – A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.
  - b. **Concept Plan** – A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.
  - c. **Landscape Plan** – A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 21.8 Industrial DP Area

### CATEGORY

Section 4 ~~21.8.1~~ the Local Government Act allows for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

### JUSTIFICATION

This Development Permit Area (DPA) ensures consistent, high-quality architectural standards. Further conditions and objectives justifying this DPA are identified below.”

### APPLICABLE AREA

This DPA applies to all land within areas shown on Map 14, unless exempted.

### EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

~~a. The application is only for the subdivision of land or lot consolidations.~~

~~b.a.~~ Land alteration or site preparation activities do not involve any buildings or structures.

~~c.b.~~ The proposed development does not include any industrial use.

~~d.c.~~ External additions or alterations to existing buildings that meet all the following conditions:

- i. Additions or alterations are valued less than \$200,000 for materials and labour combined;
- ii. Changes are consistent with the general character of the development in terms of colour, material and form;
- iii. Additions are less than 25% of the existing floor area to a maximum of 200 square metres; and
- iv. Changes in the exterior design of a building on any one side involve an area less than 25%.

## Site Guidelines Objective

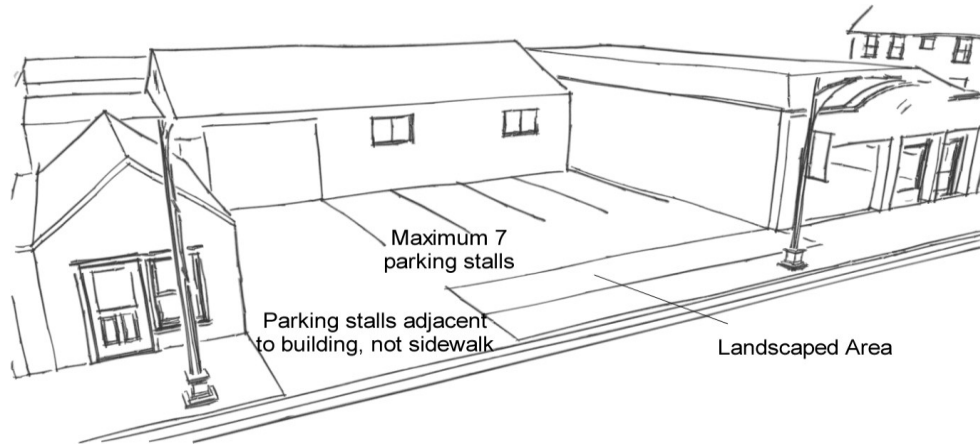
- 21.8.2 Industrial development should be sited on lands so as not to generate conflicts or adverse impacts on surrounding uses and to enhance compatibility within the neighbourhood.

## Guidelines

- 21.8.3 Off-street parking is to be accommodated beside or behind buildings.

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- 21.8.4 Surface Parking Exemption – parking areas comprised of seven or less stalls may be located in the area between the building(s) and the fronting or flanking street provided that:
- Stalls are single loaded and angled no greater than 45° to the access lane.
  - Stalls are adjacent to the building, not the sidewalk.
  - A one-way access lane accesses the stalls.
  - A minimum of 1m wide landscaped median is provided between the access lane and the sidewalk.



- 21.8.5 Loading bays should be situated so as not to interfere with internal circulation. Loading bay access will not be allowed by backing over a public sidewalk or backing in from a public roadway.
- 21.8.6 Single, large-format buildings should locate to the front of the property with circulation, parking and loading behind the building, particularly on corner lots.
- 21.8.7 Sites containing large-format buildings with smaller satellite buildings should locate the large building closer to the rear of the property with the satellite buildings closer to the front of the property so as to create a central circulation, parking and loading courtyard.
- 21.8.8 External building lighting, lit signage, parking lot or security lighting should be designed to avoid glare onto abutting properties or public roadways. Lighting should consist of downcast or cut off luminaires with internal optics designed to avoid glare.
- 21.8.9 Waste containers, recycling areas and mechanical equipment within 15m of a roadway should be screened so as to be shielded from public view.
- 21.8.10 Grading plans should incorporate existing land forms into site development.
- 21.8.11 The use of impervious surfaces should be minimized.
- 21.8.12 Locate unsightly and noise- and dust-generating elements away from adjacent residences.
- 21.8.13 When operations create loud noises, noxious fumes or odours, dust or other particulates, they should be contained indoors or enclosed by noise attenuating fencing.
- 21.8.14 Accessible bicycle parking should be provided in accordance with zoning requirements.

## Building and Structure Guidelines Objective

21.8.15 Industrial buildings should be constructed to a high architectural standard.

### Guidelines

21.8.16 Façade changes or other forms of structural articulation should occur at least twice along any wall fronting a road or road allowance. Façade changes may incorporate colour changes, changes in materials or material orientation.

21.8.17 The primary exterior finish of the building should incorporate one or more of the following permitted materials and may not include any prohibited materials.

Permitted Materials	Prohibited Materials
Masonry	Corrugated Metal
Brick	Plain Concrete Block
Stone – real or cultured	Plain or Unfinished Cement
Wood	Unfinished Plywood
Wooden Shingles or Shakes	
Cement Fibreboard	
Stucco	
Metal and Vinyl Siding	
Striated Concrete	

21.8.18 Additional materials may be used, such as architectural trim or features. These materials may include materials such as steel, architectural woodwork, glass, tiles and other similar materials. Prohibited materials may not be used as trim.

21.8.19 The District may consider varying or modifying design requirements if the applicant can demonstrate the modifications are essential to achieve a recognized green building standard.

21.8.20 Preference will be given to low, less obtrusive freestanding signs on low plinth style bases.

## Landscaping Guidelines Objective

21.8.21 Landscaping for industrial developments should act as an enhancement to the overall site aesthetic.

### Guidelines

21.8.22 Landscaping should be used to enhance the property and provide a visual buffer to public roadways.

21.8.23 Landscaping between buildings and public roadways should consist of intermittent trees with drought tolerant understory plantings.

21.8.24 Sites with large outdoor storage yards should provide a minimum 5m wide landscaped strip between the storage area and fronting and flanking roads. This landscape strip should be bermed and consist of a row of trees planted to create a continuous canopy

## Attachment B-OCP Redline-Amendments AFTER 2nd-V03

with drought tolerant understory plantings.

- 21.8.25 Existing trees or landscapes should be incorporated into the site whenever possible.

### Bylaw Variance or Supplementation

- 21.8.26 As part of Industrial Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

#### Required Documents and Reports

- 21.8.27 Applications for an Industrial Development Permit should include:
- a. **Site Plan** – A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.
  - b. **Concept Plan** – A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.
  - c. **Landscape Plan** – A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 21.9 Natural Environment DP Area

### CATEGORY

Section 488(1)(a) of the Local Government Act allows for protection of the natural environment, its ecosystems and biological diversity.

### JUSTIFICATION

A District sponsored study in 2006 with mapping updated in 2012, established a Sensitive Ecosystems Inventory which identified areas in the District that had significant environmental value that should be protected, including the preservation of corridors between the areas. Sensitive Habitat Inventory Mapping for the Vernon Creek riparian area was conducted in 2012 to identify fish habitat and associated sensitivities. The Regional Biodiversity Conservation Strategy in 2014 identified significant natural areas in the Okanagan and how they can be protected. A Foreshore Inventory Study and mapping was completed in 2016 to further refine and identify critically sensitive areas located along the Okanagan Lake shoreline. All of these mapping projects have been included within the Natural Environment DPA. This DPA also includes ecological corridors, foreshore areas of Okanagan, Wood and Kalamalka Lakes and riparian areas.

This DPA seeks to protect these environmental features because of their significance as habitat for fish and wildlife, their vital functions in natural water storage and flood protection and their role in reducing climate change impacts. The ecological connectivity corridor is a wildlife corridor that connects Okanagan Mountain Provincial Park to Kalamalka Lake Provincial Park. These parks provide habitat for many species, but the ecological corridor allows species to move between the parks to find food and mates to ensure genetic diversity and the survival of species. The broader Natural Environment DPA area also covers a number of smaller local ecological corridors identified in the Sensitive Ecosystems Inventory that, if conserved or restored, will contribute to maintaining ecosystem connectivity within the District of Lake Country. This DPA mitigates the effect of development on the natural environment to protect environmentally sensitive areas in the community and lesson the negative effects of development on sensitive environmental features.

[The Riparian Areas Protection Regulation requires the District to protect riparian areas from the effects of development and the District also wishes to consider the Species at Risk Act, Migratory Birds Convention Act, Water Sustainability Act and Wildlife Act to protect the environment from the effects of](#)

## Attachment B-OCP Redline-Amendments AFTER 2nd-V03

development.” All development within 30 metres of a watercourse must abide by the applicable Provincial and Federal legislation.

~~The Riparian Areas Regulation requires the District to protect riparian areas from the effects of development and the District also wishes to consider the Species at Risk Act, Migratory Birds Convention Act and Wildlife Act to protect the environment from the effects of development.”~~

### APPLICABLE AREA

This DPA applies to all land within areas shown on Map 15, unless exempted.”

### EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

- a) Land is no longer considered environmentally sensitive due to the loss of environmental features, functions and conditions as a result of a previously approved development.
- ~~b) Land is within the ALR or zoned for agricultural use, activities are considered normal farm practices as per the Farm Practices Protection (Right to Farm) Act and the subject area has been previously altered for agricultural purposes.~~
- ~~e)b)~~ Land is or has been used for mining or forestry-related development with an approved permit or licence from the Ministry of Energy, Mines & Petroleum Resources or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.
- ~~d)c)~~ A restrictive covenant under section 219 of the Land Title Act is registered on title. The covenant shall:
  - i. Require the owner to accomplish the objectives of this DPA;
  - ii. Require an Environmental Assessment or Baseline Management Report prepared by a Qualified Environmental Professional as an attachment to the covenant;
  - iii. Require adherence to the professional report ensuring protection of environmentally-significant natural areas and features identified in the report; and
  - iv. Require indemnity to the benefit of the District.
- d) The construction, alteration, or addition to a building or structure, or alteration of land, is occurring outside of the DPA confirmed by the District or by a Qualified Registered Professional and identified on a survey completed by a registered BC Land Surveyor.
- ~~e)~~
- ~~f) Subdivision of land where all of the following conditions are met:
  - i. Minimum lot areas are met excluding the area within the DPA;
  - ii. No development activities related to the subdivision or servicing occurs within the DPA;
  - iii. The land within the DPA has been protected through dedication, a restrictive covenant under section 219 of the Land Title Act, or other provisions acceptable to the Approving Officer; and
  - iv. All requirements of the Districts Subdivision and Development Servicing Bylaw will be met.~~

### Site Guidelines Objective

- 21.9.2 Development within an environmentally-significant area should be considerate of the features located within or nearby the site.

### Guidelines

- 21.9.3 Timing of development should consider and avoid times of the year when critical fish and wildlife activities occur; development activities should be scheduled during windows of time when critical fish and wildlife activities do not occur.
- 21.9.4 Environmentally-significant natural areas and features should be identified and avoided. Subdivision plans should preserve and protect environmental features.
- 21.9.5 Environmentally-sensitive areas should be identified and protected by environmental buffers to separate these areas from development footprints, including yards.

## Attachment B-OCP Redline-Amendments AFTER 2nd-V03

- 21.9.6 Limit development to those areas of the property where minimal impact on environmental features will occur.
- 21.9.7 Remaining natural areas and sensitive features should be temporarily fenced or otherwise protected from damage prior to commencing development activities.
- 21.9.8 Subdivision design should ensure natural corridors through subdivisions are preserved.
- 21.9.9 Indigenous vegetation within environmental buffers should be retained where possible and restored if damaged.
- 21.9.10 Access to environmental buffers should be restricted.
- 21.9.11 Permeable paving materials should be used to protect groundwater supply and minimize erosion from surface runoff.

### Site Guidelines – Habitat Restoration Objective

- 21.9.12 Any development that disturbs an environmentally-significant feature should appropriately restore such feature.

### Guidelines

- 21.9.13 Development should avoid the loss of features or functions relating to environmentally-significant natural areas and features.
- 21.9.14 Site development should avoid impacts through appropriate project siting and design. Site development should mitigate by minimizing impacts and restoring damaged areas and features to their former state.
- 21.9.15 Applicants are responsible for proving all measures to avoid or mitigate impacts have been exhausted prior to proposing restoration measures. When restoration is proposed, the following factors should be considered:
  - a. Time lag in achieving functioning habitat, feature or area.
  - b. Risk associated with success of compensation measures.
  - c. Whether replacement area is of the same type and value.
- 21.9.16 Like-for-like restoration is required over replacing lost features with a different type of feature. This entails the use of species that are suited to the site's soil, light and groundwater conditions, native to the area and create habitat value.

### Buildings and Structure Guidelines Objective

- 21.9.17 Buildings and structures should be constructed so as to minimize disturbance to the site and its features.

### Guidelines

- 21.9.18 Buildings and structures are to be designed so as to minimize the developed footprint on the site during and after construction
- 21.9.19 Building and structure design should incorporate the existing terrain as much as possible in order to minimize impacts to the natural environment (e.g. rocky outcrops, native trees, shrubs and established grasslands are important habitat for snakes, skinks and bats).



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## Landscaping Guidelines Objectives

- 21.9.20 Landscaping of new development will be compatible with the existing environmental features and species of the area.
- 21.9.21 Where appropriate, use thorny shrubs (e.g. hawthorn) or dense plantings of conifers to deter livestock from using riparian restoration areas.

### Guidelines

- 21.9.22 Environmental buffers are to remain undeveloped; landscaping in these areas should only consist of restoration using indigenous vegetation.
- 21.9.23 Should environmental buffers be disturbed, revegetation should consist only of indigenous species and the following replacement ratios should be adhered to:
  - a. Shrub removal and replacement should be at a ratio of 1:2.
  - b. Tree removal and replacement should occur according to the following guidelines:

Removal	Replacement
0mm – 151mm dbh*	2 replacement trees or 4 shrubs for up to 50% of trees being replaced in this range)
152mm – 304mm dbh *	3 replacement trees (minimum height 1.5m)
305mm – 456mm dbh *	4 replacement trees (minimum height 1.5m)
457mm – 609mm dbh *	6 replacement trees (minimum height 1.5m)
610mm + dbh *	8 replacement trees (minimum height 1.5m)
20% of trees > 304mm dbh should be retained as wildlife snags at a minimum height of 3m	
* dbh = diameter at breast height	

- 21.9.24 Landscape schemes consisting of drought-resistant vegetation and indigenous vegetation are required throughout all areas of the property.
- 21.9.25 Invasive weeds should be eradicated within environmental buffers and should be controlled in all other areas of a property.
- 21.9.26 Formal trails and landscaping such as lawns and formal gardens are not permitted within the environmental buffer.
- 21.9.27 Retention of existing trees is encouraged. All retained trees should have their root systems and drip line protected.
- 21.9.28 Revegetation of exposed soils should occur after land alteration in order to prevent erosion and noxious weed infestation. This will involve the replacement of native bunchgrass and wildflowers.
- 21.9.29 Instream works consisting of bank and shore stabilization should use natural materials and should not channelize the watercourse or impact the movement of wildlife.

### Riparian Area Guidelines Objective

- 21.9.30 Development should not cause negative impacts to riparian areas and their species.

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## Guidelines

- 21.9.31 Existing streams shown on Map 15, as well as those not shown on Map 15 that are ~~within~~ subject to the a-Riparian ~~Assessment Area~~Areas Protection Regulation (RAPR), are included in the Natural Environment Development Permit Area. A Development Permit is required for any subdivision or development within a Riparian Assessment Area for any stream. [For reference, a stream includes any of the following that provides fish habitat: a) a watercourse, whether it usually contains water or not; b) a pond, lake, river, creek, or brook; or c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).]
- 21.9.32 For areas identified as Riparian Areas on Map 15 a Natural Environment Development Permit is required for any subdivision or development. A Natural Environment Development Permit shall not be issued until the District has been provided with a copy of an assessment report, prepared by a Qualified Environmental Professional who has carried out an assessment, that:
- a. Certifies that the Qualified Environmental Professional is qualified to carry out the assessment.
  - b. Certifies that the assessment methods have been followed.
  - c. Provides the professional opinion of the Qualified Environmental Professional that:
    - i. if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or
    - ii. if the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area.
- 21.9.33 The District may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the environmental assessment report necessary to protect streamside protection and enhancement areas.
- 21.9.34 For development occurring within areas identified as Riparian Areas on Map 15, applicants should refer to any existing Sensitive Habitat Inventory Mapping and ensure development is sensitive to the features identified in this mapping.
- 21.9.35 For development occurring along Vernon Creek, applicants must refer to Sensitive Habitat Inventory Mapping completed for this riparian area and ensure development is sensitive to the features identified.
- 21.9.36 Applicants must determine, during the assessment process, if the parcel is within or adjacent to any other Ecological Connectivity Corridors aside from that indicated on Map 15. Areas that are within an identified Ecological Connectivity Corridor should be examined on a site-specific basis for any potential impacts to wildlife.

## Ecological Connectivity Corridor Guidelines Objective

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- 21.9.37 Maintain existing ecosystems to ensure development will not impact the ability of wildlife to travel throughout the ecological corridor.

### Guidelines

- 21.9.38 For areas identified as Ecological Connectivity Corridors on Map 15 and other unidentified local corridors such as connections between parks and wetlands, the following guidelines apply:
- 21.9.39 The area located within the Ecological Connectivity Corridor should remain as free as possible of buildings and structures, in order to ensure the free movement of wildlife.
- 21.9.40 If buildings or structures are absolutely unavoidable, they should be located as far as possible from the centre of the corridor as shown on the map while also considering and avoiding other priority sensitive areas on the parcel. Structures and plans that support and promote animal movement are preferred.
- 21.9.41 Screening vegetation near buildings and at-grade wildlife crossings (indicated by signs and speed control) or wildlife crossing structures will be required where new roads bisect the Ecological Connectivity Corridor.
- 21.9.42 The length of the Ecological Connectivity Corridor should remain connected, but in rare exceptions, the width of un-fragmented (contiguous) natural vegetation in the corridor area and buffer could be reduced to a bare-minimum width of 50m to 100m for a short distance (e.g. 100m maximum distance along the corridor in a 5km stretch).
- 21.9.43 Ensure riparian areas remain connected to the Ecological Connectivity Corridor and minimize any buildings and structures including fences that can act as obstructions or deterrents to the free movement of wildlife.
- 21.9.44 Any subdivision of parcels within the Ecological Connectivity Corridor should consider the movement of wildlife in the orientation of the parcels and the positioning of any future buildings and structures including fences, vineyard trellises and other structures that may impede the movement of wildlife.
- 21.9.45 Any area developed within the corridor should be offset by an equal contiguous area of similar or better habitat for local wildlife species to provide for wildlife movement, protected by restrictive covenant, adjacent to or near the corridor.
- 21.9.46 Any fencing installed on parcels within the Ecological Connectivity Corridor must not pose any hazards to wildlife or impede access to wildlife habitat areas. As part of any development, the owner should consider updating or eliminating existing fences that may be hazardous to wildlife (e.g. broken wires and rails).
- 21.9.47 Use wildlife-proof fencing (e.g. for ungulates or snakes) only in specific areas of concern. When using such fences over larger areas, work with local experts to ensure critical wildlife travel routes are not completely blocked. [Note: A good resource to consult is the Regional District of Okanagan-Similkameen's *Living with Wildlife in BC – Conflict Reduction Techniques #8.*]

### Bylaw Variance or Supplementation

- 21.9.48 As part of a Natural Environment Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.
- 21.9.49 The Development Permit should state the measures that need to be undertaken as

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identified in a report prepared by a Qualified Environmental Professional.

## Required Documents and Reports

21.9.50 As per section 491(4) and (5) of the LGA, applications for a Development Permit in this section may be required to provide reports, certified by a professional with experience relevant to the applicable matter, including, but not limited to a site plan, landscape plan, environmental assessment or environmental monitoring plan.

~~21.9.50 **Environmental Assessment**—An Environmental Assessment must be prepared by a Qualified Environmental Professional such as an RPBio or PAG in accordance with resources including: the Biodiversity Conservation Strategy, Sensitive Ecosystem Inventory, Critical Habitat Mapping, Species at Risk list, BC Rare Species Recovery Strategies and BC Rare Species Occurrence list, amongst others. This report is required for all new developments within this Development Permit Area and must be submitted to the District prior to issuance of a Development Permit.~~

~~21.9.51 **Site Plan**—A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, environmental features, buffer strips and water courses.~~

~~21.9.52 **Landscape Plan**—A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.~~

~~21.9.53 **Environmental Monitoring Plan**—A detailed Environmental Monitoring Plan, describing the proposed monitoring program to be used during development.~~

## 21.11 Stability, Erosion and Drainage Hazard DP Area

### CATEGORY

Section 488(1) (a) and (b) of the Local Government Act allows protection of the natural environment, its ecosystems and biological diversity and protection of development from hazardous conditions.

### JUSTIFICATION

A District study in 2006 identified areas in the community where stability should be considered potentially hazardous to development. A Stability Hazard Development Permit process was recommended to ensure development in the identified areas is conducted safely. District mapping also identified all drainage corridors. Development within a drainage corridor can block the natural flow of water and increases the risk of flooding to both the community and development. The 2006 study and drainage corridor mapping identified the following areas:

- Areas where that landscaping could address stability concerns – Map 17 A
- Areas where soils are subject to high risk of erosion – Map 17 B
- All known drainage corridors including offsets of 60 m – Map 17 C

This Development Permit Area (DPA) mitigates impacts on development in areas with known stability concerns, sensitive soils and also identifies the impact drainage can have on development and the environment. Further conditions and objectives justifying this DPA are identified below.

### APPLICABLE AREA

This DPA applies to all land within areas shown on Map 17, 17A, 17B and 17C, unless exempted.”

### EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

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- a) Additions to buildings increase the floor area by less than 25% of the existing floor area.
- b) The application is for a lot consolidation.
- c) All grades within 15 m of the proposed disturbed area do not exceed 20%
- d) Construction of a new building or structure where a Stability, Erosion and Drainage Hazard DP has been registered on title at the time of subdivision, and:
  - i. is within the building envelope identified on the approved subdivision plan; and
  - ii. does not require lot grading to be substantially altered.
- e) The construction, alteration, or addition to a building or structure, or alteration of land, occurs outside the DPA as determined by the District, ~~or by a Qualified Registered Professional and identified on a survey prepared by a BC Land Surveyor.~~
- ~~f) Routine maintenance of existing landscaping where there is no removal of vegetation, replacement with non-landscaped surfaces, or removal of trees unless done so at the recommendation and under the supervision of a Qualified Registered Professional~~
- ~~g) f) Land alteration, construction or alteration of buildings or structures, and subdivision resulting in the creation of not more than three additional lots,~~ where a restrictive covenant under section 219 of the Land Title Act is registered on title. The covenant shall:
  - i. Require a report from a qualified professional confirming safe development of the property for the intended use;
  - ii. Require the owner to accomplish the objectives of this DPA; and
  - iii. Require indemnity to the benefit of the District.

### General Guidelines - Stability, Erosion and Drainage

The following common guidelines apply to all areas located within any of the Stability, Erosion and Drainage Hazard Development Permit areas:

- 21.11.1 Contain site drainage on the subject property; however, also ensure that drainage originating from outside property can pass through the property without blocking drainage channels.
- 21.11.2 Require a storm sewer system on the street subject to geotechnical input.
- 21.11.3 Retain as much existing, natural vegetation as possible.

### Stability Considerations

- 21.11.4 Subdivision and development within areas shown on Map 17 A should adhere to the objectives and guidelines provided for Stability Hazard development areas, as well as the Common Guidelines. If the subdivision and development is within an area denoted on Map 17 B and/or Map 17 C as well, development should also adhere to the respective guidelines for Erosion and Drainage.

### Site Guidelines – Stability Objective

- 21.11.5 Development in areas deemed as having slope stability issues will aim to mitigate potential impacts on the land and structures.

### Guidelines

- 21.11.6 Natural features such as landforms, rock outcroppings, mature trees and vegetation, drainage courses, hilltops and ridgelines should be protected in the site layout.

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- 21.11.7 Subsoil exposure should be minimized.
- 21.11.8 The use of fill should be minimized during site preparation.
- 21.11.9 Incorporate existing terrain as much as possible in order to minimize site alteration.

### Landscaping Guidelines – Stability Objective

- 21.11.10 Landscaping should occur in a manner that mitigates stability hazards on the site.

### Guidelines

- 21.11.11 Landscaping should be designed to prevent future land slippage or other stability risks by incorporating drought-resistant native plant species or xeriscaping.
- 21.11.12 Use of retaining walls is discouraged unless they are necessary to preserve undisturbed areas of the site, address unstable slopes or continue existing wall features.
- 21.11.13 Revegetation of exposed soils should occur after land alteration in order to prevent stability risk.

### Required Documents and Reports – Stability

21.11.14 As per section 491(4) and (5) of the LGA, applications for a Development Permit in areas identified in Map 17A may be required to provide reports, certified by a professional with experience relevant to the applicable matter, including, but not limited to a site plan, geotechnical hazard assessment report or landscape plan.

~~21.11.14 Development Permit Applications for areas identified in Map 17A may include a Site Plan and may include, where required by District Staff, additional plans and reports as noted below, in accordance with Section 491(4)(5) of the Local Government Act:"~~

- ~~a. **Site Plan**— A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, topography, slopes and water courses.~~
- ~~b. **Geotechnical Hazard Assessment**— A Geotechnical Hazard Assessment report prepared by a Qualified Professional that identifies all hazard areas or risks associated with the proposed development and includes details on the protection and mitigation measures required for the proposed development. Special attention should be given to upslope and downslope conditions affecting both surface and groundwater, bedrock or impermeable soil interface location and direction of groundwater flow, potential for surface break out of groundwater and the location of potential break out and potential for damage or inconvenience to public or private property and structures. The report must indicate the property can be safely used as intended. The report will be used to identify areas of land that should remain free of development. Those areas identified as not suitable for development will be set out in the development permit and may be protected by a Section 219 covenant restricting the future use of specific areas of the property.~~
- ~~c. **Landscape Plan**— A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.~~

## Erosion Considerations

21.11.15 Subdivision and development within areas shown on Map 17 B should adhere to the objectives and guidelines provided for Erosion Hazard development areas, as well as the General Guidelines. If the subdivision and development is within an area denoted on Map 17 A and/or Map 17 C as well, development should also adhere to the respective guidelines for Stability and Drainage

### Objective

21.11.16 Ensure development avoids erosion hazards and prevents future erosion issues.

### Guidelines

21.11.17 Projects should be phased to ensure only areas actively being worked are uncovered.

21.11.18 Soil stockpiles should be located away from neighbouring properties and should be covered when not in use.

21.11.19 All cleared areas should be stabilized through reseeding, planting, mulching, sodding, or other ground covering.

21.11.20 Development should adhere to the Erosion and Sediment Control Best Management Practices.

21.11.21 Construction vehicle access should be limited to one route, as shown on the site plan.

## Required Documents and Reports – Erosion

21.11.22 As per section 491(4) and (5) of the LGA, applications for a Development Permit in areas identified in Map 17B may be required to provide reports, certified by a professional with experience relevant to the applicable matter, including, but not limited to a site plan, landscape plan or development plan.

~~21.11.22 Development Permit Applications for areas identified in Map 17B may include a Site Plan, and may include, where required by District Staff, additional plans and reports as noted below in accordance with Section 491(4)(5) of the Local Government Act:~~

- ~~a. **Site Plan** – A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, topography, slopes and water courses.~~
- ~~b. **Landscape Plan** – A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping.~~
- ~~c. **Development Plan** – A Development Plan which complies with the *Erosion and Sediment Control Best Management Practices*.~~

## ~~Drainage Considerations~~

~~21.11.23 Subdivision and development within areas shown on Map 17 C should adhere to the objectives and guidelines provided for Drainage Development Areas, as well as the General Guidelines. If the subdivision and development is within an area denoted on Map 17 A and/or Map 17 B as well, development should also adhere to the respective guidelines for Stability and Erosion.~~

### Objective

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21.11.24 Development should aim to avoid disruption to natural drainage flow and associated corridors.

### Guidelines

21.11.25 Natural watercourses should be preserved and managed as open streams.

21.11.26 Unnatural obstructions and impediments to the flow of a watercourse, ditch or drainage course should be avoided. If obstructions or impediments are proposed, an engineered solution may be considered based on the results of geotechnical studies.

21.11.27 Require new development to incorporate rainwater best management practices to ensure post-development peak flows do not exceed pre-development peak flows as per the standards outlined in the Ministry of Environment's *Standards and Best Practices for Instream Works – General BMPS & Standard Project Considerations* and *Standards and Best Practices for Instream Works – Urban Stormwater Management* guides.

21.11.28 Direct runoff to suitable locations (e.g. swales).

21.11.29 Improve the quality of rainwater and runoff through the use of constructed wetlands and detention ponds.

### Required Documents and Reports – Drainage Corridors

21.11.30 As per section 491(4) and (5) of the LGA, applications for a Development Permit in areas may be required to provide reports, certified by a professional with experience relevant to the applicable matter, including, but not limited to:

- (a) A geotechnical hazard assessment for development within 60 m offset identified on Map 17C;
- (b) An engineering assessment indicating the solution for maintaining the natural drainage flow where development is deemed, by the District, to interrupt the flow of water.

~~21.11.30 **Geotechnical Hazard Assessment**—Development located within the 60m offset indicated in Map 17 C must provide a Geotechnical Hazard Assessment identifying the potential impacts on the affected drainage corridor(s).~~

~~21.11.31 **Engineering Assessment**—Development deemed by the District to interrupt the flow of water must provide an engineered solution for maintaining the natural drainage flow by a Qualified Professional.~~

~~21.11.32—Development located outside of the 60m offset indicated in Map 17 C is not required to submit any additional studies.~~

### Bylaw Variance or Supplementation - Stability, Erosion and Drainage

21.11.33 As part of a Stability, Erosion and Drainage Hazard Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.



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## 21.12 Wildland Fire DP Area

### CATEGORY

Section 488(1)(b) of the Local Government Act allows protection of development from hazardous conditions.

### JUSTIFICATION

This Development Permit Area (DPA) establishes guidelines to minimize the risk of wildfire to development, life and property while balancing tree retention with wildfire protection, particularly on large lots abutting natural areas. A 2001 District study identified areas in the community exposed to a high risk of wildland fire which can be hazardous to development. The study recommended the Wildland Fire Development Permit process to ensure development in these areas is conducted safely. The District will continue to review efficiency of guidelines along with additional studies as development in Lake Country has changed significantly since 2001. The District does not encourage tree removal although for areas where wildland fire risk is higher, tree management strategies should be considered. Firesmart practices may be subject to the Riparian Areas Protection legislation as Firesmart principles do not supersede the Riparian Areas Protection legislation. Further conditions and objectives justifying this DPA are identified below.”

### APPLICABLE AREA

This DPA applies to all land within areas shown on Map 18, unless exempted.”

### EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

- a) The application is for a lot consolidation.
- b) The removal of trees or other plant materials is done in accordance with Wildland Fire DP Area Guidelines and BC FireSmart Guides.
- c) Construction that does not alter the footprint of the building or structure or interior alterations of buildings and structures,
- e)d) Land alteration ~~or~~ construction ~~or alteration~~ of buildings and structures, ~~and subdivision resulting in the creation of not more than three additional lots~~ as long as a restrictive covenant under section 219 of the Land Title Act is registered on title. The covenant shall:

  - i. Require the owner to confirm development, ongoing maintenance and use of the property will occur in accordance with BC Fire Smart Guidelines;
  - ii. Require indemnity to the benefit of the District.

### Site Guidelines Objective

21.12.2 Development within areas at risk of wildfire should be sited on lots accordingly away from thick vegetation and tree clusters to reduce potential for wildfire damage.

### Guidelines

21.12.3 No vegetation which supports fire spread may be planted within 10m of any proposed structure in order to create a clear area around the building. Only small shrubbery or garden plants are permitted within 10m of any proposed structure.

21.12.4 Vegetation within 30m of all proposed structures should be pruned and thinned. Deadfall and other flammable materials should be removed.

21.12.5 Remaining trees within 30m of proposed structures should be spaced a minimum of 3m to 6m to prevent the fire from moving from crown to crown.

21.12.6 Lower branches should be trimmed up to a minimum 2.5m in height.

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21.12.7 Vegetation should be cleared 3m back from power lines and propane tanks.

21.12.8 Where sensitive environmental features are identified, the importance of features should be weighed against the risk of wildfire prevention.

### Building and Structure Guidelines Objective

21.12.9 Buildings and structures situated on lots at risk of wildfire should be constructed using architectural techniques that act as preventative measures in protection against wildfire.

### Guidelines

21.12.10 Buildings within the Wildland Fire Development Permit Area should be constructed with fire-resistant materials.

21.12.11 Fire-resistant roofing materials such as metal, clay tile, asphalt shingles and treated wood should be used on all buildings.

21.12.12 Roofs should have a steep pitch in order to prevent the collection of tree debris or other combustible materials.

21.12.13 Exterior wall materials should be constructed of fire-resistant materials, such as metal, brick, stucco, rock and concrete. Although less effective, heavy timbers or logs may also be used.

21.12.14 Any outbuilding used to store wood should not be constructed within 10m of a dwelling unit. If the outbuilding should be located within 10m for a dwelling unit, it should also be constructed utilizing fire-resistant materials for the roof and exterior walls.

21.12.15 Chimneys should have spark arrestors and be closed with 3mm non-combustible wire.

21.12.16 Eaves and attic vents should be screened using 3mm non-combustible wire to prevent entry of windblown embers.

21.12.17 Outside stairways, decks, porches or balconies should be constructed with, or sheathed in, fire-resistant materials.

### Landscaping Guidelines Objective

21.12.18 Landscaping on lots at risk of wildfire should occur in a manner that does not further contribute to the existing risk through the appropriate siting of vegetation and type of species planted.

### Guidelines

21.12.19 Evergreen tree and shrub species should not be planted within 10m of a dwelling unit. These species are highly combustible and promote intense fire activity.

21.12.20 Tree, shrub, herb and grass species that are drought tolerant and not highly combustible should be used in site landscaping.

### Bylaw Variance or Supplementation

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21.12.21 As part of Wildfire Development Permit, the District will not consider varying or supplementing development bylaws.

### Required Documents and Reports

21.12.22 Development Permit applications for a Wildland Fire Development Permit may include:

- a. **Fire Mitigation Report** – A Fire Mitigation Report prepared by a Registered Professional Forester.
- b. **Site Plan** – A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading and existing vegetated areas.
- c. **Landscape Plan** – A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and any vegetation or trees that will be removed.

## 22 DEVELOPMENT APPROVAL INFORMATION

Development Approval Information (DAI) means information on the anticipated impact of a proposed activity or development on the community, including, without limiting this, information on matters such as: transportation patterns including traffic flow, local infrastructure, public facilities including schools and parks, community services and the natural environment of the affected area.

Pursuant to section 485(1)(b) of the Local Government Act, the District may also specify circumstances in which DAI may be required and the substance of the information that may be required.

Pursuant to Section 485.1 of the *Local Government Act*, all DPAs are designated as Development Approval Information (DAI) areas to guide and support new development that contributes to the goals and objectives of the Official Community Plan. The DAI required will be assessed on a case-by-case basis and pursuant to Section 487(1) *Local Government Act* may be required for a development permit, zoning amendment or temporary use permit.

The conditions and objectives that justify the designation of DAI Areas, include:

- Lake Country is a rapidly growing community and this growth will impact neighbourhoods, businesses, service provision and infrastructure. Information may be required to assess impacts on nearby and adjacent development, including shadowing, noise, visual impacts and scale, impacts on community services, such as parks, schools and protective services, socio-economic impacts, and impacts on the transportation and utility network and infrastructure.
- Lake Country's landscape includes hillsides, floodplains, wildfire interface areas and other unique landscapes. Information may be required to assess impacts on these landscapes and to protect people, property and infrastructure.
- Lake Country is home to many sensitive terrestrial and aquatic ecosystems, a valley-wide airshed, agricultural lands and water bodies, including Okanagan Lake. Information may be required to guide and inform protection of this land, water and air.

