

Attachment A-OCP Redline-at 2nd (previous amendments)

SECTION 1 | INTRODUCTION

1.7.10 (a) Building Footprint means the surface area of a lot occupied by a building or structure.

- 1.7.11 Cluster Development the practice of concentrating development onto a portion of a site to protect the integrity and limit development on the remaining property.
- 1.7.12 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.
- 1.7.13 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.
- 1.7.14 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.
- 1.7.15 Development any alteration of land or any construction.
- 1.7.16 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 *Local Government Act*:
- a) Removal, alteration, disruption or destruction of vegetation;
 - b) Disturbance of soils;
 - c) Construction of non-structural impervious or semi-impervious surfaces;
 - d) Flood protection works;
 - e) Construction of roads, trails, docks, wharves and bridges;
 - f) Provision and maintenance of sewer and water services;
 - g) Development of drainage systems;
 - h) Development of utility corridors;
- 1.7.17 Development Cost Charges Subdivision.
- 1.7.18 Drip Line a levy charged to new development to offset long-term costs of providing services to new areas of the community.
- the area around a tree that is defined by the outer most leaves on a tree.

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- 1.7.19 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.
- 1.7.20 Environmentally Sensitive Areas areas of valuable ecological features, habitat or species.
- 1.7.21 Environmental Buffer an area retained in its natural state to provide separation between environmentally significant areas and development.
- 1.7.21 (a) Farm Use Has the same definition as the *Agricultural Land Commission Act*.
- 1.7.22 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.
- 1.7.23 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.
- 1.7.24 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.
- ~~1.7.25 Footprint~~ Foreshore Green Building ~~the surface area of a lot occupied by a building or structure.~~
- 1.7.26
- ~~1.7.28~~ Hazard Tree the Crown Land between the high and low water levels.
- ~~1.7.29~~
- 1.7.29 High Water Mark 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.
- 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.
- the visible high-water mark of a stream where the presence and action of the water are so common and usual, and so

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SECTION 3 | ENVIRONMENT AND SUSTAINABILITY

- 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.
- i-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.
 - g-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:

~~3.11 Hillside Development Protection~~

~~With much of the flat valley bottoms being located in the Agricultural Land Reserve and the need to protect environmentally sensitive areas, hillside development is a part of growth in Lake Country. Development on hillsides is highly visible to other residents of the District and can have an impact on the natural aesthetic in the municipality. Slopes that are of 20% or greater for a distance of 10m or more have been identified on Map 16. The District of Lake Country uses Hillside Development Permits to ensure sensitive hillside development. Lake Country will continue to require Hillside Development Permits to ensure all new hillside development is sensitive to the topographical constraints of the land.~~

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 ~~Hillside~~ 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.

~~POLICIES~~

~~3.13.1 The policies of Council are as follows:~~

~~3.13.2 The District will require development permits for each of the aforementioned constraint areas:~~

- ~~a. Hillside Development~~
- ~~b. Hazardous Slopes~~
- ~~c. Wildfire Hazards~~

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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.
- ~~b. Ensure landscaping required by development permits follows xeriscaping principles.~~

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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 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.

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- 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

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 that sets out specific requirements.

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 all development permit areas as development approval information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within 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~~

~~There are a number of items which must be submitted prior to approval and issuance of a development permit, depending on the type of permit applied for. One such requirement is a security deposit. These are required to ensure all landscaping and other required works have been fully or substantially completed as~~

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~~SECTION 21.1 DEVELOPMENT PERMIT AREAS | TOWN CENTRE DP AREA GUIDELINES~~
indicated in the submitted drawings. It is important such work is completed as per the submitted drawings as these form part of the approved application for the

permit. In the case that work has not been completed as per the approved permit, the security deposit will not be returned, and the permit may lapse.

Another requirement is when multiple reports are submitted from various consultants and professionals, those reports must be aligned with each other. For example, if building locations have been changed part way through the design process, those revised building locations need to be addressed in all of the submissions. It is not acceptable to have some reports address a different building location (or any other revised factor) compared with other reports. All reports must be aligned. The District would also like to see that, if conflicting information is provided by various professionals on the project, those professionals resolve any conflicts among each other regarding the project before providing the submission to the District. For example, if the Registered Professional Forester report says to remove specific trees, and the Registered Professional Biologist report says to retain these same trees, the applicant needs to resolve in their submission if they intend to remove or retain the trees.

~~21.2.1 All development permits require the following:~~

- ~~a. When multiple consultants or professionals are involved, all different reports provided must be aligned and coordinated with each other prior to submission to the District.~~
- ~~b. Full completion of reports from professionals prior to security deposits being refunded to the applicant.~~

21.2 Development Permit Requirements

- 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~~ Development Permit Exemptions

~~The following is a list of exemptions for properties located within a development permit area where the guidelines may not be applicable. The guidelines in this plan should be reviewed on a site-specific basis as parcel contexts vary from site to site and create unique circumstances. That being said, if there are unique circumstances where a parcel should be considered for an exemption but does not meet the exemption criteria listed below, the property owner may apply for a development permit exemption from the District for a fee, as set by Fees Bylaw 987, 2016.~~

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- ~~a. For boundary adjustments between two lots when no new parcels are created.~~
- ~~b. Where affected properties have previously installed District-approved landscape buffers for the purposes of protecting agriculture.~~

21.3.2 In Natural Environment development permit areas, a permit is not required:

BUILDINGS

- ~~a. For internal alterations of a building.~~
- ~~b. For external alterations that are entirely within the building footprint. This exemption does not exempt all development that projects or cantilevers beyond a building footprint, which requires a development permit if the project is within 30m of a watercourse.~~
- ~~c. For the reconstruction or repair of a permanent structure described in Section 532 (1) of the *Local Government Act* if the structure remains on its existing foundation.~~

SUBDIVISION

- ~~d. For boundary adjustments between two lots when no new parcels are created.~~
- ~~e. For boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads.~~

LANDSCAPING

- ~~f. If the activity involves the removal of fewer than ten infested, diseased or hazardous trees within one calendar year. Prior to the removal of any trees, a report prepared by a Registered Professional Forester must be presented to the District. The removal of trees must be supervised by the professional who prepared the report.~~
- ~~g. For land alteration without construction where the alteration is occurring solely for the restoration of an environmental feature or the hand removal of an invasive species. A restoration plan must be presented to the District prior to any alteration.~~

LAND USE

- ~~h. Where land is not environmentally sensitive due to the loss of environmental features, functions and conditions by a development which has been previously approved by the District of Lake Country.~~
- ~~i. For property that is within the Agricultural Land Reserve (ALR) and/or zoned for agricultural use, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes.~~
- ~~j. For land that is used for mining or forestry-related development where a permit has been issued by the Ministry of Energy, Mines & Petroleum Resources and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.~~

CONSTRUCTION

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- ~~k. For the construction, repair or maintenance of municipal works by the District or its authorized agents or contractors.~~
- ~~l. For the construction of a single trail per parcel accessing the foreshore of Wood, Kalamalka or Okanagan Lakes, provided that:
 - ~~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.~~~~

~~In Hillside development permit areas, a permit is not required:~~

BUILDINGS

- ~~a. For internal alterations of a building.~~
- ~~b. An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs and which would have no impact on the character of buildings, existing landscaping, or access provisions.~~
- ~~c. Additions to buildings which increase the floor area by an amount less than 25% of the existing floor area and which do not affect parking requirements.~~
- ~~d. For external alterations that are entirely within the building footprint. This exemption does not exempt all development that projects or cantilevers beyond a building footprint, which requires a development permit if the project is within 30m of a watercourse.~~
- 21.3.3 ~~e. Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.~~
- ~~f. Addition to or alteration of a building or structure used for farm purposes only.~~
- ~~g. The construction of new buildings or structures which do not require a building permit.~~
- ~~h. Temporary structures limited to construction site offices, short-term special event and emergency facilities.~~
- ~~i. The replacement of a manufactured home within a manufactured home community.~~

SUBDIVISIONS

- ~~j. For boundary adjustments between two lots when no new parcels are created.~~
- ~~k. Where a subdivision is a lot consolidation.~~
- ~~l. A subdivision for a road widening initiated by the District.~~

DEVELOPMENT OUTSIDE OF SLOPED AREAS

- ~~m. When all grades within 15m of the proposed disturbed area do not exceed 20%.~~
- ~~n. If a covenant has been registered on the property confirming development will not occur on lands with slopes of greater than 20%.~~
- ~~e. Development on a property with slopes of 20% or greater occupying less than 50% of the lot area and where the proposed building envelope is outside of this steep~~

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~~sloped area.~~

~~AGRICULTURE, LANDSCAPING AND MAINTENANCE~~

- ~~p. — Maintenance of existing landscaping and planting native trees, shrubs or ground cover.~~
- ~~q. — For property that is within the Agricultural Land Reserve (ALR) and/or zoned for agricultural use, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes.~~
- ~~r. — Removal of invasive plants or noxious weeds to be undertaken regularly following removal directions provided by weed removal specialists.~~
- ~~s. — If the activity involves the removal of fewer than ten infested, diseased or hazardous trees within one calendar year. Prior to the removal of any trees, a report prepared by a Registered Professional Forester must be presented to the District. The removal of trees must be supervised by the professional who prepared the report.~~

~~EMERGENCY OR MUNICIPAL WORKS~~

- ~~t. — For the construction, repair or maintenance of municipal works by the District or its authorized agents or contractors.~~
- ~~u. — Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property including:
 - ~~i. — Emergency actions for flood protection and erosion protection;~~
 - ~~ii. — Clearing of an obstruction 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 that present a danger to the safety of persons or are likely to damage public or private property;~~
 - ~~iv. — For restoration works under the supervision of a qualified professional.~~~~

21.3.4 ~~In Wildland Fire development permit areas, a permit is not required:~~

- ~~a. — If the activity involves the removal of infested, diseased or hazardous trees as indicated in a report by a Registered Professional Forester. Prior to the removal of the trees, a report prepared by the Registered Professional Forester must be presented to the District. The removal must be supervised by the professional who prepared the report.~~
- ~~b. — For internal alterations of a building.~~
- ~~c. — For agriculture where the property is zoned for agricultural use, activities are normal agricultural practices as defined by provincial legislation and the specific portion of the site has included alteration of land for agricultural activities.~~
- ~~d. — For the removal of trees or other plant materials.~~
- ~~e. — For the construction, repair or maintenance of municipal works by the District or its authorized agents or contractors.~~

21.3.5 ~~In Stability, Erosion and Drainage Hazard development permit areas, a permit is not~~

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~~required:~~

- ~~a. For internal alterations of a building.~~
- ~~b. For boundary adjustments between two lots when no new parcels are created.~~
- ~~c. For external alterations that are entirely within the building footprint.~~
- ~~d. If the activity involves the removal of fewer than ten infested, diseased or hazardous trees within one calendar year. Prior to the removal of the trees, a report prepared by a Registered Professional Forester must be presented to the District. The removal of trees must be supervised by the professional who prepared the report.~~
- ~~e. For property that is within the ALR and/or zoned for agricultural use, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes.~~
- ~~f. For the construction, repair or maintenance of municipal works by the District or its authorized agents or contractors.~~

~~21.3.6 In Multiple-unit, Town Centre, Commercial, or Industrial development permit areas, a permit is not required:~~

- ~~a. For internal alterations within a building, except where the internal alterations result in a change in the parking or landscaping requirements for the site.~~
- ~~b. For minor external additions or alterations to existing buildings or structures provided that:
 - ~~i. Additions or alterations are valued less than \$50,000 for materials and labour;~~
 - ~~ii. Changes are consistent with the general character of the development as previously approved in terms of colour, materials and form;~~
 - ~~iii. Additions are less than 25% of the existing floor area to a maximum of 200 square metres;~~
 - ~~iv. Changes in the exterior design of a building on any one side involve an area less than 25%.~~~~
- ~~c. For minor text or tenant content changes to existing signage.~~
- ~~d. For the construction, repair or maintenance of municipal works by the District or its authorized agents or contractors.~~

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 The following subdivision activities are exempt from obtaining a DP:

- 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.

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d) Air Space Parcel subdivisions.

- a)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.
- 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. 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) 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

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- 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, 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.
 - ~~a)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 Guidelines

~~The purpose of the Agricultural Development Permit Area is to protect local farm lands and reduce land use conflicts by providing for the buffering or separation of development from farming on adjoining or reasonably adjacent land.~~

JUSTIFICATION

~~The *Local Government Act* allows for the establishment of objectives and guidelines for development permits to protect farming.~~

Attachment A-OCP Redline-at 2nd (previous amendments)

~~SECTION 21.4 | DEVELOPMENT PERMIT AREAS | TOWN CENTRE DP AREA GUIDELINES~~

~~Uncontrolled development next to agricultural properties can result in conflicts between farm and non-farm uses, to the detriment of both sides. The Agricultural Development Permit process will guide subdivision adjacent to the Agricultural Land Reserve to minimize impacts of non-farm uses on agriculture.~~

Applicable Area

- ~~21.4.1 Subdivision and development occurring within areas shown on Map 10 for non-agricultural uses that are within 50m outward from an Agricultural Land Reserve boundary require the approval of an Agricultural Development Permit.~~

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 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) 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.~~~~
- ~~c) 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.~~~~
- ~~d) The proposed development is exclusively agriculture or a protected farm use under the Farm Practices Protection (Right to Farm) Act.~~
- ~~e) The proposed development does not include dwelling units within 50 m of the ALR boundary.~~
- ~~f) Construction is only in relation to existing principal buildings or new accessory buildings or structures.~~

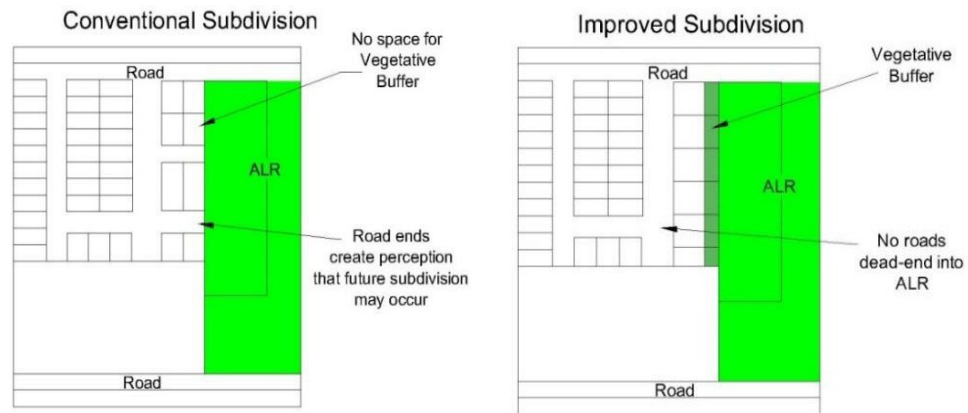
Site Guidelines Objective

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

Attachment A-OCP Redline-at 2nd (previous amendments)

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 of agricultural property should incorporate landscaping to sufficiently transition between non-agricultural uses.~~
- 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.

Attachment A-OCP Redline-at 2nd (previous amendments)

non-residential properties.

~~21.4.13~~ The buffer should be installed prior to development

~~21.4.13~~ The buffer should be installed prior to development of dwelling units.

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

~~21.4.21~~ Applications for subdivision within an Agricultural Development Permit must include:

~~a. Subdivision Plan – A detailed subdivision plan showing building sites, grading and buffer areas.~~

21.4.22 All other types of applications for Agricultural Development Permits ~~must~~ 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.

Attachment A-OCP Redline-at 2nd (previous amendments)

~~Required Estimates and Securities~~

~~21.4.23~~ To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.

~~21.5 Multiple-Unit DP Area Guidelines~~

~~PURPOSE~~

~~The purpose of the Multiple-unit Development Permit Area is to ensure multiple-unit residential development in Lake Country is built to a high aesthetic standard which benefits the community.~~

~~JUSTIFICATION~~

~~The *Local Government Act* allows for development permits for the establishment of objectives and guidelines for the form and character of a multiple-unit development.~~

~~Multiple-unit residential development is of critical importance to shaping neighbourhood and community character. Multiple-unit structures are often sizeable and highly visible within the community. It is important the District maintain control over this form of development to ensure multiple-unit development enhances the neighbourhood and conflicts between multiple-unit and other uses are minimized.~~

~~Applicable Area~~

~~21.5.1 Multiple-unit, mixed-use development that combines multiple-unit residential with commercial or institutional use and the development of more than one duplex on a single property within those areas shown on Map 11 require the approval of a Multiple-unit Development Permit.~~

21.5 Multiple-Unit DP Area

CATEGORY

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:

Attachment A-OCP Redline-at 2nd (previous amendments)

- SECTION 21.1: DEVELOPMENT PERMIT AREAS | TOWN CENTRE DP AREA GUIDELINES
- a) The application is only for the subdivision of land or lot consolidations.
 - b) Land alteration or site preparation activities do not involve any buildings or structures.
 - c) The proposed development is exclusively non-residential.
 - d) The proposed development is exclusively residential with four (4) or less dwelling units.
 - e) 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 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

Attachment A-OCP Redline-at 2nd (previous amendments)

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

- 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.
- 21.5.31 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 4m² 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:
- 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.

~~Required Estimates and Securities~~

- ~~21.5.39 To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.~~

21.6 Town Centre DP Area ~~Guidelines~~

Attachment A-OCP Redline-at 2nd (previous amendments)

~~SECTION 21.1 DEVELOPMENT PERMIT AREAS | TOWN CENTRE DP AREA GUIDELINES~~

~~The purpose of the Town Centre Development Permit Area is to ensure development in the Town Centre is built to consistent high-quality architectural standards.~~

JUSTIFICATION

~~The *Local Government Act* allows for development permits for the establishment of objectives and guidelines for the form and character of revitalization of an area in which commercial use is permitted.~~

~~The District of Lake Country intends that the Town Centre and Main Street develop into a pedestrian-friendly, mixed-use neighbourhood and develop an attractive and consistent downtown. The permit requirements will help ensure all development in the Town Centre occurs in a manner which helps achieve these goals.~~

Applicable Area

- ~~21.6.11 Multiple residential unit, commercial, industrial and mixed-use development within those areas shown on Map 12 are subject to the approval of a Town Centre Development Permit.~~

CATEGORY

~~Section 488(1)(d) and (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) Land alteration or site preparation activities do not involve any buildings or structures.~~
- ~~c) The proposed development does not include any commercial, institutional or industrial uses.~~
- ~~d) The proposed development is exclusively residential with four (4) or less dwelling units.~~
- ~~e) 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

Attachment A-OCP Redline-at 2nd (previous amendments)

- 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.
- These signs may not have a vertical size of more than 1m.
 - 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:
- 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 and list of materials to be used.
 - 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.

~~Required Estimates and Securities~~

- ~~21.6.77 To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.~~

21.7 Commercial DP Area Guidelines

PURPOSE

The purpose of the Commercial Development Permit Area is to ensure commercial developments are built to consistent, high-quality architectural standards.

JUSTIFICATION

The *Local Government Act* allows for development permits for the establishment of objectives and guidelines for the form and character of revitalization of an area in which commercial uses are permitted.

Permit requirements will help to ensure all commercial development in the municipality occurs in a manner which will achieve these goals:

Applicable Area

- 21.7.1 Commercial and mixed-use development within those areas shown on Map 13 are subject to the approval of a Commercial Development Permit.

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:

- a) The application is only for the subdivision of land or lot consolidations.
- b) Land alteration or site preparation activities do not involve any buildings or structures.
- c) The proposed development does not include any commercial.
- d) 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) 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.

Attachment A-OCP Redline-at 2nd (previous amendments)

SECTION 21 | DEVELOPMENT PERMIT AREAS | HILLSIDE DP AREA GUIDELINES

- 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.
- 21.7.33 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:
 - 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.
- 21.7.36 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 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,

Attachment A-OCP Redline-at 2nd (previous amendments)

SECTION 21 | DEVELOPMENT PERMIT AREAS | HILLSIDE DP AREA GUIDELINES

~~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.

~~Required Estimates and Securities~~

~~21.7.40 To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.~~

21.8 Industrial DP Area Guidelines

PURPOSE

~~The purpose of the Industrial Development Permit Area is to ensure industrial developments are built to consistent high quality architectural standards.~~

JUSTIFICATION

~~The *Local Government Act* allows for development permits for the establishment of objectives and guidelines associated to the form and character of industrial development.~~

~~Permit guidelines will help ensure all industrial development in the municipality occurs in a manner which will achieve these goals.~~

Applicable Area

~~21.8.1 Industrial development within those areas shown on Map 14 is subject to the approval of an Industrial Development Permit.~~

CATEGORY

~~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 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. Land alteration or site preparation activities do not involve any buildings or structures.~~
- ~~c. The proposed development does not include any industrial use.~~
- ~~d. 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;~~

Attachment A-OCP Redline-at 2nd (previous amendments)

- 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

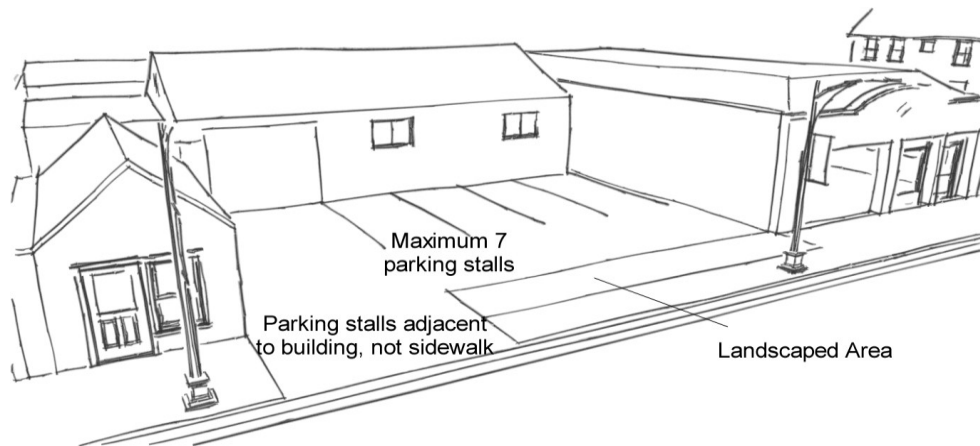
21.8.2 Industrial development should be sited on lands so as not to generate conflicts or adverse impacts on surrounding uses and to enhance compatibility within the neighbourhood.

Guidelines

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

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:

- 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.



21.8.5 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

Attachment A-OCP Redline-at 2nd (previous amendments)

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 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:
- 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 and list of materials to be used.
 - 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.

Required Estimates and Securities

- ~~21.8.28 To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.~~

21.9 Natural Environment DP Area Guidelines

PURPOSE

~~The purpose of the Natural Environment Development Permit Area is to protect environmentally sensitive~~

Attachment A-OCP Redline-at 2nd (previous amendments)

~~areas within the community.~~

JUSTIFICATION

~~The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of natural environment, its ecosystem and biological diversity and to mitigate the effect that development has on the natural environment.~~

~~Natural Environment Development Permit Areas have been designated to lessen the potential negative effects that development can have on sensitive environmental features. In 2006, a District sponsored study established a Sensitive Ecosystems Inventory of areas in the District that had significant environmental value. The study authors recommended these sensitive ecosystems be protected and corridors between these features also be preserved. Mapping of these sensitive ecosystems was updated in 2012. 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 was created in 2014 to identify 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 Development Permit Area boundary. This DPA also includes ecological corridors, foreshore areas of Okanagan, Wood and Kalamalka Lakes and riparian areas.~~

~~This Development Permit Area 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.~~

~~The District is obliged under the *Riparian Areas Regulation* to protect riparian areas from the effects of development. The District also wishes to respect direction in the *Species at Risk Act*, *Migratory Birds Convention Act* and *Wildlife Act* to protect the environment from the effects of development.~~

Applicable Area

- 21.9.1 Subdivision and development within those areas shown on Map 15 are subject to the approval of a Natural Environment Development Permit. While all areas identified on Map 15 are subject to the approval of a Natural Environment Development Permit, areas identified on the Map as Riparian Area, or as Ecological Connectivity Corridor, need to follow additional guidelines.

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

Attachment A-OCP Redline-at 2nd (previous amendments)

SECTION 21 | DEVELOPMENT PERMIT AREAS | HILLSIDE DP AREA GUIDELINES
the Okanagan and how they can be protected. A Foreshoreshore 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 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.
- c) 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) 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.
- e) 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.
- 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.

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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 identified in a report prepared by a Qualified Environmental Professional.

Required Documents and Reports

- 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.

Required Estimates and Securities

- ~~21.9.54 To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.~~

~~21.10 Hillside DP Area Guidelines~~

Attachment A-OCP Redline-at 2nd (previous amendments)

PURPOSE

The purpose of the Hillside Development Permit Area is to enhance the visual impact of development on steep slopes, to protect development from hazardous conditions and protect the natural environment, its ecosystems and biological diversity.

JUSTIFICATION

The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the form and character of intensive residential development, the protection of development from hazardous conditions and the protection of the natural environment, its ecosystems and biological diversity.

The elevated placement and highly visible nature of hillside development has an intensive impact on the community. Hillside development subdivisions in Lake Country are more intensive than the surrounding agricultural areas or large lot rural developments, often because the economics of providing services mean smaller lots. The smaller lots are a more intensive form of development than other areas of Lake Country, justifying intensive residential development permit area designation. Due to the increased impact of hillside development, a development permit is needed. The Hillside Development Permit guidelines and process intends to ensure this intensive form of residential development on slopes has minimal physical and visual impacts on the community.

Hillside development can also have an impact on hazardous conditions and the natural environment. The development permit guidelines and process also intends to protect development from hazardous conditions; and protect the natural environment, its ecosystems and biological diversity

APPLICABLE AREA

- ~~21.10.1~~ Subdivision and development within those areas that have a slope of 20% or greater for a distance of 10m or more, or shown on Map 16, are subject to the approval of a Hillside Development Permit.
- ~~21.10.2~~ Development within the Hillside Development Permit Area should meet the guidelines set out below in this section. The District has the authority to require development meet every guideline set out in this section, but in some cases the guidelines may not be applicable to the specific situation.
- ~~21.10.3~~ The guidelines set out below provide the ability to vary (decrease) or supplement (increase) the regulations set out in the District's Zoning Bylaw and the Subdivision and Development Servicing Bylaw in order to address the specific situation. The District will specify the how the regulations are varied or supplemented in the development permit issued.

Views and Ridgeline Guidelines Objective

- ~~21.10.4~~ Applications for hillside developments should consider the visual impact the development will have on neighbouring views as well as the completed development aesthetics visible to the community as viewed from the valley bottom and surrounding areas.

Guidelines

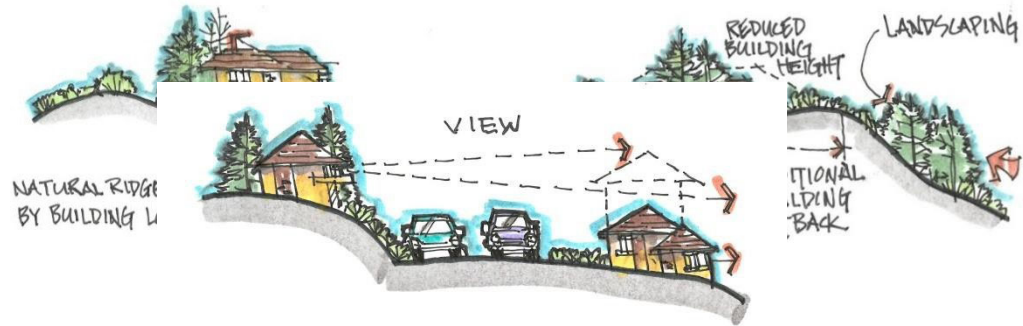
- ~~21.10.5~~ Preserve the natural qualities of ridgelines for the benefit of the community and minimize view impacts to the ridgeline. In order to achieve this, development should also meet the following guidelines:

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~~a. — Ridgelines should remain unaltered and protected.~~

~~b. — Provide additional setbacks from the top of ridgeline; structures should be setback a minimum of 10m from ridgelines.~~

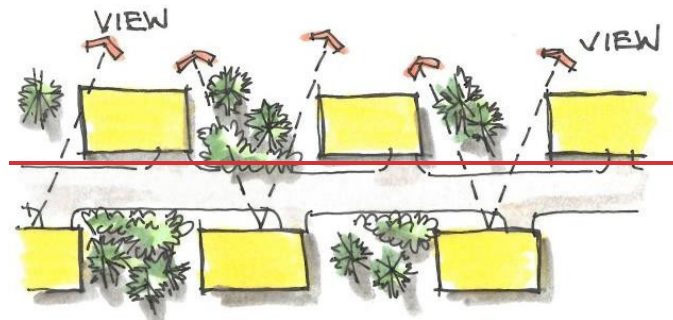


~~c. — Rooflines should not impede the views from upland properties.~~

~~d. — Preserve or plant trees and vegetation to screen development.~~

~~e. — Reduce building height to ensure new development has a low profile on the ridgeline.~~

~~21.10.6 — Lots should be staggered in order to create offset building envelopes to protect views. Residences or structures should not be the dominant feature on the hillside.~~



~~21.10.7 — Large natural areas should be preserved to ensure natural features continue to dominate hillsides.~~



Development at the ridgeline (to the upper left) is highly visible whereas development that is set back from the ridgeline (to the upper right) blends with the hillside and preserves the character of the ridgeline.

Site Guidelines Objective

Attachment A-OCP Redline-at 2nd (previous amendments)

SECTION 21.10 DEVELOPMENT PERMIT AREAS: HILLSIDE DP AREA GUIDELINES

~~21.10.8 Maintain the hillside character and use grading to fit development to the land, as opposed to making the land fit the development.~~

Guidelines

~~21.10.9 Natural topography should be incorporated wherever possible and major cuts and fills should be avoided to minimize site disturbance and blasting. In order to achieve this, development should also meet the following guidelines:~~

- ~~a. Maintain yard areas in a natural slope condition. Large cuts and fills to achieve flat yards will not be permitted.~~
- ~~b. Contours and gradients should resemble the naturally occurring terrain. Ensure cuts and fills blend in with the natural topography, providing smooth transitions and mimicking the predevelopment site contours. This can be accomplished by providing berms, grading the site to reflect original topographic conditions and providing landscaping that mimics the site topography.~~
- ~~c. Rock cuts are an acceptable alternative to retaining and they will be permitted where necessary (i.e. for roads) but with consideration for the visual impact of the exposed rock faces.~~
- ~~d. Lot grading should be provided on a consistent, comprehensive basis throughout the whole of the development. Grading should not be undertaken on a parcel-by-parcel basis. In other words, for a subdivision, all grading and retaining should be completed by the master developer. After grading and retaining is complete by the master developer, builders should not manipulate land at an individual parcel level.~~

~~21.10.10 Re-vegetate manufactured slopes to reflect natural conditions.~~

~~21.10.11 All manufactured slopes should be placed behind buildings and mimic a natural slope.~~

Site Guidelines – Retaining Walls Objective

~~21.10.12 Utilize retaining features to reduce on-site grading requirements and ensure any retaining features are aesthetically appealing, subtly fit with the landscape and reinforce the hillside character.~~

Guidelines

~~21.10.13 Decrease the use of retaining walls to minimize site disturbance.~~

~~21.10.14 Design retaining walls to fit with the landscape and reduce the visual impact of the wall. In order to achieve this, development should also meet the following guidelines:~~

- ~~a. Retaining materials should evoke a sense of permanence and reflect natural qualities in appearance through the use of context sensitive materials (i.e. stone, masonry, brick, etc.), colours and textures. Large concrete lock block is not considered to be a context sensitive retaining material and, if used, it should be masked or screened (e.g. through the use of landscaping).~~

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Example of Large concrete lock block that is not considered to be a context-sensitive retaining material and, if used, it should be masked or screened

~~21.10.15~~ Retaining walls should generally be curvilinear and follow the natural contours of the land.

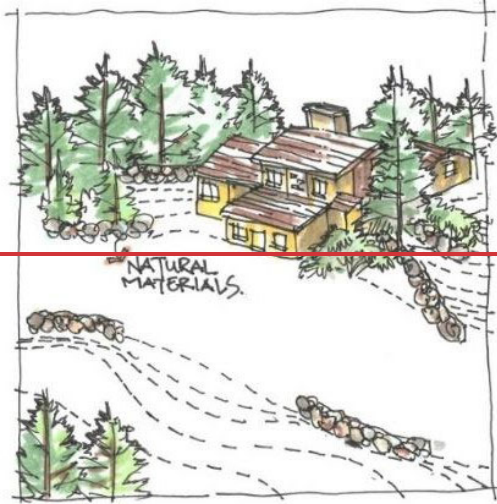
- ~~a. Utilize terracing of retaining walls to break up apparent mass and to provide planting space for landscaping features.~~
- ~~b. Use systems of smaller, terraced retaining walls where significant retaining is necessary, rather than providing a single, large wall. The height and depth of terraced walls should be consistent with the natural terrain and the general pre-development slope conditions above and below the walls.~~
- ~~c. Provide landscaping to screen or supplement all retaining features.~~

~~21.10.16~~ Minimize the height of retaining walls. In order to achieve this, development should also meet the following guidelines:

- ~~a. Retaining walls should not exceed 1.5m in height.~~
- ~~b. In site-specific circumstances, wall height may be varied to allow higher walls. Retaining walls over 1.5m in height should either be terraced with landscaped tiers, be screened by landscaping, have a unique surfaced texture/pattern or use innovative design techniques (e.g. green retaining wall systems) to mitigate visual impacts.~~
- ~~c. Note that for proposed walls in excess of 1.5m the developer will be required to show the wall is essential (e.g. to accommodate road geometry).~~

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This drawing provides an example of appropriate uses for retaining walls that are low in profile, use natural materials and are broken up into sections to reflect the natural terrain.



Examples of visual impact of retaining walls subdued by using context-sensitive natural materials in combination with landscaping

Site Guidelines – Lot Configuration and Clustering Objective

~~21.10.17~~ Configure development such that disruptions to the natural terrain are minimized and unique features are preserved.

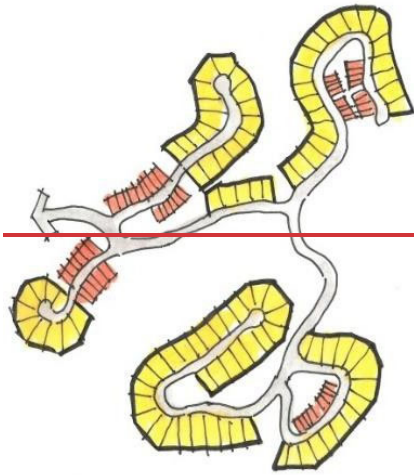
Guidelines

~~21.10.18~~ Subdivisions should be configured to minimize disruptions to the natural terrain and preserve natural features. In order to achieve this, development should also meet the following guidelines:

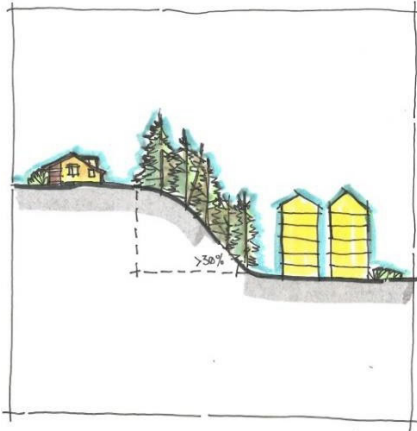
- a. Cluster development as a means of minimizing site disturbance, protecting open space in steeper areas and protecting the natural environment.

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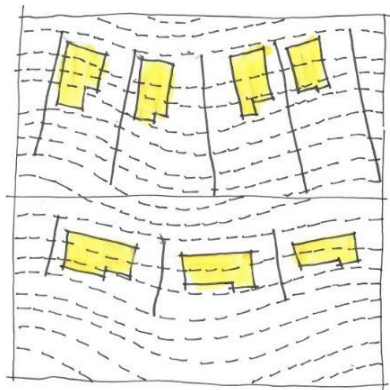
SECTION 21 | DEVELOPMENT PERMIT



~~b.—Where possible, direct higher density development (e.g. small lot single detached residential, townhouses) towards areas with less steep slopes that are most easily developable.~~



~~21.10.10 In general, locate the majority of hillside development in areas with natural slopes of less than 30% and preserve open space in areas with natural slopes of 30% or more.~~



- a. ~~Utilize alternative lot configurations (e.g. wide/shallow lots) to reflect unique site conditions.~~

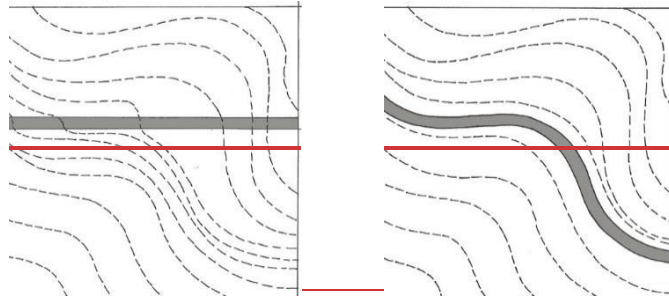
~~Site Guidelines – Roads Objective~~

- ~~21.10.20 Provide a road and transportation network that is safe, accessible and sensitive to the terrain.~~

~~Guidelines~~

- ~~21.10.21 Align roads to follow natural site contours, conforming to topographic conditions rather than cutting across contours and reducing the impact on hillsides. In order to achieve this, development should also meet the following guidelines:~~
 - a. ~~Utilize connectivity in the road network over long cul-de-sacs and “dead-end” situations where topographic conditions permit.~~
 - b. ~~Consider alternative approaches to turnarounds (e.g. hammerhead configurations) to reduce the amount of required grading works.~~
 - c. ~~Allow cul-de-sac length to be increased where connectivity in the road network is not possible due to topographic conditions, provided appropriate emergency access is constructed.~~
 - d. ~~Utilize split roads and/or one-way roads to preserve significant natural features, to reduce the amount of slope disturbance or to improve accessibility to individual parcels.~~
- ~~21.10.22 Utilize modified road cross sections to reduce the impact of roads in hillside developments. In order to achieve this, development should also meet the following guidelines:~~
 - a. ~~Utilize reduced pavement widths and right-of-way widths where service levels (such as snow plowing) can be maintained, emergency vehicle access can be maintained, the reduced widths provide demonstrably less slope disturbance and the reduced widths contribute to the overall neighbourhood character.~~
 - b. ~~Consider reduced roadway cross sections in width if parking is to be located on private lots or if special pull-out parking areas are established in strategic positions.~~
 - c. ~~Allow for meandering sidewalks adjacent to the road as a means of eliminating long, sustained grades, preserving natural features, or reducing grading requirements within the right-of-way. Varied offsets between the road and sidewalk will be considered for these purposes.~~

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As an example, rather than cutting across contours (left), roads can conform to topographic conditions (right)

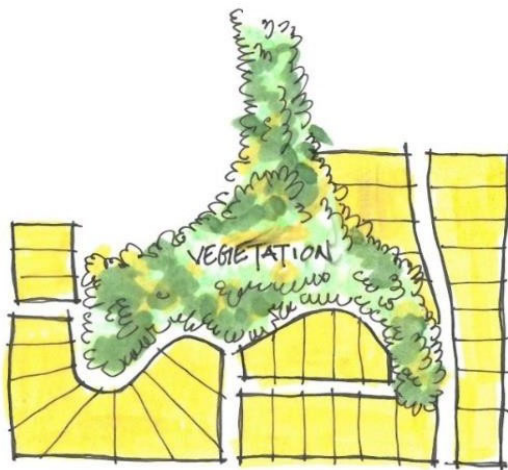
Landscaping Guidelines—Preserving Vegetation Objective

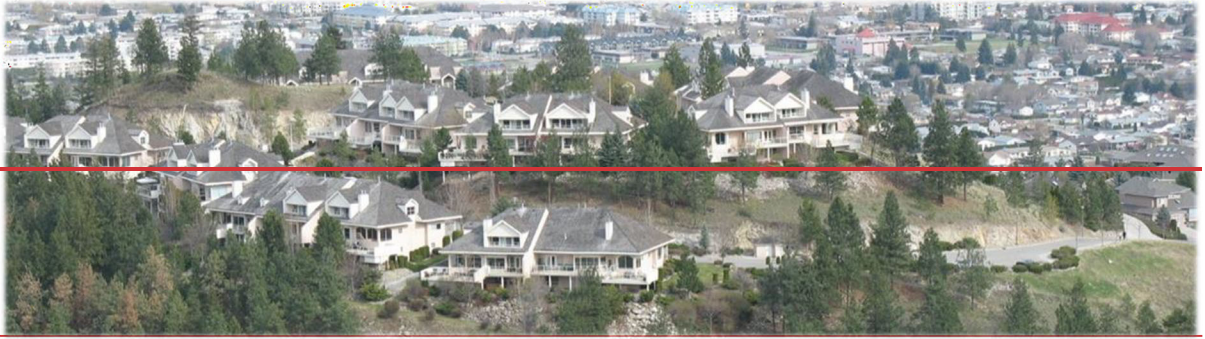
~~21.10.23~~ Preserve as much of the existing vegetation on the site as possible.

Guidelines

~~21.10.24~~ Subdivision and subsequent development should retain as much existing vegetation as possible. Subdivisions should site building envelopes outside of areas of established vegetation. In order to achieve this, development should also meet the following guidelines:

- a. Clearly identify tree clearing limits in the Development Concept Plan.
- b. Identify and preserve stands of trees and vegetation.
- c. Identify where new trees and vegetation will be planted.
- d. Plant new trees in accordance with the provisions of the Development Concept Plan for the site.





Example of Natural slope conditions maintained in yard areas, facilitating the preservation of numerous trees throughout the site.

~~Landscaping Guidelines – Restoration of Vegetation Objective~~

~~21.10.25 Restore vegetation in disturbed areas to closely reflect the natural conditions of the site that existed prior to development.~~

~~Guidelines~~

~~21.10.26 Restore disturbed areas as soon as possible and prior to occupancy in accordance with a detailed revegetation plan that is designed specifically to promote plant health, mitigate erosion and offset any visual impacts of hillside development. In order to achieve this, development should also meet the following guidelines:~~

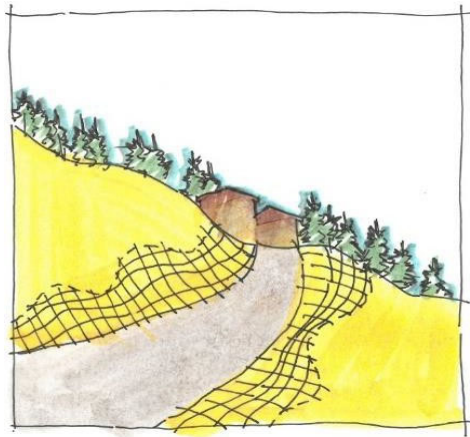
- ~~a. Use native plant materials to the greatest extent possible.~~
- ~~b. Utilize hardy low maintenance native plant material for site restoration and residential landscaping as much as possible. Where the use of native plant material is not possible given site or maintenance constraints, select plant material that is similar in appearance, growth habit, colour and texture to native plants that will not out-compete native plants.~~
- ~~c. For dry slopes, replant with drought and fire-resistant species.~~
- ~~d. Plant trees, shrubs and grasses in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity.~~
- ~~e. Landscape each lot with particular attention to areas adjacent to street frontages and areas adjacent to retaining features.~~

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~~21.10.27~~ Replace trees and vegetation in a manner that replicates the characteristics and performance of the natural setting, including the provision of a sufficient density of trees, sufficient ground cover and intensity of vegetation. Trees should be planted in organic clusters rather than in lines or formal arrangements.



~~21.10.28~~ Manufactured slopes should not appear engineered but should blend with existing slope conditions.



~~21.10.29~~ Limit the use of irrigation. Irrigation is supported as a means of re-establishing planting for a maximum of three years and regular irrigation should not be necessary for any plant species proposed on the site, including those on private property. In order to achieve this, development should also meet the following guidelines:

- a. — Employ water conserving principles and practices in the choice of plant material (xeriscaping) and in the irrigation design and watering of residential and public landscapes on hillside sites.
- b. — Temporary drip irrigation systems and hand watering are preferred.

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~~c. Automatic shut-off valves should be provided for all irrigation systems to prevent risk of accidental erosion due to system failures.~~

~~21.10.30 Use landscaping to minimize the impact to viewscales by screening buildings, landscape cuts and retaining walls. In order to achieve this, development should also meet the following guidelines:~~

~~a. Re-vegetation should consider viewscales from the hillside.~~

~~b. Do not plant trees that will encroach on the viewscales of others. Take into account the location, height and foliage density at maturity of tree species being planted.~~



An example of new landscaping and manufacturing of the slope (at left) blends well with existing slope conditions.

~~Building and Structure Guidelines Objective~~

~~21.10.31 Reduce apparent building mass, reduce apparent building height, integrate development into its natural context and minimize the visual impact of buildings in the hillside context.~~

~~Guidelines~~

~~21.10.32 Utilize a range of design tools to reduce apparent building height and mass. Options include:~~

~~a. Stepping the building foundation to reduce site grading and retaining requirements (i.e. buildings should be set into the hillside and integrated with the natural slope conditions).~~

~~b. Stepping back storeys above second level.~~

~~c. Avoiding single vertical planes in excess of two storeys.~~

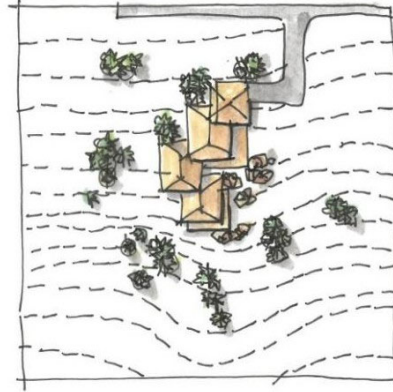
~~d. Varying rooflines.~~

~~e. Articulating buildings to reduce mass and vary rooflines.~~

~~f. Avoiding unbroken expanses of wall.~~

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~~g. Designing buildings in smaller components that appear to fit with the natural topography of the site.~~



~~h. Designing roof pitches to reflect the slope of the natural terrain (i.e. angling roof pitches at slopes that are similar to those of the natural terrain).~~

~~21.10.33 Use natural colour tones for housing, fences, retaining walls and outbuildings to help blend in the development.~~

~~21.10.34 Use natural building and retaining wall materials wherever possible.~~

~~21.10.35 Locate buildings to minimize site grading requirements.~~

~~21.10.36 Discourage retaining walls within the front yard.~~

~~Building and Structure Guidelines – Siting and Orientation Objective~~

~~21.10.37 Orient buildings to minimize view impacts and grading requirements.~~

~~Guidelines~~

~~21.10.38 Orient buildings so they run parallel with the natural site contours to reduce the need for site grading works and to avoid high wall façades on the downhill elevation.~~

~~21.10.39 Site buildings to minimize interference with the views from nearby (uphill) buildings.~~

~~Building and Structure Guidelines – Setbacks Objectives~~

~~21.10.40 To allow greater flexibility locating a building and reduce the visual massing effect.~~

~~21.10.41 Providing some flexibility in front and side yard setbacks can help to reduce the amount of cutting or filling required and better support a level entry and presence of the house on the street.~~

~~21.10.42 On hillsides with narrow lots and large homes built to the minimum setback, this minimum creates a massing effect that makes it look like that houses are packed together and significantly increases the negative visual appearance of hillside development. Allowing a lesser setback may reduce the need for cut/fill for driveways, create more street presence and provide a more level entry.~~

~~Guidelines~~

~~21.10.43 Adjust building setbacks to allow greater flexibility locating a building and reduce the visual massing effect. In order to achieve this, development should also meet the following guidelines:~~

- ~~a. Any change in setbacks should enable off-street parking and utilizing the road-right-of-way behind the curb or sidewalk to accommodate parking is appropriate.~~
- ~~b. Side-facing or setback garages are supported as a means to reduce excessive cut/fill, help to avoid hazardous slopes or sensitive areas and enhance the neighbourhood.~~
- ~~c. The front yard setback may be reduced provided this is permitted in the statutory building scheme.~~
- ~~d. Side yard setbacks may be reduced to meet hillside design objectives, but generally should not be reduced below a 1.2m minimum on each side for single-storey and 1.5 m for two or more storey buildings.~~

~~Required Documents and Reports~~

~~21.10.44 Depending on the complexity of the proposed development, Development Permit applications for Hillside Development Permits may be required to provide the following reports:~~

- ~~a. **Site Survey** – A topographic and feature survey prepared by a registered professional showing natural/existing slope contours at a 1m to 2m interval, spot elevations, existing roads, improvements and servicing, swales, knolls, bedrock outcrops, cliffs and slope transitions, seasonal~~

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~~and permanent watercourses, drainage routes, vegetation, top of bank and ridgelines.~~

- ~~b. **Preliminary Concept Plan**— A detailed, professionally prepared site plan identifying the following minimum information such as areas to be developed, natural areas to be preserved, existing and proposed development, site grading, topographic contour plans, slopes, water courses, road layout, proposed land uses, preliminary site servicing and tree cutting limits.~~
- ~~c. **Initial Environmental Evaluation**— An Environmental Report that provides an inventory of plant and animal species on the site and identifies any environmentally sensitive areas or species at risk, as well as identification of nesting windows and times when site grading work should not be performed. Where a site has been previously disturbed, an Environmental Management Plan outlining remediation may also be required. Overlays showing the proposed development concept in relation to the results of the feature survey, Geotechnical Hazard Assessment and Environmental Report.~~
- ~~d. **Grading Concept Plan**— A proposed site grading plan showing post-development contours in 1m to 2m intervals, as well as the development concept including building footprints and the circulation network, access to adjacent lands and proposed landscape works.~~
- ~~e. **Visual Impact Assessment**— A Visual Impact Assessment of the proposed development that shows pre- and post-development conditions, including a 3D digital terrain model illustrating pre- and post-development conditions. The assessment should show proposed buildings and structures, road alignments, extent of cuts and fills and site features to be preserved or removed and should show post-development impacts on viewscales. A viewshed analysis should be provided from a select number of valley bottom locations outside of the development site to illustrate pre- and post-development views to the site.~~
- ~~f. **Tree and Vegetation Management Plan**— A Tree and Vegetation Management Plan is required and the landscape and/or planting plans should be specifically designed to promote the use of native plant species, plant health, minimize wildfire risk, minimize erosion and ensure that the landscape retains a natural appearance. Revegetation and landscape plans for hillside areas must be prepared by a Qualified Environmental Professional. A detailed landscape plan is required indicating existing vegetated areas to remain undisturbed and showing all proposed landscaping. A full planting list is required.~~
- ~~g. **Drainage Management Plan**— A Drainage Management Plan may be required for the entire site and the downstream basin or basins that~~

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might be affected. In such cases, a Terms of Reference will be prepared by the District that will address the storm water issues.

- ~~h. **Geotechnical Hazard Assessment**— A Geotechnical Hazard Assessment is required that concludes the land is safe for the use intended and identifies areas which may be unsuitable for development. The District may require owners of infill legacy sites in hillside areas to demonstrate they have completed a Geotechnical Hazard Assessment before issuing a development permit for any type of development; and may require a new Geotechnical Hazard Assessment to be completed if any of the prior studies produced by the proponent are outdated or do not meet the current regulations.~~
- ~~i. **Erosion Control Plan**— An Erosion Control Plan must be prepared by a Qualified Registered Professional Engineer. The plan should identify the potential for erosion and sedimentation and describe the measures to be taken to minimize that potential before, during and after site development.~~
- ~~j. **Retaining Wall Plan**— A Retaining Wall Plan showing the location and design of retaining walls including plan and profile as well as materials.~~
- ~~k. **Site Development Cross Sections**— Site Development Cross Sections must be prepared showing pre and post development cross sections.~~
- ~~l. **Infrastructure Summary**— The Infrastructure Summary must be prepared by a Qualified Registered Professional Engineer. The summary should identify all infrastructure required to support the development and any sharing of that infrastructure with existing or future development by others. The summary should also identify the projected service life of each infrastructure component.~~

Required Estimates and Securities

- ~~21.10.45 To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.~~

21.11 Stability, Erosion and Drainage Hazard DP Area Guidelines

PURPOSE

~~The purpose of the Stability, Erosion and Drainage Hazard Development Permit Area is to mitigate the impact of hazardous conditions on development within areas of known stability concern, development and land alteration on sensitive soils and development on drainage corridors.~~

JUSTIFICATION

~~The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of development from hazardous conditions and the protection of the natural environment, its ecosystem and biological diversity.~~

~~A portion of the community has been identified as being subject to stability control consideration. Such conditions can be hazards to development. The District completed a study in 2006 which recommended that the Stability Hazard Development Permit process be used to help ensure development in potentially hazardous areas is conducted safely. The study indicated that, in some instances, landscaping is an effective tool to ensure~~

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~~stability concerns are addressed. These areas are identified in Map 17 A. This study also indicated some soils are subject to high risk of erosion, as displayed on Map 17 B.~~

~~The District has recently completed mapping identifying all of Lake Country's known drainage corridors. Offsets of 60m have been included in this mapping, as shown on Map 17 C, to demonstrate the impact drainage can have on development surrounding the corridors. Development that occurs within a drainage corridor can block the natural flow of water and is also at risk of flooding.~~

~~Applicable Area – Stability, Erosion and Drainage~~

~~Subdivision and development within those areas shown on Map 17 are subject to the approval of a Stability, Erosion and Drainage Hazard Development Permit.~~

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:

- 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.
- a)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) 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:

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- 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.

Applicable Area – Stability 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.
- 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.

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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 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:

Development Permit applications for areas identified in Map 17 A must include:

- 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.

~~Applicable Area – Erosion~~

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.

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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 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:

~~Development Permit applications for areas identified in Map 17 B must include:~~

- 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*.

~~Applicable Area—Drainage Corridors~~

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

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.

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Required Documents and Reports – Drainage Corridors

- 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*.

~~Required Estimates and Securities – Stability, Erosion and Drainage~~

- ~~21.11.34 To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.~~

21.12 Wildland Fire DP Area Guidelines

~~PURPOSE~~

~~The purpose of the Wildland Fire Development Permit Area is to minimize the risk to life and property from possible wildfires.~~

~~JUSTIFICATION~~

~~The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of development from hazardous conditions.~~

~~A portion of the community has been identified as being subject to wildfire hazards. Such conditions can be hazards to development. The District completed a study in 2001 which recommended the Wildland Fire Development Permit process be used to ensure that development in potentially hazardous areas is conducted safely. The study identified areas of the community that are exposed to a high risk of wildland fire.~~

~~The District will continue to review the efficacy of these guidelines in mitigating wildfire risk. Additional studies may be required as development forms in Lake Country have changed significantly since 2001.~~

~~These guidelines aim to balance tree retention with wildfire protection, particularly on large lots abutting natural areas. While the District does not encourage tree removal, for areas where wildland fire risk is higher, tree management strategies should be considered.~~

~~Applicable Area~~

- ~~21.12.1 Development within those areas shown on Map 18 is subject to the approval of a~~

Attachment A-OCP Redline-at 2nd (previous amendments)

~~Wildland Fire Development Permit.~~

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. 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) Land alteration, 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.

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.

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Required Documents and Reports

21.12.22 Development Permit applications for a Wildland Fire Development Permit ~~must~~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.

~~Required Estimates and Securities~~

~~21.12.23~~ To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.

~~21.13 Greenhouse Gas Reduction and Resource Conservation DP Area Guidelines~~

~~PURPOSE~~

The purpose of the Greenhouse Gas Reduction and Resource Conservation Development Permit Area is to provide the community with a development tool that will aid in the reduction of greenhouse gases and conserve water and energy resources in the community.

~~JUSTIFICATION~~

The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines to promote energy conservation as well as water conservation and the reduction of greenhouse gas emissions.

The Greenhouse Gas Reduction and Resource Conservation Development Permit is intended to implement the Official Community Plan objectives to reduce community-wide greenhouse gas emissions and the consumptions of water and energy resources within the community.

~~Applicable Area~~

~~21.13.1~~ Subdivision and development which otherwise require a development permit within those areas shown on Map 19 are subject to the approval of a Greenhouse Gas Reduction and Resource Conservation Development Permit.

~~Site Guidelines Objective~~

~~21.13.2~~ All new development in the District should aim to minimize the level of greenhouse gas emissions generated from appropriate orientation of buildings and structures on lots.

~~Guidelines~~

~~21.13.3~~ Site density for subdivisions should be maximized.

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~~21.13.4 Building footprint should be minimized in order to allow for maximum green space.~~

~~21.13.5 Lots should be oriented to maximize solar orientation of building envelopes.
Buildings should be oriented to maximize solar gain.~~

~~21.13.6 Subdivisions should be laid out to minimize the length and amount of infrastructure such as sewer lines, water lines and roads.~~

~~21.13.7 Subdivision layout should allow for alternative transportation options and transit.~~

~~21.13.8 Subdivisions should be laid out to maximize site connectivity to nearby amenities and services.~~

~~Building and Structure Guidelines Objective~~

~~21.13.9 All new development in the District should aim to minimize the level of greenhouse gas emissions generated from construction and daily operation through use of appropriate technologies and materials.~~

~~Guidelines~~

~~21.13.10 Materials and colours used in building construction should minimize heat absorption. Roofs should not be of a dark colour.~~

~~21.13.11 Buildings and structures should incorporate large windows sheltered by overhangs to maximize solar input during winter months.~~

~~21.13.12 Buildings should incorporate green roofs, living walls or other measures to reduce heat gain caused by hard surfaces.~~

~~21.13.13 Whenever possible, alternative energy sources should be used in large scale structures.~~

~~21.13.14 Buildings should have a south-oriented roof to allow for future use of solar panels.~~

~~21.13.15 Opportunities for natural ventilation and airflow should be incorporated into the building.~~

~~21.13.16 Building materials should encourage thermal massing and seasonal thermal energy storage.~~

~~21.13.17 Building envelopes should be well sealed and energy efficient.~~

~~Landscaping Guidelines Objective~~

~~21.13.18 Landscaping of new developments should aim to benefit and mimic the natural environment by reducing, not increasing, greenhouse gas emissions.~~

~~Guidelines~~

~~21.13.19 Vegetation should be low maintenance and require minimal irrigation.~~

~~21.13.20 Enhanced landscaping should be located along the south and west facing parcel boundaries to create shade.~~

~~21.13.21 If possible, opportunities for rainwater recycling should be included in landscape~~

Attachment A-OCP Redline-at 2nd (previous amendments)

~~design.~~

~~21.13.22~~ — Maximize the use of porous materials throughout landscaping.

~~21.13.23~~ — Water features should use recirculation systems as opposed to once-through systems.

~~21.13.24~~ — Large scale developments and subdivisions should incorporate opportunities for local food production and public food gardens into developments.

~~Bylaw Variance or Supplementation~~

~~21.13.25~~ — As part of Greenhouse Gas Reduction and Energy Conservation Development Permit, the District will not consider varying or supplementing development bylaws.

~~Required Documents and Reports~~

~~21.13.26~~ — Applications for a Greenhouse Gas Reduction and Resource Conservation Development Permit should include:

- ~~a.~~ — ~~Sustainability Checklist~~ — A completed Sustainability Checklist.
- ~~b.~~ — ~~Site Plan~~ — A detailed, professionally prepared Site Plan showing all existing and proposed development.
- ~~c.~~ — ~~Landscape Plan~~ — A detailed Landscape Plan indicating existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

~~Required Estimates and Securities~~

~~21.13.27~~ — To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.

~~21.14 Agri-Tourism Accommodation DP Area Guidelines~~

~~The purpose of the Agri-Tourism Accommodation Development Permit Area is to protect local farm lands by minimizing the use of arable lands and reducing land use conflicts and to ensure commercial development is built to a high standard which benefits the community.~~

~~JUSTIFICATION~~

~~The *Local Government Act* allows for development permits to protect farming and for the establishment of objectives and guidelines for the form and character of commercial development.~~

~~A healthy agricultural sector is vital to the District of Lake Country's economic and cultural wellbeing. By allowing commercial accommodation within farming areas, local agriculturalists will have an opportunity to augment or subsidize on-farm revenue (but not replace or compete with farm revenue), to provide an opportunity to educate tourists about agricultural activities and to increase awareness of local agriculture, while still ensuring the continued prosperity of local farms.~~

~~The Agricultural Development Permit process will guide Agri-Tourism Accommodation development to minimize conflicts on a farm and between farm and non-farm uses, to support community agriculture and to enhance economic diversity within the community.~~

Attachment A-OCP Redline-at 2nd (previous amendments)

~~Applicable Area~~

~~21.14.1 — Agri-Tourism Accommodation development within those areas shown on Map 20 is subject to the approval of an Agri-Tourism Accommodation Development Permit.~~

~~Site Guidelines Objective~~

~~21.14.2 — Agri-tourism accommodations will be sited on lots so as to minimize impacts with farm uses and ensure compatibility with the surrounding area.~~

~~Guidelines~~

~~21.14.3 — Site design should promote compatibility with farm activities.~~

~~21.14.4 — Development should be sited to minimize the developed footprint on the site during and after construction in order to minimize the impacts on arable land.~~

~~21.14.5 — Agri-Tourism Accommodation should be located within 60m of the road frontage, or within 30m of the principle dwelling, or where there is an existing natural feature (i.e. ravine, watercourse, etc.). Agri-Tourism Accommodation should be situated in close proximity to the feature to help reduce the use of and impact to arable land.~~

~~21.14.6 — The development site(s) should be graded and landscaped so that no water drains onto adjacent properties.~~

~~21.14.7 — Where there is an existing road surface or road right of way, the width of the required setback along that frontage may be reduced in accordance with the width of the adjacent road right of way to minimize the impact to arable land; however, a minimum 6m wide vegetated buffer will still be required.~~

~~21.14.8 — An appropriately sized recreational vehicle turnaround should be incorporated into the site layout.~~

~~Building and Structure Guidelines Objective~~

~~21.14.9 — Buildings and structures hosting agri-tourism accommodations should have a design that is compatible with the existing agricultural uses.~~

~~Guidelines~~

~~21.14.10 — Consideration should be given to building and structure siting and orientation to promote agricultural awareness.~~

~~21.14.11 — Buildings and structures should be scaled such that there are interesting visual elements that are complimentary to the neighbouring structures.~~

~~21.14.12 — All exterior lighting should be downcast, should not cast light onto adjacent properties and should minimize light pollution.~~

~~Landscaping Guidelines Objective~~

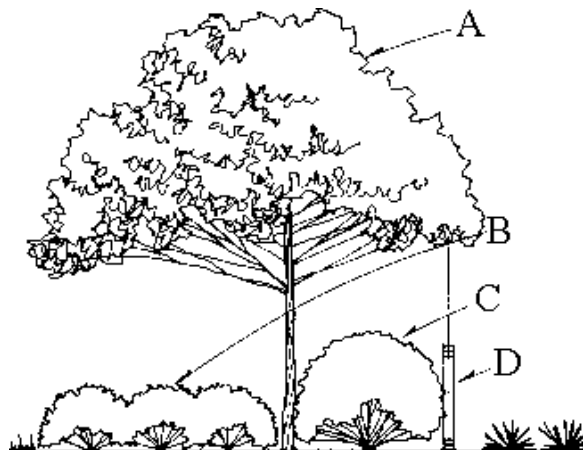
~~21.14.13 — Landscaping on parcels hosting agri-tourism accommodation and other agricultural uses should aim to act as a buffer between non-agricultural uses while also enhancing the aesthetic of the site.~~

Attachment A-OCP Redline-at 2nd (previous amendments)

Guidelines

~~21.14.14~~ A continuous 6m landscaped buffer is to be planted and maintained between the agri-tourism accommodation use and adjacent properties. The buffer may be within the required setback. At a minimum, the buffer should consist of the following (or an equivalent alternative):

- a. A continuous single row of deciduous or coniferous trees.
- b. A continuous single row of trespass-inhibiting shrubs.
- c. A continuous single row of screening shrubs.
- d. A 1.8m high opaque fence.



- A—Continuous single row of deciduous/coniferous trees
- B—Continuous single row of trespass-inhibiting shrubs
- C—Continuous single row of screening shrubs
- D—Fence along property line

~~21.14.15~~ Landscaping vegetation selected should consist of indigenous species, drought-tolerant species or xeriscaped vegetation and should not require irrigation or annual fertilizer use.

~~21.14.16~~ Any existing mature trees within the setback area should be preserved.

~~21.14.17~~ Where there is adequate existing natural vegetation within the setback, the natural vegetation may constitute as a buffer.

~~21.14.18~~ Parking spaces, mechanical equipment, waste containers and recycling areas should be screened from view by incorporating landscaping or vertical screening that corresponds to the building material used onsite.

~~21.14.19~~ The use of impervious surfaces should be minimized.

Bylaw Variance or Supplementation

~~21.14.20~~ As part of Agri-Tourism Accommodation Development Permit, the District may consider varying or supplementing applicable bylaws as per the *Local Government Act*.

Required Documents and Reports

~~21.14.21~~ Development Permit applications for Agri-Tourism Accommodation Development Permits must include:

- a. **Site Plan**—A detailed, professionally prepared Site Plan showing all existing and

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~~proposed development, site grading, topography, buffer strips and natural features.~~

- b. ~~**Landscape Plan**—A detailed Landscape Plan indicating arable land, existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.~~

Required Estimates and Securities

- ~~21.14.22 ——— To ensure that certain works are completed respecting landscaping, resolution of unsafe conditions, or rehabilitation of the natural environment, all applicants are required to provide the District of Lake Country with a security deposit in accordance with the District's Development Permit Deposit Policy prior to issuance of any permit.~~

22 DEVELOPMENT APPROVAL INFORMATION

~~The District may require additional information prior to the commencement of processing a development application for a site. The required information will be assessed on a case-by-case basis but may include reports such as environmental, traffic studies and lifecycle costing assessments.~~

- ~~22.11. The *Local Government Act* allows the requirement of development approval information for any of the following circumstances:~~

- a. ~~The development results in any of the following:~~
- ~~i. a change in Official Community Plan land use designation;~~
 - ~~ii. a change in zoning;~~
 - ~~iii. a requirement for a development permit; or~~
 - ~~iv. a requirement for a temporary commercial or industrial use permit.~~
- b. ~~The development may result in impacts on:~~
- ~~i. transportation patterns and traffic flow;~~
 - ~~ii. infrastructure including sewer, water, roads, drainage, street lighting and other infrastructure;~~
 - ~~iii. public facilities such as schools and parks;~~
 - ~~iv. community services;~~
 - ~~v. environmental features; or~~
 - ~~vi. species at risk.~~
- c. ~~The development could result in other impacts that may be of concern to the residents of Lake Country, District Staff or Council.~~
- d. ~~Applications for amendments to the Official Community Plan will require the submission of a lifecycle costing assessment to determine the impact of the development on local government infrastructure capital and operations and maintenance costs including sewer, water, roads, drainage, street lighting and other infrastructure costs over the lifecycle of the development.~~

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:

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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.