Planning and Development Services

CURRENT PROJECTS

SEPTEMBER 2019
Ongoing Projects
Lakeview Construction 13th Street Development
4178 & 4186 Lake Avenue,
4189 13th Street & 4183 San Clemente Avenue
Lots 45-48, D.L. 220 ODYD Plan KAP 10665

Intent: To create a Mixed Use Commercial building, retail at grade and 36 units residential above, application to amend:

1. Zoning designation from R-1 Single Detached Residential to CR-1 Mixed Use zone.

Next Steps:

1. Application under review before proceeding to 1st & 2nd reading of Zoning Amendment Bylaw.
Intent: To create a subdivision of 10 Single Detached Residential lots.

Public Information Meeting:
Agency Referrals & Comments: January 7, 2019
Approval of DVP19-06 September 17, 2019
Subdivision Preliminary Layout Review Letter: July 3, 2019
Submit application for Hillside & Environmental Development Permit
Subdivision Registered in LTO Approved:

Next Steps:
1. Applicant to submit Technical Development Permit Application for Hillside & Environmental. Issuance to be concurrent with final subdivision approval.
2. Applicant working towards completing PLR requirements.
**Intent:** To create a modular home neighbourhood in conjunction with the neighbouring property currently zoned RM-1 application to amend:

1. Zoning designation from A-1 Rural (Non ALR) to RM-1 Manufactured Home zone.

**Next Steps:**

1. Applicant to register documents to satisfy zoning conditions.
2. Staff are reviewing the Form & Character Development Permit application.
3. Staff are reviewing the Technical DP application.

**Public Information Meeting:** January 23, 2018
**Agency Referrals & Comments:** June 28, 2018
**1st & 2nd Readings:** July 10, 2018
**Public Hearing:** August 14, 2018
**3rd Reading:** September 4, 2018
**Final Reading/Adoption:** Waiting on Applicant
**Approval of Development Permit**
**Intent:** To Rezone one lot from R-1 to CR-2 to enable the development of a mixed use building.

- **Public Information Meeting:** December 20, 2017
- **Agency Referrals & Comments:** August 10, 2018
- **1st & 2nd Readings:** February 12, 2019
- **Public Hearing:** April 2, 2019
- **3rd Reading:**
- **Final Reading/Adoption & DP Approval:**

**Next Steps:**

1. Applicant submitted post Public Hearing response & Development Permit application.
2. Staff reviewing submission to provide feedback to the applicant.
Intent: To create 3 new RR1 Rural Residential lots.

1. Subdivision application

   Public Information Meeting: N/A
   Agency Referrals & Comments: April 23, 2018
   Technical Development Permit—Steep Slope:
   Subdivision Preliminary Layout Review Letter:
   Subdivision Registered in LTO Approved:

Next Steps:

1. Applicant required to submit Hillside Development Permit Application.
2. Once all Referral Agency comments and outstanding items have been received and reviewed, a Preliminary Layout Review letter will be drafted outlining the next steps in the subdivision process.
Intent: To Rezone two lots from RM-3 to RM-4 and combine them to create a 21 unit townhome development.

Public Information Meeting:  
Agency Referrals & Comments: January 11, 2019

1st & 2nd Readings:

Public Hearing:

3rd Reading:

Final Reading/Adoption & DP Approval:

Next Steps:

1. Waiting on applicant to respond to Staff review and Agency referral comments.
DROUGHT ROAD DEVELOPMENT
5181 Robinson Lane, 3560, 3520 and 3498 Drought Road

Lot C and undivided 1/3 share in Lot D, D.L. 449, Plan KAP23744,
Lot 1, D.L. 449, Plan KAP14181, Except Plan 16511,
Lot 1, D.L. 449 & 5260, Plan KAP63595, and
Lot 2, D.L. 2690, Plan KAP14611

Intent: To combine 4 existing lots to create a subdivision of 10 Single Detached Residential lots.

Public Information Meeting: June 14, 2018
Agency Referrals & Comments: May 7, 2018
Subdivision Preliminary Layout Review Letter:
Subdivision Registered in LTO Approved:

Next Steps:
1. Applicant is required to submit a Development Permit application to address Foreshore and Steep Slope Development Permit Areas.
2. Applicant is working with an Engineer to address the requirements of infrastructure to provide utility services and access to the site.
Intent: Subdivision to create two (2) R-1 Single Detached Residential lots.

Public Information Meeting: N/A
Agency Referrals & Comments: January 13, 2017
Development Permit—Steep Slope Issued: July 11, 2017
Subdivision Preliminary Layout Review (PLR) Letter Issued: 2nd extension granted January 3, 2019
Subdivision Registered in LTO Approved:

Next Steps:
1. Applicant required to complete the conditions of the PLR Letter.
Intent: To create 17 Single Detached Residential lots and 17 Multi-Unit Residential units, application to amend:

1. Zoning designation from P-2 Public/Institutional zone to now P-1 Parks, RI-1 Intensive Residential and RM-2 Multi-Unit Residential zones.

   Public Information Meeting: December 8, 2016
   Agency Referrals & Comments: May 30, 2017
   1st & 2nd Readings: August 8, 2017
   Public Hearing: September 5, 2017
   3rd Reading: September 19, 2017
   Final Reading/Adoption & DP Approval:
   Subdivision Preliminary Layout Review Letter:
   Subdivision Registered in LTO Approved:

Next Steps:

1. Technical DP approved, applicant is working on Form & Character DP requirements prior to proceeding to final Reading/Adoption of zoning bylaw.
Coldham Road Development
Coldham Road
Lot 2, D.L. 1174, Plan KAP39089

Intent: To create 5 R-1 Single Detached Residential lots, Subdivision Application.

Public Information Meeting: May 1, 2017
Agency Referrals & Comments: September 6, 2016
Subdivision Preliminary Layout Review Letter: February 20, 2017
Subdivision Registered in LTO Approved:

Next Steps:

1. Applicant and an Engineer are working on PLR Requirements.
Approved Projects
Beach Avenue Development
4364 Beach Avenue
Lot 5  D.L. 220, Plan KAP5230

Intent: To create 7 Multi-Unit Residential units within one building, application to amend:

1. Zoning designation from R-1 Single Detached Residential to RM-4 Multi Unit Residential zones.

   Public Information Meeting: October 26, 2017
   Agency Referrals & Comments: June 29, 2017
   1st & 2nd Readings: November 14, 2017
   Public Hearing: December 12, 2017
   3rd Reading: January 9, 2018
   MoTI Approval: January 15, 2018
   Final Reading/Adoption & DP Approval: February 27, 2018
   Building Permit Issued: October 17, 2018
   Subdivision Preliminary Layout Review Letter: N/A
   Subdivision Registered in LTO Approved: N/A

Next Steps:

2. Zoning and Form and Character DP Approved February 27, 2018.
**Intent:** To create 15 duplexes (30 units) on fee simple lots in Phase 1 and single detached lots on the remainder when access becomes available to the upper portion of the property, application to amend:

1. OCP designation of a portion of the property from Rural to Low Density Residential, and
2. Zoning designation from A-2 Rural (Non ALR) to R-1 Single Detached Residential and R-2 Two Unit Residential.

**Next Steps:**

1. **Under Construction.**
New Town Planning (Princess Street)
5976 Princess Street
Lot 9, Plan 117, & Block 29, Plan 125, D.L. 490

**Intent:** To create 56-units in 14 townhouse style buildings.

1. Zoning designation from RR-1 Rural Residential, R-1 Single Detached Residential and C-3 Convenience Commercial to RM-4 Multi-Unit Residential.
   - Public Information Meeting: N/A
   - Agency Referrals & Comments: N/A
   - 1st & 2nd Readings: May 22, 2012
   - Public Hearing: June 12, 2012
   - 3rd Reading: June 26, 2012
   - MoTI Approval: January 28, 2015
   - Final Reading/Adoption & DP Approval: Bylaw No. 1810 September 29, 2015
   - Subdivision Preliminary Layout Review Letter: (Lot Consolidation)
   - Subdivision Registered in LTO Approved:

**Next Steps:**

1. MOTI has provided approval of the proposed Hawkes Street design and culvert crossing.

2. **DP Issued September 27, 2019**

3. Applicant completing final steps to begin construction.
New Town Planning (Huston Road)
5344 Huston Road & 5325 Trepanier Bench Road
Lot B, Plan 18977, D.L. 449 & Rem 10, Block D, Plan 24748, D.L. 449

Intent: To create 52-unit Low Density Multi-Family townhouse-style units in 21 buildings, application to amend:

1. Zoning designation from RR-1 Rural Residential to RM-3 Multi Unit Residential - Low Density and Cluster housing.

    Public Information Meeting: March 26, 2013
    Agency Referrals & Comments: April 16, 2015
    1st & 2nd Readings: July 14, 2015
    Public Hearing: September 29, 2015
    3rd Reading: October 27, 2015
    Technical DP Approved: December 1, 2015
    MoTI Approval: November 12, 2015
    Final Reading/Adoption & DP Approval: Bylaw No. 2052 October 11, 2016
    Subdivision Preliminary Layout Review Letter: [Lot Consolidation]
    Subdivision Registered in LTO Approved:

Next Steps:

1. Applicant is required to consolidate the lots and provide securities, servicing agreement and work with an engineer to construct infrastructure as part of DP14-03 (Form and Character).

2. Requirements of Technical and Form & Character DP are required to be addressed.

3. **DP Approval Expires: October 11, 2019**
Intent: To create 97 Multi-Unit Residential units once the two lots have been consolidated. Note that 4596 Princeton Avenue was already zoned RM-3 Multi-Unit Residential - Low Density, application to amend:

1. Zoning designation from A-2 Rural (Non-ALR) to RM-3 Multi-Unit Residential - Low Density and Cluster zone.

Next Steps:

1. Applicant is required to consolidate the lots and provide securities, servicing agreement and work with an engineer to construct infrastructure as part of DP14-09 (Form and Character).

2. Requirements of Technical and Form & Character DP are required to be addressed.

3. **DP Approval Expires : February 14, 2020.**
Intent: To create a 5 storey Mixed Use Commercial (retail at grade/offices on 2nd floor) residential above, application to amend:

1. Zoning designation from R-1 Single Detached Residential to CR-1 Mixed Use zone.

   Public Information Meeting: March 9, 2017
   Agency Referrals & Comments: March 4, 2017
   1st & 2nd Readings: Jan. 9, 2018
   Public Hearing: Jan 30, 2018
   3rd Reading: Feb. 13, 2018
   MoTI Approval: Feb. 6, 2017
   Final Reading/Adoption & DP Approval: Bylaw No. 2217 Feb. 27, 2018
   Subdivision Preliminary Layout Review Letter:
   Subdivision Registered in LTO Approved:

Next Steps:

1. Technical DP for Foreshore Development Permit Area issued.

2. DP for Form and Character approved on Feb. 27, 2018. Applicant to provide items to meet requirements for issuance.

3. Subdivision/Lot consolidated and Servicing Agreement required prior to issuance of DP and Building Permit.

4. DP Approval Expires: February 27, 2020
Intent: To create a neighbourhood containing over 2,100 residential dwelling units ranging from single-family dwellings to multiple-family strata units, an urban village with commercial development and tourist accommodation, a winery and a vineyard, application to amend.

1. OCP designation: Pincushion ASP Amendment Bylaw No. 2002.

2. Zoning designation to create the CD-7 Ponderosa Community zone to guide the redevelopment of the Ponderosa Golf Course (159 ha) including a Phased Development Agreement.

Agency Referrals & Comments: May 24, 2011
1st & 2nd Readings: June 8, 2011
Public Hearing: June 14, 2011
3rd Reading: June 14, 2011
MoTI Approval:

Next Steps:

1. The Ponderosa Development is currently completing a 69-unit residential strata development referred to as “The Trails”.

2. Entering planning stages for next phase of development.
Intent: To create a 69-unit residential strata development to be contained in 17 townhouse style buildings.

1. Subdivision of strata lots Phases 1 to 8 (44 units) have been filed and approved.
2. 44 units contained in eleven (12) buildings have been issued occupancy Permits

Next Steps:
1. Submission of fees to satisfy Development Permit Phase 1B and 1C provisions.
2. Building Permits issued for next phases (9-13).
3. Subdivision application for each further strata plan phase approval for phases 9-13.
Intent: To create a municipal road across the hillside connecting Princeton Avenue to Ponderosa Drive.

1. All utilities to be placed in the realigned right of way and road construction to be completed to District requirements.

Next Steps:

1. Road Closure will be completed once Road “B” is constructed and approved by the District.
New Monaco
Highway 97 / Highway 97C

**Intent:** To create a neighbourhood community of 2,600 to 2,800 residential units, retail, office, hotel, congregate care on 125 acres site.

1. Zoning designation from A-2 Rural (Non-ALR) to CD-10 (New Monaco Neighbourhood Comprehensive Development) Zone, 2. Subdivision application for first 88 lots.

**Next Steps:**

1. The Applicant is working with the Ministry of Transportation (MOTI) on detailed access design. Access is approved in principle.

2. The applicant is working with the District on technical servicing issues and additional details of proposed Neighbourhood Design Guidelines, Housing and Parks plans.

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**Public Information Meeting:**

- April 5, 2011

**Agency Referrals & Comments:**

- December 4, 2013

**1st & 2nd Readings:**

- April 22, 2014

**Public Hearing:**

- May 20, 2014

**3rd Reading:**

- May 27, 2014

**MoTI Approval:**

- September 23, 2014

**Final Reading/Adoption & DP Approval: Bylaw No. 2065**

- October 14, 2014

**Subdivision Preliminary Layout Review Letter:**

- (Lot Consolidation)

**Subdivision Registered in LTO Approved:**

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[Diagram of the New Monaco project area]
Planning Projects
Peachland Economic Development Committee

**Background:**

2. Develop marketing assets to attract doctors (GPs) to Peachland — *Completed*
3. Reviewing grant opportunities for 2020

Mayor’s Task Force on Climate Change

**Background:**

1. Bi-Monthly meetings as an advisory committee to Council on climate change in Peachland.
2. Raising community awareness on climate change through an installation at the Peachland Library.
3. Reviewing CEEP program & working to complete Milestone 1 of the Partners for Climate Protection Framework.

Cannabis Regulatory Framework

**Background:**

1. Developing Bylaws and Policies for the use, sale and production of cannabis in Peachland.

**Next Steps:**

1. Draft Bylaw Amendments under completed and sent out for referral.
2. Present report to Council for consideration of 1st & 2nd reading — October 2019
Climate Action Revenue Incentive Program

**Background:**
1. Annual reporting of GHG emissions for the District’s corporate operations.

Official Community Plan—Next Steps

**Background:**
1. Conversion of the OCP into InDesign to enable user friendly document access & management.
2. Next Steps as identified in Section 9.2 of the Official Community Plan.

Secondary Suites Regulations

**Background:**
1. Ongoing public notifications regarding the suite registration grace period ending December 31, 2019.
2. Review the program at the end of the grace period and recommend amendments to Council for consideration.

There are a number of additional development proposal pre-application meetings and discussions taking place with staff that have not been noted in this listing. Developer confidentiality must be respected at enquiry stage of development. These will be added to the above-noted listing once a formal application has been made and a file has been established.