

April 19, 2011

District of Peachland  
Mr. Dave Smith, MCIP  
Director of Planning and Development Services  
5806 Beach Avenue Peachland, BC V0H 1X7

**Re: New Monaco Area Structure Plan Application – Pre Public Hearing Updates**

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Dear Mr. Smith,

On behalf of New Monaco Enterprise Corp, I am respectfully submitting a package of updates for the New Monaco Area Structure Plan application. This package has been prepared to replace and, in some cases, update contents of the New Monaco Area Structure Plan application that was submitted to the District of Peachland on January 25, 2011, and given 1<sup>st</sup> and 2<sup>nd</sup> reading by Council on February 8<sup>th</sup>, 2011. The updated contents are respectfully submitted to you in advance of the District of Peachland Public Hearing, scheduled for Thursday **May 12<sup>th</sup>, 2011**.

The contents of this package include the following updates, and instructions for addition of revisions into the New Monaco ASP application submission binder:

Proposed Development Design

- 1) Revised land use concept plan- Replacing pages 22 and 30 of the Area Structure Plan. The revised concept plan maintains consistency in the proposed land uses and maximum densities for the development. New Monaco's design concept is premised on the development of 3 distinct neighbourhoods. Further details of the proposed buildings and site development will be provided at zoning application stage.

Proposed Servicing

- 2) Revised Internal road network – Replace page 37 of the Area Structure Plan and addition to Tab 7 of the binder. This is a conceptual road plan at this ASP stage and further details of internal road circulations and access routes will be provided at zoning application stage.
- 3) Infrastructure update – Addition to Tab 7 of the ASP binder. The updated infrastructure design objectives letter, prepared by CTQ Engineering and dated January 31<sup>st</sup>, 2011 should be added to Tab 7 of the ASP binder.

Responses to Agency Referrals

- 4) Ministry of Environment – Addition to Tab 4 of the ASP binder. A letter from Ecoscape Environmental, dated April 6<sup>th</sup>, 2011 responds to the concerns outlined in the letter from the Ministry of Environment and Ministry of Natural Resource Operations dated February 24, 2011.

- 5) Ministry of Transportation and Infrastructure and District of Peachland – Addition to Tab 6 of the ASP binder. An updated Transportation Impact Study, prepared by Opus International Consultants and dated March, 2011 is attached to respond to questions outlined in the correspondence from the Ministry of Transportation and Infrastructure in February, 2011 and from the District of Peachland Director of Operations.
- 6) Geotechnical and Fire Assessments – an updated Seismic slope stability hazard assessment/ geotechnical study will be provided with the Zoning amendment application submission. An Interface fire hazard Assessment will also be submitted with the Zoning application.
- 7) Regional District of Central Okanagan – Addition to Tab 1 of the ASP binder. A summary of New Monaco and how the Regional Growth Strategy goals and objectives apply to this neighbourhood project.

Public Information Meeting (PIM) Reports

- 8) Public Information Meeting Summary Reports for March 2<sup>nd</sup> and April 5<sup>th</sup>, 2011 PIM's are attached. These reports should be added to Tab 2 of the ASP binders.

I trust that this updated package provides the District with a complete Area Structure Plan. Should you have any additional requests, please do not hesitate to contact me.

Sincerely,



Mark Holland, MCIP, LEED AP, Principal  
**HB LANARC CONSULTANTS LTD.**

cc. Jagdev Dhillon, Consulting Planner, District of Peachland